The
Hyde Park Bulletin

Volume 24, Issue 48 November 27, 2025 FREE

The West Roxbury Business and Professional Association held a more relaxed meeting at the Corrib this past week, with busienss owners sharing ad hoc rather than to an agenda.

PHOTO BY DILANI YOGARATNAM

Fireside with WR businesses

Dilani Yogaratnam
Staff Reporter

Jim Hennigan, president of the The West Roxbury Business Professional Association (WRBPA), emphasized the importance of members' efforts at a monthly meeting at the Corrib Pub in West Roxbury, on Nov. 18. This was the second meeting of the 2025/2026 cycle and Hennigan wanted to feature owners of new businesses. However, only one of the owners made an appearance – Karen Jones, head of the new arts organization Arts on Centre. She provided a brief highlight of the success of her business in terms of sales and interest in budding local artists.

Jones has been working in the arts in West Roxbury for almost a decade now and readers may already be familiar with the name, as she hosted several events The Bulletin has covered in the past. She began the meeting sharing examples of her store's artwork and said that her location was a place for artists to do their work, display and sell it.

Artists range from age 7 to 82, and she held up pictures from each artist on opposite ends of the age spectrum. The art space itself is part funky art store, part gallery.

"We have had major sales every weekend," she said. Arts on Centre is open Thursday to Sunday from 12 p.m. to 6 p.m. Beginning with four artists, they now have 24, from jewelers, potters, and painters. However, Arts on Centre will likely change location as the landlord plans to build condos in the future. One would be smart to take advantage of the convenient current location, on Centre Street, near Roche Brothers. For those interested in dabbling in the arts, workshops from flower pressing to unusual art forms like encaustic art to children's' Christmas decoration will take place on weekends.

For more information, visit artsoncentre.org.

Much of the meeting involved Hennigan praising the members' good works and encouraging them to keep it up during the holiday season, where volunteerism opportunities are aplenty. While the typical WRBPA meeting runs like clockwork with guest speakers and city officials making short speeches, this iteration felt more family style and since only one featured speaker showed up, Hennigan threw up his hands and said, "and then there was Jim Hennigan," which delighted

WRBPA
Continued on page 2

Rosana Rivera and Nilson Pepen at the Juan Duarte bust dedication at Mozart Park in Jamaica Plain.

COURTESY PHOTO

Dominican patriot bust dedicated

Richard Heath
Staff Reporter

Mozart Playground in Jamaica Plain now joins Providence, New York City, Caracas, Venezuela, Trinidad, Lisbon, and Madrid with a bust of the Dominican patriot Juan Pablo Duarte (1813-1876) who is called the "founder of Dominican nationality" which led to the independence of the Dominican Republic on Feb 27, 1844.

Although he died in sickness and poverty and politically estranged from his native country in exile, Duarte has no shortage of ardent admirers.

More than 100 of them came out on Nov. 8 for the unveiling of the larger-than-life-size bronze bust of Duarte at Mozart Playground. This was a project of the Dominican Foundation of Art and Culture (FUNDUARCO), planning for which began in 2018.

Nilson Pepen of FUNDUARCO – who couldn't stop smiling during the 90-minute program – was the project coordinator and he said the Duarte bust "was nine years of planning with the City of Boston and the state."

Duarte Bust
Continued on page 6

Allston PO project inching along

Police compstat meeting in December

Emma Stout
Staff Reporter

The Allston Civic Association (ACA) met on Wednesday, Nov. 19 in a virtual format and discussed the start of construction on the project that will hopefully return a post office to the neighborhood.

ACA President Tony D'Isidoro said the redevelopment project for what is still tentatively the new Allston Post Office – https://tinyurl.com/32vv2jp6 – has started demolition and construction.

"Noah (Maslan) and Mike (Samuels), from Eden Properties have been working hard for a long time to start construction and it has now begun," he said. "We still haven't gotten them signed

Allston Post Office
Continued on page ?

The building slated for the new post office, pictured above, is moving along, even if the actual agreement for a post office from the USPS is not yet complete.

COURTESY PHOTO

WRBPA *continued from page 1*

the crowd as they sipped their hot coffees and enjoyed the bounty of pastries from Roche Brothers.

Roche Brothers collaborates with Hennigan every year toward the Mary Mulvey Jacobson Families in Need Program. Mulvey Jacobson was, by everyone's account, an all-around great person who used to run the WRBPA until she passed away in 2017. She ran Families in Need for almost 30 years before that, delivering thousands of Thanksgiving and Christmas dinners – along with help from volunteers – over the years to Parkway families in need.

Hennigan has since taken over and continued her spirit of helping neighbors. He said they are doing their annual deliveries of turkeys and groceries on Nov. 25 and also on Dec. 23. To either volunteer or donate to the cause, send an email to jim@jimhennigan.com.

He said contributions have been extraordinary this year and then gave a shout out to one of their sponsors, The Cooperative Bank, and introduced a new manager of the bank's Roslindale location.

Midway through the meeting he offered a second chance for featured speakers to address the crowd. Since one of the featured speakers was the manager of Trader Joe's, one member joked they must be stuck in traffic. Trader Joe's is located almost across the street from the Corrib. Also expected to attend was the owner of the soon to open smoothie/juice bar, featuring foods like acai bowls. Hennigan said they would be there for the December meetings and shifted focus to business owners/members in attendance: Matt White of Matt White Realtors, Myles Duffey of West Roxbury and Joe Donnelly of Vogt Realty, across from St. Theresa's, and the 50 or so other members.

Donnelly said he has been there since 1989. And as Hennigan said, "yes you have," White, likely a competitor, jokingly shook his fists. A representative for State Senator Mike Rush thanked Hennigan for everything he does, to which Hennigan replied, "I get a lot of credit for what everyone here does."

Someone from the back of the room announced Hennigan would be receiving an award by the Salvation Army. Hennigan demurred by saying that this "felt like a set up" and confirmed his award Dec. 4 at the Mandarin Oriental Hotel. Hennigan then reminded everyone, the Salvation Army fundraising outside of Roche Brothers will start Dec. 5 and while the bitter cold winds might give way to hesitation, volunteering lasts only one hour.

"You can survive an hour," he said with a laugh.

The money that is raised by the Salvation Army goes to people who might well be a neighbor too ashamed to ask for help. "This program is successful because of people right here in this room who have rung the bell." Shifts run from 9 a.m. to 6 p.m.

As an incentive to attend the next meeting in December, Hennigan promised Christmas goodie bags as well as an appearance by the Trader Joe's manager. While Trader Joe's has excited many residents in search of lower prices, it has also created some issues in terms of parking. District 6 City Councilor Ben Weber assured the crowd that many of the issues regarding parking and sidewalk use could be easily resolved.

Stephen Smith of the West Roxbury Neighborhood Council promoted volunteering for Rose's Bounty, especially now that the White House has made clear its priorities which do not include feeding the poor. Smith said even a half hour of time was valuable as food pantry lines are longer than normal. The activities director from the German Centre promoted the annual tree lighting ceremony December 5. People are already in Christmas mode it appears as many holiday markets and tree lighting opportunities emerge across the nearby neighborhoods.

Lindsay Chase, of West Roxbury Main Streets, and Weber both gave credit to Smith for helping to get the "Welcome to West Roxbury" sign moved to a more prominent spot near Joe's 320 at the corner of Spring St. and Providence Highway/Route 1, a notable restaurant, which has been featured on Phantom Gourmet. Chase also said that the veterans' banners along Centre Street will be replaced for the winter by holiday banners as well as wreaths, a volunteer effort by the Boy Scouts. She asked for help on finding an electrician to assist attaching lights to the poles for the Christmas season.

Miracle Prayer

Dear Sacred Heart of Jesus, I have asked You for many favours. But I plead for this one. (mention favour). Take it, place it in your open broken Heart. And when the eternal Father sees it, covered with the mantel of his most precious Blood, He cannot refuse it. For then it is your prayer, not mine. Dear Sacred Heart of Jesus, I place my trust in thee. Amen.

Say three times for three days, promise publication and favour will be granted.

—V.C.

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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.

—R.J.

Miracle Prayer

Dear Sacred Heart of Jesus, I have asked You for many favours. But I plead for this one. (mention favour). Take it, place it in your open broken Heart. And when the eternal Father sees it, covered with the mantel of his most precious Blood, He cannot refuse it. For then it is your prayer, not mine. Dear Sacred Heart of Jesus, I place my trust in thee. Amen.

Say three times for three days, promise publication and favour will be granted.

—R.J.

Almost 50 residents packed into the Roche Community Center in West Roxbury for the Boston Planning Department meeting on the Neighborhood Housing zoning proposal.

PHOTO BY JEFF SULLIVAN

Neighborhood housing pitched

Jeff Sullivan
Staff Reporter

The Boston Planning Department met with about 50 residents recently for about 90 minutes and discussed the idea of the Neighborhood Housing zoning initiative.

The plan, which can be found on the Boston Planning website at – https://www.bostonplans.org/neighborhood-housing – is aimed at loosening up the zoning code to allow for additions, repairs, minor house work and some types of accessory dwelling units (ADUs) to be done as-of-right.

Boston Planning Project Manager Will Cohen led the presentation, overseen by Boston Planning Deputy Director of Zoning Kathleen Onufer. Calling it a presentation is using the most general definition of the term, as Cohen was regularly stopped by residents with questions.

Cohen's main argument was this: there are almost no residential structures in West Roxbury that completely conform to zoning. He said they chose six zoning code regulations and went through every residential structure in the neighborhood – a total of 10,000 units – and found that only about 100 existing buildings do not violate those six regulations – front yard, floor area ratio, side yard, rear yard, unit count, and lot size greater than 5,030 square feet.

"There were about 100 that didn't violate these six, but there were a bunch of rules we didn't look at," he said. "Parking, building height and others that we didn't analyze, so we didn't want to over-promise and say there are some that follow all the rules."

Cohen euphemistically called these "mismatches," but they are legally known as zoning code violations.

Cohen said this means that anytime a homeowner wants to put in a deck, build a dormer, enclose a porch, or any time where the building footprint is affected in any way through home repairs or renovations, that triggers a zoning code violation and requires approval from the Zoning Board of Appeals (ZBA).

Regular readers of The Bulletin may recognize that this is an onerous process and can deplete even the most over-leveraged of developers. Onufer

Neighborhood Housing
Continued on page 5

BPS schools: where are you in sports?

My Kind of Town/
Joe Galeota

Now that Thanksgiving is upon us, fall sports in Massachusetts high schools are coming to an end, if not there already. Thanksgiving Day offers the prestigious Latin-English game. Steeped in tradition, it usually takes place at regal Harvard University stadium. As a kid, I used to trek up to a crowded White Stadium on turkey day to witness the now defunct Eastie-Southie game (never Southie-Eastie).

Rifling through the sports sections of newspapers, I always look to see how Boston Public is doing in various playoffs sponsored by the Massachusetts Interscholastic Athletic Association. Loyalty is my strong suit, and as a former BPS teacher, I root for BPS schools but usually they are nowhere to be found beyond the first round of the state playoffs. The city schools, for the most part, don't have field lacrosse and field hockey teams, but some, if not many, have soccer, volleyball, and football teams. I don't even recognize which schools are Boston Public anymore. [At one time, when the names of the schools reflected the neighborhoods—Roslindale, JP, Hyde Park, Roxbury, South Boston, etc.—ALL Boston Public high schools in the 50s and 60s had football teams; now the only neighborhood schools left are Charlestown, Brighton, and Eastaboss, as my grandfather Raffy used to call it.]

The educational powers-that-be assume that smaller high schools are better now because kids cannot fall through the cracks. But their smallness undermines the schools' ability to field teams and boost morale through school spirit.

As mentioned, loyalty is my strong suit: I root for Catholic high schools and schools from lower-income, hard-scrabble communities, such as the Chelseas, Everetts, Reveres, and the Lawrences against more affluent communities along 128 and 495. And for some strange reason I root for the very small high schools in central and western Massachusetts, where kids might have to milk cows and gather eggs before taking chemistry and physics classes.

What a delightful surprise to recently read that BPS students running at the Massachusetts cross-country championships enabled the Boston Public School co-op (running under Boston Latin Academy "flag") to capture first place in the Division 2 competition. Which gender you ask? Both is the resounding answer: both boys AND girls won separately in D-2. And then there is the boys soccer team from Boston International High School (a BPS school at the site of the former Frank V. Thompson Middle School) who won the Division 5 soccer championship (after besting Brighton boys who went all the way to the semi-finals).

These current athletic accomplishments help diminish the hurt in recent decades emanating from the state indoor and outdoor championships, which the kids from Boston Trade, Boston Tech, and Boston English used to dominate. Now there's hardly a name mentioned. Alas, those days have long gone by.

But to all you BPS cross-country runners and Boston Int'l boys soccer, enjoy your turkey: you made us proud.

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Boston Office
661 Washington St,
Suite 202
Norwood, MA 02062
Tel: (617) 361-8400
Fax: (617) 361-1933
email: news@bulletinnewspapers.com

Norwood Office
661 Washington St,
Suite 202
Norwood, MA 02062
Tel: (781) 769-1725
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THANKSGIVING

For thousands of years, agrarian societies celebrated various Days of Thanks Giving, often acknowledging successful harvests. The celebration's genesis has evolved in a sort of Pilgrim's progress, so that today's focus is primarily on food. I submit that I have consumed a turkey leg every year of remembered existence on this hallowed day. Mounds of potatoes and gravy, stuffing, and squash along with green bean casserole, onions, sweet potatoes, and cranberry sauce rivet our attention once a year, aided by a one-day dispensation for over-indulgence. And then, as we barely recover from our now traditional Thanksgiving dinners, the call to dessert comes, where a plethora of family favorites entice, my wife's brownies, Connie's Snicker Doodles, and especially Laura's famous chocolate chip cookies.

I had seen poverty, but no Buenos Aires barrio, no San Paolo favela came close to preparing for what reigns in India, dominating the landscape like a human car wreck you are unable to avert eyes from. Each morning's ride to work saw old women side-by-side with dogs, on knees digging by hand and with sticks through piles of rotting, discarded produce, the scene juxtaposed with vibrant colors of roadside fruit stands and women's sarongs. Witnessed are things so distasteful they are an intellectual blush of embarrassment; human life challenged beyond western imagination. Mumbai's population today is approximately twenty-five million, over half of whom live in slums, half of which, in turn, have no running water, electricity, or sewerage infrastructure.

Westerners were advised not to leave their hotel rooms after work, but I could not resist. I walked into the shanty town surrounding my hotel and saw excited eyes following my every move, news rifling through the camp that a foreigner walked among them. A growing crowd of children gathered in my wake, smiling and talkative, some bending down as I strolled and patting the tops of my feet, later explained as a token of respect. Soon there were thirty or forty people following, families peering from openings of makeshift shacks, mostly pieces of board and plastic weighed down at their edges.

I could not forget the children's faces, fascinated that they radiated a cheerful innocence so brightly, without appreciation of the level of poverty they endured. The next evening, I strolled along the beach behind my hotel and approached a group huddled about a snake charmer sitting cross-legged and playing a flute-like instrument called a pungi, as a gaggle of cobras rose from his blanket, slowly turning about. I watched for a few minutes, then made my way back toward the hotel, followed closely by a group of smiling children who, despite the language barrier, were eager to interact.

Once home, I told my wife about the children, and she insisted on baking a treat for them. I returned to India with a Tupperware bin loaded with homemade brownies. Back in my Indian Ocean-side hotel, I went to the locked doorway to the beach where a guard observed the brownies, then vigorously implored me not to go out. I waved him off, and after repeated attempts to dissuade, he reluctantly unlocked the door and allowed me onto the beach.

The beautiful, smiling children ran to me and soon I was surrounded by reaching, screeching kids, my hands raising the bin over my head in attempt to regulate, to hand brownies out one by one. But the swelling crowd surged and pushed and grabbed my arms and reached the bin, tearing it from my hands. The larger boys jerked it from the others and then fought among themselves, spilling the brownies onto the sand where children dived and grabbed, pulling the cakes apart in furious hurry to stuff as much as possible into their mouths. One tiny soul, too young to physically compete, fell to the sand crying, reaching her hands upward. The scene was abysmal, the gang a frenzy of wanton hunger. With any last vestige of brownies ingested or irretrievably trampled in sand, the Tupperware pieces were fought over until I staggered back, astonished at the violence, retreating to the hotel courtyard doorway where the guard allowed me back through with a sullen, knowing glance.

Yes, we should eat, drink and be merry on this special day; we need not mutiny on our bounty. I relate this not as any Grinch who stole Thanksgiving, nor is it an attempt to elicit regret or shame for our celebration, but to simply remind that though our focus is on food, the fundamental purpose of our holiday, today's Day of Thanks Giving, is to truly give Thanks for our fortune, our condition.

Today I ate my turkey leg and surmounted two heaping helpings of excellent food. Undeterred and utterly remorseless, I afterward approached the dessert table, where Connie's Snicker Doodles and Laura's famous chocolate chip cookies beckoned. But I moved past them, engaged in my own private acknowledgement of personal Thanks, to my wife's plate.

I reached for one of her brownies.

Don Reddick is a writer from Norwood.
He can be reached at donreddick@norwoodlight.com

Neighborhood Housing

continued from page 3

pointed out that the ZBA, despite now putting all requests dealing with small home repairs and issues into the Thursday ZBA Subcommittee meetings, still has more than 1,000 cases a year to review. Both its regular meeting and subcommittee meeting can regularly take over three or four hours, and while items are scheduled, you have to wait for all the cases ahead of you to be decided on. And deliberations have been known to go on, and on, and on, especially if the project is contentious.

And that's even before you get to the room. Onufer said it can take 6-12 months to get a ZBA meeting, as there is a large backlog.

So, to do work on your own property, you have to go through this process and most of the time, the ZBA approves it. Cohen and Onufer said the idea of neighborhood housing zoning is to get rid of that, and it's being pushed in Roslindale, Hyde Park and West Roxbury. Cohen said it was kind of piloted in Mattapan, in what he said was a great success.

There is a belief among residents – and in some cases it has been justified over the years – that if the regulations are loosened to allow more, developers simply ask for more.

Cohen said now that the ZBA has more reasonable regulations in Mattapan, the ZBA has been denying many projects that exceed those increases already approved in the code.

"Once we have zoning we can enforce, we enforce it," he said. However, he did not provide examples. The Planning Board did respond to a request for such examples of variances being rejected, and while there were many instances of new permits being granted as of right, there were also two projects requesting zoning variances. The ZBA approved them.

The biggest issue of contention concerned accessory dewelling units (ADUs). Cohen was adamant that most housing in Boston is not compatible with unattached ADUs – basically you can't build an ADU out of a shed in most lots in Boston because both structures are required to have fire engine access and that's just not feasible for most lots (corner lots, Cohen said, have that possibility). So he said more than 90 percent of the current ADU applications to the city within the last two years have been for ADUs inside existing structures, basically renovations/additions that include a new unit.

"Ninety percent of the requests for ADUs in the City of Boston, four thousand and change, are for basements, dormers, and occasionally additions and we think that's generally going to be the same," he said.

One resident, who interrupted several times, said he wanted to know exactly how much front, rear, and side yard setback the city will allow for an ADU under the new zoning. Cohen repeated his earlier statement that detached ADUs aren't often feasible because of fire code regulations, not zoning code ones.

"They don't fit on our lots," he said. "Where we do think ADUs are possible is when it's an attachment to the main structure, but the bulk of that unit is going to be a reconfiguration of that existing structure. If you add on a room to a house and then carve out part of the house to put two units in the space of one it can functionally be a new unit, but really it's an addition."

"You're still vacillating on my question, how many feet from the property line?" the resident said.

"I don't have answers tonight. For me to come up and answer today would be the opposite of what we're doing."

"What people are concerned about here tonight is they came into this community, and a lot of the senior citizens here, when they were young and busing was introduced into Boston, we didn't leave, we invested in West Roxbury," the resident said. "West Roxbury would have collapsed if we left. And all of a sudden, now, the city is coming in and saying we want to demonstrably change the feel of this neighborhood."

"To be clear, we do not want to demonstrably change the feel of this neighborhood," Cohen said.

"Well that's what the presentation is," the resident said.

In a different exchange, the same resident intimated that more units and density would demonstrably change the feel of the neighborhood.

"You think making a one-family into a two-family is not a major change in the neighborhood?" the resident said.

Cohen pointed out that 3,000 of the neighborhood's 10,000 residential units are not in single-family properties.

"But that doesn't win the argument," the resident said.

"I think it might if you think about it," Cohen said. "Many are two- and three-families. There are a lot."

"What you're talking about here tonight is density," the resident said.

"No, we're talking about the shape of buildings," Cohen said.

For more information on upcoming neighborhood housing meetings, go to https://www.bostonplans.org/neighborhood-housing

Duarte Bust continued from page 1

He followed the singing of the United States national anthem and the Himno Nacionale of Quisqueya, the indigenous name for the Dominican Republic ("Brave Quisqueyans let us raise our song…").

Pepen thanked the Duarte bust committee as well as the architect, Laura Santo, who designed the pedestal, and the sculptor, Robert Shure.

The sculpture had an apparently confusing start. On Sept. 13, 2022, Beinvida Felix, director of FUNDUARCO, came before the Boston Art Commission with a presentation about the bust asking for approval. Except there was no image of the bust and the art commissioners seemed unfamiliar with the project.

The Art Commission has jurisdiction over public art on public property and typically the first step is artist selection and a review of their proposed artwork. Except the artist, in this case, had already been selected and, according to Felix, the bust had been completed the previous June.

Felix told the commission that the Mass Art Council granted funding to FUNDUARCO and recommended Shure, who was already well known for his Irish famine memorial on Washington Street Downtown.

The Dominican Art Foundation was applying to the Browne Fund, she said, for an architect to design the pedestal.

"Duarte is the founder of Dominican nationality," Felix told the Art Commission. "Durate is considered a hero and revolutionary visionary for the Dominican community right here in Boston."

The Art Commission was stumped.

"This is unusual in our process," said one commissioner, "to approve a piece that's already created. This was not open to all artists through the art commission."

"Let's revisit this at next month's meeting." Next month's meeting came on Aug. 11, 2025.

Art Commission chair John Andress, admitting that it was a "drawn out process," recommended a vote to accept the bust; which in the meanwhile had been remodeled.

Andress recognized the placement location, at the corner of Centre and Mozart streets, was temporary because the playground was going to be redesigned.

He urged FUNDUARCO that there be, "heavy engagement with the Hyde Square Task Force" in the relocation of the sculpture.

"I'm glad to end this on such a high note," said Commission member James Mason.

No date was set at that time for installation, which was later done with the Boston Parks Dept.

Interim Park Commissioner Cathy Baker-Eclipse made a cameo appearance at the celebration standing in the back of the crowd. As reported by Diario Libre the next day, "The Dominican foundation of art and culture FUNDUARCO unveiled the first stage of the bust of Juan Pablo Duarte at the Parque Mozart where a large part of the Dominican community is concentrated."

"Manual Adames, president of the Duarte Institute in Boston, presented a biographical sketch of the national hero."

"This bust is not just a bronze sculpture [Adames said] it represents our history, our identity and our determination of a people who, although living far away, carry their homeland in their hearts."

Diario Libre reported that the Dominican consul Antonio Almonte was in the audience.

The Dominican consulate of Boston is located at 891 Center St. at the corner of The Jamaicaway.

Alexandra Valdez, former president of FUNDUARCO and current director of culture for Boston, and City Council member Enrique Pepén" both spoke, reported Diario Libre. Councilors at large Henry Santana and Julia Mejia also gave remarks before the sheet was pulled off the bronze amid cheers and clapping.

People rushed to take group photographs with the bust and selfies were scattered around the sculpture.

Boston Mayor Michelle Wu was scheduled to do the honors of unveiling but between the Veterans Day parade and packing for Nova Scotia this proved complicated and the mayor sent her regrets.

The mayor of Boston may not have been there but the mayor of Egleston Square, Rosana Rivera was, and The Bulletin hung out with her while she joined in group photographs and selfies.

The Bulletin emailed her the next day for some of her reactions of the day.

"I especially enjoyed Antonio Almonte's speech," Rivera emailed back. "His words highlighted why Duarte remains such a central figure for the Dominican people today.

"As a member of Casa de la Cultura Dominicano, Duarte embodies the unyielding spirit of a nation. He was a visionary," Rivera explained.

Rivera owns Latino Beauty, one of the main businesses in Egleston Square.

"The bust is in the heart of Jamaica Plain," she wrote. "In the playground it's more than just a bronze statue, it offers a daily course in history. 'Who was that man who fought for us?'"

"It says 'Our story matters,'" Rivera wrote. "Dominicans have claimed this space. It is pride, not just metal. It says 'Tris Dominicana' right in Boston's backyard."

The first planning meeting for the redesign of Mozart Playground – which was the location of the first Dominican Festival in 1987 after the last redesign – will take place on Dec. 18, at 6 p.m. at the Hyde Square Task Force. According to Valdez, speaking with The Bulletin at the event, the new playground should be completed in 2027.

COMMONWEALTH OF MASSACHUSETTS
LAND COURT – DEPARTMENT OF THE TRIAL COURT
Docket No: 25 SM 003506

ORDER OF NOTICE

To: Ardashes Garabedian

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

First Boston Construction Holdings, LLC

claiming to have an interest in a Mortgage covering real property in Brighton, 7-9 Richardson Street, given by Ardashes Garabedian to First Boston Construction Holdings, LLC., dated January 24, 2023, and recorded at the Suffolk County Registry of Deeds in Book 68646, Page 332; as affected by Amendments dated September 21, 2023, and recorded at the said Registry of Deeds in Book 69474, Page 120 and in Book 69483, Page 150; as affected by a Scrivener's Affidavit dated September 29, 2023, and recorded at the said Registry of Deeds in Book 69494, Page 44; and as further affected by a Second Amendment dated February 14, 2025, and recorded at the said Registry of Deeds in Book 71085, Page 188, 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 **12/29/2025** 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
11/13/2025
Deborah J. Patterson, Recorder

Boston Bulletin: 11/27/2025

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

Docket No. SU23P0802EA

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT

Estate of: Jessyca Greene
Date of Death: 12/21/2022

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

A Petition for **Order of Complete Settlement** has been filed by:

Jonathan M. Spirn, Esq. of Waltham, MA

requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, of the P.R. and other such relief as may be requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this court before: 10:00 a.m. on the return day of 12/18/2025. 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.

Witness, Hon. Janine D. Rivers,
First Justice of this Court.
Date: November 13, 2025
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
11/27/2025

Allston Post Office continued from page 1

on the dotted line yet, but we're hoping the United States Postal Service will sign a lease agreement to bring the post office back to Allston."

D'Isidoro alluded to the myriad of development coming to that area – Great Scott and Allston Square just to name a few – and said he felt it was unfair that Allston, one of the most densely-populated and car-free neighborhoods in the city, has not had a post office.

"Given what the future holds in that part of Allston, it's absolutely a disgrace that we don't have a post office," he said.

The post office was shut down when it was deemed structurally unsound. Apparently, a tree was growing into the building and affecting the foundation – https://tinyurl.com/4s5f8uck

In other development news, D'Isidoro brought up an upcoming public meeting for the third Notice of Project Change for the Allston Square development – https://tinyurl.com/mr35fhrh

The project, originally approved in 2019 – the same year the post office shut down – encompasses several buildings around Cambridge Street, right before the bridge to Lower Allston. More than 300 units of residential housing are planned, along with commercial space and other amenities, but the City Realty project has, apparently run into funding issues.

This is the third project change for the development, with the first having to do with address changes, and the second being a conversion from homeowner condo units to rental (which, in a neighborhood with around 12 percent homeownership, is a blow).

During that requested change, City Realty said the economy had shifted and it couldn't provide the homeownership units the community had been demanding throughout the public process and in return, it increased the affordability of the rental units that were originally homeownership. This time, it's asking for reduced parking on several buildings.

"Due to high interest rates and elevated costs, especially for parking infrastructure, the Proponent asserts that the proposed changes are the only feasible option to advance this long-planned redevelopment and activation of a prominent site in Allston," the company states on the notice of project change.

D'Isidoro was not pleased, and urged residents to attend the upcoming public hearing on Dec. 3 at 6 p.m. – https://tinyurl.com/yabp55rv – to express their views. He said he understands that the originally proposed underground parking was extremely expensive before the recent tariffs and economic slowdown occurred, but he said City Realty needs to start building or get off the pot.

"I was speaking with City Realty today, they were nice enough to reach out to talk about it, but what pisses me off is that the city viewed this as a minor change and put it on a fast-track and didn't even want to do a public hearing," he said. "I don't consider this a minor change, another major change to the project and the community has to make a determination as to whether it is still a good project… I did say to City Realty and I'll say it to you that if they want a better chance of the community accepting this recent change, give us a construction date. Enough is enough."

D'Isidoro pointed out the project was originally approved six years ago and many other similar projects in the neighborhood have moved forward, whereas this one hasn't. For instance, the post office was originally shut down the same year Allston Square was first approved.

"Give us a date, commit to it, don't walk away and come back a month from now and say, 'Oh guess what, we need to add another four or five stories to the buildings, we just can't build it the way we planned,' no, end of story," he said. "Either you can do it or you can't. And as to the idea that they're in the same boat as everybody else, there are plenty of projects going on across the city like Allston Square that are being built. I have trouble trying to understand all of this, but it's up to the community and what they want. But enough is enough."

Also at the meeting, Boston Police Regional Intelligence Center (BRIC) analyst Jillian Berte dropped by to promote the upcoming comprehensive statistics (CompStat) meeting on Dec. 16 at 6 p.m. at 224 Western Ave. in Allston. She said the purpose of the meeting is to share statistics and get a sense from residents of what is happening in the community and what the ongoing concerns are.

"The numbers don't always reflect what the community concerns are, and so we're trying to hear more from the community about the way they feel about how their neighborhoods are policed," she said. "So at the event someone from my office will do a quick overview of crime in the entire City of Boston in general, and then I will just do a brief overview of the district and will do more specific stats for the presentation based on pre-survey results."

Berte said the pre-survey is essential for her to be able to tailor the presentation to the neighborhood's concerns. The meeting will have presentations from the D-14 District officers and then they will leave about an hour for questions from the community.

"Just please fill out the pre-survey so the presentation is something you want to hear about," she said.

For more information on the CompStat meeting and to fill out a pre-survey, go to https://tinyurl.com/yc47rddc

ALVES

Cheryl Ann (Gear), of West Roxbury, MA, passed away after a long illness on November 7, 2025. She was the wife of the late John H. Alves, beloved daughter of Helen Gear, sister to Jean Lehoux, Laurie Ford and husband Henry Ford, and the late Edward S. Gear. Funeral Service and Interment will be private. Complete obituary and guestbook, at www.lawlerfuneralhome.com

CARMICHAEL

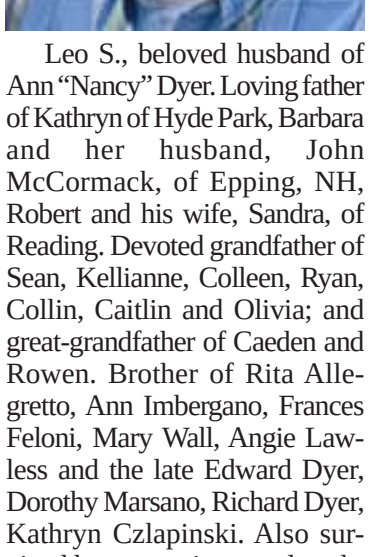
Louise R. (Tufo), a lifelong resident of West Roxbury, died peacefully at home, on November 18, 2025, at the age of 98. Louise died as she lived, surrounded by her family. Louise was the beloved wife of the late Frederick Carmichael. Devoted mother of Elaine Carmichael and her husband, David Connelly, the late Frederick Carmichael, Jr. and Jean White and her late husband, John "Jack" White. Cherished Nana of John and Andrew White; loving sister of the late Josephine Martin and John Tufo. Also survived by many nieces and nephews with whom she shared a special relationship. Louise will best be remembered as the matriarch of her family, a role she readily embraced. Leading by example, she showed how to handle life's challenges with grit and determination. We will miss her generosity, guidance and above all, her unconditional love. Donations may be made in Louise's name to Catholic TV, P.O. Box 9196, 34 Chestnut St., Watertown, MA 02471. www.catholictv.org Lawler Funeral Home www.lawlerfuneralhome.com

DEATHS

DYER

Leo S., beloved husband of Ann "Nancy" Dyer. Loving father of Kathryn of Hyde Park, Barbara and her husband, John McCormack, of Epping, NH, Robert and his wife, Sandra, of Reading. Devoted grandfather of Sean, Kellianne, Colleen, Ryan, Collin, Caitlin and Olivia; and great-grandfather of Caeden and Rowen. Brother of Rita Allegretto, Ann Imbergano, Frances Feloni, Mary Wall, Angie Lawless and the late Edward Dyer, Dorothy Marsano, Richard Dyer, Kathryn Czlapinski. Also survived by many nieces and nephews. Retired employee of the MBTA. Veteran, United States Air Force. Funeral from The Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment is private. Lawler & Crosby Funeral Home 617-323-5600.

LEAHY



Joyce A., of New York City, formerly of West Roxbury, suddenly, November 18, 2025. Beloved daughter of John J. and Dorothy L. Leahy of West Roxbury. Joyce was born in Boston on September 20, 1953. She is a graduate of Girls Latin School, Harvard University, and New York University School of Law. Before her retirement, she served as an executive vice president for legal affairs at Maimonides Medical Center in Brooklyn, NY. She is also survived by her devoted sister, Nancy Shine and her husband, Kenneth Shine, of Duxbury; her nieces, Kate and her husband, Zak, of Queens, NY, Meghan and her husband, Eliott Grover, of Millbrook, NY; and her great-nephews, Jack and Harrison Grover of Millbrook, NY. Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. In lieu of flowers, donations in Joyce's name may be made to the charity of your choice. www.lawlerfuneralhome.com Lawler Funeral Home, 617-323-5600.

McCARTHY

Mary "Alannah", age 70, of Hyde Park died peacefully surrounded by family on November 16, 2025. Devoted wife of Richard Fennell; also survived by Richard's two children and three grandchildren. Daughter of the late Jeremiah M. and Mary J. McCarthy. Loving sister of Sister Jacquelyn McCarthy, CSJ, Sister Patricia McCarthy, CSJ, Kathleen Cody and her husband Matthew J. Cody, Jr. and the late J. Michael McCarthy, Jr. Much-loved "Auntie" to her nieces and nephews, Lisa Russell, Jeremiah M. McCarthy, III, Bridget Hagerty, Matthew J. Cody, III, and Patricia Cody, as well as her ten grand-nieces and grand-nephews. Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment St. Joseph Cemetery. Alannah was a retired employee of Sacred Heart School. In lieu of flowers, donations may be made to the Helping Hands Fund, Bethany Health Care Center, 97 Bethany Road, Framingham, MA 01702 to benefit the employees who lovingly took care of Alannah, or Sacred Heart School, 1035 Canterbury Street, Roslindale, MA 02131.

MCMANUS

Robert W. "Bob" "Red", longtime resident of Hyde Park, passed away on November 20, 2025 surrounded by his loving family. Beloved husband of the late Dorothy (Curtis) McManus. Loving father of Fran Foley and the late Mary Alice Darragh and her surviving husband Warren (Joy). Loving papa/father of Nicolle McManus (Chris), Julia Foley-MacEachern (Darin), Sada Foley (Ken), James Robert Foley (Jennifer). Great-grandfather of Jason McManus, Kevin Foley, Colin MacEachern, Zoey MacEachern, Fiona MacEachern, Zach Herrick, and Chloe Herrick. Great-great grandfather of Skylar Capers-McManus, and Jaylean Hillery. Dear brother of Gerald McManus. Uncle of Debbie Osterhoudt, Pam Drandorff. "Red": to Carol and Anthony Rindone. A special thank you to all the wonderful neighbors on Beechmont Terrace. Love is the only thing that matters everything else is background music. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury. Interment Mt. Benedict Cemetery. For online guestbook pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

RYAN

Vincent Bennett "Big Vin" of West Roxbury and Bradenton, FL. "If you're reading this, I must be dead..but I want to thank you all for the wonderful memories and my wonderful life.." Vincent passed away peacefully on November 19, 2025, at the age of 93. He was the beloved husband of the late Kathleen "Kaye" (Burns) Ryan with whom he shared 67 years of marriage. Son of the late Richard and Bertha (Bennett) Ryan. Devoted father of Kathy Ryan and her husband, Paul DiChiara of Norfolk, Patty Kanelos and her husband, Greg of Franklin, George Ryan and his wife, Karina of FL, and the late Vinny Ryan, Jr. Loving Grampie to Kerrin Marie, Devin Anne, Gregory and Gabriella. Dear brother of Brendan Ryan and his late wife, Arleen of Rockland, the late Richard Ryan, Peter Ryan and his wife, Maureen. Brother-in-law of Mary Guiney of Canton, George Burns of West Roxbury and Jimmy Burns of FL, the late John and Roberta Burns and Joe and Helen Doyle. Also survived by many loving nieces and nephews; and his beloved late niece, Marybeth Guiney and Kim Daly, who were like another daughter to him. Vinny was a Korean War Veteran. He was a retired member of the Local 7 Ironworkers

Deaths
Continued on page 9

Winter fair a hit!

Susan Kryczka
Staff Reporter

Whether you were buying or just browsing, the annual Theodore Parker Church Winter Fair in West Roxbury on Saturday, Nov. 2 offered up a chance to buy holiday gifts, ready-to-eat homemade baked goods and other food items, enjoy live Christmas music, the opportunity to socialize with neighbors and support a local church.

First begun in 2014 with just eight vendors from the Brookline Senior Center who made and sold knitted items, the winter fair has now grown to over 30 vendors, who seemed to offer something for everyone, with many local arts and crafts artisan creations, homemade baked goods and soup, hot dogs for those who needing a quick bite on the run, raffle baskets, a silent quilt auction, and "Gramma's Attic" with treasures for those with the time to sort through an array of used clothing, dishware, and one-off items.

Fair coordinators, Jen Buchwald and Jennifer Bottomley say they attended other UU (Unitarian Universalism) fairs over the years to learn what works. The fair is so successful it may have hit vendor capacity.

Dozens gathered around the boothes at this year's fair.

PHOTO BY SUSAN KRYCZKA

"Unless we start knocking down walls," said Bottomley.

"Gift baskets are quite popular," said Buchwald, remarking on past favorites with buyers.

"People who attended really like the variety of vendors and we're drawing on the local community," added Bottomley.

Scheduling it in November appears to have paid off. "We found that a lot of UU churches had their fairs the first week of December, so we decided to move it in front of Thanksgiving. Vendors are often busy with other fairs," said Bottomley.

One of the more unique and flexible vendors, Petrichor Bookstore, had owners Christopher and wife Mallory Rohrig manning a table and a rack of books. Newly opened, Petrichor Books is a mobile bookstore built into the back of a Japanese truck and is usually at various outdoor locations around the city. This was their first appearance at an indoor fair. "Usually we drive around Boston, and we sell books right off the back of the truck," he said. With the cold weather, they decided to try an indoor event. Children's books and adult fiction/nonfiction are available.

Shopper, Elysia Larson made it to the fair after wanting to attend for years. "We've

Winter Fair
Continued on page 10

Deaths *continued from page 8*

Union, where he worked for over 40 years. After retirement, he worked for the City of Boston in the Facilities Department. He then became the Head of Security at West Roxbury High School. Vinny coached St. Theresa's CYO Championship Basketball for many years. He then assumed the role of the Athletic Director for St. Theresa's CYO Program and was then inducted into the Archdiocese CYO Hall of Fame. He also coached his sons' Babe Ruth Baseball Teams. Vinny was a lifetime member of The Disabled Veterans, The Knights of Columbus, The Amvets Post, The Elks Lodge, The Moose Lodge of Boston and Florida. A very heartfelt thank you to Linda Barraza, for taking such special care of dad. The family would like to thank the staff at the West Roxbury VA Medical Center and the Aids of Senior Helpers of Boston. Funeral from the William J. Gormley Funeral Home, 2055 Centre Street, WEST ROXBURY, on Monday, December 1, at 10:00am. Followed by a Funeral Mass in St. Theresa of Avila Church, at 11:00am. Relatives and friends are kindly invited to attend. Interment Mt. Benedict Cemetery, West Roxbury. Visiting Hours, Sunday, November 30, from 4:00pm to 8:00pm, in the funeral home. In lieu of flowers, donations in memory of Vinny, may be made to VA Boston Healthcare System, 1400 VFW Parkway, West Roxbury MA 02132. In memo line of check, please include 5208 Palliative Care WX or for other ways to donate, go to https://www.va.gov/boston-health-care/work-with-us/volunteer-or-donate/ To live stream the Funeral Mass, go to www.sttheresaparishboston.com. For guestbook, please visit gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

Around the Neighborhood

PHOTOGRAPHY EXHIBIT BY RENÉE DEKONA

Through December 27. Meet the photographer and staff from the City of Boston Animal Shelter Staff. A reception will be held December 13, 2025 at 2:00pm at the Gallery of the Roslindale Public Library.

WRCIA TO MEET NEXT ON DECEMBER 9

In honor of Veteran's day, the West Roxbury Civic Improvement Association did not hold its regular monthly meeting on November 11. Our next meeting is scheduled for Tuesday December 9, at 7PM in the St Stephen Church, 5160 Washington Street, West Roxbury. Please enjoy your Thanksgiving holiday!

Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE | **DOCKET No. SU25P2438EA Suffolk Division**

Estate of: Sheryl Wynn Mendlinger
Also Known As: Sheryl Eneman Mendlinger; Sheryl Mendlinger
Date of Death: October 29, 2022

To all persons interested in the above-captioned estate and, by Petition of

Petitioner Samuel Mendlinger of Marblehead, MA

Samuel Mendlinger of Marblehead, 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: 11/27/25

Winter Fair *continued from page 1*

lived in West Roxbury for five years and I would see the banner (hanging outside the church) too late," she said. She said she was not looking for anything specific, "whatever grabs our eyes. We already bought a used book. It was worth the trip already. We did the raffle."

Larson's mother Johanne, visiting from Vermont for the weekend, was also in attendance. She just found out about the fair 20 minutes before. "I said I'm in. I love these things. I really do. If I didn't have so many mittens, I'd get a pair of mittens," she said, pointing to a table selling mittens made from recycled sweaters.

Lori Stallings was another happy buyer, holding a small loaf of homemade cranberry bread from the bake sale for a Thanksgiving get-together Saturday night. "I might even say I made it, but I didn't," she confessed. "I am a return customer. I love coming here for the baked goods and just supporting the community," she said. "I love how they have the Christmas carolers behind us and everyone is so inviting here."

Kimberly Cherry was perusing the children's books. "Just wanted to check it out. This is my first time to the fair. I've already bought some mittens. I have a kid so I'm checking out the kids' books." She appreciates the church's shared community values. "We found out about it just by attending here. We wanted to support local artists and business folks."

"I bought earrings for my mom," said Jana Pollack, opening the small box with her purchase. "I know her taste…she'll get a kick out of me getting these here," she said as her mother attends the UU church in Arlington and was at their fair held at the same time. She stopped at the West Roxbury fair just by accident. "We were nearby for my son's event at his school, and I saw the sign. I love Christmas fairs."

For more information on the Theo Parker, go to https://www.tparkerchurch.org

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU25P2542EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Claire Louise Hammel
Also known as:
Claire Dupont; Claire Hammel
Date of Death: 10/31/2021

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

To all interested persons:

A Petition for **Late and Limited Formal Testacy and/or Appointment** has been filed by:

Natasha Sebastienne Dupont of Oakland, CA

requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:

Natasha Sebastienne Dupont of Oakland, CA

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 12/26/2025. 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. Janine D. Rivers,
First Justice of this Court
Date: November 18, 2025
Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
11/27/2025

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. SU24P0150PM

CITATION GIVING NOTICE OF CONSERVATOR'S ACCOUNT

In the matter of: Andrew Johnson
Of: Roslindale, MA

Protected Person/Disabled Person/ Respondent

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

To the named Respondent and all other interested persons, you are hereby notified pursuant to Rule 72 of the Supplemental Rules of the Probate & Family Court, that the **First Annual** account(s) of

Elizabeth Goldman, Esq. of Needham, MA

as Conservator of the property of said Respondent has or have been presented to the Court for allowance.

You have the right to object to the account(s). If you wish to do so, you or your attorney must file a written appearance and objection at this court on or before 10:00 AM. on the return date of **12/10/2025.** This is NOT a hearing date, but a deadline date by which you have to object to the account(s). If you fail to file the written appearance and objection of the return date, action may be taken in this matter without further notice to you, including the allowance of the account(s).

Additionally, within thirty days after said return day (or within such other time as the Court upon motion may order), you must file a written affidavit of objections stating the specific facts and grounds upon which each objection is based and a copy shall be served upon the Conservator pursuant to Rule 3 of the Supplemental Rules of the Probate & Family Court.

You have the right to send to the Conservator, by registered or certified mail, a written request to receive a copy of the Petition and account(s) at no cost to you.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about the personal affairs of 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. Janine D. Rivers,
First Justice of this Court
Date: November 10, 2025
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
11/27/2025

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

Docket No. SU24P0150PM

CITATION GIVING NOTICE OF CONSERVATOR'S ACCOUNT

In the matter of: Andrew Johnson
Of: Roslindale, MA

Protected Person/Disabled Person/ Respondent

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

To the named Respondent and all other interested persons, you are hereby notified pursuant to Rule 72 of the Supplemental Rules of the Probate & Family Court, that the **First Temporary** account(s) of

Elizabeth Goldman, Esq. of Needham, MA

as Conservator of the property of said Respondent has or have been presented to the Court for allowance.

You have the right to object to the account(s). If you wish to do so, you or your attorney must file a written appearance and objection at this court on or before 10:00 AM. on the return date of **12/10/2025.** This is NOT a hearing date, but a deadline date by which you have to object to the account(s). If you fail to file the written appearance and objection of the return date, action may be taken in this matter without further notice to you, including the allowance of the account(s).

Additionally, within thirty days after said return day (or within such other time as the Court upon motion may order), you must file a written affidavit of objections stating the specific facts and grounds upon which each objection is based and a copy shall be served upon the Conservator pursuant to Rule 3 of the Supplemental Rules of the Probate & Family Court.

You have the right to send to the Conservator, by registered or certified mail, a written request to receive a copy of the Petition and account(s) at no cost to you.

IMPORTANT NOTICE

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about the personal affairs of 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. Janine D. Rivers,
First Justice of this Court
Date: November 10, 2025
Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
11/27/2025

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

DOCKET No. SU25P2614EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

Estate of: Jasper H. Cribb
Also known as: Jasper Cribb
Date of Death: 08/25/2025

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

Jacqueline A. Foster of Roxbury, MA

requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that:

Jacqueline A. Foster of Roxbury, MA

be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration.**

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/29/2025. 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. Janine D. Rivers,
First Justice of this Court.
Date: November 20, 2025
Stephanie L. Everett, Esq.,
Register of Probate

Hyde Park Bulletin:
11/27/2025

Classifieds

COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT

Docket No: 25SM003514

ORDER OF NOTICE

To: Robert Belcher

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

The Bank of New York Mellon formerly known as The Bank of New York as successor Trustee to JP Morgan Chase Bank, N.A., as Trustee for the Certificateholders of structured Asset Mortgage Investments II Trust 2006-AR4 Mortgage Pass-Through Certificates, Series 2006-AR4, claiming to have an interest in a Mortgage covering real property in Boston (Hyde Park), numbered 590 Truman Highway a/k/a 590 Truman Parkway, given by Robert Belcher and Zarina Belcher to mortgage Electronic Registration Systems, Inc., as nominee for Union Federal Bank of Indianapolis, its successors and assigns, dated December 22, 2005, and registered in Suffolk County Registry District of the Land Court as Document Number 713600, noted on Certificate of Title Number 133844, 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 **December 29, 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
November 13, 2025.
Attest: Deborah J. Patterson,
Recorder

Hyde Park Bulletin:
11/27/2025

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