

The Hyde Park Bulletin

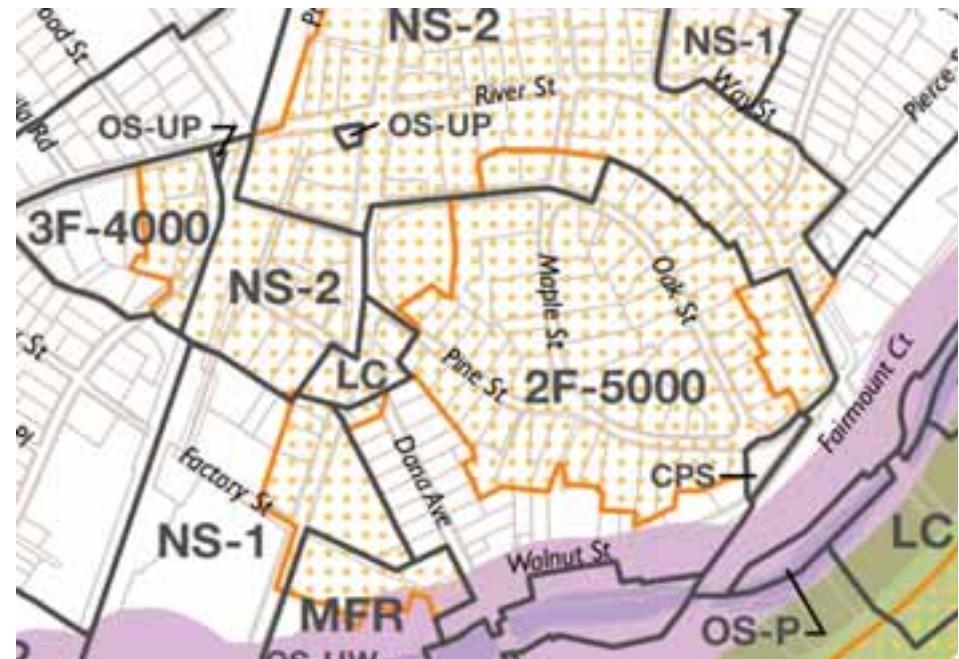
Volume 20, Issue 9

March 4, 2021



The neighborhood is somewhat divided about the proposed project at 4198 Washington St. in Roslindale.

COURTESY PHOTO



The Boston Planning and Development Agency is looking to change Hyde Park's zoning to what some maps already show it to be.

COURTESY PHOTO

Residents mixed on 4198 Washington St. redevelopment

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) met with residents on Feb. 24 to discuss the proposed redevelopment of 4198 Washington St.

The site currently houses several local businesses, including the Rozzie Square Theater, Dragon Chef, Bob's Pita Market and Delicious Yogurt. Benjamin Moll, Arx Urban Principal and owner of the site, said they have been there for about a decade and wanted to keep those businesses there. He said the company offered them the same rent as before, but with the only downside is they would have to close dur-

ing the renovation. He said Rozzie Theater and Delicious Yogurt agreed to stay on, and he added that they will be working with the other tenants to find them a new spot as soon as the community process is finished and they can anticipate pulling permits.

Moll said there will be six stories of housing with 39 units and take up 38,750 square feet of space. The notable aspect of this building is that 40 percent of the units will be income-restricted under the city's Inclusionary Development Policy (IDP). Currently, 13 percent is the minimum requirement. Moll said they will also be widening the

4198 Washington
Continued on page 6

JP Housing advocates fear lawsuits, hold rally

Richard Heath
Staff Reporter

The reported opposition by Turtle Swamp Brewery against the JPNDC senior supportive housing at 3371 Washington St. has housing advocates worried that it will sue to stop it as its landlord has already done against Pine Street Inn's supportive housing across the street.

JP Housing
Continued on page 4



Alex Ponte-Capellan revs up the crowd to send a video to Monty Gold during a rally in support of a Pine Street Inn development in Jamaica Plain.

PHOTO BY RICHARD HEATH

HPNA one step closer to BPDA compromise on zoning

Mary Ellen Gambon
Staff Reporter

The Hyde Park Neighborhood Association (HPNA) held a special virtual meeting on Monday, Feb. 22 with Bryan Glascock, Deputy Director for Regulatory Planning and Zoning at the Boston Planning and Development Authority (BPDA), to come one step closer to a consensus that would modify the zoning code for the City of Boston preventing ground-level parking in neighborhood commercial districts on street fronts. The amendment would change the policy to accessory parking with a conditional use that would be approved through a neighborhood process.

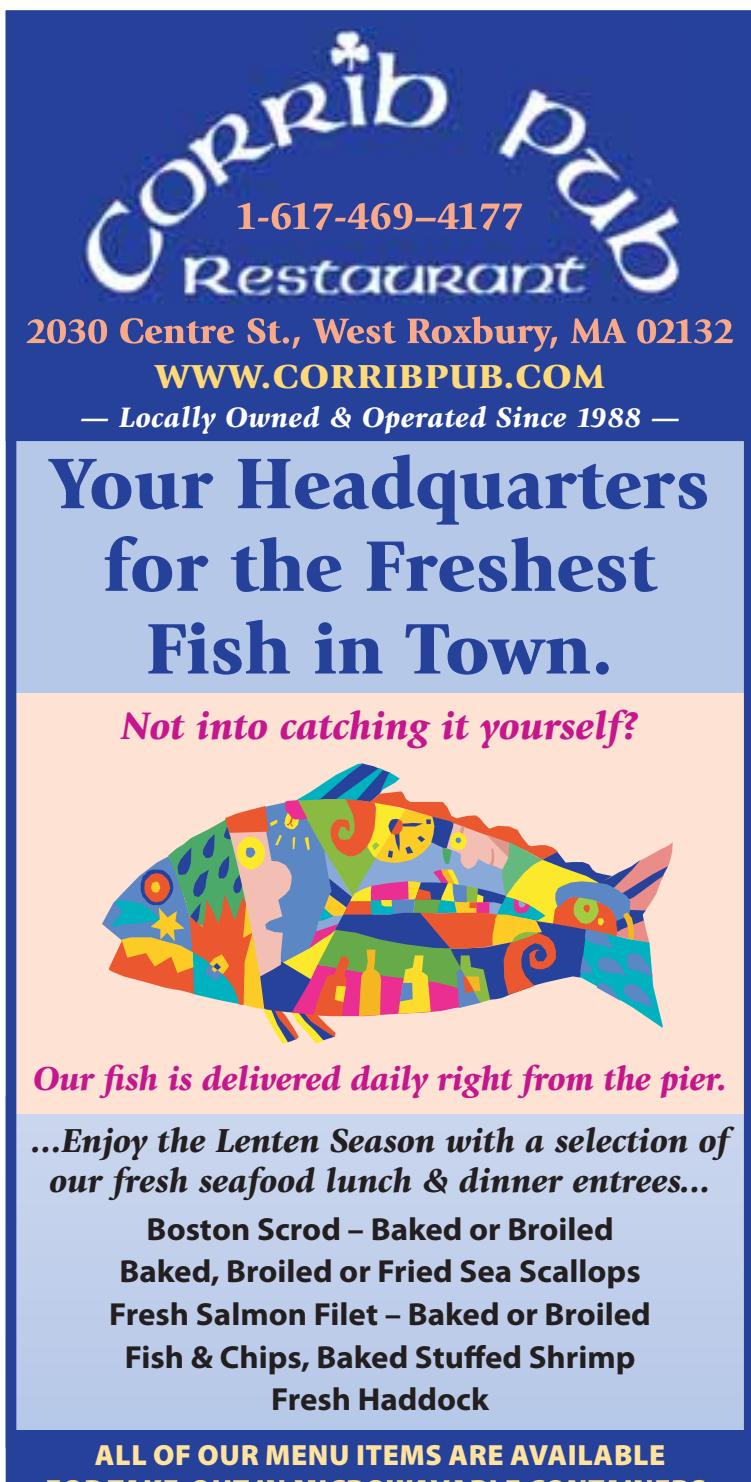
This issue of what is considered a basement and what is classified as a first floor by both the BPDA and other City agencies was a major bone of contention brought forth by the 11 Dana Ave. 24-unit housing development proposed in 2018. The developer said it was "as-of-

right," and parking could be built as accessory use parking to the main use.

However, the HPNA brought up several arguments against this line of thinking. The first was that the 11 Dana Ave. property was in a third Neighborhood Shopping District, or NS-2 zone. However, after researching this, the BPDA showed that, while the HPNA produced a map, the change never was codified.

The second was that the original parking proposal had ground floor level parking, which was denied twice in June 2018. The developer then proposed digging four feet below grade. Article 69, the Hyde Park zoning code, states that a basement must have a minimum of 35 percent below grade, and the basement on this project is only about 28.5 percent below grade. Additionally, by contending that the project is "as-of-right," the project does not have to comply with af-

HP Rezoning
Continued on page 9



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Residents said they were concerned about the buildup in the neighborhood.

COURTESY PHOTO

1 Adamson/157 Everett St. project detailed at ACA

Jeff Sullivan
Staff Reporter

City Realty came to the February meeting of the Allston Civic Association (ACA) to present updated plans on its rental proposal for 1 Adamson St., more commonly known as 157 Everett St.

ACA President Tony D'Isidoro said to City Realty's credit, the organization has reached out to the neighbors to try to come to some sort of middle ground with their concerns regarding height and density on the now nine-unit proposal. D'Isidoro said he believes the City Realty team is making a good faith effort with

this project, as the market has forced the company to reduce its condo offerings for the Allston Square three-building development at 334 Cambridge St.

"As you know, they had to make a tough call on Allston Square to reduce the number of condominiums they could commit to out of the three condo buildings they now want to have as rental," D'Isidoro said. "The financing environment out there for large condo projects is very tough right now, but they also have listened to what we have said – by the way they're going to have 66 condos in Allston Square – but we've had some nice develop-

ments over the last few days. The guys will be sharing details on a small condo project at some point in the future, but they can't talk about it now."

City Realty Partner Josh Fetterman, company representative Jacob Simmons, development attorney George Morancy and Embarc architect Andrew Curtis presented the updated plans for the site. Simmons said the majority of the feedback they got the first time they presented was that the four-story building with complete ground-floor parking was too large and there was too much parking for

ACA

Continued on page 3

West Roxbury

This wonderful Colonial offers 4 floors of living with its finished basement and attic! Large rooms throughout. Oak floors. Warm fireplace. 1 Car garage. Well priced at \$779,900

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The WRNC voted to support Marino's bid for an all-alcohol license.

COURTESY PHOTO

Marino's gets license, proposed buildings meet some opposition

Susan Kryczka
Staff Reporter

The packed agenda of the West Roxbury Neighborhood Council (WRNC) on Tuesday, Feb. 23 contained 11 items, including a request for a full liquor license from Marino's Market and three separate single-family home developments at 59 Chellman St., 77 and 73-75 Desoto Rd., and 2, 8,

10 Church St.

Chairman Tony Saroufim asked Marino Market's owner Paul Marino to explain his request to change his current beer and wine license to a full liquor license.

"We've been getting a lot of people from West Roxbury asking us to expand our assortment with a full liquor license with the increased population on the Parkway," said Marino. "We're a des-

tination for them."

Located at 1245 VFW Pkwy., the market is located near the Oak Row Apartments and several other developments planned for the area. Members expressed support for the request, though Saroufim advised keeping close watch on the sale of hard liquor.

"We want to be very careful not to give alcohol to the kids," he

WRNC

Continued on page 6

ACA *continued from page 2*

the number of units. He said they came back and maybe "swung too far in the other direction" with a three-story building with two legal spaces and a third tandem space.

"The feedback there was that the design better matched the area but parking sounded like it was still a concern," he said. "We think this is our third crack at this and we think it's a good compromise between the first two."

Curtis said now there are five parking spaces and 35 feet for the building height. He said they removed a unit on the ground floor to increase parking and they will be installing solar panels on the roof. He added that the bike storage has been moved from the outside of the building to the inside.

Morancy said the changes have eliminated a height variance, but also has violations for floor-to-area ratio, front yard setback, rear yard setback and multi-family use is forbidden. Simmons reiterated D'Isidoro's comment that City Realty is planning on a condo building soon.

"We're hearing you loud and clear and we're sort of working out our future plans where we can and we're going to bring you guys more homeownership buildings," he said.

Several residents were

concerned with the placement and the fact the building has no affordable units presented, but other than that few objections were raised.

Henry Wong also presented his plan for Han Stage Karaoke at 186 Harvard Ave., the former site of Wonder Bar. He said he wants to bring an atmosphere of a Las Vegas-style Asian restaurant to Allston, complete with karaoke, of course. Wong said

he will be looking to inherit all its licenses for food, liquor and entertainment from Wonder Bar (which would include operating hours of 4 p.m. to 2 a.m. seven days a week).

He also said there would be no changes from the previous restaurant's floor plan, just an update to the décor.

"We'll be buying new furniture and buying new refrigerators, equipment, kitchen cooking equipment and lighting," he said.

Wong said he is also currently looking for neighborhood support to acquire the same entertainment license that Wonder Bar had, which includes no more than nine instrumental or vocal performances, a 267-person limit inside, no floor shows and no outside promoters to operate its entertainment.

Wong said they would also have a computerized ID check system, 32 cameras

monitoring intake (including several outside) and an incentivized program for manual checking of IDs. This will be a \$10 incentive for every fake ID found at the door and \$50 if caught inside by a server or bartender. There will also be a \$100 bonus to each staff member every time a licensing board official comes in to perform a sting operation with no problems.



Ask The Doctor

Junior Damato began servicing vehicles in 1969. He owns an 8-bay center in Middleboro, MA. Junior is an ASE-certified Master Technician, ASE-certified L-1 and ASE-certified Natural Gas.

Dear Doctor: I would like to buy an electric vehicle, but I hesitate to do so because I had no power at my house for 2 weeks after Hurricane Sandy. Do charging stations have generator backup so that owners of EVs have a way to charge their cars in the event of a prolonged power outage? —Elizabeth

A) Most charging stations that I have seen are on the main grid and if the power goes out so does the power. How about a plug in Hybrid vehicle. I like the idea of having the option of the gas engine back up. There are many vehicles that offer both and more to come, every year both electrics and Hybrids are improved.

Dear Doctor: I own a 2010 Toyota Corolla that has no acceleration when I press the gas pedal. The check engine light came on. The computer had 3 fault codes when I plugged in my scan tool. P060E, P0575 and C1201. I try to do my own repairs and already replaced the electronic throttle body and the same problem. Do you have any ideas? —Steven

A) The gas pedal is not mechanically connected to the engine, it goes thru the computer then to the electronic throttle body. If there is a problem in the computer system it can shut the command to the throttle body. As most problems such as yours I always look on Identifix web site. Sure enough there is a possibility that a faulty brake or tail light bulb can cause the problem. Check to see if brake and tail lights are the same brightness. If a tail light bulb filament breaks and touches each other it can send a feed back and shut the system down. With a scan tool you can check the data on the system. Alldata has information on the wiring system as well. The Identifix reference number is 538008. If you need more assistance check with a local shop that subscribes to Identifix.

Junior Damato, the "Auto Doctor," has agreed to field auto repair questions from Bulletin and Record readers. Please send your questions to news@bulletinnewspapers.com and we will do our best to get them answered.



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Household size	60% AMI	80% AMI	100% AMI
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3	\$64,300	\$85,700	\$107,100
4	\$71,400	\$95,200	\$119,000
5	\$77,150	\$102,850	\$128,550
6	\$82,850	\$110,450	\$138,050

Maximum Asset Limits

60% - 80% AMI	100% AMI
\$75,000	\$100,000

Does not include retirement. Does include Real Estate.

For more on income + asset eligibility, please visit:
<http://www.bostonplans.org/housing/income,-asset,-and-price-limits>

Applications are available during the application period from:
Monday, March 8, 2021 – Wednesday, March 24, 2021

To request and complete the application online, please visit:
www.10TaberLottery.com

To have a hard copy of the application sent to your mailing address, please call:
781-992-5310

After careful consideration and an abundance of caution, the City of Boston has decided to cancel the in-person application distribution period. If you cannot complete the application online, please call us at **781-992-5310**, to request that we mail you one and to ask us for any guidance you might need to complete the application.

Fully completed + signed applications must be submitted online or postmarked no later than **Wednesday, March 24, 2021**

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Letters to the Editor

FREEDOMS ARE DISAPPEARING

To the Editor:

You people think you have anything to say about development in your neighborhood / community. Neither City Hall nor the Councilors are listening or paying any attention to the peanut gallery of residents trying to preserve the character of their neighborhoods.

Amazing that none of you can see that education,

healthcare, Quality of Life (QOL) and democracy no longer have any value and your children will wonder what happened to their freedom which the democrats are undermining each and every day. I know, blah, blah, blah. West Roxbury High shutdown for lack of maintenance; vaccination effort a miserable failure; QOL, build to maximum density without regard to residents' concerns.

Regarding the vaccination failure, the Mass legislature is trying to nail Charlie but they control the purse strings and 200 heads should be much better than one. They should have passed something, a bill or resolution, in Sept, 2020 to get government and our massive hospital system prepared to receive President Donald Trump's promise of a vaccine

Letters
Continued on page 7

JP Housing *continued from page 1*

City Life and Boston Tenant Coalition held an outdoor rally on Feb. 20 to call attention to that fear and gather additional signatures on the "Stop the Lawsuit" petition filed last August.

Kathy Brown of the tenant coalition made the case at the Feb. 16 JP housing committee urging people to come out.

"Enough already," she said, "It's been a long time. Move forward in the lawsuit. We're waiting for negotiations."

"There's market rate housing going up and down Washington Street and the only lawsuit is against affordable housing? The first challenge is this affordable housing?"

"The Turtle Swamp opposition to 3371 Washington St. has us fearful that there could be another lawsuit," Brown said. "We're trying to be proactive. Watch out! There may be economic action."

Brown said that Turtles Swamp's arguments are "disingenuous."

"Really, when you buy a building and you don't know what's going on next door?" she asked.

Licencum has argued that the wall against his beer garden patio will force his business to close.

Licencum is on record as opposing the JPNDC senior supportive housing, but he has denied being a party to the Pine Street lawsuit by his landlord Monty Gold filed on May 14, 2020.

At the March 10, 2020 Zoning Board of Appeal Attorney Cynthia Snow spoke in opposition to the 202 units of formerly homeless and deeply affordable housing.

"This will have an adverse affect on my client's property," she said. "Our client has 21 employees. There is no parking. This will cause a detriment to the brewing company Turtle Swamp."

About 40 masked and socially-distanced people turned out in the Pine Street parking lot to hear Brown and others speak.

"This is outrageous," Brown said, "that this landlord prioritizes parking over housing."

Gold's argument is that 202 units of affordable housing plus Pine Street office space will restrict parking for his tenant Turtle Swamp.

Alex Ponte-Capellan of City Life spoke next.

"None of this was sued," he said referring to the other large, market rate developments on Washington Street. "Monty is hiding his greed behind parking, but we see right through this. It's racist."

The rally was rambling and no elected officials - not even mayoral candidates - were in the audience.

Finally, Ponte-Capellan used his iPhone to film and record the crowd chanting, "Drop the lawsuit! Hey Monty! This is JP and we have something to say. Drop the lawsuit!"

He said he would email it to Gold.

When contacted by The Bulletin, Gold's attorney Stephen Greenbaum confirmed that the video had been received.

Next Door was buzzing Monday morning with messages from people who said they had signed the petition.

One Pondside resident wrote that he got a reply from Gold.

"I am not opposed to this or any other affordable development." Gold was quoted as writing. "Have been in talks with one of the senior development members to hopefully come to a mutually satisfactory agreement."

Greenbaum would not comment on this statement and Bart Mitchell of the Pine Street partner Community Builders did not respond.

The Zoning Board of Appeals voted on the senior supportive housing on Feb. 23 and after a long line of speakers in support, Licencum called in to oppose the zoning variances requested.

"I'm the co-owner of a zero lot line abutter," he said. "I strongly believe that JP deserves senior supportive housing but being the business most impacted I feel it is unreasonable. There is no legal basis for these variances. The developer does not own the air rights. I feel very strongly about protecting an existing business."

"The plan will create a dangerous situation. There is a cafe that literally sits next to where 18-wheelers pull in."

Zoning board chair Christine Araujo was sympathetic.

"The challenge that we face is that relief goes with the property," she said. "How uses go in with an existing, functioning business adjacent to it for years."

She compared it to a new house built next to a long operating pig farm.

"Suddenly the pig farm –the old use- becomes the nuisance," she said.

Teronda Ellis, director of JPNDC, put it another way.

"From a fair housing standpoint to a zoning standpoint. It's a two-way street," she said alluding to the recently approved fair housing addition to the zoning code.

The board voted unanimously in favor with Araujo suggesting a way to protect the small business.

"Something in the lease that there is a small business there. The residents will have to respect that," she said.



Virtual Public Meeting

804 Hyde Park Avenue

Tuesday, March 16
6:00 PM - 8:00 PM

Zoom Link: bit.ly/3uzFSs3
Toll Free: (833) 568 - 8864
Meeting ID: 160 234 1052

Project Description:

The scope of the proposal includes the construction of a new five (5) story residential rental building of approximately 44,212 gross square feet with 42 residential units, ranging from studios to three-bedroom apartments, along with thirteen (13) off-street parking spaces, residential amenities and related improvements to site, landscaping and pedestrian and vehicular access.

mail to: **Ebony DaRosa**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4419
email: ebony.darosa@boston.gov

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



Virtual Public Meeting

Guidelines for the Downtown Waterfront

Wednesday, March 10
6:00 PM - 8:00 PM

Zoom Link: bit.ly/2NZgDyH
Toll Free: (833) 568 - 8864
Meeting ID: 160 829 2496

Project Description:

Please join Boston Planning & Development planning for a virtual meeting to develop Design and Use Guidelines for the Downtown Waterfront. The Guidelines will inform new development and establish uniform requirements for Harborwalk, the public realm, open space resources and public use facilities. We are looking to hear your thoughts on how to better activate the Downtown Waterfront, ensure the area is welcoming and accessible to all residents and visitors, and create an improved sense of place and clarity.

Translation and interpretation services can be made available upon request by reaching out to chris.busch@boston.gov

mail to: **Chris Busch**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4451
email: chris.busch@boston.gov

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

Boston, quit bellyaching

Nobody has probably complained more about the handling of the coronavirus than your humble scribe. None of my disappointment and discouragement targets the medical community (except for CDC's omission of one or two comorbidities). I have found ample fault with politicians concerning the testing and the roll-out of the vaccination. I have groused about the line jumping for the inoculations. I have complained about the prioritization, software programs, the lack of phone response, and the lack of companion-related vaccination sites.

But I promise to bellyache no more—not to neighbors, friends, family members.

During the past year I have seen relatively little written or verbalized about the plight of Native Americans vis a vis COVID-19. A few weeks ago an article in a Sunday paper highlighted—or is it “lowlighted?”—the condition of such peoples. It was sort of a forceful tap on my forehead.

But the current edition of Smithsonian Magazine uses a sledgehammer on my skull to drive home the point about the Navajo and their gruesome plight regarding the pandemic during the past months. Anybody locally who complains about their job profession, age,

locality, and nationality in terms of being treated/prioritized in any way by the medical community vis a vis COVID-19 should glance through the March edition.

In those pages the reader will learn that the 172,000 residents in a region the size of West Virginia have to be at the bottom of any coronavirus treatment list. Spread-out on 27,000 square miles across Arizona, New Mexico, and Utah, the Navajo have only 13 grocery stores. About 15,000 homes lack electricity. A third

Galeota

Continued on page 6



My Kind
of Town/
Joe Galeota

14 Summer Street, West Roxbury

Very nicely renovated hip roof colonial. Updated cherry and stainless kitchen with open floor concept. Bay windows. Gleaming floors. Large master with suite, full bath, and walk in closet. Ceilings are high and rooms are large throughout. Highly desirable energy and Smart Home features including Solar Panels. \$729,000

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41 Woodard Rd	\$829,900
22 Peak Hill Rd	\$749,900
75 A Seymour St	\$500,000
46 Forest Hills St, Unit 1	\$573,000
46 Forest Hills St, Unit 2	\$555,000
49 Partridge St	\$725,000
34 Summer St	\$630,000
46 Forest Hills St, Unit 3	\$573,000
99 Grove St Unit 4	\$270,000
91 Glenellen Rd	\$379,000
112-114 South St	\$1,150,000
1889-1891 Dorchester Ave	\$840,000
181 Lassell St	\$735,000
55 Church St	\$1,001,000
655 Pleasant St	\$335,000
757-759 VFW Parkway	\$700,000
1210 VFW Parkway #1	\$450,000
1218 VFW Parkway #53	\$418,000
114 Cornell St	\$490,000

The Diane Capodilupo Team

Trusted Experience • Market Knowledge • Customer Service • Proven Results

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CRS GRI Broker, Owner
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4198 Washington *continued from page 1*

sidewalks on Washington Street. It will also have solar panels, which Moll said they hope will power the electric vehicle carshare program they would be starting for residents of the building.

The proposed new building would have no onsite parking, which Moll said was to try to keep as many of the buildings as possible (though he did say there will be 47 units of bike parking). He said having a garage on the first floor would eliminate much of the possibility of ground floor businesses and would also hamper efforts towards affordability. So he said they are in talks right now with private lot owners to secure 20 spaces for residents who insist on having cars, but said the idea is to discourage car ownership, as it could create what is known as "induced demand."

Induced demand is basically what happened with the Los Angeles local highway system. The more the

highways were built up – increased numbers of lanes, more exits and on-ramps, more junctions etc. – the more people would be able to use them. It's the "if you build it, they will come," principle of design. So he said by having a development that does not invite anyone with a car to park at the actual facility, it should decrease vehicle usage and increase space for local businesses.

Resident Michael Moniz said he was very concerned about parking, as the areas of Basile Street are usually clogged with residents parking at their homes or parents dropping off or picking up their kids at the Sumner School. Moll reiterated his commitment to find spaces at commercial lots outside the project scope, which includes several potential spots within a half-mile radius of the building.

Moniz said he felt that residents might just bring their cars with them anyway, but Moll said the rental agreements will compel residents to disclose if they have a car and to agree to park it at an offsite lot.

District 5 City Councilor Ricardo Arroyo also spoke during the meeting. He said he was in favor of several aspects of the project but there were some details on the affordability he was concerned about, particularly the 60 percent area median income (AMI) goal for the project's income-restricted units.

"Is there any ability to get lower than that 60 percent?" he asked. "I think one of the

things that is sort of shocking when we have the conversations about affordable housing is, even 60 percent can be somewhat steep."

Moll said this was a breadth versus depth conversation, in that their goal was to get as many affordable units as the project could take.

"Our goal has always been to remove as many units from market forces as possible, even if that's at the expense of having fewer units at a lower percentage of AMI," he said.

Resident Steven Gag said he was excited to see a for-profit developer come in and talk about 40 percent affordable, but he was more pleased to see no parking on the site.

"We are at the stage we are in terms of having no-parking and dense development because of the work community members have done for the last 20 years to make sure we have a very good robust transportation system," he said. "We've got BlueBikes, we've got an express bus lane going both ways to Forest Hills, and the missing piece to this, of course, is to get (the Roslindale Commuter Station)

to Zone 1A fares, so we have a subway fare getting into Downtown. Once we have that we will be one of the best places in Boston to live as far as not needing a car."

For more information and to see the entire presentation, go to Bostonplans.org/projects/development-projects/4198-washington-street

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.

—S.C.A.

COMMUNITY MEETING

March 11 | 7 p.m. | Zoom Meeting

The Town of Dedham and City of Boston are developing a transportation action plan to improve mobility for all along the VFW Parkway/Providence Highway corridor—buses, bikes, pedestrians, and vehicles. Tune in to listen, learn, tell us what should be improved, and brainstorm opportunities for the future of this important corridor.

Register at:
<http://mapc.ma/VFWProvidenceStudyKickoff>

Galeota *continued from page 5*

of all families must carry water to their homes daily. The positivity rate for COVID-19 soared to 38% around Thanksgiving. Half of the adults suffer from Type 2 diabetes or prediabetes. Fewer than 400 hospital beds, characterized by shortages of equipment including ventilators, await their sick. How can Americans without water and/or electricity reasonably survive this pandemic?

WRNC *continued from page 3*

said.

Marino expressed confidence that there would be few problems. "We have a beer and wine license. We are very diligent," he said.

It was noted that Marino has operated with his current license for 30 years without incident. Support for the request was passed unanimously, and the Boston Licensing Board later granted his request.

The 59 Chellman St. development elicited the most community comments. Owner Pamela Bardhi was returning before the group after appearing in January. Bardhi proposed to demolish an existing single-family home and garage damaged by fire and build a new single-family home in its place. The new building would keep the existing garage location and existing curb cuts. Previous opposition was to the project being excessive overall. The new proposal presented no floor-to-area ratio (FAR) violation.

"We were able to get the square footage below the FAR now," said Bardhi. Neighbors, however, continued to criticize the design as not in keeping with the neighborhood.

"What she's done here is the same gigantic house compared to the other abutters," said Michael McCarthy. "It is still going to be way out of scale than the other houses. She is still coming back to us and keeps asking for these variances."

Karen Roberts, another neighbor, said, "The house does not fit in with the culture of the neighborhood from an aesthetic point of view."

Barbara Barrett expressed concern that this would set a precedent. "I continue to oppose this building."

One abutter, Humberto Berna, defended Bardhi's plan.

"She made the effort to comply with the FAR. As far as we're concerned, she is fine."

After more opposing statements and discussion, Saroufim concluded that the WRNC could not act. "We don't have an official letter on the FAR, so we can't vote on it right now."

The 77 and 73-75 Desoto Rd. plans are two separate development projects and are located next to each other but are considered separately. Attorney Nick Zozula and developer Peter Sougarides gave an overview of the plan to gut and rehab the current single-family home at 77 Desoto and turn the existing building next door into two townhouses. Council Member Michael Hajjar commented that the small lots mimic the area and dividing the single-family lot brought on the violations. The Council voted to approve the 77 Desoto proposal with one member opposed.

The 73-75 DeSoto development as two townhouses has a FAR violation.

"We looked at it as a footprint for a single-family house," Sougarides. "The price point of a single-family house is a price point which is not affordable for younger families."

Sougarides said he felt that building two smaller, connected townhouses would bring the price down.

"We looked at a lot of houses around West Roxbury to keep with the design," said Sougarides.

Saroufim stated that the small lots would always invite violations.

"It looks like, get rid of an old house and put this building onto a 7,000 square foot lot," said Council Member Kathleen Colby, suggesting that it sets a bad precedent.

Council Member Judy Settana agreed, noting the board has voted against lot dividing in the past. Zozula noted abutter support.

"We tried to design a building that will be least impactful." The proposal was approved with four in favor and three opposed.

Tony Ferrara's proposal is to build three new single-family houses at 2, 8, and 10 Church St. He submitted a subdivision plan with a separate permit number that also has a refusal letter because the lots do not meet the zoning lot area requirements for the zoning district. All the houses interiors are similar. Ferrara says the houses have the same footprint, but the exteriors will be different.

"All the zoning violations are the same," he said. Ferrara said that three similar, smaller houses would be a better match to the others in the neighborhood.

Lisa Mayer, a Church Street neighbor, asked about the other building going up on Cefalo Road in reference to these new buildings. Ferrara said the height on his buildings would be lower as they will not be hitting the higher water table as those on Cefalo Road. The Council approved all three buildings and the sub-division.

SWBCDC celebrates 20th anniversary

Ariane Komyati
Staff Reporter

The Southwest Boston Community Development Corporation (SWBCDC) held its virtual 20th anniversary party for community members on Feb. 16. More than 50 people joined the Zoom call to celebrate the SWBCDC's 20 years of building affordable communities and creating partnerships in Hyde Park and Roslindale.

The agenda for the anniversary meeting included welcoming guests, voting to renew Board member terms, thanking the SWBCDC's partners, affordable housing, the "Green Initiative," and a year in review. At the meeting, the SWBCDC

also introduced new board members Alix Cantave of Roslindale, and Felicia Richard and Nicole Burke of Hyde Park.

Executive Director Jeanne DuBois opened the meeting by thanking the SWBCDC's Board of Directors and gave a special shoutout to Diana Kelly, Mimi Turchinetz, and Bob Vance for spending over 15 years with the group.

"The Southwest Boston CDC has done a great job during COVID staying connected, focused and working together to fulfill our missions in affordable housing, youth jobs, environmental stewardship and community services," she said.

SWBCDC
Continued on page 8

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.

—S.G.H.

Miracle Prayer

Dear Heart of Jesus, in the past I have asked You for many favours. This time, I ask you this very special one (mention favour). Take it, dear Heart of Jesus, and place it within Your own broken heart where Your Father sees it. Then, in His merciful eyes, it will become Your favour, not mine. Amen. *Say for three days, promise publication and favour will be granted.*

—S.G.H.

Novena to St. Clare

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

—S.G.H.

Letters *continued from page 4*

by Dec. 31, 2020. Promises made, promises kept.

As for City Hall and the Council, they've both rolled over for developers, unions and a handful of bicyclists. Do any of you remember the public meetings for LaGrange and Centre Streets, 1905 Centre St. or the complex in front of Star Market? Hmmmm, maybe they just left me out. However, I did notice that they not only suppressed my vote for mayor but took it away.

Build to maximum density, really, all you climate wizards must have noticed that Boston's temperature is always higher than most of the state's. Density, density, density and let's just put five more pounds into that bag. I

hear that Monarchs are dying and the headline blamed climate. The article blamed the loss of environment and food for these creatures who can't exist in maximum density. Enjoy them while you can. As for your kid's freedoms, they can kiss those goodbye too.

Kirby Boyce
Boston

much to be desired. If we hope to keep the numbers moving downward in a positive direction, there needs to be a big push to get folks vaccines much faster. I don't wish to hear excuses as to the stumbling going on. Distribution issues must be resolved speedily. I hope the bureaucratic maze between the labs and our rolled up sleeves isn't the roadblock here.

I have signed up at as many sites as possible and feel rather helpless waiting to get a scheduled appointment. We need less talk and more action. What happened to warp speed? Things appear so slow motion at the moment.

Sal Giarratani
East Boston

WHAT HAPPED TO WARP SPEED?

To the Editor:

As someone who is over 65 and still waiting to get my COVID-19 vaccination, it appears easier said than done. My niece over in Roslindale just got her first vaccine shot over at the Reggie Lewis Center.

The rollout to date leaves

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Deaths

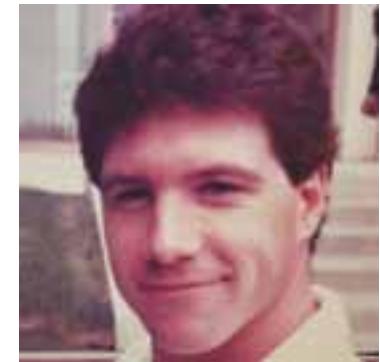
FALETRA

Mary C. (DiIorio) of West Roxbury, passed away peacefully surrounded by her family on February 27, 2021. Beloved wife of the late Joseph L. Faletra. Loving mother of Debra F. Buckley and her husband Leo of West Roxbury and Lee M. Maturo and her husband David of Norwood. Devoted grandmother of Leo and his wife Jacky, Ashley, Matthew, Molly, Rebecca, Emma and David. Sister of the late Vincent DiIorio. Also survived by many close cousins, nieces, and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY, Friday, March 5th, at 9 am, followed by a Funeral Mass in Holy Name Church at 10 o'clock. Visiting Hours Thursday, 4-7 pm. Relatives and friends invited. Interment St. Joseph Cemetery. In lieu of flowers, donations may be made in her memory to the Alzheimer's Association, 309 Waverly Oaks Road, Waltham, MA 02452 alz.org or American Cancer Society, 30 Speen St., Framingham, MA 01701. For directions and guestbook gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

family. Interment at the family plot at St. Joseph Cemetery, West Roxbury. To leave a condolence message for the family, please visit: gormleyfuneral.com Go bhfanfaidh sé i suaimhneas agus go mbeidh a chuimhne síoraí William J. Gormley Funeral Service 617-323-8600.

HOURIHAN

Charles S. "Charlie" of North Easton, MA, aged 63, passed away peacefully in his home on February 23, 2021. Charlie passed away with the love and support of family and friends after his admirable and long battle with Early Onset Alzheimer's Disease. Charlie has donated his brain to the Boston University CTE Center and Brain Bank in hopes that this may contribute in any way to helping others who find themselves on this difficult path. Charlie was born in Boston in June of 1957 to the late Paul A. and Carolyn M. (Finley) Hourihan. He spent his childhood years living in Roslindale. His summers were spent at his family's beloved cottage at Blackmore Pond in West Wareham. He had so many great memories at the pond with his extended family and friends. He was especially grateful for his visits with Bart (Barry) in recent years. Charlie attended Catholic Memorial High School in West Roxbury, MA. It was there that he was Co-Captain of the Football Team and Captain of the Indoor Track Team. In 2014, Charlie and his teammates were inducted into the Catholic Memorial Hall of Fame as the 1973 Undefeated State Championship Football Team. Charlie was accepted to both Princeton and The College of the Holy Cross to play in their football programs. The College of the Holy Cross offered him a full scholarship and, for those who knew Charlie well, his choice was obvious. Charlie played four years of football at Holy Cross while earning his Bachelor of Science degree in Physics. The friends Charlie made in High School and College were so important to him throughout his life. Chuck,



Deaths

Continued on page 9

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A CENTURY OF SERVICE TO THE COMMUNITY

SWBCDC *continued from page 7*

At the meeting, DuBois also discussed the affordable housing projects their team worked on over the past year. The SWBCDC has been able to add 39 long-term affordable apartments at three income levels in the local neighborhoods in just one year while preserving long-term resident tenancies. Last September, the SWBCDC closed on the acquisition of a \$9 million, recently-renovated 26-unit building at 4345-4351 Washington St., near Tony's Market, in Roslindale.

"These new units have more than doubled our previous portfolio of 35 apartments to 74," DuBois said. The SWBCDC gave a special shoutout to their 2020 housing partners and collaborators: Blue Hub Capital, Boston Independent Management, City of Boston DND, Codman Square NDC, CRC Builds, Dorchester Bay EDC, Fairmount Indigo CDC Collaborative, Fairmount Transit Equity Coalition, Hyde Park Main Streets, Hyde Park Board of Trade, Maloney Properties, Robinson & Cole, and Traggorth Companies.

During the meeting, the SWBCDC members also discussed their 2020 Community Investment Tax Credit (CITC) Program. Board members said donations through the Community Investment Tax Credit Program have a tremendous impact on community development projects, while giving back to donors. CITC donations are eligible for a 50 percent state tax credit (to donate, visit

www.swbcdc.org/portfolio-1/project-four-d87j4.

The virtual celebration also included guest speakers, including State Representative Rob Consalvo, affordable housing residents, and former Green Team youth members.

"I'm so excited to be your State Representative," said Consalvo. "I want to congratulate Jeanne [DuBois] for her amazing year leading the Southwest Boston CDC and to all the staff and the board. Thank you so much for what you do for our community. The CDC has been a fixture since before I was a city councilor; we have worked so closely together and I'm looking forward to continuing that great partnership as a State Representative. After being sworn in on Jan. 6, the very first meeting I had as a State Representative was with the Southwest Boston CDC to begin working on the Doyle Playground."

To learn more about the SWBCDC or to donate, visit www.swbcdc.org.

Deaths *continued from page 8*

Bear (Rick), Matt, Eddy and so many others. Please forgive us for not mentioning everyone by name. Charlie's first professional job out of college began with the help of the Keyes and Keene families. He started off by selling hardware and software technology to companies in the surrounding New England area. This position led to the beginning of many lifelong friendships (we wish we could list them all) and a successful career in sales. Charlie married his devoted wife Michelle in 1990 and after a short stay in the Chicago area they were fortunate to raise their two sons, Chuck and Ryan, in North Easton, MA. Charlie was an amazing and adored husband and father. Charlie enjoyed coaching his sons in football, basketball, and soccer. He never missed any of their games, concerts, or events over the years. There was no place he would rather be. He was the most patient and loving husband and Michelle is so grateful for all of the time and experiences they had together. She couldn't have possibly loved him more. Charlie's and Michelle's families

and friends have been such a force of strength and love. Their support has been appreciated more than words can say. Charlie is survived by his wife Michelle (Chausse) Hourihan of 30 years, his son Charles (Chuck) Hourihan, Jr. of North Easton, his son Ryan Hourihan and his wife Miranda Li Hourihan of Milford, his brother Paul Hourihan and his wife Mary of West Roxbury, sister Jean Lennon and her husband Michael of Dedham, brother Dana Hourihan and his wife Mary of O'Fallon, IL, sister Amy Hourihan of Westford, brother-in-law Eric Stewart and his wife Lynne of North Easton, father-in-law Clifford Chausse and his wife Nancy of Lakeville, and mother-in-law Donna Thomas of Palmetto, FL. Charlie was predeceased by his sister-in-law Nicole Chausse. Charlie was very concerned about family and friends being safe during these trying times of Covid-19. With respect to his wishes there will be no public services. In lieu of flowers, please consider a donation to the Alzheimer's Association (alz.org) or Old Colony Hospice, 321 Manley St., West Bridgewater,

The Bulletin

MA 02379. Both of these organizations brought advice, comfort, and support throughout Charlie's journey. Arrangements by the Kane Funeral Home, EASTON. For online condolences, visit: www.kanefuneralhome.com.

WILLIAMS

Ruth Mae (Jones) Age 94, of Hyde Park, February 21, 2021. Beloved Mother of Jacquelyn Weeks (Edmond) of Beverly Hills, FL and Gwendolyn Clark of Boston. Dear sister of Ethel Farrar of Roxbury and Vertie Thompson of Ft. Washington, MD. Proud grandmother of Nneka Hall, Nickolas Clark Durham, Elberthia, Meghaan, Monica, Catherine, Cocoa, Gary, Steven and William E. Clark, Jr. Ruth also leaves a host of other relatives and church family to mourn her passing. Funeral from the Davis Funeral Home, 654 Cummins Hwy., MATTAPAN. Interment at Forest Hills Cemetery. In lieu of flowers, the family asks that donations be made to Charles St A.M.E. Church, 551 Warren St., Dorchester, MA 02121. Arrangements by Davis Funeral Home of Boston. To Post a Sympathy message visit www.DavisofBoston.com

HP Rezoning *continued from page 1*

fordable housing requirements. This situation created a template for other proposed projects to follow that would avoid an affordable housing component.

An abutter, Ralph Rosati, took the case to the Zoning Board of Appeal, where the building was found to be "as-of-right." However, the HPNA was contemplating bringing the case to Suffolk Superior Court to contest the decision before Glascock decided to meet with HPNA.

"It became apparent that developers had found a way of bringing multi-family residential projects in neighborhood shopping districts and avoiding having to put the parking underground by essentially putting it on the first floor," Glascock said during the 90-minute meeting. "That saved a lot of money, and as an as-of right project, there wasn't any opportunity to shape it. It began to be apparent that this was an approach that was going to be used over and over again."

He explained that, because of the way the zoning code was designed, this type of project could "essentially not have a first floor." He also added that ISD interpreted that, for 11 Dana Ave., "there is no underground and there is no first floor" so "the parking is underground."

The BPDA's concern – as well as that of the HPNA – was that retail space was going to be lost on the first floor of developments for the sake of parking, which is forbidden in NS-2 sub-districts. Glascock said the BPDA is now proposing to amend the zoning code to make first-floor parking a conditional use. This would give the community a chance to work with a developer to make sure that there would not be a "blank

street wall" or an opening to a parking garage whereas retail space would create more neighborhood vibrancy.

HPNA president Jim Kirker discussed the 11 Dana Ave. project in detail, which was the impetus for the discussion. About 25 people attended the discussion.

"The area that we're talking about is 14 feet tall," Kirker said, explaining that it would only be at 28.5 percent below grade level. "So that is not their basement." It would be their first floor, however, because more than 65 percent is above grade, he added.

"My feeling is that the people at the ISD and the BPDA just didn't do their math," Kirker continued. He referenced a meeting where Glascock called the garage plan that was partially open "very creative."

"The fact of the matter is if the main use of the building is an allowed use, the accessory parking is allowed no matter where it is," Glascock said. "Whether it is in the basement or on the first floor, it would be allowed."

He added that Hyde Park has a lot of parcels where the same situation could take place, which is what the BPDA wants to prevent now.

"If those are all given over to parking garages, it's going to be harder and harder to maintain the businesses we have left," Glascock stressed. "And that's the point of this at the end of the day. We want to encourage residential development because the additional people support those businesses. We also want to make sure that we're not giving away the storefront to create parking garages."

He suggested either putting the garages entirely under-

ground or putting in the rear of the buildings.

Mimi Turchinetz asked Glascock to explain the difference between conditional and forbidden uses. She also asked if Footnote 27 could be included to strengthen the new zoning policy.

Glascock said that to get a forbidden use approved, it would have to meet a "high standard" by proving that the site presented a hardship, such as its topography, soil conditions, size or shape. For a conditional use, the community would have a say as to the design.

Footnote 27, which both Turchinetz and Craig Martin advocated to have included in the new policy, said that parking should be either underground or above the ground floor in which the structure is occupied by a retail establishment, hotel, service or office use. Otherwise, it would be a forbidden use.

"Footnote 27 is what protects first-floor commercial," Martin said.

Glascock said he would have to bring this back to the BPDA for review. He would come back before the HPNA to discuss the change. It was scheduled to be reviewed in March but will now be considered in May to allow time for this new idea to be considered.

The use tables define underground parking in the tables for both the basement and the first floor, Glascock said.

Realtor Pat Tierney said "some kind of incentive" should be given to building owners to rent them out to prospective businesses such as the former Eagles building, which has been vacant for years. She said there needs to be development to bring new people into Hyde Park to shop in the business district.



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The Bulletin

East River St. Neighborhood Association

Time: Mar 8, 2021 07:00 PM Eastern Time
(US and Canada)

Jun 14, 2021 07:00 PM
Jul 12, 2021 07:00 PM
Aug 9, 2021 07:00 PM
Sep 13, 2021 07:00 PM
Oct 11, 2021 07:00 PM
Nov 8, 2021 07:00 PM
Dec 13, 2021 07:00 PM

Every month on the Second Monday,
10 occurrence(s)
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Apr 12, 2021 07:00 PM
May 10, 2021 07:00 PM

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Legals

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department

SUFFOLK Division **Docket No. SU20D1228DR**

DIVORCE SUMMONS BY PUBLICATION AND MAILING
Cathy Elizabeth McCall-Latson vs. Freddie Lee Smith

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: **Cathy Elizabeth McCall-Latson, 58 Brookdale Road #1, Roslindale, MA 02131** your answer, if any, on or before **04/15/2021**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

Witness, Hon. Brian J. Dunn, First Justice of this Court

January 29, 2021
Felix D. Arroyo, Register of Probate

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West Roxbury/Roslindale Bulletin: 03/04/2021

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

Docket No. SU21P0357EA

Estate of: Linda L. Safro

Suffolk Probate and Family Court

Date of Death: 12/08/2020

24 New Chardon Street

Boston, MA 02114

617-788-8300

To all interested persons:

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

Hebrew Rehabilitation Center of Boston, MA

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

The Petitioner requests that:

Jonathan M. Spirn, Esq. of Waltham, MA

be appointed as Personal Representative(s) of said estate to serve **With Corporate Surety** on the bond in an 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 **04/09/2021**. 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 26, 2021

Felix D. Arroyo, Register of Probate

West Roxbury/Roslindale Bulletin: 03/04/2021

Novena to St. Jude

Oh Holy St. Jude Apostle and Martyr, great in virtue and rich in miracles, near Kinsman of Jesus Christ faithful intercessor of all who invoke your special patronage in time of need, to you I have recourse from the depths of my heart and humbly beg to whom God has given such great power to come to my assistance. Help me in my present and urgent petition. In return I promise to make your name known and cause you to be invoked. Say three Our Fathers, three Hail Marys and three Glorias. Publication must be promised. St. Jude pray for us and all who invoke your aid. Amen. *This must be said for nine consecutive days. This Novena has never been known to fail.*

—S.G.H.



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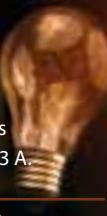
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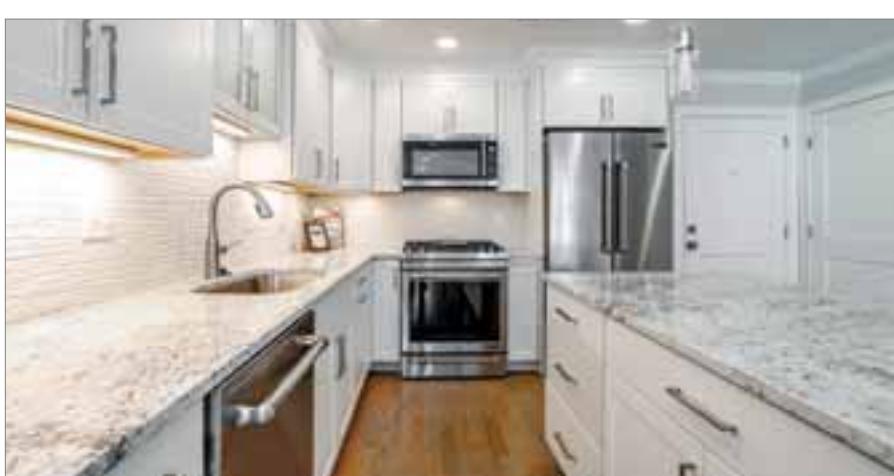
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