

# The Hyde Park Bulletin

Volume 22, Issue 16

April 20, 2023



A rendering of the proposed housing sited for 0 Dale St. on the Roslindale and Hyde Park line.

COURTESY PHOTO

## 0 Dale St. project draws green/affordable line

**Matthew MacDonald**  
Staff Reporter

Last Tuesday, April 11, a virtual community meeting was held between the Dale Street Neighborhood Association (DSNA) and the developer of 0 Dale St. – the last privately-owned parcel of land within the boundary of Sherrin Woods, the city’s largest Urban Wild.

The project – not yet filed with the Boston Planning and

Development Agency (BPDA) – came to the attention of the neighborhood last fall, and was met with strong opposition.

This opposition is rooted in several key components including the project’s anticipated threat to Sherrin Woods and its wildlife; the increased flooding that it may cause to the Urban Wild and to the surrounding community; and the fact that plans had been en-

acted – during Mayor Walsh’s administration – for the City to purchase the undeveloped, wooded one acre land in order to absorb it into the abutting 25-acre Urban Wild.

This plan had brought about a market appraisal of the property, a willing seller agreement submitted by its owner, and \$350,000 allocated in the City budget to-

**Dale**

*Continued on page 10*



Dozens of residents came out to hear from state representative candidates vying to replace Edward Copping.

PHOTO BY SUSAN KRYCZKA

## WRBPA and Ward 20 host candidate forum

**Susan Kryczka**  
Staff Reporter

More than 60 people crowded into The Corrib Pub on April 12 for the West Roxbury Business and Professional Association (WRBPA) and the Ward 20 Democratic Committee jointly hosted 10th Suffolk State Representative Candidates Forum.

The three candidates vying to replace Ed Copping are Celia Segel, Bill MacGregor, and Rob Orthman. The special election takes place on Tuesday, May 2. With no other candidates running, it will be the only election for the seat.

“Great to see we have an enthusiastic group this morning,” said Jim Hennigan, WRBPA president. He explained that each candidate would have a chance to speak and an-

**Candidate Forum**

*Continued on page 4*

## New housing over 274 Hyde Park Ave.

**Richard Heath**  
Staff Reporter

Housing over retail or “living over the store” is ubiquitous across Jamaica Plain, and local convenience store owner Muhammad “Bill” Ismail wants to continue that trend with his popular Woodbourne store at 274 Hyde Park Ave.

A virtual abutters meeting to review the plans was held on April 4 and The Bulletin talked with Bill the day before.

He said he moved to 44 Eldridge Rd. 18 years ago and bought the old J+G Market at the corner of Eldridge and Hyde Park Ave. in 2005.

Bill has been a mainstay in the Woodbourne neighborhood; he never closed during the back-to-back blizzards of 2015 or during the COVID-19 pandemic.

“During Covid, I would take deliveries to some of the elderly in the next door apartment building,” he said. “I lived in JP for 10 years, but I had four kids and the house was too

**274 Hyde Park Ave.**

*Continued on page 2*

PROPOSED 3D VIEWS

10.18.2022

MOHAMMED ISM



FD-04.7 FLOW DESIGN ARCHITECTS

274 HYDE PARK AVE.-DES

Elevations of proposed apartments over convenience store on Hyde Park Avenue in Jamaica Plain.

COURTESY PHOTO

# 274 Hyde Park Ave. *continued from page 1*

small so I bought a four-bedroom in Sharon.”

Bill commutes from Sharon daily and is one of the few local markets in JP that opens at 6 a.m.

He said he decided to build apartments over his store “because it’s hard to find apartments.”

His oldest daughter is 19 and will be a BU student in the fall. “The rents are too high so I decided to build over the store and keep it like a family thing,” he said.

When completed, Bill will join Matt Griffin as a JP pioneer in adding housing over the store. Griffin owns Costello’s at 723 Centre St., and in 2020 added a two-story, four-unit apartment block over his tavern; leasing began in 2022.

About 10 neighbors joined the call hosted by Jamaica Plain Office of Neighborhood Services Liaison

Tiffani Cabellero. Bill was represented by attorney Kyle Smith.

“This is the start of a nine-month process” Smith said, “It’s a pre-existing structure, zoned local convenience.

“Bill wants to build a four-story, six-unit, apartment house. He has five parking spaces in back, a 4,000-square-foot parking lot,” he said.

Smith explained that one zoning violation is height, the maximum zoning height is 33 feet and the new addition would bring it up to 43 feet including the decorative cornice. He said the apartments will have two means of egress and will be two-bedroom, two-bath units, “about 800 square feet.”

Smith showed two elevations on the screen-share.

The new addition will rise up over the flat-roof market with a distinguished stair tower on the right side with a separate residential entrance, and on the right corner a bay with wide windows pulls off the façade. The original store entrance will remain.

Smith introduced the architect, Juan Rojas, who said he is an “architect-builder.” Rojas has experience in adding housing over retail; he said he designed and is building two residential floors over Ciboas Market at 3396 Washington St. just outside Forest Hills.

Unlike J-G’s, which is flat roofed, Ciboas’s was an end wall gable building. Rojas cut off the gable and built up two wood frame stories that are now fully framed.

“I started in August,” Rojas said, “and we only

closed the store for ten days.”

Bill joined the call to introduce himself.

“The whole neighborhood knows me,” he said. “Three children were born on Eldridge Street. I’m not going to sell it. I’m going to keep working.”

Six neighbors called in to offer comment, all of them in favor. Resident Mike McLaughlin said he lived “right across from [Bill’s] home on Eldridge Street. My kids played with his kids.”

“He’s a real asset to the community,” McLaughlin said, “and it’s a real gift to have this store. You have my support and my blessings. It’s a fine project.”

Liz Lewis, calling in from 206 Wachusett St., also spoke in support.

“I moved here in 2006,” she said. “What a great neighbor [Bill] is. I’m personally grateful for the convenience store. He stayed open throughout Covid. We were so grateful we could go down for a quart of milk; just a relief.”

Chuck Slotnik owns Alco Auto Parts at 288 Hyde Park Ave.

“[Bill’s] important to the community,” Slotnik said. “He helps the elderly. I’m all in favor of this project.”

Terry Morris agreed. “Bill is always there taking care of us all,” Morris said. “My family would do anything to help him.”

Cabellero closed out the call by saying there would be two other community meetings before going to the Boston Zoning Board of Appeals: the Jamaica Plain Zoning Committee and the Jamaica Plain Neighborhood Council.

The project is on the agenda for the April 19 JP zoning committee.

**NOTICE ACCOMPANYING SUMMONS PUBLICATION**

To DERRICK E. HALL:

The foregoing summons is served upon you by publication pursuant to an order of the Supreme Court of the State of New York, County of Dutchess, dated January 18, 2023, and filed in the Office of the Clerk of the County of Dutchess in Poughkeepsie, New York.

The object of this action is to obtain judgment against you, the Defendant, for an absolute divorce, that the bonds of matrimony between the Plaintiff and the Defendant be forever dissolved and such other, further and different relief as may be just and proper.

Dated: January 31, 2022  
Poughkeepsie, New York

Yours, etc.,  
JENNIFER CHEVERS

SUPREME COURT OF THE STATE OF NEW YORK, COUNTY OF DUTCHESS

-----X Index No.

Jennifer Chevers Plaintiff,  
-against- **SUMMONS WITH NOTICE**  
Derrick E. Hall Defendant. *This action is brought in the County of Dutchess because the plaintiff resides in Dutchess County.*

-----X

**ACTION FOR A DIVORCE**

To the above-named Defendant:

**YOU ARE HEREBY SUMMONED AND REQUIRED TO RESPOND TO THIS SUMMONS** and to serve a written Notice of Appearance on the Plaintiff’s Attorney at the address stated below.

If this Summons with Notice was served upon you within the State of New York by personal delivery, you must respond within twenty (20) day after the service of this summons, exclusive of the day of service. If this Summons with Notice was not personally delivered to you within the State of New York, you must respond within thirty (30) days after the service is complete in accordance with the requirements of the Civil Practice Law and Rules. In case of your failure to appear, judgment will be taken against you by default for the relief demanded in the notice set forth below.

**THE NATURE OF THIS ACTION IS TO OBTAIN A JUDGMENT OF DIVORCE, DISSOLVING THE MARRIAGE RELATIONSHIP BETWEEN PLAINTIFF AND DEFENDANT.**

This action for divorce is based upon the following ground:

1. The Defendant has abandoned the Plaintiff for a period of one year or longer continuing to the present, pursuant to Domestic Relations Law Section 170(2).

The relief sought is a judgment of absolute divorce in favor of the Plaintiff dissolving the marriage between the parties in this action and any other relief the court deems fit and proper. No ancillary relief is being requested.

Pursuant to Domestic Relations Law § 255, effective October 9, 2009, notice is hereby given that once the judgment of divorce is signed, a party hereto may or may not be eligible to be covered under the other party’s health insurance plan, depending on the terms of the plan.

In the event that you fail to appear or answer, judgment will be taken against you, by default, for the relief demanded in this Summons with Notice.

Dated: May 25, 2022

Yours, etc.

*Whitney Lundy*

Whitney Lundy, Esq.

Lundy Law Practice, LLC  
Attorney for Plaintiff  
550 Stony Brook Court, Ste. 2  
Newburgh, NY 12550  
Phone No.: (845) 522-8070  
Fax No.: (845) 503-2127  
*Boston Bulletin: 04/20/2023*

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Car is at **Mass Auto**  
120 Business Street, Hyde Park Mass  
617-361-0905  
*Proof of ownership and all fees and fines related to the car must be paid before release*

# Positive energy flows at RRRd

**Mary Ellen Gambon**  
Staff Reporter

Positive energy and power were the themes of the virtual bimonthly meeting of the Roseberry Ruskindale Road Neighborhood Association (RRRd) on April 11, as 25 attendees heard about a solar energy initiative and two couples received recognition for outstanding community service.

Lisa Dobbs, a program manager at the Massachusetts Clean Energy Center (MassCEC), a quasi-state economic development agency, spoke to the group about the program she oversees that links equity with sustainable energy resources.

"It's been really inspiring to see the ways that they prioritize community-led solutions and development to the type of efforts that are being deployed across Massachusetts," noted Chiderah Okoye, who chaired the meeting. She pointed out that other neighborhood group leaders involved in the Community Input Board (CIB) were interested in learning more about this initiative.

Dobbs explained that MassCEC's mission is two-fold: to build the clean energy economy while increasing resident access to it statewide through programs, grants and rebates. Dobbs spoke about her grant program called EmPower Massachusetts. It seeks to bring

opportunities to previously underserved and environmental justice communities through community-based organizations and nonprofits that are "closer to the challenge."

"What I think is unique about this program is the intentionality around who we're really aiming to work with," she explained. Over the past two years, the program has given out 53 awards across the state. More grant rounds will be available in the fall for groups to apply for funding, and the awards can be as high as \$25,000, according to the MassCEC website.

One initiative in the works is a "solar for vouchers" program that currently is being explored by the Boston Housing Authority (BHA) and the Metropolitan Area Planning Council (MAPC). They partnered with Alternatives for Clean Energy and Environment (ACE) to receive \$25,000 for technical assistance to building owners considering installing photovoltaic equipment in exchange for offering housing vouchers, Dobbs said, noting that the idea was piloted in Minnesota.

"A neighborhood association is a great potential applicant for a program like this," Dobbs said. "It introduces groups to likeminded organizations, increasing their capacity

to leverage funding and collective buying power."

The first step is assessing a neighborhood's priorities such as better air quality and lower utility bills, she added.

Helena Tonge, president of the Belnel Family Neighborhood Association (BFNA) and a CIB member, asked about examples of how it could help a neighborhood like Belnel Village, which is comprised mainly of single-family homes.

"I think individuals can engage with an organization to advocate for what it is you need," Dobbs replied.

For example, individuals can decide to collectively replace their heating systems to obtain grant money.

RRRd co-chair Lokita Jackson asked about the type of rehab projects that potentially could be funded by a grant. Dobbs noted that "the intent is to make homes safe," which could encompass a variety of energy efficient resources, with a grant funding cap of \$10,000.

"I can see this really being great with the Community Input Board," Jackson said.

Okoye added that MassCEC will be offering paid and credentialed internships to Hyde Park high school students to become clean energy analysts through a youth-based initiative

**RRRd**

*Continued on page 8*

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# A snowball's chance in . . . .

In the recent brouhaha about the failure of Boston Public Schools to calculate accurately Grade Point Averages for some student applicants, I came across the new criteria for admitting students to the three Boston (exam) high schools. Yikes. My four now-grown children would never have qualified under the new criteria. They gained admittance principally because of the firmest of groundwork laid in the Holy Name School upper grades by teachers Gordon, Nerbonne, Michalowski, Amiro, Connelly, Freeman, O'Grady, Williams, Workman, Gunning, Sister Margaret, and others. They provided the rock-solid basis in math and reading for not only gaining admission but to not being part of the attrition rate in later years. The writing skills inculcated in students at this Roslindale-West Roxbury school, though not tested on the Independent School Entrance Exam, also



My Kind of Town/  
Joe Galeota

contributed to the staying power of its students gaining admission: commas, apostrophes, colons, semicolons, quotation marks, periods, abbreviations, subject-verb agreement, sentence fragments, paragraphing, and so many other indicators of a healthy writing background. (I'm curious to know which sending

schools have/had the highest attrition rate from the exam schools.) As a BPS middle school math teacher at the time and former reading teacher, I was able to lead them and others in review of what questions might arise on the entrance test, as well as other pertinent info: bathroom breaks, what happens if I'm sick, what candy to bring, etc. But under the new criteria my children would not have succeeded in gaining admission to exam schools: they'd have the proverbial snowball's chance. The new exam admissions policy is 70% of GPA and 30% on the test. The BPS now uses a 4,3,2,1 grading system instead of A+, A, A-, B+, B, B-, etc. thereby giving an advantage to children already in BPS. Many of the city's private schools use the traditional letter grades. So, my kids would have been behind the 8-ball already. Now, applicants get 10 bonus points if they attend a school where at least 40 percent of the students are designated as economically disadvantaged, meaning their families qualify for government assistance. This high percentage was very probably not true of Holy Name decades ago.

Now, students can alternatively get an additional 15 points if they live in public housing, are homeless, or are in foster care, none of which was applicable to my children.

Once students have their scores, they are admitted based on their rank order within eight geographic tiers grouped by factors such as percentage of persons below poverty (not so in my case); percentage of households not occupied by the owner (not so because my wife and I were paying off a mortgage); percentage of families headed by a single parent (my wife and I are still married); percentage of households where English is not the primary language spoken (not so in our case); and educational attainment levels (we both went beyond high school to college).

Under the new criteria, the deck would be stacked against my children's gaining admission. I can understand giving bonus points for one or two of the categories; students coming from such backgrounds need to have a leg up somewhere but to keep appending bonus points on and on is not fair.

Consider the ramifications if kids who play Jamaica Plain or Parkway Soccer, Pop Warner football, Little League baseball, CYO softball, and AAU basketball are held back from making their respective high school teams because of the head start they have. Is there a parallel in here somewhere?

# Candidate Forum

continued from page 1

swer two questions, one regarding their view of the road diet proposed for Centre Street and the other relating to support for a senior center and its possible location.

Celia Segel said she has long ties to the district.

"My mom grew up in West Roxbury, I grew up in Brookline, and I chose to live in Jamaica Plain."

She said she is focused on affordability.

"I'm running to address affordability in our neighborhoods. I'm running to make childcare more affordable. I'm running to make healthcare more affordable. I'm running to make housing more affordable."

She added that many are getting priced out of neighborhoods.

"I've talked to too many parents who want their kids to move home, but they can't afford it."

Segel supports a start-over approach to the road diet. "I think we need to restart the community process. We need to bring everyone into this process, and that everyone is being heard. It's really important we have a public, transparent process."

Segel reiterated support for a senior center. "We have to find the right combination. We need a senior center here. We need a regional destination, as that is the only way to get the funding." She said that the center must be accessible for seniors and have bus accessibility.

Bill MacGregor was born and raised in West Roxbury and lives two blocks from where he grew up. As a former chief of staff to Matt O'Malley, he emphasized his constituent services experience. Higher costs also concern him.

"My childcare costs are ridiculous. It is twice my mortgage. Another thing that is important to me is mental health." He noted a need for more mental health services to address post-partum depression and suicides among young people.

MacGregor backs more action regarding Centre Street. "We need to make the road as safe as possible. Marilyn Wentworth died over four years ago. The street is still not safe. We can't wait another four years." He supports more input on a plan. "Everyone should have a seat at the table. Make sure small businesses, seniors, residents, have a say. Let's just make the street safe before anything else happens."

MacGregor also backs a senior center: "Thirty percent of residents in West Roxbury are seniors. It has to be regional." For a location, he would prefer somewhere near a place like Hebrew Rehabilitation.

Rob Orthman is also from West Roxbury. "I grew up off Spring Street." He attended St. Teresa's, Boston Latin School, Boston College, and Suffolk University Law School. He was an aide to John Tobin. His core experience is in community services. He is concerned about transportation costs and noted that the roundtrip fare from West Roxbury and Roslindale to downtown is \$14 on the MBTA Commuter Line.

As far as the road diet, Orthman was very specific. "I do think we need to get down from the four lanes." He spoke about a friend who was hit by a car while crossing Centre Street and suffered a traumatic brain injury. This has influenced his view of limiting the number of lanes.

A senior center is also a focus. "My 93-year-old grandmother definitely wants it. A senior center would be a top priority." He has no set location, but it needs to be on a major bus line so it's as assessable as possible. He added, "You have my promise that I will fight like hell to get it."

Other WRBPA business included a presentation by representatives of Parkway Little League Baseball looking to raise funds to rebuild the bunker at Baker Field. A preservation grant of \$350,000 is already in hand, but an additional \$150,000 is needed to start construction on July 1. The Elks Club, the Irish Social Club, and Gormley Funeral Home announced a combined donation of \$7,500 at the meeting. At the recent opening day festivities for the Parkway Little League, the Corrib Charitable Trust donated \$10,000. A GoFundMe site is available for donations at <https://bit.ly/3omZ5yl>

Hennigan ended the meeting by entreating the audience to go to the polls on May 2. "Vote, vote!"

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION**      **DOCKET No. SU23P0825EA**

Estate of: **Hannah Renee Desrochers**  
Also known as: **Hannah R. Desrochers**  
Date of Death: **11/04/2022**

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

To all interested persons:

A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by **Daniel Viens of Jamaica Plain, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that: **Daniel Viens of Jamaica Plain, MA** be appointed as **Personal Representative(s)** of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 a.m. on the return day of 05/25/2023**. This is **NOT** a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: April 13, 2023  
Vincent Procopio, Register of Probate

*Boston Bulletin: 04/20/23*

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# ERNA tackles blocked driveways by Jehovah's Witnesses

**Jeff Sullivan**  
Staff Reporter

The East River Neighborhood Association (ERNA) met recently and discussed an ongoing traffic issue that, perhaps surprisingly to some, has nothing directly to do with the closure of the River Street Bridge.

Resident Nerlande Brice said recently her driveway was blocked because of worshippers at the Kingdom Hall of Jehovah's Witnesses.

"So they had service during the week and they parked and blocked access roads and driveways," she said. "I went in and asked them to make an announcement, and nobody came out. So I was stuck in my home for a good two hours until somebody came and moved their car. They literally blocked my two-car driveway for two hours. Nobody parked in the driveway they have because they wanted to get out of the driveway with no issues. I have no problem with them having services; I love the Lord too, but respect the neighbors."

Brice said cars were also parked at the corner of other streets, meaning cars coming

out of those streets would have to drive almost to the middle of the road to see where any perpendicular traffic was.

"And then we have the construction vehicles, around," she said. "It's terrible. It was an accident waiting to happen and then there was an accident at the corner of Lewiston Street because of that."

Brice said she brought the issue up during the meeting because she doesn't believe 911 calls have any effect in her neighborhood.

"They will not come out these days," she said. "I'm tired of calling 911 when I don't get help. I'm stuck in my house for two hours because someone is blocking my driveway and they tell me all they can do is write a ticket, but they won't tow the car? That's ridiculous."

Brice said she has an elderly parent and that she is worried she might be blocked in her house during a medical emergency.

"If I need to rush out of my house to go do something, I can't," she said.

State Rep. Brandy Flicker Oakley said she would reach out to the Boston Police Department and city representatives to try to figure out a solution.

"Because it's two things," she said. "One, the police aren't coming when called, which is problematic in and of itself. Two, whatever's happening with the parking for those in the neighborhood wanting to worship but not being respectful of neighbors. I also wonder if it's a possibility to have a conversation with whoever is the

**ERNA**

*Continued on page 6*

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**SOLD**



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**HELP WANTED**

**Software Architect** (NuvoAir US, Inc; Boston, MA): Min Req: Bach in CS or rel +5yrs backend & frontend dev exp +add'l reqs. Telecommute OK per co. policy. To apply mail resume: Samantha Yancich, Director People Operations, NuvoAir US, Inc., 50 Milk St, Fl 16, Boston, MA 02110. Ref: 00041991. An EOE.

Business Analyst (UII America, Inc., Cambridge, MA 02140) full-time; DUTIES: analyze biz data, report on recs. Reqs: Bachelor's in Business Analytics, Data Analytics, or related (or foreign equiv) + 1 yr. exp in biz analytics. Full job desc. & reqs at <https://jobquest.dcs.eol.mass.gov/JobQuest/NewJobDetails.aspx?jo=18763986>; to apply, send resume to [careers\\_uii@uii-ai.com](mailto:careers_uii@uii-ai.com).

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# ERNA *continued from page 5*

shepherd of that institution.” District 5 City Councilor Ricardo Arroyo’s representative Justin Gardner said he would look into how to address the issue.

Brice also said there are issues on Wood Avenue because of construction vehicles being left on the street after work hours. She said they protrude into the street and make travel difficult.

“In the morning, when the school buses are coming down, they can’t maneuver side-by-side because of the construction vehicles left on the road,” she

said. “If this was a white neighborhood, I don’t believe they’d leave these construction vehicles stranded on Wood Avenue. I understand the work has to be done, but they could have stored the construction vehicles on one of the side roads so it doesn’t obstruct traffic on Wood Avenue.”

Nerlande and ERNA member Patricia Odom said it’s also a concern for sight lines for pedestrians.

“It’s just dangerous,” Odom said.

ERNA Chair Barbara Hamilton said she felt that the

city should reach out to the Greater Faith Worship Center on nearby Safford Street.

“They have a huge parking lot that is almost never used, not even on Sundays pretty much,” she said. “They have it chained off. If somebody reached out to the church and had the construction vehicles parking in that parking lot that would make a huge difference. The Transportation Department narrowed the streets for a reason, but not for the construction crews.”

Gardner said he would bring these concerns to the councilor’s attention as well.

# Legals

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court Department  
SUFFOLK Division

**CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF CONSERVATOR OR OTHER PROTECTIVE ORDER PURSUANT TO G.L. c. 190B, §5-304 §5-405**  
**Docket No. SU22P2659PM**

In the matter of: **Quentin S. White**  
**RESPONDENT**  
Of Jamaica Plain, MA  
(Person to be Protected/Minor)

To The named Respondent and all other interested persons, a petition has been filed by **Audrey J. White of Jamaica Plain, MA Frederick D. White of Jamaica Plain**

in the above captioned matter alleging that **Quentin S. White** is in need of a **Conservator** or other protective order and requesting that

**Audrey White of Jamaica Plain, MA Frederick White of Jamaica Plain, MA**

(or some other suitable person) be appointed as **Conservator** to serve **Without Surety** on the bond.

The petition asks the **Court** to determine that the **Respondent** is disabled, that the protective order or appointment of **Conservator** is necessary, and that the proposed **Conservator** is appropriate. The petition is on file with this court.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before **10:00 A.M.** on the return date of **05/23/2023**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

**IMPORTANT NOTICE**

The outcome of this proceeding may limit or completely take away the above-named person’s right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

**Witness, Hon. Brian J. Dunn, First Justice of this Court**  
Date: April 12, 2023

Vincent Procopio, Register of Probate  
*Boston Bulletin 04/20/2023*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION**  
**DOCKET No. SU21P1252EA**

Estate of: **Jivka Ana Peyev**  
Date of Death: **12/15/2019**

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

To all interested persons:

A **Petition for S/A - Formal Adjudication of Intestacy with Appointment of Personal Representative** has been filed by **Paul Peyev of Rutland, 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: **Paul Peyev of Rutland, MA**

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

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 a.m.** on the return day of **05/12/2023**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: March 31, 2023

Vincent Procopio, Register of Probate  
*Boston Bulletin 04/20/2023*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION**  
**DOCKET No. SU22P2416EA**

Estate of: **Virginia A. Clifford**  
Date of Death: **06/15/2022**

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

To all interested persons:

A **Petition for S/A - Formal Probate of Will with Appointment of Personal Representative** has been filed by

**Maureen Schultheis of North Granby, CT and Kathleen Mendola of Windsor, CT**

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

The Petitioner requests that: **Maureen Schultheis of North Granby, CT and Kathleen Mendola of Windsor, CT**

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

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 a.m.** on the return day of **05/04/2023**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: March 23, 2023

Vincent Procopio, Register of Probate  
*Hyde Park Bulletin 04/20/2023*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION**  
**DOCKET No. SU23P0802EA**

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

To all interested persons:

A **Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by **Jonathan M. Spirn, Esq. of Waltham, 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 Personal Surety** on the bond in unsupervised administration.

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 A.M.** on the return day of **05/24/2023**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: April 12, 2023

Vincent Procopio, Register of Probate  
*West Roxbury/Roslindale Bulletin :04/20/23*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION**  
**DOCKET No. SU22P0994EA**

Estate of: **Gregory Scott Lightfoot**  
Date of Death: **01/31/2021**

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

To all interested persons:

A **Petition for S/A - Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by **Rose A. Lineberger of Dorchester, 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: **Rose A. Lineberger of Dorchester, MA**

be appointment as **Personal Representative(s) of said estate to serve With Personal Surety** on the bond in unsupervised administration

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 a.m.** on the return day of **05/18/2023**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: April 4, 2023

Vincent Procopio, Register of Probate  
*West Roxbury/Roslindale Bulletin 04/20/2023*

# ZBA approves WR/AB plans

**Jeff Sullivan**  
Staff Reporter

The Boston Zoning Board of Appeals (ZBA) met last week and voted to approve several changes to neighborhood projects and buildings in West Roxbury, Allston and Brighton.

First up, the Board re-approved a project it originally voted to approve all the way back in 2016 in West Roxbury. Development Attorney John Pulgini presented the proposal for 18 rental units at 400 Belgrade Ave. with a reduction of parking spaces from 33 to 18 spaces. The only variance for the project change at this time is insufficient off-street parking.

The project is for a five-story building comprising about 31,000 square feet of gross floor area. The building was sited on an old gas station and went through a heavy community process that resulted in a smaller building (it was originally six total stories).

Pulgini said originally they got 33 parking spaces by using a car stacking system, but he said the technology is no longer available.

“The system we were using for parking was discontinued so we went back to the BPDA and said we could lower it to 24 spaces, but they said they wanted a one-to-one parking space to unit ratio.”

Pulgini said the notice of project change was sent out in the fall of 2022. The BPDA held a public hearing on the matter with little participation from the community, at least compared to the extensive public process and debate the project had back in 2016. The BPDA approved the project back in December of 2022.

For Allston, the Board approved a change at 122-124 Brighton Ave. to allow a takeout/open market restaurant where there is currently zoning for offices, wholesale goods or retail. Development attorney Derric Small said the change is being requested because there are currently no such food court/open market-style establishments in the area.

Zoning relief needed for this project includes take out is a for-

bidden use and restaurant use is a conditional use. Off-street parking is also insufficient for the project. Small said the open market food court-style restaurant would have space for 15 vendors and they are currently going through the Boston Licensing Board process for permits there.

ONS Allston Brighton Representative Frank Mendoza said there has not been community opposition to the proposal and that the Allston Civic Association (ACA) endorsed the proposal with a letter that day.

ACA President Tony D’Isidoro went on record in support.

“This is a tremendous opportunity for our local small businesses, given the challenges they’re currently facing and so we want to go on record in sup-

port,” he said.

For Brighton, the Board voted unanimously to approve a change for 7 Sutherland Rd. to allow for seven residential spaces as opposed to six residential units and a laundromat. The proposal is to change the laundromat to a two-bedroom unit with an accessible bathroom under the Americans with Disabilities Act (ADA).

Architect Derek Rubinoff said the existing building is a

four-story building with a laundromat around Cleveland Circle, but that the laundromat has been vacant for some time with no interest from the business community to replace it. The zoning puts the housing in that area as a conditional use and the request is for zoning relief for an extension of an existing non-conforming use, as well as insufficient off-street parking and insufficient open space.

## 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.

—M.D.A.

## 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.

—M.D.A.

## Seasonal Cemetery Positions

**We will be accepting applications for seasonal staff beginning 4/6/2023.**

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Mount Calvary Cemetery Office  
366 Cummins Highway  
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 Alex Macrides 617-571-8746	 Briana Heaney 781-540-1995	 Jena Verocchi 781-801-5500	 Dave Maguire 617-763-5752	 Joe Regan 617-771-3366	 Emily Letendre, 508-942-4154	 Mina Papoulidis 617-319-6363	 Marina Gorodnicheva 617-301-8344	

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**BOUZANE**

Matthew J., of West Roxbury, April 14, 2023. Loving brother of Michael Bouzane of FL, Kathy Bartlett and her husband Stephen of Marshfield, Mark Bouzane of Boston, Thomas Bouzane and his wife Rita of NC, Peter Bouzane of CA, Paul Bouzane and his wife Stephanie of NJ and Katelyn Bouzane of Easthampton. Loving son of the late Paul and Catherine (Sullivan) Bouzane. Loving stepson of Rosemary (Lawson) Bouzane of Easthampton. Also survived by many loving nieces and nephews. Funeral from the Kfoury Keefe Funeral Home, 8 Spring St. (at the corner of Centre St.), WEST ROXBURY. In lieu of flowers, contributions in Matthew's memory may be made to Boston Children's Hospital Trust, 401 Park Dr., Suite 602, Boston, MA 02215. Funeral Services will be private. Guestbook and other information at [www.kfouryfuneral.com](http://www.kfouryfuneral.com)

**COLLINS**



Leo Francis, died peacefully on March 30, 2023 after a brief illness. Mr. Collins was 100 years old. He was born in Roxbury and

**DEATHS**

later resided in Jamaica Plain before moving to West Roxbury. Leo was predeceased by his parents, Frederick B. Collins, and Margaret A. (Mellyn) Collins, his beloved wife, Catherine (Sullivan) Collins, and his sons, Leo F., Jr. and Stephen J. Collins. He was also predeceased by his brothers, the Honorable John F. Collins and Paul Collins. Sergeant Leo Collins was a decorated WWII veteran who served in the United States Army Air Corps. He served in the Rhineland, Northern France, and Central Germany from November 1942 to October 1945. Following his military service, Leo was an Inspector with the US Treasury/Customs Division in Boston. Leo is survived by his son, Kevin, and Judylynn. Services will be private as we say goodbye to one of the last of the "Great Generation". Donations would be gratefully accepted by the Wounded Warriors Project at [woundedwarrior.org](http://woundedwarrior.org).

**DEVITT**

Judith A., of West Roxbury, April 11, 2023. Beloved daughter of the late Frank and Margaret Devitt. Beloved fiancée of David J. Donovan of West Roxbury. Cousin of Peter Hanley of Hyannis and Kathleen Egan of Galway, Ireland. Also survived by many relatives and friends in Ireland. Judith was a retired Administrative Assistant for the Archdiocese of Boston, a retired Administrative Assistant and Patient Advocate at St. Elizabeth's Hospital, and a member of the Holy Name

Church Sodality. Funeral from the P.E. Murray-F.J. Higgins George F. Doherty & Sons Funeral Home, 2000 Centre St., WEST ROXBURY. Interment in Mt. Benedict Cemetery, West Roxbury. For online guestbook, [pemurrayfuneral.com](http://pemurrayfuneral.com) P.E. Murray-F.J. Higgins George F. Doherty & Sons West Roxbury 617 325 2000.

**LISHNER**

Joseph, of Roslindale, formerly of Hyde Park, on April 15, 2023, at the age of 99. Beloved companion of Ellie Roseland. Cherished cousin of Carol Pankin and her husband, Jeff, Judith Simansky, Harold Simansky and his wife, Linda, David Simansky and his wife, Anne. Joe also leaves behind many loving cousins. A Graveside Service was held Tuesday, April 18 at Sharon Memorial Park, Sharon. In lieu of flowers, donations in Joseph's memory may be made to Hebrew SeniorLife at [www.hebrewseniorlife.org/giving](http://www.hebrewseniorlife.org/giving) Levine Chapels - Brookline (617) 277-8300 [www.levinechapels.com](http://www.levinechapels.com)

**MCCARTHY**

Marilyn J. (McNeff), of West Roxbury, April 9, 2023. Beloved wife of the late Robert F. "Roddy". Loving mother of James D. and his wife, Danielle, Diane Feehily and her husband, Timothy, Robert and his wife, Marianne. Also survived by seven grandchildren. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. In lieu of flowers, donations in her name may be made to MDA at [mda.org](http://mda.org). For directions and guestbook [gormleyfuneral.com](http://gormleyfuneral.com) William J. Gormley Funeral Service 617-323-8600.

**RRRd** continued from page 3

of the Massachusetts Society of Black Engineers. New Mission High School will be the anchor school, she said, and ongoing discussions are occurring with Boston Prep for a summer program.

The other source of energy during the 90-minute meeting was the announcement of community service awards to two couples who have made a positive impact on RRRd and their neighborhood – James and Cathie Claiborne and Brian and Sacha Stadhard. Former RRRd co-chair Valerie Almeida called them "confident yet humble

couples."

Almeida first recognized the Claibornes for "their generosity, role modeling and hard work" over the past four decades. Both James and Cathie Claiborne are avid gardeners, and Cathie's background as a visual artist motivated her to spearhead a neighborhood gardening contest and to beautify the neighborhood.

"Jim and Cathie over the years hosted wonderful garden gatherings, which connected and educated many neighbors on plant and flower culture," she said, noting that neighbors would trade plants

to "enhance their curb appeal" of the "10-block village." In addition, Jim planted rose bushes at the Chittick Elementary School.

Cathie Claiborne also was the force behind getting an improved sign for W. C. Canniff and Sons Monuments, which she said serves as a "gateway" to the neighborhood. It stands at the intersection of Mattapan, Roslindale and Hyde Park at the corner of Cummins Highway, Wood Avenue and Harvard Street.

The Stadhards have been engaged in the community despite running a business and raising a family, according to Almeida.

"This particular couple is very active," Almeida said. "Not only do they hold strong family values but they also believe in the value of a revitalized neighborhood."

Brian plows sidewalks for older residents in the neighborhood, she added, while Sacha became the group's secretary because of "her astute writing and listening skills."

Because of Cathie Claiborne's efforts, RRRd will be able to hold its next meeting at the Chittick on Tuesday, June 13 at 6:30 p.m. – its first in-person meeting since before the pandemic began. The award winners will be presented with their awards.

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court Department

**CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT** Docket No. SU18P0612EA

Estate of: Constantine Chanteles  
Date of Death: 08/16/2017

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:  
**Betty Costa of Stoneham, MA**  
requesting that the court enter a formal **Decree of Complete Settlement** including the allowance of a final account (Amended 1st and Final Account filed 1/27/23) 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 **05/18/2023**.  
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

**Witness, Hon. Brian J. Dunn, First Justice of this Court**  
Date: April 06, 2023  
Vincent Procopio, Register of Probate

West Roxbury/Roslindale Bulletin: 04/20/23





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### A Message from the President

When I think about my ministry here at The Gardens, I have to thank God for allowing me the opportunity to help people at one of the most vulnerable times in their lives. In the early years at the cemetery, I questioned God about his choice for my career. I told him I could be a dentist, a builder, or even a landscaper. But are you serious God, work at a cemetery? Over time, I began to see how important it was for someone like me, who loves every human being, to be here to help families when they lose a loved one.

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**Dale** *continued from page 1*

ward a purchase price of \$600,000. After Walsh's departure, this was put on hold, resuming last year with the intended reappraisal of the land. However, when its owner died, his heirs put it on the market, bypassing the City's purchase plan and leading to the current private proposal.

At Tuesday's meeting, developer James Guerrier presented the schematic design for 28 townhouses (14 one-bedrooms, 7 two-bedrooms, and 7 three-bedrooms) in two side by side buildings facing the abutting commuter/Amtrak rail line. They would be accessed from Dale Street, at its hairpin turn with Metropolitan Avenue, via a 236-foot-long two lane driveway, and there would be park-

ing for 28 cars along its MBTA property line.

As Guerrier described it, all 28 of the townhouses would be made available for purchase as affordable housing ranging from \$213,000 to \$368,500, with half restricted to 80 percent of average median income (AMI), and the other half restricted to 100 percent of AMI. Each unit would also be built to passive house standards of energy efficiency.

Approximately 70 people were in virtual attendance for the hour-and-a-half meeting, and almost all of the 15 or so who spoke commended both the design of the proposed development and Guerrier's stated motivation for it (creating home ownership opportunities, and the potential for

generational wealth, for middle income minorities).

Nonetheless, everyone who spoke was opposed to the project because of its location, and the vast majority of the approximately 150 text comments expressed the same opinion.

Pat Alvarez – who has long led the Green Team program of the Southwest Boston Community Development Corporation (SWBCDC) in the environmental stewardship of Sherrin Woods – stated that the Conservation Protection Subdistrict that the land is part of allows for a maximum of three units per acre, and that the anticipated flooding brought about by the 28 townhouses would cause serious damage to the woods and its wildlife.

In response, Guerrier posted photos of the site as it is now showing dumping, litter, and – as he described it – evidence of someone living on the land.

"I understand that we're possibly talking about hurting the Urban Wild, but how is this not hurting the Urban Wild?" he said.

He noted that an arborist had deemed the site heavily populated by invasive species, while also potentially serving as a seed bank causing harm to the abutting woodland by spreading those seeds to it. He added that \$50,000 would be donated to the Urban Wild Commission to create new Sherrin Woods trails and to thin some of its invasive growth.

Alvarez noted that invasives are natural to forests, and that the Green Team's stewardship involves removing some of them to promote healthy growth. "The reason this site looks so terrible is because it's privately owned, and it's not been cared for. And the point is for the City to take that over, and then we will make it look like the rest of Sherrin Woods."

Other topics were discussed during the Q&A, with each question fielded by Guerrier, who stated that he was developing the project

with no partners, and that he was self-funding it, while clarifying that he was also using a state subsidy to help finance it.

A major topic concerned the potential impact of the high density of housing units exacerbating flooding due to Stony Brook, which is capped but runs under the property.

In one exchange, when Guerrier explained that there would be a detailed stormwater management system for the site, meeting moderator Beth Columbo informed him that when the Boston Water and Sewer Commission had recently attempted to alleviate area flooding, it had not succeeded and had, in fact, inadvertently created a giant sinkhole. Kim O'Connell followed by mentioning an Army Corps of Engineers survey from 40 years earlier advising that houses not be built on the land because of the high water level.

The meeting came to a head – as did, in microcosm, the Mayor's affordable housing and Green New Deal goals – when Adriana Cillo spoke against the project in the interest of protecting Sherrin Woods and its wildlife as a benefit to the community.

"I understand that we're really concerned about greenspace. I really do. I sympathize with that," Guerrier said in response to Cillo's stated opposition. "But are we really prioritizing that over crucially needed affordable housing?"

Cillo replied that the City owns land that could be used for the development, and that "there are so many other lo-

cations instead of taking the green space."

"We're in a huge housing crisis, and we need to create housing," Guerrier said in defense of his proposed development. "And, to me, although greenspace is very important in helping the climate... that sort of trumps everything, in my opinion."

"That's your opinion," Cillo left it.

"I do believe that we need housing, James," Columbo followed. "But we also need trees."

"So you're prioritizing trees?" Guerrier asked.

"We have to stop saying 'either/or.'" Alvarez came in. "Yes, we need affordable housing," she freely acknowledged, noting the SWCDC's work building and preserving it. "But not at the expense of mature tree canopy that is critical, critical to protecting us – all the city, protecting the whole city – from the effects of climate change."

She went on, returning to the project itself. "It needs to be built in a place that doesn't destroy the very thing that we need," adding that "it's not 'at all costs.' We can do both, and do both well... Let's stop doing 'either/or.' Let's start doing 'both/and.'"

By the end of the meeting, the two sides had not budged: with Guerrier preparing to file a small project review application with the BPDA, and with a community meeting scheduled for two nights later at Weider Park (that would be attended by many of the same people virtually present on Tuesday) in order to plan an opposition strategy to it.

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Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this necessity. Oh Star of the Sea, help me and show me herein you are my mother. Oh Holy Mary, Mother of God, Queen of Heaven and Earth, I humbly beseech thee from the bottom of my heart to succor me in my necessity (make request). There are none that can withstand your power. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Mary, I place this cause in your hands (three times). Say this prayer for three consecutive days and then you must publish and it will be granted to you.  
—V.C.

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**Miracle Prayer**

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

**Novena to St. Clare**

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