

# The Hyde Park Bulletin

Volume 22, Issue 4

January 26, 2023



Boston Landmarks Commission representative Nicholas Armata presented an after action report on what happened with 1905-1911 Centre St.

PHOTO BY MARY ELLEN GAMBON

## WRNC questions demo of Keith House during BLC presentation

Mary Ellen Gambon  
Staff Reporter

While several items of interest arose at the West Roxbury Neighborhood Council's (WRNC) two-hour monthly meeting on Tues. Jan. 24 at the Area E-5 police station, one overarching question was raised – Why was the Keith House demolished?

As The Bulletin reported, the city's Inspectional Services Department (ISD) issued a demolition permit for the two-story historic building at 1911

Centre St. on Aug. 9, 2022 – the same day that 60 residents met virtually before the Boston Landmarks Commission (BLC) to advocate for the preservation of the 1839 structure. Although the BLC extended the public comment period to Aug. 26, the building was torn down on Aug. 11.

Nicholas Armata, the BLC's senior preservation planner, came before the group to explain the role of the commission, which falls under the city's Office of Historic Preservation, as well as Article 85, the city's

demolition delay ordinance.

"Maybe you could go into the thing that you screwed up on," said WRNC board member Stephen Smith.

Armata explained an application must be submitted to the BLC for any building that is slated for demolition. The BLC then has 10 days to determine if the building is historically significant. If so, then the BLC decides if a 90-day demolition delay will be imposed.

"After that 90 days expires, WRNC

Continued on page 4

## Progress slow on planned BMS development

Richard Heath  
Staff Reporter

Three years ago on Jan. 13, 2020 Bob Harrington, owner of BMS Paper, came to the Stonybrook Neighborhood Association (SNA) at one of its last in-person meetings to announce his plans to build housing, a new restaurant and add a deli and grocery to his well-known restaurant supply business at 3390 Washington St.

Three years and three mayors later he's still trying to get his project started; he has not yet been scheduled for a Boston Planning and Development Agency (BPDA) vote or a Boston Zoning Board of Appeals (ZBA) date.

The logjam appears to be at the Boston Civic Design Commission (BCDC). Harrington and his architect David O'Sullivan have had three interviews with the commission since July 2021 and a fourth is scheduled, probably in February.

Housed within the BPDA and not well known among the general public, its 13-member board includes some of the biggest names in Boston architecture. The board is charged with "critiquing the aesthetics of project developments and ensure projects have a positive impact on the public realm."

Harrington admitted three years ago to SNA that "this is unique for me as owner and developer but I want to stay in the neighborhood."

He has changed his plans substantially; the housing has gone from one building with 160 units to two five- and six-story buildings with a total of 80 units at the rear of the brick BMS building.

The restaurant with roof deck in the brick building and the grocery and deli remained.

"I was the first with the restaurant roof deck before Doyle's," Harrington told the Bulletin in a phone call on Jan. 3.

Despite opposition from the Jamaica Plain public service committee on Sept. 7, 2021 Harrington bought the liquor license transferred from Great Scott on Commonwealth Avenue for the restaurant and received a common victuallers license for the deli.

The deli opened for takeout in March 2022 when menu flyers were mailed out around Jamaica Plain.

BMS Development  
Continued on page 8

## Opera in Italian market brings community together

Katherine Krom  
Staff Reporter

On a Saturday night in Roslindale about 30 people from around the area squeezed into Tony's Market for an opera performance that took place within the small Italian establishment.

Tony's Market has been in business since 1963, with its current store located at 4381 Washington St. and is visited by hundreds of community members five days a week.

Every year around the holidays, Tony DeBenedictis and

his wife host a powerful, yet emotional opera event for the community. Tony is known within the community as being a great ballroom dancer and an opera buff. Within his store, you can hear opera playing as you pick out your Italian meats and pastas.

"I told everyone about this," DeBenedictis said. "It has been on Facebook too; anybody that wants to come here, have a little bit of food, and listen to opera music should come, why not? Let people have a good time."

DeBenedictis said that he

has been listening to opera for over 75 years and has hosted this event eight or nine times in the past. This is the first event since the COVID-19 pandemic.

"I want the community to get whatever they like out of this," he said. "Remember this, if you are in business and you just take and you do not give, it does not work. You must give and take, that's the life."

This event was planned by

Tony's Opera  
Continued on page 2



About 30 residents packed into Tony's Meat Market recently for the shop's annual Opera Night.

PHOTO BY KATHERINE KROM

# Legal Notice

# Tony's Opera *continued from page 1*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR DOCKET No. SU15P3146EAFORMAL APPOINTMENT OF SUCCESSOR PERSONAL REPRESENTATIVE**

Estate of: Katherine N. Koufos  
Date of Death: 09/24/2015

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

To all interested persons:  
A Petition has been filed by  
**Dimitra K. McKenna of Quincy, MA**  
requesting that the Court enter a formal Decree and Order that  
**Dimitra K. McKenna of Quincy, MA**  
be appointed as Successor Personal Representative(s) of said estate to serve  
**Without Surety** on the bond and for such other relief as 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 03/08/2023. 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.

This estate is being administered under formal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but recipients are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration

**WITNESS Hon. Brian J. Dunn, First Justice of this Court.**  
Date: January 18, 2023  
Felix D. Arroyo, Register of Probate

*West Roxbury/Roslindale  
Bulletin 01/26/2023*

DeBenedictis with the help of the Roslindale Village Main Streets. The opera singers first sang at the Birch Street House and Garden store, made a quick musical stop at Sophia's Grotto, and then ended the night at Tony's Market.

The opera singers included two sopranos, Rhaea D'Aliesio and Carley DeFranco and a tenor, Lucas Hickman. They can be contacted through Carley's website: <https://www.carleydefranco.com>. The group sang a selection of beloved Italian Arias and Duets from operas such as La Boheme, Turandot and La Traviata.

Hickman said that he loves opera because it follows a story.

"At the end of the day the music is spectacularly beautiful because we're allowed to really tell those in-depth stories that you don't get with instrumental music," Hickman said. "That's what I work really hard with in my language and I love to continue passing it on."

D'Aliesio said she has been singing for as long as she can remember, but loves to sing at small venues the most.

"It is the type of people who want to hear music for the love of music and not for any other reason," D'Aliesio said. "That's the kind of people I want to sing for. It feels more connected."

Before the opera singers arrived at Tony's Market, two community musicians played the violin and accordion, as attendees swayed to the music and even sang along. Every now and then, Tony would

come from behind the counter and dance to the music, with everyone clapping and cheering him on. Joe Portaleck, the owner of another small business in Roslindale, Ace Hardware, was the one playing the violin.

"I used to sing many years ago," Tony said. "My voice has gotten much lower since then. Now I just dance."

Resident Tim Howard has lived in Roslindale for over 37 years and said that Tony has great quality meats, and the best eggplant parmesan cutlets ever. But, he said, this was his first time attending the opera night.

"Back when Roslindale wasn't what it is today, it was kind of down on its heels," Howard said. "Tony helped transform Roslindale into the beautiful place that it is today."

Howard said that it is so great seeing community members participating in the community.

"Where everything else is getting bigger, these-locally owned stores are jewels in the community and I like to support them," Howard said.

When the opera started, people sat there in admiration, some tearing up as they listened. When the performance was over the audience gave a standing ovation.

"Opera is one of those rare times when we just sit and listen," D'Aliesio said. "This is an opportunity that you have within a small community to forge a relationship and bring people together through beauty, art, and self expression. It doesn't need to be a commodity or commercial,

you can just wander in here; you do not need to buy tickets to a fancy opera house, you can just walk down the street from where you live and hear it.

Pablo Halpern is a resident of Roslindale who moved here during the pandemic. He said that it is just great seeing people from around the town.

"I am still relatively new when it comes to being a part of Roslindale," he said. "I am really getting the sense of it being a community. I love finding new ways to get more into the community, and it is a plus because opera is something that I am interested in."

Cynthia Zabin, another resident of Roslindale, attended with her husband and friends. She said that she came because of her love for opera, her love for the Square, and love for these stores.

"It is a triple hitter," Zabin said. "It is just thrilling for me to have opera moments from where I live. To just be able to roll out of your bed and have these experiences is just very nice for me. They should do them in JP and West Roxbury; maybe it'll catch on. I would go anywhere in Boston to hear this again."

Zabin said that she goes to the Square regularly and has become friendly with the owners because they are so community oriented.

Some of the community members knew Tony personally, but everyone knew of DeBenedictis in some way.

"Tony is known for being outgoing and a hard worker," Howard said. "He wants people to have good food, good times, and just enjoy life. He takes an interest in his customers and he remembers things from very long ago."

Being 84 years old, Tony could have retired a while ago but he continues to do what he loves.

"I love people and I love being with people. They're all keeping me happy. I love being here."



**Maloney**  
PROPERTIES

BPDA Income-Restricted Homeownership Opportunity

**Packard Crossing**  
45-55 Brighton Avenue  
Allston, MA 02134

**10 Income-Restricted Units**  
Application distribution period extended through February 5, 2023.

# of Units	# of Bedrooms	Estimated Square Footage	Rent	Maximum Income Limit (% AMI)	# built out for Mobility Impairments
1	1-Bedroom	602	\$1,473	70%	-
9	2-Bedroom	879-1,076	\$1,668	70%	2

**Maximum Incomes**  
*(set by owner + based on # of bedrooms + Area Median Income (AMI))*

# of Bedrooms	Minimum Income 70% AMI
1	\$44,190
2	\$50,040

**Maximum Asset Limit**  
70% AMI  
\$75,000

Does not include retirement.  
Does include Real Estate.

**Maximum Incomes**  
*(set by BPDA + based on household size + Area Median Income (AMI))*

# of Bedrooms	Minimum Income 70% AMI
1	\$68,750
2	\$78,550
3	\$88,350
4	\$98,150
5	\$106,050
6	\$113,900

For more information, please visit: [www.PackardCrossingLottery.com](http://www.PackardCrossingLottery.com) or contact us via email at [PackardCrossing@MaloneyProperties.com](mailto:PackardCrossing@MaloneyProperties.com) or phone at (617) 531-7123 Ext 722.

Application distribution period extended through February 5, 2023.

To request an online application or to have one sent by email, visit [www.PackardCrossingLottery.com](http://www.PackardCrossingLottery.com) or call (617) 531-7123 Ext 722.

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 (617) 531-7123 Ext 722, to request that we mail you one and to ask us for any support or guidance you might need to complete the application.

**DEADLINE:** Applications must be submitted online or postmarked no later than **Wednesday, February 5, 2023.**

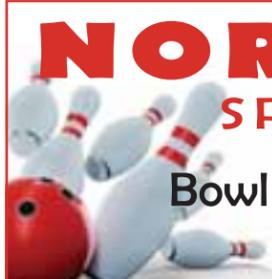
**Mailed to:**  
**Maloney Properties, Inc.**  
**Attn: Packard Crossing Lottery**  
**27 Mica Lane, Wellesley, MA 02481**

- Selection by Lottery. Asset & Use Restrictions apply.
- Preference for Households with people who have Mobility Impairments for ADA units.
- Preference for Boston Residents.
- Preference for Households with at least one person per bedroom.

For more information, language assistance, or reasonable accommodations for persons with disabilities, please call (617) 531-7123 Ext 722 or email [PackardCrossing@MaloneyProperties.com](mailto:PackardCrossing@MaloneyProperties.com).

For more on BPDA program eligibility, please visit <http://www.bostonplans.org/housing/faqs>





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West Roxbury icon Carole White turned 90 this month.

COURTESY PHOTO

# Friends, family celebrate Carol White's 90th

**Richard Heath**  
Staff Reporter

Noted community member and real estate broker in West Roxbury for more than 40 years, Carole White just turned 90 years old this month.

Friends, business associates and family all agree she's been an amazing presence in the community and worked tirelessly to better the neighborhood she called home. There has hardly been a community, political, children's or entertainment event held in the Parkway where Carole White was not in attendance and supporting.

Carole's daughter Sarah White attributes her mother's acumen for business and giving back to others to the period of time of her upbringing.

"My mother was born in 1933 during the Great Depression, when Hoover was President," she said. "I think that's what made her so strong and so determined to succeed in life."

White is the owner of Carole White Associates Real Estate, which has been servicing the communities surrounding West Roxbury for decades. Fellow real estate broker Don Rankin said she's always been a mainstay.

"I probably met her almost 40 years ago when I started as a broker in West Roxbury," he said. "I did work for a different office, but we did show each other's properties and got to know each other. Then, in the early 90s, I started with her when she bought the Century 21 franchise I was working at. I've worked with her for about 30 years now."

Rankin said White has always been a steadying force in the business and for her employees, offering guidance and encouragement whenever it was needed.

"She is a really wonderful Realtor and a really wonderful person to work for," he said. "She builds great bonds with customers, the community and the people who work for her and the people she co-brokers with. I enjoyed working with her before she had her own office and certainly while I was a member of her office. She's a wonderful friend and mentor."

He added she was also a nice person, which is not something stereotypically associated with real estate agents.

"She was always very kind and thoughtful and responsive when we were working together on sales," he said.

Former Boston City Councilor Matt O'Malley said, "Carole is just an absolute legend. She has touched so many lives and is just a force in West Roxbury and beyond. We haven't seen her for a while, but we keep up on social media and Facebook and I'm really happy she's doing so well at 90. A remarkable achievement and I can't wait for many, many more years of love and laughter."

O'Malley said he looked up to her when he was making his own way in the Parkway.

"I've known the Whites for as long as I can remember. She was someone who was very encouraging to me when I was interested in politics. She's an incredible matriarch of an incredible family."

Hennigan Insurance owner and West Roxbury Business and Professionals Association President Jim Hennigan she is also a **White**

*Continued on page 4*

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BPDA Income-Restricted Rental Opportunity  
**Wellington at 1301**  
1297-1305 Blue Hill Avenue, Mattapan, MA 02126

**5 Income-Restricted Units**

# of Units	# of Bedrooms	Est. Square Footage	Rent	Maximum Income Limit (% AMI)	# built out for Mobility Impairments and
1	Compact 1-Bedroom	555	\$1,326	70%	1
3	Compact 2-Bedroom	813	\$1,502	70%	1
1	Compact 3-Bedroom	930	\$1,682	70%	—

Minimum Incomes (set by owner + based on # of bedrooms + Area Median Income (AMI))	
Household Size	Minimum Income 70% AMI
1-Bedroom	\$39,780
2-Bedroom	\$45,060
3-Bedroom	\$50,460

Maximum Incomes (set by BPDA + based on household size + Area Median Income (AMI))	
Household Size	Maximum Income 70% AMI
1	\$68,750
2	\$78,550
3	\$88,350
4	\$98,150
5	\$106,050
6	\$113,900

Minimum incomes do not apply to households receiving housing assistance such as Section 8, MRVP, or VASH.

Maximum Asset Limits
70% AMI
\$75,000

*Does not include retirement. Does include Real Estate.*

**Applications are available during the application period, from January 23rd, 2023 through February 8th, 2023.**

To request an online application or to have one sent by email, visit [www.WellingtonAt1301Lottery.com](http://www.WellingtonAt1301Lottery.com) or call (617) 639-3064 Ext 758.

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 (617) 639-3064 Ext 758, to request that we mail you one and to ask us for any support or guidance you might need to complete the application.

**DEADLINE:** Applications must be submitted online or postmarked no later than **Wednesday February 8th, 2023.**

**Mailed to:**  
Maloney Properties, Inc.  
Attn: Wellington at 1301 Lottery  
27 Mica Lane, Wellesley, MA 02481

- Selection by Lottery.
- Asset, Use & Occupancy Restrictions apply.
- Preference for Boston Residents.
- Preference for Households with at least one person per bedroom.
- Preference for Households with people who have Mobility Impairments and/or are Deaf/Hard of Hearing for ADA units

For more information, language assistance, or reasonable accommodations for persons with disabilities, please call (617) 639-3064 Ext 758 or email [WellingtonAt1301@MaloneyProperties.com](mailto:WellingtonAt1301@MaloneyProperties.com).

For more on BPDA program eligibility, please visit <http://www.bostonplans.org/housing/faqs>


Equal Housing Opportunity


## WRNC *continued from page 1*

that building is free to be demolished," he said. That did not happen in the case of the Keith House despite the multi-year effort by neighbors to preserve this building. Developer CAD Builders proposed building 21 condominiums in Feb. 2021 by combining this property with the adjacent former Peoples Federal Bank lot at 1905 Centre St.

Armata said that just because a building has pending landmark status, "that does not stop it from being demolished." It cannot be protected until it is officially registered as a Boston landmark, which requires approval by both the Boston City Council and the mayor.

"But 1911 Centre St. never got to that point," he continued, "and the owner was free to demolish that structure."

"Isn't there an agreement among the city's agencies to hold off on issuing permits for demolition?" questioned property abutter May Jew.

While there isn't a legal obligation to prevent a building from being demolished, Armata said there usually are agreements among city departments.

"That didn't happen here," he said. "I don't know why. I'll have to refer you to the Building Department."

Armata referred to the demolition as "a dark cloud hanging over our heads."

"I think, next to this community, there's nobody that was more upset than our department," he said.

Other communities have longer demolition delay periods, he added, noting that the timeline for Somerville and Cambridge is one year. While the BLC has been advocating for a lengthening of the period, he said someone would need to submit a home rule petition to the state legislature.

"I could file one," volunteered City Councilor-at-Large Erin Murphy. "I think the lesson learned here was, 'Where can we do better?'"

WRNC President Larry Costello asked Armata if he believed the Keith House would have been determined a landmark.

"Because it was a post office, it would rise to the national level," Armata replied.

The other main presentation at the meeting was by Peter Favorito, the city's digital equity and inclusion advocate. He spoke about the Affordable

Connectivity Program (ACP), a federal program that will allow some residents to receive a discount of \$30 per month on their Internet service.

"If you pay \$30 or less a month, this makes it essentially free," Favorito explained.

The program initially started off as the Emergency Broadband Benefit, a pandemic program that allowed families with lower financial means to afford Internet access. The ACP also allows for a one-time discount of up to \$100 on the purchase of an electronic device such as a cell phone or tablet.

At the beginning of 2022, Favorito said \$14.2 billion was invested in this initiative. Over 32,000 Boston households have enrolled so far. People who automatically qualify include those who receive government assistance.

More information can be found at <https://bit.ly/3XDUZPa>.

The WRNC also reviewed an unusual zoning case that has been on its agenda twice before regarding 21 Worley St. During this review, WRNC Zoning Chair Tony Saroufim essentially told the architect, Andrew Falkenstein, to go back to the drawing board.

Falkenstein proposed expanding a single-family home by attaching another single-family townhouse. To do so would require four variances because it is a forbidden use. It also did not meet the requirements for open space or a rear yard and exceeded the allowed floor area ratio (FAR).

The rationale for this proposal, Falkenstein said, was that on the plans he had, there were originally two lots there comprising 8,480 square feet in total. The second one, which is slightly larger, had never been built upon.

"You've got this thing here that says it was two lots on a document dated 1888," Costello said, which drew laughter from the crowd. "It's not two lots in my mind. To me, there are serious violations."

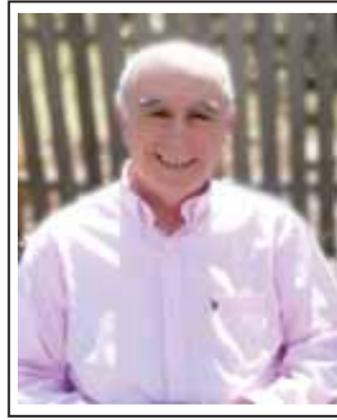
Neighbor Mitchell Sikora said the house was being "shoehorned" onto the property. Two residents suggested going to court to prevent the development. Falkenstein withdrew the proposal after Saroufim suggested that he work with the neighbors.

As a kid, I always held up sports figures and movie stars to be my heroes. But as I age, my heroes become those who risk their lives, those caring for disabled children/parents, and the underpaid teachers (when compared to those in the public sector) working in Boston's parochial elementary schools. Now in the autumn of my life, I want to elevate to my personal pantheon of heroes four additional ones who work in the 02130 zip code.

The Faulkner, as we locals call it, is more properly The MassGeneral Brigham and Women's Faulkner Hospital. And even though its address is 1153 Centre Street, its entrance and exits are both on Jamaica Plain's Allandale Street.

The first of heroes there is my primary care physician, Dr. Linda Lauretti. After my previous primary care doctor, Gary Brockington—also a spectacular doctor in my book—departed years ago from the Faulkner, my wife and I shopped around and did we find a gem! Extremely knowledgeable and willing to listen to us (not a common trait among today's new crop of doctors), she is quick to respond electronically to inquiries before the sun sets. Her willingness to intervene for me is best exemplified by two instances: Once when on new meds, I saw my face break out with a terrible rash and my then-dermatologist wanted me to wait several days for an appointment, she intervened and arranged for a quick appointment with the since-retired grandmotherly Dr. Eva Balash. The other occasion was when I had a severely infected and painful finger and one of her partners, covering for her for the day, wanted me to wait several days before meeting with a hand surgeon in distant Foxboro, she intervened for me to meet legendary hand surgeon Brandon Earp within a day, who lanced my infected digit after hours in her suite. Needless to say, Dr. Lauretti's rolodex gathers no dust when her patients are in sudden need of specialists.

## My four JP heroes



My Kind  
of Town/  
Joe Galeota

My second hero in 02130 is gastroenterologist Ben Smith. As far back as I can remember after turning 50, my wife and I have always had colonoscopies done by this remarkable physician. "Gentle Ben" epitomizes care and concern for those of us cowering on gurneys. His expertise at diagnosing all sorts of growths and polyps, including pre-cancerous growths in my wife and me, is comforting to those of us lying prostrate. More importantly, this type of procedure is not without risk as he gently manipulates his specialized probing and snipping machinery around delicate corners within our colons. Nobody characterizes "upbeatness" and optimism like Dr. Smith when he reveals the outcomes of such procedures, suspicious though they be.

Weaving her way into the canon of my medical heroes in the JP zip code is arm/hand surgeon Brandon Earp along with her physician assistants Naomi and Lindsay. As mentioned above, she had stayed late one day several years ago, perhaps as a favor to my primary care, to remove a painful metallic scrap embedded deep within a finger after I had spent a Saturday installing wallboard at a Habitat for Humanity work site. My most recent interaction occurred when I suffered significant injuries in a fall late on a Friday of Labor Day weekend. The Faulkner emer-

gency room staff realized that surgery was necessary to fix a compound elbow fracture within 12 hours; they prepared to ambulance me over to their main "campus," as they call it — I was not in favor of the change — but Dr. Earp thankfully changed all their plans when she was contacted and consented — perhaps she was on call at the Faulkner — to operate on me the next morning, a Saturday of a 3-day weekend. No other patients were in pre-op that morning or in the operating room or in post-op: it was then that I realized what a personal sacrifice and commitment that she (and the anesthesiologist) perhaps made, thus saving me from having to be transferred to Francis Street.

My fourth JP hero is not a doctor but a therapist who has spent months helping me recover the use of my left arm after Dr. Earp operated on it. While the operation to insert a titanium plate was deemed a success, the frosting on the word "success" is the recovery of full range of motion. And the one to whom I owe so much in this regard is Angela Serig. An expert in helping the very young and very old recover finger, wrist, and elbow full motion—after all that was suddenly taken away—is a very patient but softly demanding therapist. Her vast array of exercises, coupled with a sense of humor as patients suffer depression at not being able to recover quickly, make her a personable medical person that one is not embarrassed to meet with after exercises seem to not be working fast enough. For someone whose left arm became a mere useless appendage after an accident, devoid of 95% of its use, she accomplished a lot.

There are lots of other kind and competent medical people who staff the Faulkner—in no particular order, receptionists, physician assistants, nurses, ER docs, and last but not least those from housekeeping and culinary: yes, to all of you, too, I am indebted for your professionalism and very magnificent courtesy over the years.

## White *continued from page 3*

force to be reckoned with in the political arena as well.

"It was always a little bit of a blend of business and government, as obviously Boston Mayor Kevin White was Carole's brother-in-law," he said. "Just as she is a wonderful community advocate, she is a wonderful businessperson. I can't say enough about her."

Carol White served as the real estate agent for the family's house where Kevin White grew up, on 12 Ruskin St. in West Roxbury. There's a virtual tour of the house online at [Boston.com](https://bit.ly/3HvyMxo) at <https://bit.ly/3HvyMxo>.

Hennigan said he recently caught up with White via Zoom. She's currently residing at Benchmark Senior Living in Westwood.

"It was so exciting on her 90th to see Carole on Zoom and just think about all the years when she was active in the community," he said. "Carole was just such a big

part of everything around here."

Hennigan said the recent dedication of Tim White Way in West Roxbury had a really big impact on Carole, and hopefully let her know that all her work in the neighborhood did not go unnoticed or unappreciated.

"That was a tough thing obviously, to lose your son and to lose him so suddenly, but she withstood that, and then to see her at the dedication, that is the thing that keeps coming back to me when I think of her," he said.

Almost 100 residents, the mayor, O'Malley and more government representatives came out to dedicate Tim White Way in the spring of 2019.

If you would like to send birthday wishes along to White or just check in, the White family has asked that residents reach out to Carole White at P.O. Box 320715, West Roxbury, MA, 02132.

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City Realty is also asking for more rental at the proposed Allston Square development.

COURTESY PHOTO

# Legal Notice

Commonwealth of Massachusetts  
 The Trial Court  
 Probate and Family Court Department  
 SUFFOLK Division **Docket No. SU22D1942DR**  
**DIVORCE SUMMONS BY PUBLICATION AND MAILING**  
 Christina Louis vs. Jeff Louis

Suffolk Probate and Family Court  
 24 New Chardon St.  
 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:  
**Christina Louis, 26 Josephine Street #9, Dorchester, MA 02122-1223**  
 your answer, if any, on or before **03/23/2023**. 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 11, 2023  
 Felix D. Arroyo, Register of Probate, *Hyde Park Bulletin: 01/26/2023*

## ACA thinks development is slowing

**Jeff Sullivan**  
Staff Reporter

Allston Civic Association (ACA) president Tony D’Isidoro gave his monthly rundown of issues facing the neighborhood at the Jan. 18 meeting of the group, and he said while development in the neighborhood appears to be slowing down in terms of numbers of proposals, that doesn’t mean the impact on the neighborhood will necessarily lessen.

“The sizes of the projects are still pretty large, but it seems like the number of

projects are slowing a little bit,” he said. “Supply chain continues to be an issue, construction costs seem to be still a major issue, interest rates continue to inch up, and so people who are in the development business are being much more cautious in their approaches.”

Allston and Brighton have both been heavily impacted by development in the past decade or so. Some of the largest development projects outside of Downtown have been in the two neighborhoods, including the New Balance development on Guest Street,

the Allston Yards development around Everett Street and Harvard’s large land acquisitions and redevelopments in Lower Allston.

“Some are looking at getting permitting but then sitting back and seeing how the market plays out. Others are considering their options whether they get approval or not and may flip the property to someone who does want to develop the site. That does happen.”

D’Isidoro said there have also been several instances of

### ACA Development

*Continued on page 6*

Commonwealth of Massachusetts  
 The Trial Court Probate and Family Court  
**CITATION ON GENERAL PROBATE PETITION** **Docket No. SU21P2524EA**  
 Suffolk Probate and Family Court  
 24 New Chardon Street  
 Boston, MA 02114  
 (617)788-8300

**Estate of: Peter Dakoyannis**  
**Date of Death: 10/25/2020**

To all interested persons:  
 A Petition has been filed by **Mary Dakoyannis of West Roxbury, MA** requesting **Extension of Time to file Disclaimer for Real Property**.

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 02/21/2023**. 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 date, action may be taken without further notice to you.

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
 Date: January 06, 2023  
 Felix D. Arroyo, Register of Probate *West Roxbury/Roslindale Bulletin: 01/26/2023*



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# ACA Development *continued from page 5*

developers dialing back their proposals, for example City Realty's Allston Square proposal for 334 Cambridge St. The project was previously approved for 344 condominium units by the Boston Planning and Development Agency (BPDA) and the Boston Zoning Board of Appeals (ZBA). City Realty was granted a building permit in November of 2022, but is now coming back to request the change of some of those units to rentals.

Allston and Brighton have some of the lowest homeownership rates in the city, recorded at 10 percent for Allston and 22.5 percent in Brighton in 2022 (<https://bit.ly/3XNcQmA>), and City Realty pitched the development as a way to address that disparity.

"City Realty is, again, a little antsy about the commitment they made to the community in terms of condominiums for the Allston Square project," D'Isidoro said. "They're going to be talking to me about the possibility of maybe scaling back the number of condominiums they were going to do and do a bit more rental, given that the financing of condominiums right now is very challenging. One commitment that we are seeking with City Realty is the responsibility of them to clean up their properties. I've gotten plenty of complaints about the graffiti and the general maintenance of that area of Allston."

In related news, D'Isidoro discussed a recent agreement between the Harvard Allston Task Force (HATF) and Harvard regarding a mitigation and benefit package for the first phase of the Enterprise Research Campus (ERC).

"One of the major breakthroughs on that project is not only the 25 percent affordable housing requirement, which was really leading edge in the city; nothing like that had really happened before. But there was also a breakthrough regarding Harvard's development partners typically staying in the background but are now coming to the forefront. It was their development partner who was the upfront entity to engage in that discussion."

The contention regarding the ERC was that the development partner, Tishman Spyer, was considered a roadblock between the community and Harvard. Tishman Spyer would act as a representative, but many times residents felt their questions and concerns were not being addressed and Harvard did not engage them directly to their satisfaction, to the point where a community-driven campaign was set up to try to get Harvard to work with them on more affordable housing and more benefits for the neighborhoods. Harvard owns about one-third of the land in Allston, and D'Isidoro said, at least for right now, it looks like that campaign worked.

"We got Harvard in this agreement to take a major responsibility," he said. "One of the major things we realized from that agreement, and this is really big-time stuff compared to what else is going on in the city, we had Harvard allocate \$1 million to conduct an Allston Brighton Community Needs Assessment."

D'Isidoro pointed to the last assessment, which was done about a decade ago when the HATF was set up. "According to the BPDA, \$1 million is more than enough to do the job," he said.

The BPDA then subsequently voted on Thursday to approve a request for proposal to find a third-party organization to conduct the needs assessment.

"And this raises all sorts of questions, like how is it going to be done, how are we going to make sure it's inclusive, equitable and captures all we need to capture in Allston and Brighton? All those questions will be worked out once we have the RFP, but we first need to have the authorization to do that," he said.

D'Isidoro added that the new agreement will focus more on a holistic view of Harvard's development in the neighborhood instead of taking a project-by-project view for the ERC. "We're going to be initiating a planning process with Harvard for the remaining 20 or so acres of the ERC," he said.



*This urban coyote was spotted on the Jamaica Plain/West Roxbury line near the Allendale Woods.*

COURTESY PHOTO

## Urban coyotes a fact of life

Jeff Sullivan  
Staff Reporter

A recent 311 reported that a coyote had "reportedly tried to snatch a child at the bus stop" at the intersection of Goff Street and West Street in Hyde Park.

The report also stated the animals have killed several dogs in the last month and walk down Beechmont Street seemingly with little concern for people.

According to 311, there have 18 reported sightings of coyotes in the last four months and four reports of incidents thought to be related to coyotes (trash cans ripped open etc.). Before that, there was one sighting reported to 311 in 2021 and then the reports go back to 2017.

Now, 311 is not a comprehensive list. There was a sighting of a coyote by this newspaper in October of 2022 when one came up to the tennis courts at Weirder Park during a Dale Street Neighborhood Watch Meeting. Apparently the animal was concerned

**Coyote Sightings**  
*Continued on page 7*



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### Prayer to the Blessed Virgin *(Never known to fail!)*

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—V.C.

### 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.*  
—V.C.

### 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. Jude

Oh, Holy St. Jude Apostle and Martyr, great in virtue and rich in miracles, near Kinsman a 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 some 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 Mary's 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.  
—M.E.B.

# Coyote Sightings *continued from page 6*

about the proposed development at the Sherrin Woods. Boston's Animal Control Officer Alexis Trzcinski said activity has recently been on the rise this past month. But, she pointed out, coyote activity generally rises around this time.

"This time of year is historically breeding season, so usually we receive an uptick in calls of coyote sightings in January and February," she said. "We're typically seeing multiple calls, multiple times a day across the week."

In general Trzcinski said coyote sightings in Boston have gone up in recent years. "Over the last five-to-seven years we have seen increasing numbers of calls," she said.

If you see a coyote, the main recommendation from most experts is to make them as uncomfortable as possible. While many may start filming or taking pictures, this is not recommended as it can lead to coyotes becoming accustomed to humans and their behavior.

"We recommend hazing or harassment of the animals," Trzcinski said. "Understanding that can be a little intimidating, because they tend to look bigger than they actually are, but yelling, spraying them with a hose if that's available, throwing objects in their general direction – not necessarily aiming to hurt them – you're kind

of forcing them to move away. And doing that aggressively so that the animal moves out of the space."

Trzcinski said the main idea is to make the animals think of all humans as a threat.

"Basically, what you want to do is create a negative association between the coyote and people," she said. "Coyotes have a natural aversion towards us and we want to reinforce that. So every time they see us, they should be thinking, 'This person is loud, this person is threatening, I should move away where I'm going to be safe.'"

She said you have to be thorough enough in your hazing to make the coyote run away, no half measures.

"If you behave in a way that causes the animal to move away, that behavior has to continue until the animal is gone," she said. "Basically, you're training that animal. 'If you see me, move away.'"

The main thing is not to panic and run away or stay and let the animal get used to you. Trzcinski said there are few occasions where a coyote will attack a human. However, people are just too big for them to think it's a good idea, in most circumstances.

"Coyotes typically hold little actual threat to human beings," she said. "Certainly

they can be intimidating, but actual concerns we're seeing from residents is proximity concerns. You know, like, 'I've seen a coyote running through my neighborhood,' or running across a park or across the street. Typically most of our calls are actually just reporting sightings of the animals."

That's not to say Boston Animal Control does not respond to reports of coyotes in neighborhoods.

"Any time a coyote is in proximity to a school or any place where we think a vulnerable population is, and you probably saw on the news a coyote was running around Downtown, we'll respond and patrol the neighborhood," Trzcinski said. "We'll send out animal control officers any time there is behavior of concern."

Local animal control officers are authorized to euthanize wild animals in specific instances. State and federal officers are generally used for active population reduction, and only in serious circumstances.

"Sick or injured animals in general could potentially be humanely euthanized, but removal of animals for any other reason, the state would have to approve," she said.

In Nahant, the Town has enlisted the services of the U.S. Agriculture Wildlife Services to track down and kill the esti-

mated 12 coyotes living in the area. The population of Nahant is about 3,000 residents, The plan is to operate federal sharpshooters in an area where shooting won't pose a threat to residents. The issue there is that coyotes are snatching pets off their leashes.

"They pose a serious risk to people's pets," she said. "Dogs or cats, they don't differentiate. They see them as a food source just like they see squirrels and rabbits, so small dogs and cats should be kept indoors or under their owners' direct supervision. Small dogs should always be leashed. Larger dogs can pose a threat to the coyotes. Keeping pets leashed and keeping them directly supervised is the best way for us to keep them safe."

Trzcinski added that a fence won't cut it. "They can easily scale a fence that is six feet; they're pretty agile animals," she said.

On the plus side, however, she added that the coyotes may be helping to keep down the

population of other nuisance animals. "They definitely go after rats and rabbits," she said.

Trzcinski said there are no areas in the city where coyotes aren't visible. Just recently, a coyote was spotted running down Storrow Drive in the Back Bay, one of the more densely-populated areas of the city.

"We've found coyotes in most neighborhoods of Boston," she said. "I think that because we're building everywhere they're more conspicuous. We receive reports in Hyde Park, Dorchester, Roxbury, and sometimes in Southie. They're not clustered in one area. They're pretty spread out across the city."

And, as to that 311 complaint about a coyote going after a child in Hyde Park? Trzcinski said they tried to follow up with the original reporter, but no response has come in as of the date of publication.

"We've had a report but it's not been substantiated," she said.

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A shot of Pine Street under construction and shared driveway with BMS paper

PHOTO BY RICHARD HEATH

## BMS Development *continued from page 1*

The BPDA held an Article 80 public meeting on the BMS development on March 11, 2021. But before a BPDA vote, Harrington and O'Sullivan required approval from the BCDC which reviewed the plans for the first time on July 6, 2021.

The meeting did not go well, in large part because staff apparently did not brief the commissioners about the site and its context. Seemingly confused and surprised, the commission voted for a second meeting at which "the developer and architect be more prepared to explain the context of the site so [the commissioners] can carefully understand it."

That second meeting took place a year later on July 14, 2022. Architect O'Sullivan explained two major changes; the housing was now in two, five- and six-story buildings- A + B - around an interior court wrapped around the adjacent Pine Street supportive residential building. The number of housing units now totaled 78. BMS consultant Chris Tracy opened the interview.

"We've been at this for some time," he told the five commissioners present and included Kenya Thompson, the BPDA director of urban and landscape design. "It will provide much needed housing and a modest restaurant. It'd still under BPDA design review

with Michael Cannizzo."

O'Sullivan added that 'It's a scaled back plan. The restaurant is now on one level as the BCDC suggested on July 2021 and we've opened up the courtyard in the rear.'

O'Sullivan said the parking garage will be built on two levels, dug into the hillside. The front entrance of the restaurant is down at the first floor with a protected arcade through the building.

"A glass box on the right side, next to Stanley Towing, will lead up to a greenhouse roof for outdoor seating," O'Sullivan explained.

"We've successfully separated out the three buildings, residential, restaurant and maintenance supply grocery and deli," O'Sullivan said.

BCDC commissioner architect David Manfredi admitted, "the design is an enormous improvement, particularly with the separate buildings" but he still had reservations. Manfredi did not like the glass box or the arcade.

"It's not very welcoming. I don't feel welcome. It's a very private space," he said.

The BCDC voted to postpone their decision until a third meeting and that was held Dec. 13. They still didn't like the entrance, especially the arcade, and asked Harrington and O'Sullivan to come back "with more information about

the driveway and arcade."

The Bulletin talked with Harrington on Jan. 3.

"My patience is wearing thin with all this [BCDC] nit-picking," he said. "All these design changes; they cost \$10,000 to \$15,000 a whack. Sometimes I want to cash in.

"Do they [BCDC] want to drive out another business in the area? Does the city want to lose another business? I know it's not the SNA [at fault]

"I only met with three BCDC commissioners on Dec. 13," he said. "There's three sticking points, including a bike path in the arcade which is shared with Pine Street. An open entry, they don't like the glass box entrance. They want to open up the entrance. BMS will look exactly like you see it. No change. The restaurant entrance will be a brick façade with a steel canopy, and lastly, colors. Jennifer [from SNA] doesn't like the colors. I sent SNA a bunch of colors. They can pick whatever they want. I won't see it. I'll be inside."

While the BCDC "nit-picks" as Harrington thinks, the real costs keep rising. "Building costs, interest rates. I can't give you a development cost," he said. "The interest rate has gone from 3.8 percent to over 6 percent. The base cost in 2020 was \$350,000 a unit. In 2022 it's \$500,000 per unit."

Reportedly, Harrington and O'Sullivan will meet informally later in January with BCDC senior staffer Elizabeth Stifel.

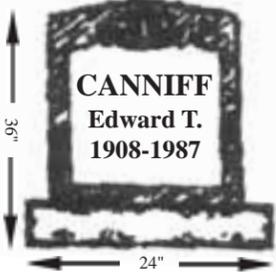
The next scheduled BCDC meeting is Feb. 7.

"I'm happy to get another BCDC date," Harrington told the Bulletin.

In a message to the Bulletin on Jan. 10, the BPDA said:

"We anticipate the project will complete BCDC review in the coming months and would go to the BPDA for vote soon after."

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# DEATHS

**ALIANO**



Eileen M. (Jansky) of West Roxbury. January 21, 2023. Beloved wife of Robert J. Aliano for 63 years. Devoted mother of David Aliano of West Roxbury, Mark Aliano of Biddeford, ME, Deborah Aliano of Boston and the late Robert J. Aliano Jr. Loving sister of Elaine Fahey of Norwood and the late Evelyn Roman. Also survived by her nephew Jeffery Roman. Eileen was the best mother a kid could hope for and everyone loved her. She was a great cook and she will be missed by all who knew her. Visitation at the P.E. Murray-F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury on Sunday, January 29, from 2-6pm. Funeral from the funeral home on Monday, January 30, at 9am followed by a Funeral Mass in St. Theresa-Avila Church, West Roxbury at 10am. Relatives and friends kindly invited. Interment private. In lieu of flowers expressions of sympathy may be made in Eileen's memory to the Dana Farber Cancer Institute, P.O. Box 849168 Boston, MA 02284. For online guestbook, [pemurrayfuneral.com](http://pemurrayfuneral.com).

**DALEY**

Marion Kelly, a resident of Needham for more than 40 years, died on January 13, 2023, after a long illness. Born in Cambridge, she was the daughter of the late Francis E. Kelly and Marion McDonald Kelly, and the sister of the late Francis E. Kelly, Jr. Educated in Dorchester, she graduated from Fontbonne Academy in 1959, and continued her studies at Newton College of the Sacred Heart, receiving her degree in 1963. After brief stints in local public schools, she applied for and was accepted as a U.S. Department of Defense teacher of dependent children at a naval base in Sasebo, Japan. After returning to Boston, she married John Daley, of South Boston, and they lived in West Roxbury and later in Needham for 55 years. They had four children, Sarah Daley of Grass Valley, California, Amy Daley of New York, Thomas Daley of Needham, and Suzanne Daley of Boston, and four grandchildren, Hannah Wilson-Daley, Devon Krishnaswami, Ajay Krishnaswami, and Holden McLaughlin. Funeral from the George F. Doherty & Sons Funeral Home, 1305 Highland Ave. Interment in St. Mary Cemetery, Needham. Donations in memory of Marion are suggested to be sent to Fontbonne Academy, 930 Brook Rd. Milton, MA 02186 or to the charity of your choice. For online guestbook, [gfdoherty.com](http://gfdoherty.com).

**HOGAN**

John "Jack" W. of Roslindale, MA, and North Waterboro, ME, January 16, 2023. Age 75. Son of the late John and Genevieve (Carmody) Hogan; and brother of the late Rosalie Daly. Survived by beloved wife, Elaine (Coyne) Hogan; daughter, Laura Greene and her husband, John of Quincy, MA; daughter, Christina Farrell and her husband, Michael of Buffalo, NY; son, Matthew Hogan of West Roxbury; and five grandchildren, Anna, Fiona, Daniel, Rory, and Rosalie. Predeceased by daughter, Lisa Hogan. Funeral from The Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment, Knollwood Memorial Park, Canton. For complete obituary, go to [www.lawlerfuneralhome.com](http://www.lawlerfuneralhome.com) In lieu of flowers, donations may be made to the Italian Home for Children <https://www.italianhome.org/give/> Lawler & Crosby Funeral Home 617-323-5600.

**MELVIN**

John B. of Hyde Park, passed peacefully on January 17, 2023, surrounded by his loving family, at the age of 79. Beloved husband of Janice (Turner) of 61 years. Devoted father of John B. Melvin Jr. and his wife, Carole of Washington, DC, Robert R. Melvin and his wife, Corrine of Hyde Park and Jana M. McNulty and her husband, Robert "Bobby" of Hyde Park. Cherished brother of the late June Fiore and the late William "Billy" Melvin. Loving "grumpie" of Alexis, Emilie, John III "Berkeley", Ashlyn, Robert II and Caelan. Also survived by many loving nieces, nephews, in-laws and friends. A Mass of Christian Burial was held at Most Precious Blood Church, Hyde Park. Interment at St. Mary's Cemetery, West Roxbury, MA. John was a Vietnam Navy Veteran.

**MILLS**

Barbara J. (Donovan) Age 76, died on Saturday, January 14, 2023, at the Seasons Hospice Care Center in Milton after a long period of declining health. Born in Jamaica Plain, she was raised and educated in West Roxbury. She was a graduate of Mt. St. Joseph's Academy in West Roxbury, attended Boston University and earned her Bachelor's Degree in Education from Boston State College. She furthered her education by earning a master's degree in Educational Curriculum /Child Development from Cambridge College. In August of 1970, she married Allan W. Mills at St. Theresa of Avila Church in West Roxbury, and together they shared over 52 years of marriage and raised three beloved children. She was a resident of Stoughton for over 50 years. Barbara was a dedicated teacher at the South Elementary School in Stoughton for over 32 years, retiring several years ago, and was a member of the Massachusetts Teachers Association, and Stoughton Teachers Association. A devoted wife, mother and grandmother, she enjoyed music and reading and her happiest times and most cherished memories were spent spending time with

her family at their vacation home in Yarmouth. In addition to her husband Allan; she is survived by her children, Jeffrey M. Mills and his wife, Nina of Westwood, Alyssa S. Ellis and her husband, Harold, and Jennifer E. Lee and her husband, Col. John Lee, U.S. Army, all of Walpole. She was the sister of John Donovan of Sudbury, Marilyn Timbers of Connecticut, Marie Fletcher of W. Yarmouth, Claire Bizier of Hanson, Patricia Bates of Abington and Rita Doyle of Maine. She is also survived by 10 grandchildren, Julia Lee, Eliza Lee, Lorelei Lee, Robert Lee, Jake Lee, Josephine Lee, Henry Ellis, Samuel Ellis, Mason Mills, and Jessica Mills; as well as many nieces and nephews. Funeral from the Farley Funeral Home, 358 Park St. (Rt. 27), STOUGHTON. Burial at Chandler Gray Cemetery, Yarmouth. Donations in Barbara's memory may be made to the Alzheimer's Association, 309 Waverly Oaks Road, Waltham, MA 02452. Directions and guestbook at [www.farleyfh.com](http://www.farleyfh.com) Farley Funeral Home 781-344-2676.

**WALSH**

Thomas Gerard (Ret. BPD) Tom, of Roslindale, retired BPD Patrolman, passed away peacefully, on Wednesday, January 18, 2023, at age 85. Tom was the beloved husband of the late Dorothy A. (née Whipple), who passed away in 2019, just two months shy of their 60th wedding anniversary. He is survived by his three loving children: Donna Hannon and her husband, Thomas of Roslindale, Christine Leverone and her husband, Robert of Franklin, and Joseph Walsh and his fiancée, LeeAnn Shirley of Salem, NH. Tom will be dearly missed by his seven grandchildren and two great-grandchildren: Erin Hannon-Foley and her husband, Joe, T.J. Hannon and his wife, Tabitha, Robert Jr. and Christopher Leverone, Diana, Kayla and Michael Walsh, and Joey and Scarlett Foley. He is also survived by five siblings, John of West Roxbury, Robert of Hackettstown, NJ, Patricia Downey of Andover, Kay and her husband, Fred Gale of Millis, and Rita of West Roxbury. Additionally, Tom is survived by his sister-in-law, Frances Morrison of Needham; and an abundance of adoring nieces and nephews. Tom was predeceased by three siblings, Joseph of West Roxbury, Mary Walsh of West Roxbury, and Margaret Moscato of Malden. A Mass of Christian Burial was celebrated in St. John Chrysostom Church, 4750 Washington St., West Roxbury, on Wednesday, January 25. Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment at Mt. Benedict Cemetery. For complete obituary and guestbook [www.lawlerfuneralhome.com](http://www.lawlerfuneralhome.com) In lieu of flowers, please make donations to the Dana-Farber Cancer Institute <https://defycancer.dana-farber.org/ways-to-give/>

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# Legals

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**Notice of Self Storage Sale**

Please take notice **Prime Storage - Hyde Park located at 1641 Hyde Park Ave., Hyde Park, MA 02136** intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via [www.storagetreasures.com](http://www.storagetreasures.com) on **2/8/2023 at 12:00 PM**. Unless stated otherwise the description of the contents are household goods and furnishings. **Sonnia Santos unit #1014; Anderson Orisca unit #10463; Ciara Brown unit #1070**. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

*Hyde Park Bulletin: 01/19/23 01/26/23*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

Suffolk Division  
**Docket No. SU23P0124EA**

**INFORMAL PROBATE PUBLICATION NOTICE**

**Estate of: Mary E. Sweeney**  
**Date of Death: 08/31/2022**

To all persons interested in the above captioned estate, by Petition of  
**Petitioner: Agnes J. O'Malley of Revere, MA**  
**Agnes J. O'Malley of Revere, MA**

has been informally appointed as the **Personal Representative of the estate** to serve **without surety** on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

*Boston Bulletin: 01/26/2023*

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court Department

Suffolk Division **Docket No. SU21P2346EA**

**CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT** Suffolk Probate and Family Court  
24 New Chardon Street  
Boston, MA. 02114  
617-788-8300

**Estate of:**  
**Helena S. Bisio**  
**Date of Death: 02/24/2021**

A Petition for **Order of Complete Settlement** has been filed by:  
**Mary Ann Larocque of Roslindale, MA**

requesting that the court enter a formal **Decree of Complete Settlement** including a determination of testacy and heirs at law and other such relief as may be requested in the Petition.

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 **02/20/2023**.

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: January 09, 2023

Felix D Arroyo, Register of Probate:

*West Roxbury/Roslindale Bulletin 01/26/2023*

**COMMONWEALTH OF MASSACHUSETTS**  
**County of Suffolk**  
**The Superior Court**  
**3 Pemberton Square, 12th Floor**

**Boston, MA 02108**  
**RE: Constitution Properties, LLC** **CA. No.2284CV02187**

**ORDER OF NOTICE BY PUBLICATION**

To: **Tower Financial Group, Inc.**, a former Rhode Island Corporation, its shareholders, Officers, successors, assigns and/or any persons claiming by, through or under any Of it

**WHEREAS** a civil action has been begun against you in our Superior Court by Constitution Properties, LLC ("Plaintiff") wherein it is seeking to cure a cloud on the title to its Property located at **87 Deforest Street, Boston, Suffolk County, Massachusetts.**

We **COMMAND YOU** if you intend to make any defense, that on **March 3, 2023** or within such further time as the law allows you do cause your written pleading to be filed in the **Office of the Clerk of Court** named above, in said Commonwealth and further that you defend against said suit according to law if you intend any defense, and that you do and receive what the Court shall order and adjudge therein.

Hereof fail not, at your peril, or as otherwise said suit may be adjudged and orders entered in your absence.

It appearing to this Court that no personal service of the Complaint has been made on the Defendant by deputy sheriff having made a return on the summons that after diligent search he can find no one upon whom he can lawfully make service, it is **ORDERED** that notice of this suit be given to them by publishing on three (3) occasions in The Hyde Park Bulletin, with said last publication to be at least 20 days before the said return date.

Dated at Boston, Massachusetts this 12th day of December, 2022  
**By the Court, Roach, J., Justice**  
**Asst. Clerk of Courts**

*Hyde Park Bulletin: 1/19/22, 1/26/22, 2/2/22*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

Suffolk Division  
**Docket No. SU23P0104EA**

**INFORMAL PROBATE PUBLICATION NOTICE**

**Estate of: Barbara A. Fitzgerald**  
**Also Known As: Barbara Ann Fitzgerald**  
**Date of Death: 09/08/2022**

To all persons interested in the above captioned estate, by Petition of  
**Petitioner: Thomas J. Fitzgerald of Marshfield, MA**  
**Petitioner: Joseph P. Fitzgerald of Marshfield, MA**

a Will has been admitted to informal probate  
**Thomas J. Fitzgerald of Marshfield, MA**  
**Joseph P. Fitzgerald of Marshfield, MA**

has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the **Personal Representative under the Massachusetts Uniform Probate Code** without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

*West Roxbury/Roslindale Bulletin 01/26/2023*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court Department

SUFFOLK Division **Docket No. SU23P0053PM**

**CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF CONSERVATOR OR OTHER PROTECTIVE ORDER PURSUANT TO G.L. c. 190B, §5-304 §5-405**

In the matter of:  
**Peyton Kyrell Cook**

**Of: Hyde Park, MA**

**RESPONDENT**  
**(Person to be Protected/Minor)**

To The named **Respondent** and all other interested persons, a petition has been filed by  
**Paris C. Cook of Hyde Park, MA**

in the above captioned matter alleging that Peyton Kyrell Cook is in need of a Conservator or other protective order and requesting that

**Paris C. Cook of Hyde Park, 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 **03/02/2023**. 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: January 17, 2023

Felix D. Arroyo, Register of Probate

*Hyde Park Bulletin 1/26/2023*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION**

**DOCKET No. SU23P0102EA**

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

**Estate of: Marie Buonopane**  
**Date of Death: 11/16/2022**

To all interested persons:

A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by  
**Steven Buonopane of Winthrop, 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:  
**Steven Buonopane of Winthrop, 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 **02/15/2023**. 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: January 18, 2023**

Felix D. Arroyo, Register of Probate

*West Roxbury/Roslindale Bulletin 1/26/2023*

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Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION**

**DOCKET No. SU22P2369EA**

**Estate of: Susan Toba Bailey**  
**Date of Death: 08/06/2022**

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** has been filed by  
**Salvatore Anzalotti, III of Springfield, 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:  
**Salvatore Anzalotti, III of Springfield, MA**

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

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 A.M.** on the return day of **03/03/2023**. 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: January 20, 2023

Felix D. Arroyo, Register of Probate

*West Roxbury/Roslindale Bulletin 1/26/2023*

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