

# The Hyde Park Bulletin

Volume 23, Issue 5

February 1, 2024



BPDA Director Arthur Jemison taking questions at the Squares + Streets meeting in Hyde Park on Monday. PHOTO BY MATT MACDONALD



From left to right, State Rep. Bill MacGregor, Boston Mayor Michelle Wu and State Rep. Rob Consalvo. PHOTO COURTESY OF THE CITY OF BOSTON MAYOR'S OFFICE

## Wu and Jemison meet with neighbors on Squares + Streets S+S leaves many unanswered questions

Matthew MacDonald  
Staff Reporter

On Monday, Jan. 29 Mayor Michelle Wu and Boston Planning & Development Agency (BPDA) Director Arthur Jemison went to Hyde Park to meet with the community regarding the City's Squares + Streets initiative.

The proposal hinges on the addition of six new districts to the city's zoning code, each of which would increase the potential for housing density in selected neighborhood centers.

The 118-page draft amend-

ment for these proposed zoning districts was released to the public on Dec. 5, is a work-in-progress, and is slated to go to the BPDA Board for approval in February, and then on to the Zoning Commission for approval in March.

Roslindale Square and Hyde Park's Cleary Square are the first two neighborhood centers scheduled for the S+S initiative, which will begin for them as the amendment receives its approvals. From that point, the BPDA anticipates a six-to-nine-month community process that will result in a redrawn zoning map for these two

areas that – depending on which new zones are chosen and where they are mapped – will supersede their existing codes.

The speed with which the amendment is moving toward approval, the fact that the new zones will be added to the citywide code prior to any community input beyond submitting comments, and the lack of detailed answers from the BPDA regarding exactly how the post-approval community process will work, have all led to an increased

**Squares**  
Continued on page 6

## Making a case for lower Commuter fares

Jeff Sullivan  
Staff Reporter

Boston Mayor Michelle Wu, State Rep. Rob Consalvo, State Rep. Bill MacGregor and State Sen. Michael Rush all testified at a hearing of the Joint Committee on Transportation at the Massachusetts Legislature last week.

The topic of discussion was zone fares and House Bill 3288, which would make all Commuter Rail fares (and the

somewhat unique Fairmount Line) within the City of Boston the same at \$2.40.

The MBTA zone fare system has been a topic of discussion for almost two decades now, as Consalvo pointed out he's been campaigning on this issue since he was a District 5 City Councilor. The problem stems from how the MBTA calculates Commuter Rail Fares (go to

**Fare Reductions**  
Continued on page 9

## CSMS annual meeting held at the Footlight Club

Richard Heath  
Staff Reporter

The Centre South Main Streets was formed in January 2002 and it held its annual meeting on Jan. 24 at the venerable Footlight Club on Eliot Street in Jamaica Plain. The guest speakers were City Council president Ruthzee Louijeune and the new JP/West Roxbury District 6 City Councilor Ben Weber.

The usual election of officers and committee reports were conducted around Louijeune's schedule. She took the floor first with what

seems to be her motto; "I care deeply about collaboration," she said, and proved it by acknowledging her new three-weeks-in office colleague Ben Weber.

"I'm excited to work with Councilor Weber," she said. "He hasn't given his maiden speech yet so he didn't speak at the first council meeting."

She focused on what she called her "economic opportunity space."

"I'm working on economic opportunity inclusion," she said, "to help you with permits and licensing to make it easier for small business.

Small businesses are the heart of our community."

Another area of interest for Louijeune is the legacy business program "for businesses that have been here a long time. They add to the cultural aspect of the city."

Another priority is rats. "I never thought I'd spend my office time on rats but I'm working on a pilot rat fertility program in JP."

"A partnership with public works to really go after [rats]."

**CSMS**  
Continued on page 10



District 6 City Councilor Weber presented the Volunteer of the Year award to Janet Galloway at the recent annual meeting.

PHOTO BY RICHARD HEATH

# Boston Planning Dept. announced

**Jeff Sullivan**  
Staff Reporter

Boston Mayor Michelle Wu announced on Monday that she has filed an ordinance with the Boston City Council to establish a Boston Planning Department from the current private/public Boston Planning and Development Agency (BPDA).

This could be considered a follow-through on her campaign promise to “abolish the BPDA” that is still on her campaign website (<http://tinyurl.com/kmj63nj>) and was a major promise of her bid for mayor. Her original campaign promise was based on a report, “Fixing Boston’s Broken Development Process: Why and How to Abolish the BPDA” (<http://tinyurl.com/3d4sz2dn>). In the report, the history of the Boston Redevelopment Authority – now the BPDA – was laid out as “a monolithic super-agency catering to the needs of powerful interests.”

The ordinance filed on Monday details five divisions of the new department, which encompass the Planning Division, the Design Division, the Development Review Division, the Real Estate Division and “support services to ensure the smooth function of human resources, financial, legal, technological communications and other functions.”

Readers may find the Development Review Division may be

of particular interest to residents, or at least those currently involved in the development process. The BPDA now uses the Article 80 Review Process, which has two subsets, Large Project Review and Small Project Review, that dictate how the planning review will go.

Large Project Review comes with an Impact Advisory Group (IAG) and public meetings to get community feedback and is supposed to use that feedback to inform the design and scale of the project. Small Project Review does the same, just with fewer regulations and no IAG.

The Development Review Division, as is written in the ordinance, will have many duties under its belt, two of them are related to public feedback, listed as public hearings and public notifications. While the ordinance did state it will retain the Article 80 format, no concrete regulations as to how public input would be taken in and what weight will be given to said input during the planning process. However, the BPDA is currently a private/public partnership, and is not directly tied to the Boston municipal government. The creation and transfer of this Planning Department from the BPDA will put the agency under direct city control, and the ordinance states that the new Development Review Division will as-

sess the community impact of projects and ensure “transparency and predictability in the review process.”

Most times, these two reviews have to be followed by a hearing from the Zoning Board of Appeals (ZBA), since most projects proposed in Boston do not meet the Zoning Code and need approval from the ZBA, and that won’t be changed, so long as the projects need zoning relief and do not fit the code.

The ordinance specifically names the Squares + Streets rezoning initiative, which aims to create six new zoning districts with new density and height levels that could be mixed and matched in commercial and transportation corridors in the city. Currently, Cleary Square in Hyde Park and Roslindale Square in Roslindale are in the process now (comment period has been extended, read the story on Page 1 for more information on that).

The stated idea by BPDA Director Arthur Jemison is to create a predictable planning process and cut down on variances. This means the city is aiming for more as-of-right projects and a reduction in the number of applications with variances, which will hopefully cut down on the five-hour-plus meetings the ZBA holds every other week.

For the full filing, go to <http://tinyurl.com/4bpu276>



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# Street hockey rink a priority for new Billings Field

Susan Kryczka  
Staff Reporter

The 53 participants attending the Boston Parks and Recreation Department (BPRD) Jan. 25 virtual meeting on the renovation of Billings Field made clear that a street hockey rink was a priority “must-have” for inclusion in the updated park as design.

Various aspects of the park plan have been under consideration since October 2022, with the last design shared during a public meeting on Feb. 1, 2023. The latest iteration is based on previous feedback. “In April we are going to go into permitting and go out to bid in June. In September we would start construction and we anticipate the park opening in the fall of 2025,” said Abigail Chatfield, project manager for the BPRD.

Matt Soule of the Weston & Sampson design firm reviewed the plan. The baseball field and tennis courts will be updated. A street hockey rink will be added along with an entry plaza off LaGrange Street and also off Bellevue,

plus a splash pad.

“For the Bellevue corner, we’re preserving now more of the existing trees to provide more shade. It’s now meant to be a small grove,” Soule said. A picnic area will also be placed close to the splash pad. A bigger change involves new accessible entries with an accessible ramp from Bellevue.

“There will be an entry plaza with descending steps...and paving that leads to a lawn space and tied to a canopy of trees.” This would be an event space. The Bellevue entrance will have a grove of trees and paths.

“We met with the disabilities commission,” Chatfield said, adding they worked with the commission to review the ramp’s impact on the woodland area, wildlife, urban heat, and maintainability of the ramp. “This ramp is going to be 20 percent of the forest area, so it is not significant. West Roxbury is one of the lucky neighborhoods where there is a lot of tree canopy.” Soule said an arborist has assessed a 30-inch oak that is in good shape and will remain. “All these re-

movals have to be approved by the city arborist. We’re proposing 23 removals. The project as a whole plants 121 trees.”

Chatfield explained that costs have increased, and alternate plans must be ready if the initial costs are too high. Having an alternate plan ready will save time. “What could we part with?”

### Billings Field

Continued on page 8



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## Good news: Cement trucks a-comin'

It may not be completed in my lifetime, but the welcome news from the Department of Transportation is that the feds have approved funding — \$371 million worth — for the new Sagamore Bridge across the Cape Cod Canal. Originally built in 1934 this bridge, along with the Bourne Bridge, are the only ways to cross the canal without taking the Boston to Provincetown ferry.

The money isn't just for the steel and cement. It includes the design itself, improvements to local roadway connections, and major utility relocation, as well as addressing climate change, possible seismic effects, and safety benefits. As one who now drives white-knuckled over the bridge because of its very narrow lanes—not unlike those of the Jamaicaaway—I always have to think that if I'm in the far-right lane, am I going to rub up against the huge curbing or risk a head-on accident by driving the left lane?

As expected, the bridge will need to receive additional funding from the State: \$371 million doesn't go as far as it used to. Much more will have to be ponied up.

Our Bay State isn't the only one benefitting from the federal government's largesse: the current allocation for the new Sagamore is part of \$4.9 billion in funding for 37 significant transportation infrastructure projects nationwide. The biggest chunk of the Sagamore package threw a billion dollars at a bridge replacement in the Duluth area. Also included in the Sagamore package is \$600 million for a bridge replacement on the interstate in Portland, Oregon, which should



### My Kind of Town/ Joe Galeota

make bikers happy because bike/bus lanes, pedestrian walkways, and light rail system are included.

New Orleans will receive \$300 million for a 1,700-foot wharf, an automated stacking crane yard, and an intermodal rail yard. Lesser amounts have been appropriated to Pittsburgh, Florida's St. Lucie, Alaska's Fairbanks, Rhode Island's I-95, and Montana's I-90.

With all due respects to the Sagamore Native Americans, consider this for a new name: the Chris Chambers Bridge. Westfield, Massachusetts, is a long way from the Cape Cod Canal but this Navy Seal from that town recently perished in the Arabian Sea off the Somali coast attempting to rescue a colleague during a daring rescue mission, deserves our utmost recognition for his uncommon valor.

From a biblical perspective he exemplified the words of 2 Timothy 1:7 "For God did not give us a spirit of cowardice but rather of power and love and self-control." Or if, dear reader, you eschew biblical references, consider hero Chambers with a quote from the movie "Act of Valor": "When your time comes to die, be not like those whose hearts are filled with fear of death, so that when their time comes they weep and pray for a little more time to live their lives over again in a different way. Sing your death song and die like a hero going home."



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—M.E.B.

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## Letters to the Editor

### SQUARES + STREETS AN ESSENTIAL INVESTMENT

To the Editor:

Thank you for providing a public forum for discussing important issues facing our communities. As we all are aware today, civil public debate is a critically important part of ensuring that our democracy functions and, in particular, addresses the needs of

disadvantaged residents. The housing shortage and the high cost created by it, is perhaps the most important issue to resolve in order to not only support current residents of greater Boston but also to create a better future by assisting our economy and accommodating the needs of future residents.

Gene Radwin's concerns about the proposed Squares + Streets building approval re-

form are understandable. However, many of his concerns amount to proving a negative. Had he considered the underlying thrust of my question to BPDA Chief Jemison and the reply at the BPDA presentation at the Roslindale Library, which Gene attended on January 8th, he would have found his questions answered. The goal of the

Letters

Continued on page 5

## THE LUSTER OF DIAMONDS

We arose to a charmed, changed world. We were four, escaping for a winter weekend to a Vermont cabin, tucked in a wood on the banks of the Waits River. What greeted us upon emerging that glistening, long-ago Sunday morning was nothing less than mesmerizing in unique brilliance.

I will write about trees. I have attempted to capture the grandeur of sequoias, those magnificent sentinels to timelessness, themselves strewn like tossed gems across California highlands. I would like to write about "Umnak National Forest," a single tree on the desolate Aleutian Island of Umnak, site of a WWII airstrip, "flown in for the enjoyment of a colonel's dog named Skooch." I would like to write about trees outside Gulfport, Mississippi shortly after hurricane Katrina. The southern forest was a traumatic aberration, swaths of woodland denuded, its leaves replaced with plastic. Plastic sheets, plastic six-pack holders, bits of clear and green plastic debris blown hard and caught fast by nooks and crevices in the arms and elbows of trees, creating a loathsome coalition of man and nature, cobbled together in a torrent of natural fury. A forest festooned with shredded, plastic leaves.

I struggled to write of the Vermont aberration. Travelogues can be reduced to a general formula, that of combining experienced travel with a correlating thought, incident, or emotion. Words adequate to describe the miraculous sight eluded, and this travelogue lay long dormant, unable to form or discover any viable bond. While

Katrina's memory receded with its own waters, so did the Vermont vision melt with rising suns. What enabled its emergence occurred not through literary epiphany, but a chance encounter during a journey of another kind.

Literary license allows "travel" to include all manner of movement, whether physical, emotional, or intellectual. One can lie in bed and wander memory lanes of personal surprise, hurt, or conquest. One can travel to Italy and visit Roman antiquities, or read three volumes of Edward Gibbon, and be equally fascinated. And while researching colonial America for a long-considered novel, I came upon words written by president and patriot John Adams. What captivated was that the Braintree boy had observed the exact same aberration as the Norwood boy, and was more than capable of describing. Experienced centuries apart, both Massachusetts were so moved they felt the need to recount, John Adams in his journal, and I in this travelogue.

John Adams' journal is fascinating, encompassing a breadth of historic as well as domestic colonial experience, from assisting Thomas Jefferson in writing the Declaration of Independence and terms as President and Vice President, to building stone walls and dealing with drunken workers on his Quincy farm. But of four volumes of entries, none resonated more than his casual recounting of one magical morning.

"A rain had fallen from some warmer region in the skies when the cold here below was intense to an extreme," our Founding Father wrote. "Every drop was fro-



Don Reddick

zen wherever it fell in the trees and clung to the limbs and sprigs as if it had been fastened by hooks of steel. The earth was never more universally covered with snow, and the rain had frozen upon a crust on the surface which shone with the brightness of burnished silver. The icicles on every sprig glowed in all the luster of diamonds. Every tree was a chandelier of cut glass. I have seen a Queen of France with eighteen millions of livres of diamonds upon her person and I declare that all the charms of her face and figure added to all the glitter of her jewels did not make an impression on me equal to that presented by every shrub. The whole world was glittering with precious stones. It was the most splendid winter scene ever beheld."

I have lived in New England my entire life and experienced this wonder but twice, first on a crystal-clear Sunday morning emerging from a central Vermont cabin, and now during an armchair journey, my book laid down across my lap and eyes closed, arm-in-arm with John Adams, strolling wintertide woods together.

*"Don Reddick is a writer from Norwood.*

*He can be reached at donreddick534@gmail.com*

# Letters *continued from page 4*

changes is to reduce and/or remove the well understood approval barriers that property owners and developers face in trying to build more housing.

However, no one knows nor can easily predict what development will occur and what the ancillary effects will be other than helping to reduce the housing shortage. As a society we have decided to leave it to the free market to make these decisions. The best we can do is facilitate the market by reforming the current complex process that has resulted in such a serious shortage over a long time span, and therefore urgently needs to be improved. It is important that residents and civic groups support this effort, in particular the community development organizations that have it as their mission. The willingness of some to stand in the way of reducing the terribly negative impact of the housing shortage is deeply concerning to most residents.

*Alan Wright  
Roslindale*

## FIGHTING FOR EQUITABLE T FARES

*To the Editor:*

Last week, like so many other residents of the 10th Suffolk district, I took the commuter rail to work. And just like each of my neighbors, I paid almost three times higher than most of my fellow Bostonians.

That's why I was proud to join the Mayor, Rep. Consalvo, Senator Rush, and Mary Skelton Roberts, Boston's first representative on the MBTA Board of Directors, in speaking in favor of H.3288 and S.2291 - two bills before the Joint Committee on transportation that would bring all of Boston's commuter rail stations into Zone 1A.

As the State Representative for the communities of West Roxbury, Roslindale, Jamaica Plain, Chestnut Hill, and Brookline, I know many of the residents of my district rely on the Needham line to work, shop, and partake in daily life as a member of the Parkway Community. While most of the residents of the City of Boston can use the T to get from place to place for less than the cost of a cup of coffee, this is not the reality of constituents living outside of Zone 1A - many of whom live in the 10th Suffolk.

As it stands, Parkway residents who take the commuter rail in Zones 1 or 2 (many of whom live in the 10th Suffolk District) pay \$6.50-\$7.00 for a one-way ticket, while most of our fellow Bostonians pay \$2.40. The proposed legislation would change that, finally making commuter rail fares just that - fair.

This bill is the result of years worth of advocacy. As his former Chief of Staff, I saw Councilor Matt O'Malley fight to get this done. And he wasn't alone. The bill has been advocated for by Former Councilor Tim McCarthy, then Councilors Rob Consalvo and Michelle Wu, and my predecessor, former Representative Ed Coppinger, sponsored this legislation for years. All of these elected officials knew the importance of having cities and towns having the same fares throughout their cities and towns. This fight isn't new, and we need your assistance in getting his bill across the finish line.

It's my hope that with your support, we can get these bills passed and sent to the Governor's desk. If you would like to submit testimony, please email me at [bill.macgregor@mahouse.gov](mailto:bill.macgregor@mahouse.gov) and I will gladly send it along to the Transportation committee on your behalf.

*Bill MacGregor  
State Representative*



*Dozens braved the cold last week at the Brighton Winter Farmers Market at the Presentation School Foundation.*

PHOTO BY KWOT ANWEY

## Warmth felt at Brighton Farmers Market

**Kwot Anwey**  
*Staff Reporter*

The Brighton Winter Farmers Market saw families and friends walking from colorful tent to colorful tent exchanging hellos, eating samosas, drinking coffee and laughing and catching up. The fact that it was 15 degrees outside only seemed to enter anyone's mind fleetingly.

Residents of Brighton's Oak Square neighborhood attended the first Brighton Winter Farmers Market of the year on Jan 27 in the parking lot of the Presentation School Foundation's (PSF) Community Center at 640 Washington St., and while nobody

**Farmers Market**  
*Continued on page 11*



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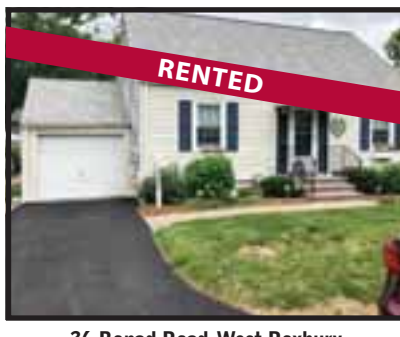
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# Rumors abound around Steward

**Jeff Sullivan**  
Staff Reporter

Rumors are running amok concerning the Norwood Hospital and what its future holds given the current national headlines of Steward Healthcare's financial problems, the most prevalent being that Steward will be placing Norwood Hospital, along with three others, up for sale.

Congressperson Stephen Lynch has joined in the search for details. According to Lynch, St. Elizabeth's Hospital in Brighton, the Holy Family Hos-

pital in Methuen and Nashoba Valley Medical Center in Ayer, will soon be hitting the market.

Steward's financial difficulties have been well documented, with residents observing last fall that workers had walked off the job site at the Norwood Hospital for almost a month, employment companies are suing Steward for lack of payment, and now Steward's landlord, Medical Trust Properties (MPT), announced recently that the hospital chain had not been paying its rent and is about \$50 million in debt to the real estate investment trust

(REIT).

At the same time, Steward has been petitioning the state to allow the new Norwood Hospital to provide fewer services, sending patients to other Steward hospitals, like St. Elizabeth's in Brighton for obstetrician's services and to Brockton's Good Samaritan Hospital for psych beds and behavioral health services. However, given the current circumstances, Steward has recently pulled out of its agreement to transfer beds to Brockton. At St. E's, one new mother died during childbirth and, according to The Boston Globe, she could have been saved by equipment that had been repossessed because Steward wasn't paying its bills (<http://tinyurl.com/y4em62s9>).

Steward does have a history of over-promising, both here in the U.S. and abroad. According

to Maureen Tkacik's piece in The American Prospect last week (<http://tinyurl.com/vk62r3un>), Steward promised to turn Malta's three aging hospitals into a medical tourism destination for \$400 million that never materialized (<http://tinyurl.com/4n3fd2v4>).

More recently, in 2019, Steward promised the community of West Monroe, Louisiana, that the Glenwood Regional Medical Center would get a completely new form of cardiac surgery to revolutionize the hospital, but this past December the state started a monitoring process due to concerns of shortages of staff and supplies (<http://tinyurl.com/36cp3xet>).

Steward is already closing the New England Sinai Hospital in Stoughton and recently announced it is shutting down the Medical Center of South-

east Texas this month.

Steward's money problems go back to when it was a non-profit, nun-founded Caritas Christi Health Care system started in 1985. The organization was sold to Cereberus Capital Management in 2010, and Steward was founded. From there, Cereberus and Steward managed to sell Steward's existing real estate for \$1.2 billion in 2017 to MPT, which also paid \$50 million for a 5 percent equity stake in the company, and started renting the land from MPT. From there, Steward merged with Iasis Healthcare in Tennessee in a \$2 billion deal, moved its headquarters from Boston to Dallas, Texas, in 2018, acquired five South Florida hospitals from Tenet Healthcare for \$1.1

**Steward**

*Continued on page 8*

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## Legals

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

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304

Docket No. SU24P0059GD  
Suffolk Probate and Family Court  
24 New Chardon Street  
Boston, MA 02114

In the matter of: **Jorge Arturo Farietta**  
Of: Boston, MA

RESPONDENT  
Alleged Incapacitated Person

To the named Respondent and all other interested persons, a petition has been filed by **Adriana Farietta of Germantown, NY** in the above captioned matter alleging that **Jorge Arturo Farietta** is in need of a Guardian and requesting that

**Adriana Farietta of Germantown, NY** (or some other suitable person) be appointed as Guardian to serve **Without Surety** on the bond.

The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

**You have the right to object to this proceeding.** If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of **02/09/2024**. 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 10, 2024

Stephanie L. Everett, Esq., Register of Probate

*Boston Bulletin: 02/01/2024*

## Squares *continued from page 1*

level of concern from stakeholders, civic leaders, and residents in the two neighborhoods.

Monday's hybrid meeting was held in the Municipal Building/BCYF, and drew about 150-200 attendees, the majority of whom were from Hyde Park, but which also included people from across the city and four city councilors. Another 74 attended virtually.

Listed on the agenda as "People's Conversation on Squares and Streets: A Positive Vision for Planning," the main goal of the meeting – which was brought about by a letter signed off on by more than 100 people from multiple neighborhoods – was to convince the City to slow down the amendment's approval process by six months in order for the community at large to better understand what, exactly, is being proposed.

That goal would not be achieved, as Mayor Wu made clear at the end of her remarks, during which she spoke of her own goal to modernize and standardize the city's long and complex zoning code, with an emphasis on affordability, equity, open space, and climate resiliency.

"I do not think the City can move forward in a timeframe that makes sense to give a six month extension of the comment period for this first phase," she said of the request for a slowdown, and went on to speak of the City's planned move towards form based zoning, which – as she explained it – focuses less on the number of potential units, and more on what shapes best fit a neighborhood's character, design, and identity.

Wu added that form-based zoning does not exist in the city's code, necessitating the amendment. "So the first step, to even be able to talk about each neigh-

borhood, is to put the building blocks of this new language on the table in the zoning code," she explained.

"So that is what we're trying to do with the first phase," she said of the amendment's approval. "It is not about applying that to any neighborhood, and it is not about closing the door on discussions for things that are really important in each neighborhood."

The meeting began with an introduction; followed by a getting-to-know-you exercise; prepared statements made by representatives of a handful of community groups from Hyde Park, Roslindale, and Roxbury; and a nearly 10-minute lead-in to the Mayor's talk.

Consequently, Jemison – who followed Wu – did not open the floor to questions and comments until more than an hour after the meeting (which ran an hour and forty-five minutes) had begun. And, in a very crowded hall with many raised hands, only six were called on (three other questions were submitted via virtual chat) to have their questions fielded by Jemison, Wu, and BPDA Director of Planning Aimee Chambers.

One of the first questions, asked by a Brighton resident, concerned community involvement during the post-approval planning process, and how people would be selected to participate. This echoed the key question of a meeting held earlier in the month for Hyde Park community leaders regarding the appointing of a neighborhood board to work with the City, which had elicited a non-committal response from Jemison.

In response to Monday's question, Jemison noted the comprehensive list of Hyde Park residents active in BPDA and zoning matters, and the BPDA's plan to reach

out to them. Regarding the selection of a group, however, he had this to say. "I think what we'd like to do, especially at the outset, is have as many people as possible attend the workshops." He added that the intention is to hold approximately one meeting a month during the community process, with the first one tentatively scheduled for sometime in March.

At another point, Chambers cited the engagement template prepared by the S+S team involving community meetings, office hours, neighborhood walks, and the embedding of planners in squares. "Having the planners working in the neighborhoods is going to make a huge difference," she said in response to a question about the potential displacement of storefront businesses in Roslindale Square. "It's going to be really imperative that the team get to know all of the folks who are in those different businesses."

The meeting was civil, with Wu's remarks and comments periodically met with applause, but there were also murmurs, and when Jemison wrapped up the abbreviated Q&A, and Wu recommended that those with unanswered questions email them in, it led one woman to stand up – uncalled on and without a microphone – to ask, "How many people in this room came to this meeting with the idea that they could convince the City of Boston to slow down the process of Squares + Streets?" She finished by saying, "I see this as a fluff piece."

This led to another murmur rising to statement level, after which order was restored, a closing statement was made by Mayor Wu, followed by a final round of applause mixed with more murmurs – now risen to frustrated questions – drew the meeting to a close.



The WRNC heard some good news from the Rose's Bounty Food Pantry last week: the pantry was able to help feed thousands of families in the Parkway and beyond.

PHOTO BY SUSAN KRYCZKA

# Good news from the WRNC

**Susan Kryczka**  
Staff Reporter

There was good news to report at the West Roxbury Neighborhood Council (WRNC) meeting on Jan. 23.

Larry Costello, representing Rose's Bounty, the food pantry housed at Stratford Street United Church, gave an update on its recent activities. "I just wanted to inform people that in 2023, we served over 40,000

people, and that is an average each month of 1,550 adults, 974 children, and 868 seniors. Imbedded in those numbers are 207 veterans."

Costello described the magnitude of food being moved by pantry volunteers. "We distribute over 600,000 pounds of food. We get a truck every Thursday that brings 11,000 pounds of food. Distributing that, we have a lot of freezers. As you can imagine that con-

sumes a lot of electricity." He announced that clean energy solar panels will be installed this week resulting in the costs of refrigeration disappearing from the pantry budget.

"That was possible by a grant from the MA Department of Environmental Protection," said Costello. "They said in that grant that we need to publicize that to the community. I just

**WRNC**

Continued on page 13

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

**INFORMAL PROBATE PUBLICATION NOTICE** **Docket No. SU24P0180EA**

**Estate of: Donald G. Ford** **Suffolk Division**  
**Date of Death: August 07, 2023** **24 New Chardon Street**  
**Boston, MA 02114**  
**(617) 788-8300**

To all persons interested in the above captioned estate, by Petition of **Petitioner Patrick D. Ford of North Quincy, MA**  
**Patrick D. Ford of North Quincy, 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: 02/01/2024*

**COMMONWEALTH OF MASSACHUSETTS**  
**LAND COURT – DEPARTMENT OF THE TRIAL COURT**  
**24 SM 000181**  
**ORDER OF NOTICE**

**TO: Arnold F Little Jr**

and to all persons entitled to the benefit of the Servicemembers Civil Relief Act: 50 U.S.C. c. 50 § 3901 (et seq):  
**Citizens Bank N.A F/K/A RBS Citizens N.A.** claiming to have an interest in a Mortgage covering real property in West Roxbury, numbered 34 Miami Terrace, given by Arnold F. Little Jr. to RBS Citizens, N.A., dated November 1, 2008, and registered at Suffolk County Registry District of the Land Court as Document No. 758815 and noted on Certificate of Title No. 125657, has/ have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before **March 4, 2024** or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

**Witness, GORDON H. PIPER**, Chief Justice of said Court on January 17, 2024.

Attest:  
Deborah J. Patterson  
Recorder

*West Roxbury/Roslindale Bulletin: 02/01/24*

 Margie Vogt, Broker 617-212-7660	 Erin Vogt 617-212-7662	 Joe Donnelly 617-256-3978	 Lianne Rich 617-470-1937	 Nancy Killion 617-716-9040	 Maureen Hayes Rossi 617-417-1000	 Patsy Brennan 857-472-2982	 Diana Bradley 617-312-2432	
 Nancy Knight-Shah 617-678-1969	 Alex Macrides 617-571-8746	 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	 Katerina Bitados 617-281-3043

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**\$1,040,000 / Patsy Brennan 857-472-2982 and Maureen Hayes Rossi 617-417-1000**

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**\$485,000 / Margie Vogt 617-212-7660 and Erin Vogt 617-212-7662**

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# Steward *continued from page 6*

billion in 2021, acquired the Miami Medical Center Property in 2022, and sold five Utah hospitals to CommonSpirit Health.

Cereberus, for its part, sold Steward for a profit of about \$800 million to a group of Steward physicians (<http://tinyurl.com/mr499syj>), which notably included Steward's founder Ralph de la Torre, after purchasing the company from Caritas in 2010 for \$246 million. MPT has invested more than \$5.5 billion in the company since it bought the hospitals' land in 2017.

Now, Massachusetts legislators Elizabeth Warren, Ayanna Pressley, Edward Markey, Stephen Lynch, James McGovern, William Keating, Seth Moulton, Katherine Clark, Lori Trahan, and Jake Auchincloss have all signed a letter demanding Steward account for itself (<http://tinyurl.com/39ut7dc4>).

"We request a briefing on Steward's financial position, the status of your Massachusetts facilities, and your plans to ensure the communities Steward's hospitals serve are not abandoned," the statement read.

No comment from Steward has been received as of press time.



While the rink was the headliner topic for the meeting, several other aspects of the plan, such as the accessible ramp entrance to the park, were also discussed.

COURTESY PHOTO

# Billings Field *continued from page 3*

Chatfield put forward the possibility of omitting the street hockey rink or the LaGrange entry plaza. She supported keeping the field lights, the accessibility improvements and splash pad.

The first comments in the chat and via the audio Zoom link were in support of the street hockey rink, making it a priority.

"I have heard a lot of feedback from the community on this and all are in support of the street hockey rink. I really hope that we can come up with a project to allow for the rink to be built," said District 6 City Councilor Ben Weber. Weber mentioned the baseball fields and lighting as important, but the rink as a priority.

State Rep. Bill MacGregor also spoke in

support of the street hockey rink. "I just want to echo what Councilor Weber has said. The reason we were doing a renovation at Billings Field was to add a street hockey rink. That was a big push from Councilor O'Malley...I plan to work with Councilor Weber and let the mayor know, as well."

More rink support followed. Mark Loewen, the Boston Police Department's community services officer for District E-5 wanted to clear the air about possible rumors that he was against the project. "I, 100 percent, support this skating rink."

Continued backing for the rink went on in the chat feature of the video. Weber requested community engagement after the bidding process as a chance for people to weigh in before the final decision is made. "The point of tonight is to try to understand what is a lower priority item and what is a higher priority item," said Chatfield, indicating that time would not allow another community

meeting. "What I'm sensing tonight is that the street hockey rink is a high priority."

Other comments included what other nearby parks provide and what might be missing. "Did you consider a holistic approach as to what the neighborhood has?" asked Chris Boccuzzi, who lives on Bellevue Street. Chatfield said that could be considered.

Sara Saperstein added, "Currently, skating/rollerblading isn't allowed on the path at Billings. Hopefully, with the renovations, rollerblading will be allowed on the path."

Chatfield remained positive. "We'll look at other ways we can cut costs. We will try to design it in a way that we can afford to build it." The funding can be lengthy with many involved in the approval process like the parks department, with the city council making the final approval. "Next steps are securing funding and then going out to bid. Priorities are very clear that the hockey rink is staying in," she said.

**COMMONWEALTH OF MASSACHUSETTS**  
**SUFFOLK. SS. Docket No. SU23E0121PP**

To Luis Ferando Arboleda Garciano, L.K.A. 214 Malden Street, Apt. #2, Revere, MA 02151 and to all other persons interested

A Petition has been presented to said court by Sonya F. Bettencourt of Revere in the County of Suffolk representing that he holds as 50% share as tenant in common undivided part or share of certain land lying in Revere, MA in said County, and briefly described as follows:  
**Unit #214-2 Percentage Interest: 13.508% Area: 680 Square Feet**  
**Parking Spaces: 6 and 7**  
**Unit Post Office Address: 214 Malden Street, Unit 2, Revere, MA 02151**

GRANTOR, Owner of the above referenced UNIT in the MALDEN STREET CONDOMINIUM created by Master Deed, dated August 5, 2005, recorded with Suffolk Registry of Deeds in Book 37739, Page 100; (the "Master Deed") in accordance with the provisions of Massachusetts General Laws Ch. 183A, grants the UNIT to GRANTEE with QUITCLAIM COVENANTS for the CONSIDERATION state above.

The UNIT contains the AREA listed above and is laid out as shown on a plan recorded herewith which is a copy of a portion of the plans filed with the Master Deed and to which was affixed a verified statement in the form provided for in Massachusetts General Laws Ch., 183A, Section 9

Setting forth that he desires that all the following described part of said land may be sold at private sale for not less than \$329,000.00 dollars.

And praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said and which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof

If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 29th day of February 2024, the return day of this citation.

Witness, Brian J. Dunn, Esquire, Ent Judge of said Court, this 26th day of January 2024.  
 Stephanie L. Everett, Esq., Register of Probate

*West Roxbury/Roslindale Bulletin: 02/01/24, 02/08/24, 02/15/24*

## Virtual Public Meeting

# 180 Western Avenue

**FEBRUARY**  
**12**  
**6:00 PM - 8:00 PM**

Zoom Link: [bit.ly/42eFSPq](https://bit.ly/42eFSPq)

Toll Free: (833) 568 - 8864

Meeting ID: 160 900 3285



### Project Proponent:

Samuels & Associates

### Project Description:

The Proponent proposes to demolish the existing buildings on the Project Site and to construct a pedestrian-oriented, mixed-use building containing approximately 200,000 square feet of GFA, including residential space (up to 280 units), ground-floor retail, restaurant, services, and accessory spaces, shared amenity space, and approximately 10,000 square feet of outdoor amenity spaces located on various roof terraces, served by an at-grade structured parking garage.

mail to: **Camille Platt**  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201  
phone: 617.869.7098  
email: [camille.platt@boston.gov](mailto:camille.platt@boston.gov)

**Close of Comment Period:**  
8/20/2023

Website:  
[bit.ly/180-western-avenue](https://bit.ly/180-western-avenue)

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

## Legals

### COMMONWEALTH OF MASSACHUSETTS LAND COURT – DEPARTMENT OF THE TRIAL COURT 24 SM 000145 ORDER OF NOTICE

**TO: Boris Levitin a/k/a Boris Levitan**

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

**Citizens Bank, N.A. f/k/a RBS Citizens, N.A.**

claiming to have an interest in a Mortgage covering real property in Brighton, numbered 36 Bellvista Road Apt. 16 Unit 36-16, Kingston Gardens Condominium, given by Boris Levitin to RBS Citizens, N.A., dated February 1, 2010, and recorded at Suffolk County Registry of Deeds in Book 46085, Page 270, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at **Three Pemberton Square, Boston, MA 02108** on or before **March 4, 2024** or you may lose the opportunity to challenge the foreclosure on the grounds of noncompliance with the Act.

**Witness, GORDON H. PIPER, Chief Justice of said Court on January 16, 2024.**

Attest:  
Deborah J. Patterson  
Recorder

*West Roxbury/Roslindale Bulletin: 02/01/24*



# Fare Reductions *continued from page 1*

<http://tinyurl.com/mpewxn9a> for a map) based on distance. Essentially, the Commuter Rail system uses zones based on “each station’s distance from Boston,” but what the map doesn’t do is define exactly where the center of Boston is. There’s no specific reference point on its map.

According to the City of Boston’s website (<http://tinyurl.com/5ycctw98>) Roxbury is the geographic center of the city, with the intersection of Walnut Avenue and Westminster Avenue being the exact center according to blogger CRyan (<http://tinyurl.com/mrxfnrn5>).

The map provided by the MBTA doesn’t provide a center point specifically, and the map itself is the stylized map most transit organizations provide for their ease of use rather than their geographic accuracy (<http://tinyurl.com/3jabbjem>). So exactly how it chooses the zoning map is unclear, and where the exact center point that it’s using is unknown.

All that’s to say that Zone 1A is the central zone where fares are the same as the subway. But many stations in the city are outside Zone 1A – as shown by the map design based on “each station’s distance from Boston,” as per the MBTA. Apparently, the Readville, Hyde Park, Roslindale Village, Bellevue, Highland and West Roxbury stations are farther from Boston, even though they are a part of the City of Boston. Through quirks of geography, Commuter Rail stations like Malden, West Medford, Porter, Chelsea and Oak Grove are closer to Boston than Hyde Park, Roslindale and West Roxbury (despite the neighborhood actually being in the City of Boston) and have lower commuter rail fares.

Zone 1A is currently \$2.40, whereas Zone 1 is \$6.50 and Zone 2 is \$7.

Wu’s testimony centered on economic reasons for reducing fares for Boston residents. She pointed out that city residents already spend a good deal of their income on rail fares, where suburban residents spend far less.

“Many residents living and working in communities served by the Commuter Rail

opt to drive instead because the system’s fares make it inaccessible,” she said. “In the gateway cities that help power our region’s economy, fares can range anywhere from 6 percent to 13 percent of a family’s income. While in wealthier suburbs closer to Boston, fares make up 2 percent to 4 percent of a family’s income, which is a distance-based burden that is disproportionate.”

Wu pointed out that reliable public transportation can have lasting impacts on the local economy.

“Over a many-year, longitudinal study conducted on what the single most important factor was for economic mobility for families, it turns out that across all the characteristics we know are important, a family’s ability to pull themselves up out of poverty was not tied to the average test scores of schools in their community or even public safety statistics or income levels, the most closely-tied factor was the average commute time to work from their neighborhood,” she said.

Consalvo got into the details for Hyde Park’s three commuter rail stations: Hyde Park, Fairmount and Readville. All three stations are in different zones, despite being fairly close to one another (Fairmount and Hyde Park are .4 miles apart, and Readville and Hyde Park are 1.3 miles apart).

“You can almost literally see the Fairmount Station from the Hyde Park Station,” Consalvo said. “It makes absolutely no sense as to why people in Hyde Park have to pay all these different fares when they’re trying to decide how they get to work.”

Consalvo also pointed out that the current system encourages more cars on the road, as residents in his district may choose to drive rather than face the fare system, and many commuters from outside the city will drive into Hyde Park to pay less for parking at their station.

“Our great friends from the suburbs – Milton, Dedham and Walpole, who we love by the way – choose to come into Boston to take their commuter rail in, and where do you think they park?” he asked.

“Around the station that’s \$7, or around the station that’s \$2.40? That has a huge impact on all sorts of transportation and traffic issues that we have to work with the City of Boston on.”

Wu also pointed out that the city has not sat on its laurels either and has built 15 miles of bus lanes for the MBTA buses to encourage residents to ride rather than drive.

“Including six miles just in the last year alone, with even more planned for this coming year,” she said, and added that the city also provides the single largest contribution to the MBTA’s budget at \$97 million (fares excluded).

MacGregor said he has spoken to dozens of residents in his constituency who said they would take the commuter rail if it was cheaper, as it would be much more convenient than driving. Wu said the same, as this was one of her big issues while serving At-Large in the Boston City Council.

“I personally know dozens of people in West Roxbury and Roslindale who will drive to Jamaica Plain or that one stop in Hyde Park to take advantage of that lower fair and avoid the Zone 1 fee,” MacGregor said. “It is my hope that with the approval of this committee, we can finally make the fares just that: fair.”

One area of pushback from the MBTA that all the speakers acknowledged was about money. It’s no secret that the MBTA needs a lot of work, recent estimates plac-

ing the costs at \$24.5 billion, and reducing fares could cost the MBTA much needed income. But Wu and MacGregor pointed out lowering fares will increase ridership and make up for that shortfall.

“Lowering the fares to increase riders just isn’t anecdotal,” said MacGregor. “When Lawrence invested in a fare-free transit back in 2017, ridership went up 20 percent. Across the country, we’re seeing that if you re-

duce the fares, it impacts ridership positively.”

Rush said he’s been adding amendments to every budget bill he can to rearrange the zone fare system and he hopes this effort pans out.

“This is really just common sense and it solves so many issues to get people onto the commuter rail, to work and to get them in town,” he said.

Go to <http://tinyurl.com/2p3unkac> for more information on the legislation.

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**BUYERS WILL BE SELECTED BY LOTTERY. THE DEADLINE FOR LOTTERY APPLICATIONS IS FEBRUARY 23, 2024.**

In order to ensure that applicants fully understand the deed restrictions associated with these condos, it is **STRONGLY RECOMMENDED** that applicants attend the virtual information session on February 8 at 6pm. Register at [bit.ly/131condor\\_infoession](http://bit.ly/131condor_infoession).

**TO QUALIFY FOR AN 80% AMI UNIT AT 131 CONDOR STREET, YOUR ANNUAL INCOME MUST BE EQUAL TO OR LESS THAN:**

- 1 Persons, \$86,050
- 2 Persons, \$98,350
- 3 Persons, \$110,650
- 4 Persons, \$122,900
- 5 Persons, \$132,750
- 6 Persons, \$142,600

**TO QUALIFY FOR A 100% AMI UNIT AT 131 CONDOR STREET, YOUR ANNUAL INCOME MUST BE EQUAL TO OR LESS THAN:**

- 1 Persons, \$107,600
- 2 Persons, \$122,950
- 3 Persons, \$138,300
- 4 Persons, \$153,650
- 5 Persons, \$165,950
- 6 Persons, \$178,250

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Condos are sold by lottery. Only qualified applicants may enter. The units are deed-restricted, owner-occupancy requirements apply. Income and asset limitations apply. **Requirements:** First time homebuyer. Homebuyer will need to complete an approved homebuyer education course prior to closing. **Preferences:** Boston Residency preference. Preference for one (1) person per bedroom. Income limits for qualified buyers are 80% and 100% Area Median Income Limits based on HUD data that was refined and calculated by MHP and the City of Boston. **Please note:** Persons with disabilities and those with limited English language proficiency are entitled to request a reasonable accommodation.

**CITY of BOSTON**

**Tell 'em what you think with a Letter To The Editor**

Please write to:  
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Suite 202  
Norwood, MA 02062  
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## Will Withdrawing from 401(k) Affect My Social Security?

**Dear Rusty:** My full retirement age (FRA) is 66 and 8 months, which I'll reach in September 2024. I'm still working 3 days a week. I want to cash in my 401K and want to know if I have to wait until my FRA for IRS purposes or can cash it in anytime in 2024. I don't want to affect my Social Security or end up paying taxes on my benefits.

**Signed: Seeking to Avoid Taxes**

**Dear Seeking:** We're not experts on IRS matters here at the AMAC Foundation so I can't address 401(k) questions, but we can provide information on your Social Security circumstances and how 401(k) withdrawals may affect your SS. I assume from your question that you are now receiving early Social Security and wish to avoid any tax consequences thereto by cashing in your 401(k), as well as from working. Here's what you need to know:

- Since you will reach your full retirement age (FRA) in 2024, your 2024 work earnings limit will be \$59,520 up to the month you reach FRA. If you were born in January 1958, you'll attain FRA in September 2024. After you have reached your FRA there is no longer a Social Security limit to how much you can earn from working, so your work earnings thereafter will not affect your monthly Social Security benefit regardless of how much you earn. If your part time work between January and August 2024 won't put you over the \$59,520 limit, your work earnings will not negatively affect your gross monthly Social Security benefit.

- Assuming you are on Medicare, the premium for which is deducted from your Social Security payment, withdrawals from your 401(k) might affect your net monthly Social Security payment in two years hence. Medicare premiums are based upon your combined income from all sources, including 50% of the SS benefits you received during the tax year. If your 401(k) withdrawal(s) put you over an income threshold for your tax filing status, you may be required to pay an "IRMAA" (Income Related Monthly Adjustment Amount) on top of the standard Medicare premium. That IRMAA supplement would be deducted from your Social Security, which would affect the net amount of your Social Security payment. Your Medicare premium for each coming year is determined by your combined income from



**Russell Gloor**  
AMAC Certified Social Security Advisor

two years prior, so if you "cash in" your 401(K) in 2024, it would affect your net Social Security payments in 2026.

- Whether you will pay income tax on your Social Security benefits is determined by your combined income from everywhere, which the IRS calls your "Modified Adjusted Gross Income" or "MAGI." MAGI is your income from all sources (except ROTH IRA withdrawals) and includes half of the SS benefits you received during the tax year. If you file your taxes as a single, and your MAGI is over \$25,000 – or if you file your taxes as "married-jointly" and your MAGI is over \$32,000 – then 50% of the Social Security benefits received during the tax year becomes part of your overall income taxed by the IRS (at your normal IRS tax rate). But if your MAGI as a single filer is more than \$34,000 – or as a married/jointly filer over \$44,000 – then up to 85% of the SS benefits received during the tax year becomes part of your overall income taxed by the IRS.

### So, to recap:

1. Your part time work earnings in 2024 won't affect your monthly Social Security benefit, unless your 2024 work earnings prior to September 2024 exceed \$59,520.

2. Depending on the amount of your 401(k) withdrawals, your 2026 net Social Security payments may be impacted by Medicare's IRMAA provision. But your 401(k) withdrawals will not affect your gross Social Security payments.

3. Depending on the amount of your 401(k) withdrawals, some of the Social Security benefits received during the 2024 tax year will likely be subject to income tax. That is, if your annual total income, including your 401(k) withdrawals, exceeds the MAGI thresholds described above.

*This article is intended for information purposes only and does not represent legal or financial guidance. It presents the opinions and interpretations of the AMAC Foundation's staff, trained and accredited by the National Social Security Association (NSSA). NSSA and the AMAC Foundation and its staff are not affiliated with or endorsed by the Social Security Administration or any other governmental entity. To submit a question, visit our website ([amacfoundation.org/programs/social-security-advisory](http://amacfoundation.org/programs/social-security-advisory)) or email us at [ssadvisor@amacfoundation.org](mailto:ssadvisor@amacfoundation.org).*

## CSMS continued from page 1

Louijeune pointed out that she and Weber are both lawyers. "It's a luxury to be with another lawyer on the council. I'm excited to have another," she said.

In the annual report, the biography of Louijeune states she was a housing advocate attorney helping tenants with eviction notices at housing court.

Louijeune said Weber has been made chair of the labor, workforce and economic development committee. She said she was excited about two, new, women-owned businesses, Shea Butter Smoothies (317 Centre St. which will soon have an opening event) and Drawdown Brewery (3200 Washington St. which opened in December).

"I'm here to help," Louijeune said as she closed out her remarks and left the hall for another meeting with long time aid Emily Polston, who often attends JP community meetings.

Centre South Main Streets board president Michael Reiskind introduced Councilor Weber as a fellow neighborhood council member.

"He was so loyal he didn't resign until December 31," Reiskind said.

Weber came up to the front of the hall. "I've been a city councilor for three weeks," he said. "I was sworn in on Jan. 1."

Weber is a labor lawyer and most recently worked with Lichten + Liss-Riordan on workers' rights issues.

A long time resident of Jamaica Plain, Weber said he "loves the local character." He said he has two children, ages 17 and 12, both in Boston public schools.

"[JP] is the only place they have ever lived," he said.

Referring to legacy businesses, Weber said so many have closed, using Carrot Flower as an example. Casa Beirut, another long-time business, closed two weeks before the annual meeting.

"We want local businesses

to thrive," Weber said. "We want to give business a place.

"I don't want to give them a bad time but we need fewer banks and more local businesses. How do we do that?"

As chair of the labor and work force committee, Weber said he wants to study working conditions. "I want businesses who get city contracts to treat their workers fairly," he said. "I want honest employers who pay a living wage."

Weber introduced his four-person staff that included Melissa Beltran who will handle constituent services. Beltran, who lives in Egleston, is well known as she was the JP neighborhood liaison.

"We have a staff that you can go to," Weber said.

One of his first official duties was to give out the volunteer of the year award to Janet Galloway from The Co-operative Bank, who is the C-S/MS volunteer secretary. Weber then read out the name of the coveted business of the year award to On Centre ("my daughters favorite store"), and owner Phil Celeste came up to applause.

Reiskind gave the economic vitality team report that included two main issues.

"We're addressing vacancies," he said, "The biggest is at the old 7/11 at 684 Centre St., We're working on it. The latest is Casa Beirut."

"Business did well during Covid," Reiskind said. "But after Covid businesses need extra help. One of the biggest problems is staffing, from restaurants to retail. We had two workshops on how to keep employees."

Speaking to The Bulletin after the meeting, C-S/MS director Ginger Brown corroborated what Reiskind said.

"A lot of businesses can't get enough staff," she said, "every type of business. Some have to close early because of it. It's a major issue."

The design team is led by Michel Epp, who explained that their work has looked more closely at South Street in

2023. Home to popular stores like Papercuts and Happy Market, Epp explained, "it's not a continuous retail district, it's a little different and needs some help."

Epp said his committee wanted to involve the South Street housing development. "We had a summer school with a teenaged group, Civic Space Collaborative," Epp said, that studied ways to invigorate the common areas of the development.

They also held a Unity Day on Aug. 18 recalling the legendary South Street Hot Dog Nights of Rep Liz Malia.

Another effort was "RESTORE" on how to improve storefronts.

"We had consulting architects Prellwitz Chiilinski (PCA) and they came up with some storefront ideas. He showed alternative designs for the 730 Centre St. block on the screen

But Epp admitted "it's a challenge."

"Before Covid it was improving businesses, now it's maintaining businesses," he said.

Reiskind explained to The Bulletin that these two efforts were funded through the New Beautification Grant program of the City of Boston Main Streets. "It's a grant of \$40,000 a year for three years," he said.

RESTORE design services by PCA were \$15,000 and the Civic Space Collaborative was \$12,000. \$1,000 was also given as a matching grant to Said and Done Tattoo for the South Street Mall mural by Massiel Grullon; an additional \$3,000 was raised.

Brown played a Powerpoint of the 33 events sponsored by C-S/MS in 2023 including Open Streets, the community clean up, the South Street Nite Market, the holiday light show and the Halloween Canine Costume Parade which is becoming a High Holiday in Jamaica Plain.

Brown closed the annual meeting by inviting everyone to the popular Galantine Wine and Chocolate Tour on Feb 8.




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# Farmers Market *continued from page 5*

seemed to notice the cold, they did notice the bounty of locally-sourced foods, goods and services on display.

“It’s kind of a food desert where we’re at so we’re really looking for any kind of, first of all, community-oriented people that are making it themselves, and also just access to food and more fresh things,” said Brighton resident Emerson Shanahan-Jewett.

The PSF is a nonprofit organization that hosts community events and serves as a hub to other nonprofits, like Brighton WIC and Action for Boston Community Development. The PSF Community Center has hosted the seasonal Brighton Winter Farmers Market in their parking lot for the last four years, giving residents an alternative way to get groceries.

“It seems like there is a need in the Allston-Brighton area for healthy nutritious food,” said PSF Executive Director Clodagh Drummey. “We love the idea of offering space for local food and products, and also have been working to make the food options here more accessible for those who are food insecure.”

The farmers market typically features roughly a dozen vendors, including produce and meat vendors. Customers could get a variety of vegetarian and meat samosas from SamosaMan based in Dorchester, southern treats baked to order from Treats From Scratch, based in Watertown, or coffee beans from Edward’s Coffee, a fresh coffee roaster based in Westborough.

“Small businesses [are] the backbone of America,” said Ed Stec, owner of Edward’s Coffee. “We all get kind of upset about giant corporations and all their profits and [them] maybe being irresponsible with their money.

We’re a local business; I live here, I care about the community and I want the best product for everyone around me.”

Community organizations like Massachusetts Department of Youth and Families supporting programs like FosterMA and AdoptMA had a stand, speaking to those interested in learning more about their causes.

“I cover the Brighton area as a foster parent recruiter, and we really don’t have a lot of homes in this area, so we need to come out to different events,” said social worker Carolla Sanderson. “We do have a lot of children who are in our care that are looking for a good, safe, loving, caring home, and we’re just hoping that people [can] come over to our table, they can ask questions and they can sign up if they’re interested in learning more about the process.”

There was also a table for the Friends of Faneuil Hall Library, an organization that has historically fought and fundraised to keep the Boston Public Library’s Faneuil Library open. As the newly renovated library reopened just two days earlier on Jan. 25, people were encouraged to go across the street to the Grand Reopening to see the new layout and increased accessibility.

“Friends of the Faneuil Library, the group that fundraises for us, had wanted to keep a presence—along with the library staff wanting to keep a presence—in the neighborhood while the library was closed, so the Friends set up a table and offered free books for people to take that had been donated,” said Head Librarian of the Faneuil Library, Amy Manson-Reese.

The market accepts SNAP and HIP as forms of payment, and also began its own couponing program, distributing coupons that are eligible for

use at the market through non-profit organizations, like the Family Nurturing Center, with a focus on serving low-income community members.

“I love, you know, being able to spend money—especially like if we’re able to spend our EBT—on people who live around here,” said Brighton resident Seven Jade.

As a means of neighbors meeting neighbors, a way for food insecure residents to gain access to affordable groceries, a medium for community organizations to get the word out, and a venue for small, local businesses to sell products, the seasonal Brighton Winter Farmers Market is open every other Saturday until March 23, from 11 a.m. 1 p.m. in the PSF Community Center parking lot.

“We just bought coffee from somebody who actually asked me what I’m interested in and said they will see me next week or next time that there’s a market,” said Shanahan-Jewett. “Building relationships with somebody who cares about what they’re selling and makes sure that all the customers actually benefit from their products is nice; it feels good.”

## Kiwanis raises funds for kids programs



The West Roxbury/Roslindale Kiwanis ventured out to volunteer with the Allston/Brighton Kiwanis recently for the group’s Pancake Breakfast at the Presentation School Foundation. The breakfast was a fundraiser to help provide grants and monies to organizations that help the children of the Allston and Brighton neighborhoods, like the YMCA Summer Camps, the Boston Police Athletics programs, tutoring, the Kennedy Day School and more. The breakfast also honored the memory and first president of the club Denis Minihane, who recently passed.

COURTESY PHOTO

### 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.

—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. 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.



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[BostonRenaissance.org/Enroll](https://BostonRenaissance.org/Enroll)

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Estate of: William P. DiCarlo  
Date of Death: October 08, 2023

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To all persons interested in the above captioned estate, by Petition of Petitioner Catherine DiCarlo of Hyde Park, MA  
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Catherine DiCarlo of Hyde Park, 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.

*Hyde Park Bulletin: 02/01/2024*



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# DEATHS

**CURRAN**

Ann M. (Haessler), longtime resident of Needham, formerly of West Roxbury, passed away on January 25, 2024. Beloved wife of the late Francis J. Curran. Devoted mother of Lisa Lawlor and her husband Martin of Dedham, Steven Curran of Needham, and Kate Longueil of Holliston. Loving grandmother of Liam and Joseph Lawlor. Sister of the late Francis X. Haessler. Aunt of Carol Wells and Cheryl Curran and great-aunt of Caitlin and Olivia Wells. Ann was a longtime faithful parishioner and Eucharistic Minister at St. Joseph's Parish and volunteered for many years at Rosie's Place in Boston. Funeral from the George F. Doherty & Sons Funeral



Home, 1305 Highland Ave., Needham. Interment in St. Mary's Cemetery, Needham. Expressions of sympathy may be made in Ann's memory to St. Joseph's Church, 1382 Highland Ave., Needham, MA 02492. Arrangements by George F. Doherty & Sons Funeral Home, Needham.

**MULKERRIN**

Bridget, in West Roxbury, formerly of Dorchester and Callowfeenish, Carna, Co. Galway, Ireland, passed away on January 25, 2024. Loving daughter of the late Peter and Margaret (Connolly) Mulkerrin. Devoted sister of Winifred Faherty, Anne, Margaret, Peter and John Mulkerrin and the late Mary McGoldrick, Morgan and Thomas Mulkerrin. Cherished aunt of Gabriel, Brian and Kevin McGoldrick and the late Sean Mulkerrin. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment Mt. Benedict Cemetery. In lieu of flowers, donations in memory of Bridget may be made to Catholic Charities, 275 West Broadway, South Boston, MA 02127. For guestbook, please visit [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Home West Roxbury 617-323-8600.

# Around the Neighborhood

**FIFTH ANNUAL BRIGHTON WINTER FARMERS MARKET**

The Presentation School Foundation (PSF) Community Center is hosting our fifth annual Brighton Winter Farmers Market every other Saturday at Oak Square (located at 640 Washington Street, Brighton, MA 02135). We hope to provide community members with the opportunity to experience a vibrant local economy, access to fresh, healthy food, and enjoy a gathering space throughout the winter months.

**YOUTH FLAG FOOTBALL LEAGUE KICKS OFF 2024 SEASON**

The Boston Parks & Recreation Department has launched the 2024 Youth Flag Football League, a co-ed program that runs from January 27 to March 2 in the Carter Playground Bubble, located at 709 Columbus Avenue in the South End. The league offers an inclusive environment with divisions for 6U, 8U, 10U, and 12U categories and is suitable for young athletes of all skill levels: those new to the game of football and those looking to enhance their football skills.

Days and Times: Saturdays, 8:00 a.m. - 12:00 p.m., Game Schedule: February 24, Playoffs: Saturday, March 2.

Early registration is recommended as spots are limited. To register for Flag Football, visit [boston.gov/sports](http://boston.gov/sports). For more information on the program, contact [woodley.auguste@boston.gov](mailto:woodley.auguste@boston.gov) or call (617) 961-3084.

Sign up for our email list at [bit.ly/Get-Parks-Emails](http://bit.ly/Get-Parks-Emails) and follow us on social media @bostonparksdept to stay up-to-date with Boston Parks and Recreation Department news and events.

**PARKS DEPARTMENT HOSTS WINTER SOCCER CLINIC**

The Boston Parks and Recreation Department, in partnership with the Anthony Rougier Sports Foundation, is pleased to announce the 2024 Winter Soccer Clinic. This free clinic is designed to help aspiring athletes aged 10 to 18 maintain their skills during the offseason and gear up for spring soccer.

Winter Soccer clinic takes place at Carter Playground Bubble, 709 Columbus Avenue. Professional coaches and trainers will guide participants through specialized drills and exercises tailored to their age groups. This clinic caters to all skill levels, serving both junior players looking to improve their skills and senior athletes seeking advanced training.

Program Dates: Sundays, thru February 18: Session 1: Ages: 10 - 14, Time: 10:00 a.m. - 11:00 a.m. Session 2: Ages: 15 - 18, Time: 11:00 a.m. - 12:00 p.m.

Early registration is recommended as spots are limited. To register for the Winter Soccer Clinic, visit [boston.gov/sports](http://boston.gov/sports). For more information, contact [woodley.auguste@boston.gov](mailto:woodley.auguste@boston.gov) or call (617) 961-3084.

Sign up for our email list at [bit.ly/Get-Parks-Emails](http://bit.ly/Get-Parks-Emails) and follow us on social media @bostonparksdept to stay up-to-date with Boston Parks and Recreation Department news and events.

**WARD 20 DEMOCRATS TO CAUCUS**

The Caucus to Elect Delegates to represent Boston Ward 20 at the Massachusetts Democratic Convention on June 1st in

Worcester will be held Feb. 17th at the BPD Area E Community Room 1708 Centre St. West Roxbury. Doors open for registration at 9:00a.m. Caucus begins at 9:30a.m. For more information email [W20boston@gmail.com](mailto:W20boston@gmail.com)

**CHILDREN'S WINTER FESTIVAL RETURNS TO BOSTON COMMON FEBRUARY 21**

Mayor Michelle Wu and the Boston Parks and Recreation Department present the annual Children's Winter Festival on the Boston Common Parade Ground on Wednesday, February 21, from 11 a.m. to 2 p.m. Visit [boston.gov/winterfest](http://boston.gov/winterfest) for more information about this family-friendly school vacation week event.

The free festival is open to all and offers music, giveaways, winter activities, treats, and crafts. Featured attractions include large inflatable installations such as the All-Star Challenge, and a Fun House Maze. Kids and their caregivers can also enjoy rides in the park on the Trackless Train, a ski lift photo booth, the alpine slide, snow throw, and much more.

The Boston Common Parade Ground is located at the corner of Beacon and Charles Streets. Call (617) 635-4505 or email [parks@boston.gov](mailto:parks@boston.gov) for more information. To stay up to date with news, events, and improvements in Boston parks, visit [Boston.gov/Parks](http://Boston.gov/Parks), join our email list at [bit.ly/Get-Parks-Emails](http://bit.ly/Get-Parks-Emails), and follow our social channels @bostonparksdept on Twitter, Facebook, and Instagram.

wanted to make that announcement as we will shortly be cooling and freezing all that good stuff." The audience enthusiastically applauded the project.

Following up, the Boston Police Department (BPD) Community Service Team District E5 gave a crime update on recent incidents in West Roxbury and suggested ways to avoid package theft. "If you know you're not going to be around, work something out with a neighbor." The team warned about scams via phone calls that seem to prey on the elderly and also thieves accessing checks put into post office street boxes. "When mailing in checks, go directly to the post office if you can." The team left flyers with additional tips. "Don't leave anything visible in your car," said one of the officers. "Don't leave your gym bag, wallet, anything visible. They are walking down the street, just lifting up handles and if they get in, they get in. They move on to the next car that is actually unlocked."

After the warnings came the good news. The team reported that crime was markedly down in 2023 as compared to 2022. Aggravated assaults are down 15 percent, burglaries down 41 percent, and larceny down 15 percent. Violent crime is down 7 percent, property crime down 14 percent, and part one crime is down 13 percent. Arrests are up 37 percent.

Other agenda items involved seven development and building projects which proceeded quickly. Four were

unanimously approved and one was not heard due to owner unavailability.

The remaining two projects were debated. The owner of the one-story commercial structure at 120 Park St., the location of the former Masona Grill restaurant, wants to build a five-unit rental building on the site.

"Violations, we have plenty of them," said Tony Saroufim, WRNC chair. These include insufficient off-street parking (6.25 spaces are required when only four are planned) and there is insufficient driveway space in the side yard. The parking requires a BPDA Small Project Review for Screening & Buffering. Also pending is a complete building code review upon submission of full construction documents of a basement scope.

"There is no change to the footprint of the building. No change in the height except for the siding," said Anthony Ross, attorney for the project.

Ross said that he did not think that the lack of required parking would be a problem. "Sorry, with all due respect, I hear that argument all the time," said Stephen Smith, WRNC member. "When there is a development near a train station...I've never seen that to be true. People still need a car."

Saroufim said there are renters who do not own cars. One abutter, who lives at 110 Park St., said he had no objections. "I don't think parking would be a problem. It's a commuter area." The council

vote passed the project with four in favor and three against.

The final project, 340 Baker St. involves a full gut renovation to change a two family into a two-unit condo with new kitchens, bathrooms, a second-floor deck on the rear, a second egress exit through the rear deck stairs, a lower basement floor, and more. Violations include an extension of a non-conforming use structure and an insufficient rear yard.

The two abutters present raised issues about the deck placement and an existing fence which belongs to one of them. After a discussion over design options, owner Sergio Guimaraes and the abutters seemed close to a compromise resolution.

"You can go back and come to an agreement. They can come back with something that works for all parties," said Saroufim. Daniel Hudson, West Roxbury liaison for the city said he would help move it along in order to bring it again before the WRNC.

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 May the Sacred Heart of Jesus be adored, glorified, loved and preserved throughout the world, now and forever. Sacred Heart of Jesus pray for us. St. Jude, worker of miracles, pray for us. St. Jude, helper of the hopeless, pray for us. Say this prayer 9 times a day. By the 9<sup>th</sup> day your prayer will be answered. It has never been known to fail. Publication must be promised. Thank you St. Jude. My Prayers were answered.  
*In gratitude for helping me.*  
 —P.A.D.

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**Prayer to the Blessed Virgin**  
*(Never known to fail!)*  
 Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this necessity. Oh Star of the Sea, help me and show me herein you are my mother. Oh Holy Mary, Mother of God, Queen of Heaven and Earth, I humbly beseech thee from the bottom of my heart to succor me in my necessity (make request). There are none that can withstand your power. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Mary, I place this cause in your hands (three times). Say this prayer for three consecutive days and then you must publish and it will be granted to you.  
 —P.A.D.

**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.  
 —P.A.D.

**Prayer to St. Anthony**  
 O Holy St. Anthony, gentlest of Saints, your love for God and charity for His creatures, made you worthy, when on earth, to possess miraculous powers.  
 Miracles waited on your word, which you were ever ready to speak for those in trouble or anxiety. Encouraged by this thought, I implore you to obtain for me (request). The answer to my prayer may require a miracle. Even so, you are the Saint of Miracles.  
 O gentle and loving St. Anthony, whose heart was ever full of human sympathy, whisper my petition into the ears of the Sweet Infant Jesus who loved to be folded in your arms; and the gratitude of my heart will ever be yours. Amen.  
 Our Father, Hail Mary, Glory be.  
 —P.A.D.

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THE COMMONWEALTH OF MASSACHUSETTS  
LAND COURT – DEPARTMENT OF THE TRIAL COURT  
Docket Number: 24 SM 000321  
ORDER OF NOTICE

To: **Ronalee Brosterman, Personal Representative of the Estate of William L. Huppeler; Ronalee Brosterman**  
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):  
**Longbridge Financial LLC**  
claiming to have an interest in a Mortgage covering real property in Jamaica Plain (Boston), numbered 5 Conry Crescent, given by William L. Huppeler to Mortgage Electronic Registration Systems, Inc., as nominee for Longbridge Financial LLC, dated November 23, 2019, and recorded in the Suffolk County Registry of Deeds in Book 62592, Page 30, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.  
If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before March 11, 2024, or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.  
**Witness, Gordon H. Piper, Chief Justice of this Court on January 24, 2024.**  
Attest:  
Deborah J. Patterson  
Recorder  
23803  
*Boston Bulletin: 02/01/24*

Classifieds

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Legals

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 on 2/13/2024 at 12:00PM. Unless stated otherwise the description of the contents are household goods and furnishings. Eric Riveira unit #1063; Stephanie Battles unit #1105; Milton Bramble unit #2037; Mercedes Douglas unit #20464; Angela Augustin unit #2066. 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:  
01/25/24, 02/01/24*

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU24P0141EA

Estate of: Angel Campoano  
Date of Death: 01/02/2024

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 **Lucy Campoano of Brighton, 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: **Lucy Campoano of Brighton, MA and Lorena Campoano of San Francisco, CA Gabriella Campoano of Brighton, 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 03/08/2024. 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 25, 2024  
Stephanie L. Everett, Esq.,  
Register of Probate

*Boston Bulletin:  
02/01/2024*

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

CITATION GIVING NOTICE OF PETITION TO EXPAND THE POWERS OF A GUARDIAN

DOCKET No. SU16P1052GD

In the Interests of: Constance Cecil of: Brighton, MA

RESPONDENT  
Incapacitated Person/Protected Person

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

To the named Respondent and all other interested persons, a petition has been filed by

**Presentation Rehabilitation & Skilled of Brighton, MA** in the above captioned matter requesting that the court:

**Expand the powers of a Guardian of the Respondent.**

The petition asks the court to make a determination that the powers of the Guardian and/or Conservator should be expanded, modified, or limited since the time of appointment. The original petition is on file with the 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 before: 10:00 A.M. on the return date of **02/21/2024.** This is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to this 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 a 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 24, 2024  
Stephanie L. Everett, Esq.,  
Register of Probate

*Boston Bulletin:  
02/01/2024*

Commonwealth of Massachusetts  
The Trial Court

CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, Section 5-304

Docket No. SU23P2723GD

In the matter of: Robert Younger, Jr. of: Dorchester, MA

RESPONDENT  
Alleged Incapacitated Person

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

To the named Respondent and all other interested persons, a petition has been filed by

**Mass. Dept. Of Mental Health of Westborough, MA**

in the above captioned matter alleging that **Robert Younger, Jr.** is in need of a Guardian and requesting that (or some other suitable person) be appointed as Guardian to serve on the bond.

The petition asks the court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

**You have the right to object to this proceeding.** If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 AM on the return date of **2/1/2024.** 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: December 12, 2023  
Stephanie Everett,  
Register of Probate

*Hyde Park Bulletin:  
02/01/24*

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

CITATION GIVING NOTICE OF PETITION TO EXPAND THE POWERS OF A GUARDIAN

DOCKET No. SU19P2639GD

In the Interests of:  
Yaffa Zaafarani  
of: Roslindale, MA

RESPONDENT  
Incapacitated Person/Protected Person

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

To the named Respondent and all other interested persons, a petition has been filed by

**Hebrew Rehabilitation Center of Roslindale, MA**

in the above captioned matter requesting that the court:

**Expand the powers of a Guardian of the Respondent**

The petition asks the court to make a determination that the powers of the Guardian and/or Conservator should be expanded, modified, or limited since the time of appointment. The original petition is on file with the 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 before: 10:00 A.M. on the return date of **02/21/2024.** This is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to this 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 a 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 24, 2024  
Stephanie L. Everett, Esq.,  
Register of Probate

*West Roxbury/Roslindale Bulletin:  
02/01/2024*

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU24P0155EA

Estate of: Joseph A. Antonuccio  
Date of Death: 10/30/2022

Suffolk Probate and Family Court  
24 New Chardon St.  
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

**Angelina A Barry of Framingham, 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: **Angelina A. Barry of Framingham, 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 03/06/2024. 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 24, 2024  
Stephanie L. Everett, Esq.,  
Register of Probate

*West Roxbury/Roslindale Bulletin:  
02/01/2024*

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**Matthew Attaya**  
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