

WEST ROXBURY ~ ROSLINDALE BULLETIN

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Tens of thousands gathered at Boston Common to protest recent cuts by the Presidential administration.

PHOTO BY SUSAN KRYCZKA

Boston's "Hands-Off" rally draws thousands

Susan Kryczka
Staff Reporter

Armed with signs and determined to be heard, an estimated 30,000 demonstrators – according to the Boston Police Department, other estimates go as high as 100,000 – inundated the Boston Common, Boston City Plaza, and adjacent streets during a three-hour rally on Saturday, April 5. Staged as part of a nationwide "Hands-Off" effort to show opposition to the Trump administration's actions in its first 72 days in office, the rally was sponsored by national organizations including Indivisible, Hands-Off, Move-On, and various Massachusetts groups. Similar rallies were held the same day in every state in the U.S.

The rally and march kicked off at the Parkman Bandstand in the Common and proceeded toward City Hall where the main speeches were scheduled. Using any available route, the crowd, waving signs, and chanting slogans, quickly jammed Tremont Street as City Hall Plaza filled up leaving many to remain at the outer limits, well away from the stage and the ability to see or hear much, as rain began to fall.

Nothing, however, dimmed the buoyant mood of a crowd that had finally found a collective outlet for their frustrations with the government. Signs demanding the stop to the administration's efforts to downsize, restructure and cut funding for public education, Social Security, healthcare benefits for veterans, Medicaid and Medicare, the National Park Service, and aid to foreign countries dotted the throng. Other signs showed concerns about threats to the economy and to the personal and political rights of everyone including the right to due process for immigrants and foreigners, women's reproductive rights and LGBTQ rights. Anger toward Vladimir Putin, Elon Musk and his Department of Government Efficiency (DOGE), Tesla automobiles, Russia's war against Ukraine, and tariffs was on full display.

"I'm here for hope, democracy, and resistance. Oh, my goodness, what am I not concerned about?" said Courtney Standish of Jamaica Plain. "It's hard to narrow it down. I feel like my race

Hands-Off

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A few months ago, Flatiron Energy led residents through the site at 35 Electric Ave. to detail its plans for a battery storage site. The City Council held a hearing to discuss safety issues around such a site last week.

PHOTO BY JEFF SULLIVAN

Residents, firefighters fire back

Jeff Sullivan
Staff Reporter

The Boston City Council recently held a hearing with residents, industry experts, state officials and local officials to start crafting regulation around Battery Energy Storage Systems (BESS) in the city.

The biggest concerns discussed were that of fire, fire safety and hazardous chemicals going into the air.

The hearing comes after two somewhat controversial

projects, one proposed at 35 Electric Ave. in Brighton and one proposed for 401 Cummins Hwy. on the Hyde Park, Roslindale and Mattapan lines. Both would be close to residential properties, with 35 Electric Ave.'s profile approaching 20 feet from a residential property line.

Public regulation was the immediate focus. For large projects the state generally takes the lead – that's anything over 100 megawatt hours of storage. All sorts of processes,

regulations, and governmental mechanisms for control were discussed.

In terms of safety procedure, Boston Fire Department (BFD) Captain Kelly said he was gratified that the department was being consulted at the beginning of the process. "We're generally at the end, we see it once everything has been built and gone through," he said. "With us being allowed to be here in the beginning, it allows

Battery Storage Hearing
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Volunteers gather to clean

Dilani Yogaratnam
Staff Reporter

Grey skies and chilly weather did not deter dozens of residents of West Roxbury from participating in the 10th annual Love Your Block, sponsored by the Mayor's Office of Civic Organizing, on Saturday, April 5. The general comments from all the volunteers who met at the Tim White Way were love for their neighborhood and a desire to help clean it up.

Love Your Block is a

Volunteers gathered at Tim White Way in West Roxbury for this year's Love Your Block cleanup. The annual cleanups across the city are designed to build community during the spring months.

PHOTO BY DILANI YOGARATNAM

citywide initiative, and City Councilor At-Large Erin Murphy said she was making stops all around the city to help out. Originally from Dorchester, Murphy said she comes from a family dedicated to community activism and she was happy to take her

politician's hat off and be a regular person.

Murphy said next on her list of places to clean up are: Brighton, Andrew Square and the South End. "It's great to see community organizers and

Volunteers Clean Up
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Battery Storage Hearing continued from page 1

us to address any life safety concerns that arise at the time, instead of at the end. That is going to save us a tremendous amount of time, money and headaches.”

Kelly said that the BFD has not created any best practices for dealing with a fire at a BESS – as there aren’t currently any such facilities in the city – nor has it discussed any practices with cities that already have such facilities about what they plan to do in case of emergency.

“I have had several conversations and meetings with third-party consultants, private industry fire protection consultants regarding the best way to go about developing the procedures and standards we need here in Boston in terms of energy storage,” he said.

District 9 City Councilor

Liz Breadon asked the city representatives if they had conducted any kind of study to figure out where the best locations for large BESS systems should go. Green New Deal Director Oliver Sellers-Garcia said the short answer was “No.”

“I think it’s because the nature of what a BESS is. It’s complex in a way that does not necessarily match a land-use-based analysis,” he said.

Garcia did say that the state’s siting suitability process, which was outlined in the recent 2024 BESS legislation - <https://tinyurl.com/4huxdt6t> - is something they will be keeping an eye on.

The main problem with BESS, at least with the currently proposed lithium ion models, is thermal runaway. That’s when one battery cell in

the unit – of which there are hundreds – fails and overheats, which then causes a cascade effect and all the cells start to overheat. This can cause explosive results – as what happened in Surprise, Arizona, in 2019 - <https://tinyurl.com/5376h3z7> , or long-lasting fires that can take days to extinguish and can then reignite, as what recently happened in Moss Landing, California just this past January and February -<https://tinyurl.com/3znjhfd>

Residents in Moss Landing reported after the 300 megawatt facility burst into flames, twice, - <https://tinyurl.com/4mpjpn3m> - negative respiratory health effects, and residents, especially those around Electric Avenue in Brighton, were concerned about those potential adverse health effects.

Massachusetts actually released a report about the toxicology of a BESS fire from MSN-RN EMTP Nantucket Fire Department Captain Timothy J. Vamosi (<https://tinyurl.com/2fmypxa>) that details how the chemicals in those fires change and can become dangerous, including hydrogen fluoride which can become hydrofluoric acid if it comes into contact with water.

Tests from the Texas A&M Engineering Extension Service found that 24 heavy metals and 75 semi-volatile organic compounds were detected in burn bunker testing - <https://tinyurl.com/ya7a9vhy>. The tests also found that heavy metals remained on firefighter protective gear, even after it was specifically cleaned to get rid of contaminants (as many firefighter laundry rooms are designed to work).

Brighton resident Mary LaRosee said she was concerned about the fires and toxic gases. And Brighton resident and NFD firefighter Benny Upton said he had problems with the proximity to residential neighborhoods.

“This facility is being proposed just 20 feet from residential neighborhood property lines,” he said.

Upton said he was not buying any updates in safety infrastructure, as Flatiron Energy, the company behind the facility, cited improvements from the 2022 Moss Landing Fire during its Dec. 2024 presentation to the city to avoid similar accidents

“Even after adopting California’s strict environmental standards – the toughest in the country – catastrophic failure still occurred, on Jan. 16

this year, a thermal runaway fire broke out at the Moss Landing facility, leading to the evacuation of 1,200 people, road closures, widespread reports of illness due to air degradation, heavy toxic metals, cobalt, nickel, magnesium and copper were released into the air and state-of-the-art fire suppression systems failed to control the fire.”

Upton said this same facility later reignited, as detailed above, in February. He said California is considering legislation to require 3,200 feet of setback for such BESS facilities.

“Yet here in Brighton?” he said. “Flatiron is offering us 20 feet, putting hundreds of families at risk.”

GreenRoots Director of Climate Justice John Walkey said after 10 years of fighting in East Boston over a power substation, he and the opposition learned a lot. He said despite the fact that the substation is under construction at the moment, it did result in increased public processes around electrical infrastructure. He also pointed out that it is ratepayers who ultimately pay for all this infrastructure.

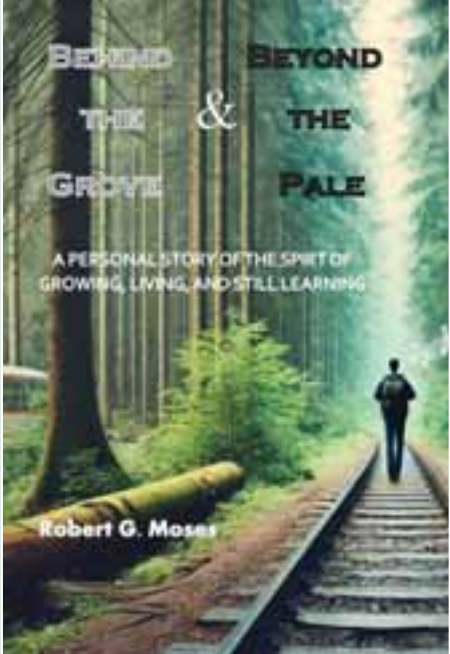
“They will be going to the Department of Public Utilities with a rate case and put the cost of this on ratepayers,” he said.

“Don’t just think of this as a private company that’s building something with their money, it’s your money, because it’s coming out of ratepayers’ bills. So the benefits for the neighbors are the same as if it was a bunch of luxury condos. What does it do for the neighbors? Not much of anything except what you can get out of them in the community process.”

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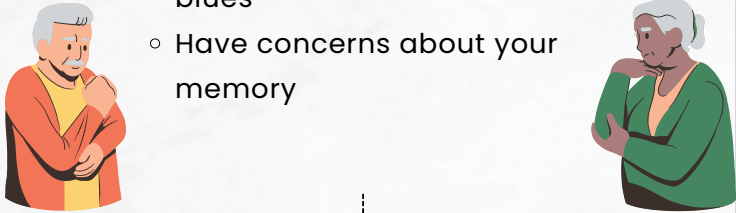
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Council targets displacement

Anti-Displacement Plan released

Jeff Sullivan
Staff Reporter

The Boston City Council held a hearing recently on the administration's released Anti-Displacement Plan - <https://tinyurl.com/43d2ksme> - to figure out how to help keep Boston residents and businesses in their homes/locations.

On March 31, the Boston City Council held a committee hearing to address the Wu Administration's Anti-Displacement Action Plan, which was released for 45-day public comment on March 19.

The plan itself details strategies the city is looking to use to prevent displacement, but it does not include additional investment. The funds were actually appropriated over the summer, which detailed a 10.3 percent increase in the Housing Cabinet budget to work on these issues - <https://tinyurl.com/mrbhd6zb> -, as well as \$2 million for the Boston Home Acquisition Fund, which helps residents to buy their homes, as homeowners have the least likelihood of being displaced - <https://tinyurl.com/2up82t5m>

The three-hour meeting ranged wide over a host of topics around the city's anti-displacement policies, but a strong theme was the Boston Planning Department's Squares + Streets (S+S) initiative which, according to Interim Planning Department



Interim Planning Director Devin Quirk discussed how anti-displacement policies fit into the new Squares + Streets zoning initiative.

COURTESY PHOTO

Director Devin Quirk, was designed with the aim of codifying and standardizing Boston's Zoning Code in downtowns and commercial districts. Opponents to S+S cite its increased density as a problem - up to 145 feet as planned for a small section of Roslindale Square - and state that without proper protections for the current businesses and residents in those districts, displacement will become worse.

However, the city's position was that doing nothing will just accelerate displacement, as

disinvested areas could be quickly snatched up and rents increased. Often, rents have been raised by private investors without any additional work to the property (<https://tinyurl.com/4mmdyskr>). Executive Director of the Boston Planning Advisory Council Katharine Lusk said part of the city's anti-displacement plan is to help keep residents in their homes and take direct action when residents are facing

Anti-Displacement
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Letters to the Editor

JOE CAN TAKE THE HEAT

To the Editor:

Lately, Joe Galeota has been taking much heat for his opinions on things such as road diets, bike lanes, etc. Seems the 'wokes' out in this southwest corner of the city are hell bent on criticizing anyone who moves off the correct path that is now passing for correct speech. If you veer off course the progressive police will call you out.

I am not surprised at all that Joe stepped off the third rail, but ironically took on the MBTA in the matter of faceless senior cards. Like Joe, I am a senior too and just a few years younger than him. I've liked my Charlie Card with my mug in it and, like Joe, the photo was not one of my best taken. I won't need my new T card until next year so my puss will still be visible on my card. However, and this could be good, I will never get any older than that face of mine when my senior reduced card goes invalid. At least I won't be invalid, hopefully for a long time. I hope to be able to continue to bitch about T service for years to come.

I still remember when I took my mom to get her Charlie Card over at the Downtown Crossing station on the Orange Line. She hated her photo so much and when I laughed at her and her senior card, she told me not to laugh too loud because someday I would be getting my own card too. I replied to her that it was a long way's off in the future for me. Guess what, that future happened to me about 12 years ago now. Only thing that changed was the price of the ride that went up and up and up.

I think Joe Galeota is safe from another round of negative letters showing up on the pages of The Bulletin, huh? Who can be upset with Joe wanting his photo back on his T card again. I've got only one more year before my card is no longer a good ID card.

Sal Giarratani
East Boston

BMS Paper and White Stadium approved

Richard Heath
Staff Reporter

It was an action packed 18 hours for the Egleston Square/Green Street corner of Jamaica Plain over April 2 and 3.

On April 2, at 3 p.m., Judge Matthew Nestor ruled that White Stadium redevelopment did not violate Chapter 97 of state law, and at 8 p.m. the Jamaica Plain Zoning Committee (JPZC) finally heard and approved Bob Harrington's plans for his BMS property at 3390 Washington St. JPZC Chair Dave Barron spoke the obvious when he introduced the BMS agenda item Wednesday evening. "We've heard about it, we've read about it but it's never actually had a zoning meeting about it," he said.

Harrington's consultant, Christopher Tracy, opened with what could be considered a massive understatement. "It's been a very thorough process," he said.

The first public presentation for BMS Paper was on January 20, 2020 when Harrington made a presentation to the Stonybrook Neighborhood Association.

Over the next five years the Bulletin write six stories about the evolution of Harrington's plans that originally were a multi-level T-shaped building topping out at six stories in one area with 160 apartments attached to the brick BMS retail store.

In another understatement, Tracy said "there had been tremendous growth in that corner."

In that five years five, large,

multi-family buildings haven't sprouted up around BMS, including the just-opened, five story Pine Street Inn building, The Lydia.

Designed by David O'Sullivan, the BMS building was subjected to an unusual amount of design review by the Boston Civic Design Commission over five meetings until (the then) BPDA Article 80 approval on June 1, 2023.

By that time BMS Paper had been reduced to two separate five-story buildings around a courtyard with 82 apartments.

Harrington expanded his wholesale restaurant and paper products supply business to include a retail grocery and take-out deli counter in 2021; Tracy described that expansion as a "little BJ's."

Tracy said there would be 82 rental apartments, 43 in the front building attached to the BMS warehouse (Building A) with a second floor restaurant, and 39 in Building B at the rear, a five-story building with three floors over two levels of parking with 87 spaces.

Building B Tracy said would be "dug into the hill buried with two levels of parking."

The steep and wooded hillside was excavated of considerable rock in collaboration with The Community Builders (Pine Street partner) over the summer of 2021.

O'Sullivan said that Building A will be five stories attached to the existing retail store that will

Willard, thanks for the memories

From Joe Galeota

Last Saturday Willard passed away. Willard was the large, black steer owned by the Allandale Farm who cohabited the eastern area of the farm with another similarly large steer named Curtis. Both had been shipped down as young 'uns from distant Bridgewater, Vermont, in 2008.

As a city boy, I don't know a steer from a bull, just as a non-lawyer I don't know a habeas from a corpus. But I do know that for the past seventeen years I had enjoyed taking all my grandchildren for walks up to the farm straddling the Brookline-Jamaica Plain border to stare, ogle, make faces at, say "boo," and whatever else toddlers, kids, and tweens do to such large animals (but no throwing things allowed). Indeed, I had welcomed such opportunities to grandfatherly interact with them whether on brisk mornings in the autumn, sunny afternoons in the spring, or humid evenings in the summer to hoof up to visit Willard and his brother Curtis.



Willard with his brother Curtis during happier times.

PHOTO BY GINNY GALEOTA

A so-called celebration of life ceremony had been scheduled for the next day, Sunday, at 1 PM, rain or shine. The planners had asked that if anyone could play the bagpipes, reminiscent of their Scottish Highland background, to give them a proper Scottish sendoff. Unable to attend that ceremony, I did wander up to the farm a couple of hours later and noticed attached to their paddocks several dozen poignant drawings and signs by children attesting to their love of the two huge animals as well as notes from commut-

ers who delighted in seeing the animals as they drove by daily.

According to the farm's statement, Willard died at one of his favorite spots, a hillside overlooking the pond. When I arrived alone on a dank Sunday afternoon, Curtis was lounging thirty feet or so from his shed; I'm not sure if it had sunk into his mind that his mate was dead but it sure had sunk into mine, bringing back a flood of memories with my grandchildren.



Mayor Wu (center) at the April 3 press conference celebrating the court approval of White Stadium.

COURTESY PHOTO

be enlarged for a bakery and expanded grocery.

In response to one of the BCDC recommendations in 2022, O'Sullivan added a covered arcade cut into the brick building adjacent to the shared Pine Street/BMS approach drive which would provide access to the restaurant and the apartments.

O'Sullivan said that the BCDC wanted a two building scheme to open up "view corridors through the property."

Building B will have two level garage with a deck on top for residents use. O'Sullivan explained that the sitting deck would be at the same level as the parking lot of Forest Vale Apartments at the rear of the two-acre BMS site.

The two buildings will be separated by a shaded courtyard entrance shared with The Lydia.

O'Sullivan said that 14 apartments will be at affordable rents

at 70 percent area median income (AMI) including three, three-bedroom units.

Baron asked if the retail spaces would be separate businesses.

Harrington said the new bakery, second-floor restaurant and the 6,000 square feet of expanded deli and grocery would be under "the BMS umbrella."

Harrington added, "we're absolutely staying open during construction. We're not closing one second." Public comment was unanimously friendly.

Jennifer Urhrane set aside her worries over the building's façade color to congratulate Harrington.

"He's been extremely cooperative," she said. "A lot of design improvements. I'm here in support. I'm glad he survived the last five years. It's important to support a local business."

Her neighbor Bradley Cohen

called Harrington a "fantastic neighbor. It's a great project. Thank you, Bob."

A vote to approve was passed unanimously.

Up Green Street from BMS Paper White Stadium in Franklin Park has been much in the news about the legality if its redevelopment and that decision first hit The Bulletin in box at 3:30 p.m. on April 2 in a press release from the Emerald Necklace Conservancy (ENC).

"The Superior Court judge ruled today the public parkland protections of the [state law] do not apply to the proposed new, for-profit professional sports stadium and entertainment complex at White Stadium... we're disappointed but we're not surprised."

Both the Globe and Dorchester Reporter were online

BMS & White Stadium
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BMS & White Stadium

continued from page 4

within a half hour later.

As The Reporter wrote, “in his 18-page decision Judge Matthew Nestor upheld the city and soccer team’s argument that the stadium was a ‘school building’ and not part of Franklin Park.”

“The Court hereby declares that the stadium is not subject to Article 97 and [did]not violate Article 97.”

ENC President Karen Mauney-Brodek said in the press statement, “we’re deeply disappointed by the decision and we plan to assess our legal options.”

The GrassRoots White Stadium Supporters weighed in at 7 p.m.

“[We’re] thrilled by today’s court decision which paves the way for the long overdue investment in BPS students and White Stadium,” their statement read.

“We urge the ENC to drop any further legal action and join the community in prioritizing our students rather than loathsome courtroom battles.”

In an obviously hastily assembled press conference at 10 a.m. on a rainy April 3 morning Mayor Wu, joined by a host of agency staffers, student athletes, electeds, neighbors and the Boston Legacy soccer team, to celebrate what the Globe called “a major victory for mayor Wu.”

The group stood in what was once the east stadium shell, now barren.

After thanking in particular the Franklin Park Coalition for their support, Wu seemed defensive.

Moving off her scripted remarks, she said, “Why are we even doing this project? Why we could take such a big step, the big dollar amount?”

Because, she said, of broken promises, starts and stops.

“I have no apology for investing \$100 million for our Black and Brown communities,” she said.

“Just to be clear here the city of Boston and our kids are going to get a professional grade stadium for half the sticker price.”

“This is a win, win, win. Today we are able to move forward. The lawsuit has been settled,” Wu said.

The mayor went on the thank “the hundreds of supporters who kept us accountable. The Franklin Park Coalition, Beth Santos, Dorothy Fennell plus the best lawyers out there” calling out three by name.

Wu was followed by Jennifer Epstein of the renamed Boston Legacy FC, Avery Edsail director of BPS athletics, students from the nearby Hernandez School and city councilor Ben Weber.

Melissa Hamel of Jamaica Plain was quoted in the ENC press release about “shame.”

“It’s a shame that this project has divided out com-

munity so deeply but there’s still a chance to unite.”

Beth Santos of the Grassroots Supporters said at the April 3 press conference that “this is really an exciting day for us.”

“But we need to hold ourselves accountable by working together now regardless of where you stood [on the issue] yesterday.”

“I ask my neighbors to unite to continue to make White Stadium [the best].” she added.

Judge Nestor seemed to agree with Santos as he was quoted in the Globe.

“I’ve seen you in the back, you don’t hate each other which is great because no matter what happen in this case ... you’re all going to still be neighbors and friends.”

Renee Stacy Welch is an Egleston Square neighbor of Beth Santos but Welch’s statement in the ENC press release did not seem conciliatory.

“We have a message to Boston Unity’s investors,” she said. “You still have time to do the right thing. You don’t have to bulldoze our park, rip down our trees and trample the community’s concerns. Find a better place to make your money.”

The Bulletin asked the ENC about its next steps and they promptly replied, “As Karen and Renee say in the [press release] quotes, the ENC and Defenders are still evaluating our next steps. We’ll let you know.”



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Federal budget concerning at MHC

Illegal car washes on the rise

Jeff Sullivan
Staff Reporter

The Mount Hope Canterbury Neighborhood Association (MHC) met recently and discussed with State Rep. Russell Holmes the current state of the Massachusetts budget and what kinds of cuts could be coming down the line from the federal government.

Firstly, Holmes said the main concern is Mass Health, which is funded by Medicaid. The federal program that funds health insurance for 72 million low-income and disabled Americans is in danger of being cut in the new federal budget discussions (<https://tinyurl.com/bdz6hkk5>) which in turn funds Mass Health (<https://tinyurl.com/mhsz7zfb>). Holmes said the Medicaid cuts would affect about 2.1 million Massachusetts residents and that he “hopes” that – the power of the purse – remains in the federal legislature and not in the executive branch.

“When you see something happen around Mass Health or you hear something about a Medicaid cut that’s when you have to worry about the Massachusetts budget,” said Holmes. So if there is a substantial cut in that place, know you’re going to have some worry about, well, everything. We cannot handle the 2.1 million people we cover on Mass Health. That is the biggest place we’re worried about.”

Medicaid is partially funded from the federal government, which in total sends about \$16 billion to Massachusetts. For context, Georgia, a state with 11 million people to Massachusetts’ seven million, receives about \$26 billion in federal funds.

“The big question in the room is what happens if we lose the \$16 billion from the feds?” Holmes said, and brought up the stop gap budget measures currently going on in Congress, a federal judge’s ruling that the federal government has to rehire employees it previously fired, the tariffs, and more. “This is moving in every way. What we have said is whether it’s the federal branch, the judicial branch or the legislative branch, in the Commonwealth we’re going to follow regular order and not go by every whim and every up and down with what happens. We have to move as though things are going to move in order and we will adjust as necessary.”

Holmes did admit the \$16 billion in federal funds would hurt a lot of Massachusetts residents

if it went away. “We cannot handle a \$16 billion hole,” Holmes said. “We have about \$9 billion in our rainy day fund. We certainly do not want to spend out rainy day money with unemployment at 1.2 percent and an economy that is still humming.”

“What about spending less?” asked resident Harold Austin.

“Because you don’t ask me for less, I don’t walk into any room and people say ‘Spend less,’” Holmes said, to laughter in the room. “I walk in and I hear ‘My street needs to be paved,’ or ‘We need more police,’ I mean nobody is asking for less. That’s why we don’t spend less, because when I walk into a room nobody says, ‘Give me less money.’”

Holmes said they have asked the governor’s team for back up plans. “And they have said they will let us know the moment it becomes a problem,” he said.

In other news, the MHC discussed a recent crop of illegal car washes popping up at the intersection of Paine and Canterbury streets. Boston Police Department (BPD) District E-18 Community Service Officer Paul Broderick said they haven’t seen activity since March 4, but will keep on it. Residents said they’ve seen several at the Paine Street location.

The issue is that offenders are operating illegal car washes with barrels of water and soap all around the city. District 4 City Councilor Ben Worrell said they have had numerous complaints come from Talbot Avenue in Dorchester. The issue is most people can operate impromptu car washes on private property, but on public property, such as the street or sidewalk, that’s another issue. It’s just not that easy to enforce.

“We’ve been having conversations with Inspectional Services Department (ISD) about this and there is really nothing on the books, as I understand it, that prevents people from doing this,” he said. “So they are creating new policy to be able to enforce.”

Broderick said ISD is nominally in charge of car wash permitting, but like Worrell said, they can’t do much but move the car washes along until there is policy in place. Broderick said though they cannot ticket or arrest, residents should call 911 when they see it so the police can move them along and log it for ISD.

“They do move along when you call 911,” said resident Tracy Henderson Sanderford.

In other crime news, Broderick said crime overall in the district is up 33 percent from this time last year, but he said that is mostly due to an uptick in shoplifting. He said they have recently arrested what he called “serial shoplifters” and believes this will curb the recent increase.

Anti-Displacement *continued from page 3*

displacement, but also to help encourage new housing.

“It means critically we have to be producing more housing,” she said. “We can’t status quo our way out of the crisis. We do have to be building more housing for more people of all incomes in all areas of the city.”

Quirk said he felt this was critical. “Producing new housing and small business opportunities is at the core of the plan,” said Quirk. “We know that if Boston did not grow at all, that is, did nothing to address our current housing shortage, that that is a recipe for displacement for our residents. That said, on the other end of the spectrum, if we allow growth unchecked without any regulation, that’s also a recipe for displacing residents. So our collective job here is to strike a balance in the middle.”

To reinforce this point, Lusk pointed out that gentrification often isn’t happening in areas of high displacement; quite the opposite. “Gentrification describes a pattern of neighborhood change, often where investment contributes to the displacement of low-income residents,” she said. “Importantly, while gentrification can lead to displacement, not all displacement is linked to gentrification. We actually understand now that most displacement, particularly evictions, occur in low-income neighborhoods that are not gentrifying.”

Quirk added that S+S is a way

to allow new growth, and the Anti-Displacement Plan is a way for the city to try to blunt the impact of that growth. “S+S is ultimately a plan for predictability of growth,” he said. “And I just want to say there is no silver bullet, there is no policy without trade-offs, there is not one thing we can do that will prevent displacement and create affordability in our city.”

The need to build more housing – Massachusetts has built half as much housing in the last 30 years than it did in the previous 30 – and the fact that it can cause displacement was a focus of the group.

Hyde Park resident and activist Marlon Solomon gave public testimony. He compared the displacement risk map (<https://tinyurl.com/5b3tebka>) with the S+S planning area for Cleary Square, while also citing the 1938 redlining map for Boston, which banks used to devalue and disinvest in minority and ethnic neighborhoods. He pointed out that Hyde Park’s area of highest displacement risk closely coincides with the Cleary Square S+S planning area to be rezoned for increased residential development.

Solomon also pushed back against Quirk’s earlier statement regarding development as a way to stop displacement. “I think that comment is probably more relevant in a community that hasn’t been disinvested from,” he said of the lasting effects of redlining.

“These areas are historically disinvested, so they are hypersensitive to any small investment that you put into the area.”

Responding to a question from District 4 City Councilor Brian Worrell regarding the possibility of adding another layer to S+S or the Article 80 modernization plan that would guard against that, Quirk responded that – while he was struck by Solomon’s comments – doing nothing is not an option. “What we can’t do is say: in neighborhoods where there’s a high risk of displacement, we’re not going to do rezoning – these neighborhoods don’t get a quality zoning code. They get to remain in the unenforceable, unpredictable zoning code that we have today. That’s not an acceptable answer.”

Worrell again asked Quirk, “But would the BPDA be open to another layer, knowing that these areas have high displacement?”

“Anything that we can do that will help Bostonians stay here – residents and business owners – that exist in our communities today, we are open for doing, and open to exploring. That’s what this report represents,” Quirk answered and then qualified. “And at the same time we remain very committed to growing the city. So, again, we just have to balance these two concerns as best as possible.”

To see the full hearing, go to <https://tinyurl.com/4nksvyc>.

Hands-Off *continued from page 1*

and class privilege protect me very well, but not all my neighbors, not everyone in JP. I’m concerned about what ICE is doing, I’m concerned about reproductive rights, I’m concerned about Social Security...I could go on and on.” She brushed off concerns about the rain. “If Cory Booker can stand and talk for 25 hours, I can get wet.”

Two teachers, one a college professor and the other a kindergarten teacher, held signs supporting education. “I’m a professor here in Boston (Emerson College) and none of my students should be afraid to come to class,” said Helen. “No one should be afraid to leave their dormitory or their apartment.” The kindergarten teacher also worried about the fear many of her students are showing.

“My school has a large immigrant population, and I have kids asking me if someone is going to come in and take them away. That’s a horrifying thing for a nine-year-old to say to you or a six-year-old. I cannot stand by when the future of our country was built on the backs of immigrants...I’m standing for the kids who don’t have a voice, kids who can’t protect themselves,” she said.

Jeff Booth came representing the American Federation of State Counties and Municipal Employees (AFSCME) Local 3650 at Harvard University. Booth said he is a proud union member from a union family. “I’m here because of the attacks on the federal workers. I’m really sensitive to attacks on the public sector, tearing up union contracts. Trump has always been emphatically anti-union, anti-worker, despite his populist rhetoric.”

“This is what I can do,” said Michelle from Weymouth. “LGBTQ rights, it’s affecting all kinds of rights. We all have to stand together and stick up for each other.” Marisol, also from Weymouth, agreed. “I think it’s the loss of rights, and the complete unknown of what our future will look like.”

Some worried that America has ceased to be the beacon of freedom for the world. A woman who teaches kindergarten through fifth grade English as a Second Language (ESL) students said, “I’m usually very proud to talk about this country...now I am almost ashamed...I think we have to do everything we can to reverse that trend.”

Speakers at the plaza in-

cluded Sen. Edward Markey, Rep. Ayanna Pressley, Lt. Governor Kim Driscoll, Boston Mayor Michelle Wu, and others. Each encouraged the crowd. “Does Massachusetts know how to make good trouble?” asked Driscoll, as the crowd roared yes. Carol Ros, director of the Massachusetts ACLU led the crowd in a call and response, “We say, Hands-off our immigrant neighbors. Hands-off federal workers. Hands-off our schools and our teachers, our universities. Hands-off our constitution.” Later, Wu followed up. “This is about our kids. My two boys. My new baby girl Mira...Hands-off Boston!” she said.

When asked why he came all the way from Dudley, MA for the rally, Arthur Dono said what many in the crowd felt, “Fed up with Trump, plain and simple. Everything. The way they are picking people up from the street, that PhD candidate and all the other people. It’s ridiculous. I’ve never seen anything like this. I’m 74 years old. I’ve seen a lot of baloney...this is terrible. It’s got to stop.”

For more information on continuing protests, go to <https://handsoff2025.com>



Conserve our resources.
Recycle this newspaper.

Same project, same concerns at 1690-1700 HP Ave.

Matthew MacDonald
Staff Reporter

The Hyde Park Neighborhood Association (HPNA) held its monthly meeting on April 3 and its only appointment concerned a planned residential development at 1690-1700 Hyde Park Ave.

The six-story, 115-unit project was unanimously approved by the Boston Planning & Development Agency (BPDA) Board in December and will now go before the Zoning Board of Appeal (ZBA) to request building height and floor area ratio (FAR) variances.

The site is located in the industrial stretch of Hyde Park Avenue approaching Readville's Wolcott Square and is adjacent to a 24-hour commuter train maintenance/repair yard. It is the most recent of three abutting residential developments approved by the BPDA – all of which are bunched on one side of the Father Hart Bridge in an area routinely backed up due to traffic bottlenecks.

The 1690-1700 development

team had first presented to the HPNA last May, at the start of the public portion of its BPDA application process. However, it had been invited back – and had also been asked by the Mayor's Office of Neighborhood Services (ONS) – to present an update.

The project has changed very little. Likewise, traffic concerns have also remained essentially the same and were still unresolved after the appointment's Q&A, which ran about a half-hour.

It started off with project transportation analyst Melissa Restrepo putting forward that the 115-unit building with a 69-car garage would result in a reduced number of peak hour auto trips compared to what is there now: a couple of small auto shops and a railing business. Immediately called on that, she was forced to qualify what she had just said.

"Residential developments, in general – in comparison to commercial land uses – generate less traffic," she said.

That did nothing to quell people's concerns, which they said were based on first-hand

experiences.

"Honest to God, I don't think anybody will be able to make a left-hand-turn out of there," HPNA Vice President Brian Putnam said of cars exiting the 1690-1700 garage during busy times of the day, leading project architect Eric Robinson to say that posting a right turn only sign at the exit was being discussed, which then led HPNA member Craig Martin to say that a curb cut forcing exiting cars to turn right should be incorporated into the project – all of which was a close replay of an exchange from the 1690-1700 team's prior HPNA visit 11 months ago.

Other questions were again raised about where the anticipated overflow of cars would park, given the relative scarcity of garage spots and the lack of street parking in the immediate vicinity.

"The City planners are in a reduced parking mode," project attorney Dennis Quilty said at one point. "It's one of their goals. We have to deal with it, so there's nothing we can do about it."

Quilty, Restrepo, and others

on the development team repeatedly highlighted – as a traffic alleviation measure – the ride share/drop-off area to be indented into the public sidewalk in front of the building, thus allowing traffic to better flow north along Hyde Park Avenue.

Still, HPNA member Elaine Coveney asked for confirmation that it would be part of the project.

"The City worked with us on this, knew what we were trying to do, and approved that plan." Quilty replied, to which Coveney followed up – looking for something more definite.

"Okay. Alright. So that will be there?" she asked again of the drop-off area.

"Yeah," Quilty replied. "Yeah."

The project does not yet have a ZBA hearing date. That noted, construction is not expected to begin until next spring at the earliest and is anticipated to continue for 18-22 months.

In related news, last month developer Joe Federico purchased 1717-1725 Hyde Park Ave. project for \$6.8 million. The nearly three-acre parcel is across the street from 1690-1700 Hyde Park Ave. and is the site of a derelict warehouse next to the railroad tracks at Readville Station. It is BPDA-approved for a

mixed-use development of approximately 279 rental units.

The property had been put up for public auction last summer, and Federico had been an unsuccessful bidder. He is also the owner/developer of 1305 Hyde Park Ave. at the edge of Cleary Square, which was approved by the BPDA in December for 54 units and is in progress.

In Area E-18 Boston Police Department news:

Captain Joseph Boyle is the new district commander, and he briefly introduced himself before the monthly police report was given. He shared with the group that he has been on the BPD for 30 years and – prior to taking up his new position in Hyde Park – had been a captain in South Boston for the last nine years. For the five years prior to that, he had been stationed in Mattapan.

"I'm big on visibility," Boyle said of his approach. "I want to see our officers walking and talking to the people in the community: getting to know the issues, getting to know the problems."

The HPNA meets on the first Thursday of the month at 6:30 p.m. at the Municipal Building/BCYF (1179 River St.). For information, email hydeparkneighbors@gmail.com.

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
Docket No. SU22P0280EA

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT

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

Estate of: David A. Berenson
Date of Death: 01/11/2022

A Petition for Order of Complete Settlement has been filed by:
Adam M. Lewis of Newton, MA
requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, 1st and Final and other such relief as may be requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this court before: 10:00 a.m. on the return day of 04/22/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

Witness, Hon. Brian J. Dunn, First Justice of this Court.
Date: March 25, 2025
Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin: 04/10/2025

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from 12pm - 4pm

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Cambridge Health Alliance CHA-IRB-21-22-75 Approved on 12-26-2024

COMMONWEALTH OF MASSACHUSETTS
LAND COURT – DEPARTMENT OF THE TRIAL COURT
Docket Number: 22 SM 000145
ORDER OF NOTICE

To:
Saul Williams III Individually and as Personal Representative of the Estate of Betty Criss aka Betty Jean Criss; Kenneth Lee Williams
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):

Reverse Mortgage Funding LLC,
claiming to have an interest in a Mortgage covering real property in Boston (Hyde Park), numbered 181 Westminster Street, given by Betty Criss to James B. Nutter & Company, dated February 20, 2008, and recorded in Suffolk County Registry of Deeds in Book 43154, Page 56, and registered in Suffolk County Registry District of the Land Court as Document Number 748983, noted on Certificate of Title Number 109882, and now held by plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before May 12, 2025, or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of this Court
on March 25, 2025.
Attest: Deborah J. Patterson
Recorder
21-003636

Hyde Park Bulletin: 04/10/25

City of Boston
Planning
Department

Virtual Public Meeting

APRIL 24 6:00 PM

CLEARY SQUARES + STREETS DRAFT PLAN

Register: bosplans.org/ClearySS0424
Toll Free: (833) 568 - 8864
Meeting ID: 161 852 1795

DESCRIPTION:
The Planning Department is hosting a virtual public meeting to present the Cleary Squares + Streets Small Area Draft Plan and Zoning Map. At this meeting, staff will discuss the proposed recommendations and strategies surrounding the development of housing, arts and culture, open space, transportation, small business, and land use and design framework. The draft intends to guide the future development of Cleary Square and to support a thriving neighborhood. The presentation will be followed by questions and answers. Translation services for Spanish and Haitian Creole will be provided!

Mail to: **Raisa Saniat**
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201
Email: raisasaniat@boston.gov
Phone: 617-918-4421

Close of Public Comment Period:
6/5/2025

BostonPlans.org | [@BostonPlans](https://twitter.com/BostonPlans) Teresa Polhemus, Executive Director/Secretary



Mary Lou, age 87, of West Roxbury, passed away peacefully on March 31 in the loving presence of her family. She died the

way she lived – with grace and surrounded by those who loved her. Mary Lou was born in 1937 in Hyde Park, the daughter of beloved parents, Joseph and Mary Rando. Mary Lou was predeceased by her husband, George F. Cronin, Jr. She is survived by her four children: George F. Cronin, and his wife, Leigh; daughters, Maribeth Fitzgerald and husband, Edward, Kerry Cronin and husband, Dr. Elliott Martin and Andrea and Sean Flaherty. In addition, Mary Lou leaves her loving grandchildren: Teddy, Patrick, Harrison, Emily, Mary Lou, Elizabeth and Audrey. Mary Lou attended Holy Cross Academy and Cardinal Cushing College in Chestnut Hill. In high school and college, Mary Lou devoted herself to her studies, her close-knit group of friends and dressing to perfection at the many dances she loved

DEATHS

WOJNAR



Mildred Regan of East Sandwich, formerly of Wellesley and West Roxbury, passed away on Wednesday, April 3, 2025 at age 94. A native of Charlestown, Massachusetts, Mildred was born at the start of the Depression, the ninth of twelve children. Devoted wife of the late Henry Wojnar; loving mother of Elizabeth Fernald and her late husband Stephen, Mark Wojnar, Marianne Rocco and her husband Joseph, and Carolyn Wojnar and her companion John Curley; and beloved grandmother of seven. She will especially be missed by her grandchildren James Henry Wojnar and Natalia Fernald. Mildred is also survived by her brother William Regan of Silver Spring, Maryland and many nieces and nephews. She was predeceased by her sisters Esther Flynn, Sister Mary Licinius (SSJ), Eleanor Woods,

Lillian Mahoney, Rita Mawn, and Claire Wolfram as well as her brothers Jeremiah, John, James, and Joseph Regan. After earning a BA in Education from Boston Teacher's College and a Master's in Reading from Boston State College, Mildred taught in the Boston Public Schools for many years before leaving to raise her family. When she returned to teaching, she taught Title One Reading. Even after retiring, Mildred never lost her enthusiasm for children and education. She was always ready with a poem, a song, or a saying for every occasion. Married to the love of her life Henry for sixty years, their devotion to each other was an inspiration to all who knew them. In their retirement, they enjoyed visiting immediate and extended family, traveling, and planting spectacular gardens filled with flowers which Mildred enjoyed until the end. Mildred's cheerful nature, humor, kindness, and steadfast faith will be greatly missed. The Wojnar family would like to thank Sandwich EMS Station 2 and Hospice Care at Cape Cod Hospital, especially Dr. Bourell and Nurse Lulu, for their compassion. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. Interment St. Joseph Cemetery, West Roxbury. For online guestbook pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

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Around the Neighborhood

MHCNA MEETING

Please join our next in-person monthly meeting: Thursday, April 10, 2025, 6:00 - 8:00 pm. (We meet on the 2nd Thursday of each month) Location: Home for Little Wanderers, 780 American Legion Hwy. Room 320.

EARTH DAY CHARLES RIVER CLEANUP REGISTRATION

The 26th Annual Earth Day Charles River Cleanup will take place on Friday, April 25, and Saturday, April 26, 2025, and registration is now open! This much-loved event brings together over 3,500 volunteers each year to rejuvenate the parks, forests, playgrounds, and paths surrounding the Charles River and its tributaries, ensuring the areas remain clean, safe, and beautiful for everyone to enjoy.

To get involved, learn more and register for the Charles River Earth Day Cleanup at <https://www.charlesrivercleanup.org/>

ROSE'S BOUNTY HITS THE PAVEMENT

On May 4, Rose's Bounty will step up for Project Bread's 57th Walk for Hunger. For the 4th consecutive year, the West Roxbury-based nonprofit will raise money to support statewide food security through the Commonwealth Program. The Commonwealth gives organizations addressing food insecurity 60% of all funds they raise to support their own hunger relief programs, with the remaining 40% applied to Project Bread's statewide food security efforts.

Donate directly to Rose's Bounty's Commonwealth fundraiser at <https://give.projectbread.org/team/640407>. To register as a participant for Project Bread's Walk for Hunger, or to support a walker or team with a donation, visit give.projectbread.org/walk. All individual walkers are encouraged to fundraise a minimum of \$25 and teams \$250. Participants who raise \$500 or more are recognized as Heart & Sole walkers and receive access to personalized fundraising support, exclusive event gear, free breakfast on Walk Day, and invitations to exclusive events.

EAST RIVER NEIGHBORHOOD ASSOCIATION

Apr 14, 07:00 PM Eastern. Every month on the Second Mon, until Dec 8, 2025, 9 occurrence(s). Please download and import the following iCalendar (.ics) files to your calendar system. Join Zoom Meeting

<https://us02web.zoom.us/j/84085509126?pwd=AWhtb3c8UeUlc0ZM0oTjprCYLklurTZl>
Meeting ID: 840 8550 9126 Passcode: 270354

2025 FOOD TRUCK SEASON HAS ARRIVED!

The return of spring to The Greenway brings so many good things! Flowers are blooming, the carousel is spinning, and, beginning on April 1 we'll be celebrating the start of our 2025 Food Truck Season!

This year we're welcoming four new food trucks to our program: Mi Corazón Taqueria, Hungry Nomads, Suya Joint, and Butter "UR" Biscuit, and we're looking forward to seeing them out on the park throughout the summer!

In addition to the four new trucks joining our program, we're also happy to announce that we'll welcome a number of returning food truck partners this year including Bees & Thank You, Bibim Box, Bonetown Burgers, Chicken & Rice Guys, Cookie Monstah, Gogi on The Block, Jamaica Mi Hungry, Mozzarella, Mr. Gourmet, Paisani, Revelry, Tacos Calleteco, Stuffed by Papi, Sweet Bubble, Tandoor & Curry on Wheels, Tenoch, Wanderlust and Zaaki.

The Greenway Conservancy is delighted to work with an incredible group of diverse business owners within the Food Truck Program, and we're excited to share that of the 22 local businesses, 16 identify as women- and/or BIPOC- owned.


If you're eager to explore all of the cuisines the 2025 Food Truck Program has to offer this year, head to our website <https://www.rosekennedygreenway.org/> food to see the weekly schedule.

MHC NEIGHBORHOOD ASSOCIATION MEETING

Thursday, April 10, 6:00 - 8:00 pm (We meet the 2nd Thursday of each month) at the Home for Little Wanderers, 780 American Legion Hwy. Room 302. Meeting agenda includes E-18 Community Police crime report, reports from officials: Representative Russell Holmes, District 4 Councilor Worrell), others.

Please share this with your neighbors! And come to any and all of these events, show support for our neighborhood, and take part in these discussions. We make progress by working together, and making sure that our elected officials represent us. Email lisabeatman@yahoo.com to add your contact info to our mailing list.

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Patrick J. Twomey – Bryan F. Higgins – Jerry Locke

Volunteers Clean Up continued from page 1

it's an opportunity to meet neighbors."

The primary organizer for West Roxbury was Lindsay Chase, director of West Roxbury Main Streets, a non-profit dedicated to beautify and enliven the commercial district. Love Your Block "is an easy way for a community to get involved. Hopefully the rain won't wash their efforts away," she joked.

Volunteers gathered at Tim White Way, a corridor of space surrounded by the post office and the Roche Brothers parking lot. From there, some volunteers stayed to work on Centre Street while others went to clean other portions of West Roxbury.

Chase revealed she has more planned than just cleanup efforts for the Tim White Way, including new seating and removal of a kiosk, but she is waiting on permits so she was reticent for doing too much cleaning in that particular area as it might get gutted soon, so the main cleanup effort was Centre Street rather than the Tim White Way.

West Roxbury Liaison for the City of Boston Ben Tayag was on hand to provide tools and support the efforts of all groups involved to ensure a

successful and safe time, he said.

Darra Slagle, director of Rose's Bounty Food Pantry, met her group in the Tim White Way and then trekked toward Bellevue Hill to tackle the area near the water tower. Chase admitted she was in the area with her children recently and was not too happy by its appearance. The West Roxbury branch of the Boston Public Library organized its own cleanup efforts as well. Slagle said she is committed to creating a better, cleaner and safer place. Both Main Streets and Rose's Bounty want to give back to the community for everything they do for us, she said.

Longtime West Roxbury resident Mary Neill said she loves her community, which is why she donated a bit of elbow grease. "It's nice, safe. I'm happy I got this far," the 74-year-old joked. She lives

on Washington Street across from Draper Field, the other side of West Roxbury and appreciated the chance to get involved in a different area of her neighborhood. "If it wasn't for Lindsay Chase motivating us with information, I don't know that many of us would be here. We are grateful to her."

A relatively new resident of West Roxbury, Laura Dziuban said she simply wanted to get involved in community outreach. She moved to West Roxbury four years ago after living in both Brighton and Back Bay over a 10-year period. She bought a house in West Roxbury and said she felt excited to join her neighbors and clean the area she chose to plant roots.

One of the first volunteers to get in gear was Dan A., a West Roxbury resident, who called the event "a worthy cause to keep the neighbor-

hood clean." He zipped up his windbreaker and moved toward the equipment. The day involved almost immediate action versus speeches. West Roxbury Main Street board member Bridget Marquis asked volunteers for T-shirt sizes and also passed out work gloves to the eager volunteers who then picked up garbage clamps, rakes and brooms. Marquis' full time role is as a project manager for Civic Commons, Boston office, where she strategizes ways to transform public spaces to benefit the community and the

environment. She said she is thankful to be involved in this rewarding experience.

According to the City of Boston website, Love Your Block once called Boston Shines, is designed for community organizers to show pride in their neighborhoods each spring by cleaning it and hopefully inspiring other residents who can witness the visible upgrades. The registration for this event ended March 3. To get involved next spring, go to the city's website to either volunteer or lead/organize a community effort.


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Legals

**Commonwealth of Massachusetts
The Trial Court – Probate and Family Court
Docket No. SU24D2078DR**

DIVORCE SUMMONS BY PUBLICATION AND MAILING

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

Gabino Herrera vs. Magaly Herrera

To The Defendant:
The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for **Irretrievable Breakdown**. The Complaint is on file at the Court.

An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. **See Supplemental Probate Court Rule 411.**

You are hereby summoned and required to serve upon:
Miryam E. Cissero, Esq., Cissero Law Group, PC, 15247 Kenmore Street, Boston, MA 02215

your answer, if any, on or before **05/21/2025**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are required to file a copy of your answer, if any, in the office of the Register of this Court.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: March 27, 2025
Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin: 04/10/2025

**COMMONWEALTH OF MASSACHUSETTS
LAND COURT – DEPARTMENT OF THE TRIAL COURT
Docket 25 SM 000855
ORDER OF NOTICE**

To:
Elkhair A. Elkhair; Noha E. Elgaali
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):

MEB Loan Trust II, U.S. Bank Trust National Association, not in its individual capacity but solely as trustee, claiming to have an interest in a Mortgage covering real property in Boston (Roslindale), numbered 2 Aldwin Road, given by Elkhair A. Elkhair and Noha E. Elgaali to Fleet National Bank, dated August 17, 2004, and recorded in Suffolk County Registry of Deeds in Book 35432, Page 173, and now held by plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before May 5, 2025, or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER, Chief Justice of this Court
on March 24, 2025.
Attest: Deborah J. Patterson
Recorder
25-001401

West Roxbury/Roslindale Bulletin: 04/10/25

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of a Power of Sale contained in a certain Mortgage given by Aletta Horton (the "Mortgagor") to Finance of America Mortgage LLC, its successors and assigns, dated November 29, 2022; recorded in the Suffolk County Registry of Deeds in Book 00686, Page 101 and registered at the Suffolk County (Suffolk District) Registry District of the Land Court as Document No. 939801 and noted on Certificate of Title No. 138101 (the "mortgage"); which mortgage the undersigned is present holder by assignment, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purpose of foreclosing same will be sold at:

Public Auction on May 28, 2025 at 1:00 PM

Said sale being located on the mortgaged premises and having a present address of **10 Waterloo Street, Hyde Park, Suffolk County, MA**. The premises are more particularly described in said mortgage, to wit:

The land in Hyde Park with the buildings thereon, described as follows:
A certain lot of land containing 5,555 square feet more or less referred to as Lot 2 on a Plan entitled, "Land Court Subdivision Land Court Plan 20221-B in Boston, MA (Hyde Park District) Scale 1" = 20' dated August 11, 2005 created by Toomey-Munson & Associates, Inc., Civil Engineers & Land Surveyors" and filed at the Suffolk County Land Court on November 10, 2005 as Document No. 20221B.

For mortgagor's title see deed registered at Suffolk County (Suffolk District) Registry District of the Land Court as Document Number 939801 and Noted on Certificate of Title Number 138101.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/ or rights or parties in possession.

Terms of the Sale: Cash, cashier's, or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (The mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Leopold & Associates, 80 Business Park Ave., or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Finance of America Mortgage, LLC,
Leopold & Associates, PLLC.,
P.O. Box 59, 28 Vermont Route 110,
South Royalton, VT 05068
(914) 219-5787

Hyde Park Bulletin: 04/03/25, 04/10/25, 04/17/25

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

INFORMAL PROBATE PUBLICATION NOTICE

**Docket No. SU25P0681EA
Suffolk Division**

**Estate of: Kenneth Yong
Date of Death: February 14, 2025**

To all persons interested in the above captioned estate, by Petition of
Petitioner **Marilyn Yong of Brighton, MA**
Marilyn Yong of Brighton, MA

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

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

Boston Bulletin: 04/10/2025

**COMMONWEALTH OF MASSACHUSETTS
PROBATE COURT
SUFFOLK, ss.
Case No. SU25E0023**

To **Octavia M. Stots-Nembhard and Olivia M. Stots**, and to all other persons interested. A petition has been presented to said Court by **Jesse L. Stots, Jr. of Roslindale, MA** in the County of Suffolk requesting that he hold as tenant in common $\frac{1}{3}$ undivided part or share of certain land lying in Boston, MA in said County, Suffolk, and briefly described as follows:

The address of the residential property which is the subject of the petition for Partition is 83 Atherton Street in the Jamaica Plain district of the City of Boston (Suffolk County), Massachusetts, being particularly described as follows:

A certain parcel of land situated in that part said Boston called Jamaica Plain, being Lot numbered 15 on plan of land on Amory Street and Atherton Street made by G. W. Hayward and Company, Architects and Engineers, dated September 26, 1896, and recorded with Suffolk Deeds in Book 2419, Page 230, and bounded and described as:

SOUTHWESTERLY by Atherton Street, 43 feet;
NORTHWESTERLY by lot numbered 16 on said plan, 72 and 12/100 feet;
NORTHEASTERLY by Lot numbered 17 on said plan, 43 and 2/100 feet; and
SOUTHEASTERLY by Lot numbered 14 on said plan, 73 and 41/100 feet.
Containing 3,412 square feet of land according to said plan.

Title to said land is derived under: The deed to grantees, Jessie Lee Stots, Sr., and Mary L. Stots, as tenants by the entirety via quitclaim deed dated February 7, 2006 and record with the Suffolk County Registry of Deeds at Book 39044, Page 222.

Setting forth that he desires that - all the following described part - of said land may be sold at private sale for not less than \$1,200,000 dollars (One Million and Two hundred Thousand 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 land 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 **24th day of April, 2025** the return day of this citation.

WITNESS, Brian J. Dunn, Esquire, First Judge of said Court
this 25th day of February 2025.
Stephanie L. Everett, Esq.,
Register of Probate

*Boston Bulletin:
3/27/25, 4/3/25, 4/10/25*

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

DOCKET NO. SU24P1871EA

CITATION ON PETITION FOR FORMAL ADJUDICATION

**Estate of: William A. Benker
Also known as: William A. Benker, Jr.
Date of Death: 04/23/2023**

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

To all interested persons:
A Petition for **S/A -Formal Probate of Will with Appointment of Personal Representative** has been filed by **Nicole Rizzotto of Winthrop, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:
Nicole Rizzotto of Winthrop, MA be appointed as Personal Representative(s) of said estate to serve on the bond in **unsupervised administration**.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 05/12/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: March 31, 2025
Stephanie L. Everett, Esq.,
Register of Probate

*Boston Bulletin:
04/10/2025*

Classifieds

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**COMMONWEALTH OF MASSACHUSETTS
SUFFOLK, ss.
SUPERIOR COURT
DEPARTMENT OF THE TRIAL COURT
CIVIL ACTION NO. 2584CV00409**

EDEN BROWNELL
Plaintiff
v.
Any persons claiming under UNITED CALIFORNIA SYSTEMS INTERNATIONAL, INC., and/or GMAC MORTGAGE CORPORATION who may Claim an interest in certain property in Boston, Suffolk County, Massachusetts by purchase, descent or otherwise
Defendants

ORDER OF NOTICE

TO: the Defendants, any persons claiming under United California Systems International, Inc., and/or GMAC Mortgage Corporation who may claim an interest in the certain property located at 14 Bowdoin Avenue, Boston, Suffolk County, Massachusetts (the "Premises") by purchase, descent or otherwise.

EDEN BROWNELL claiming to have an interest in the Premises by virtue of that certain Condominium Unit Deed made by 14 Bowdoin, LLC dated February 27, 2023 and recorded with the Suffolk County Registry of Deeds in Book 68732, page 235 has filed with this Court a Complaint to Discharge a Mortgage pursuant to M.G.L. c. 240, §15 and an Action to Quiet Title pursuant to M.G.L. c. 240, §§ 6 to 10.

If you object to the Plaintiff's Complaint, then you or your attorney must file a written appearance and answer or other responsive pleading with the Suffolk County Superior Court, 3 Pemberton Square, Boston, MA 02108 on or before April 30, 2025 (the "Return Date"), or you may be forever barred from objecting to the Plaintiff's claims.

Witness: Wilson, J.
Attest: John Powers, Clerk,
Suffolk County Superior Court.

*Boston Bulletin:
4/03/25, 4/10/25, 4/17/25*

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