

WEST ROXBURY ~ ROSLINDALE BULLETIN

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JULY 11, 2024



The programming at the West Roxbury Elks Senior Center Pilot has been extremely popular over this past year.

COURTESY PHOTO

WR Ethos senior pilot continuing Permanent Center not on the horizon

Jeff Sullivan
Staff Reporter

The West Roxbury Senior Center, or the lack of a nearby senior center, has been an urgent issue in the Parkway for well over a decade now.

West Roxbury has the highest concentration of seniors in the city, with 9,000 in the relatively small area, making up about one-third of the neighborhood's total population of 30,000 residents.

Neighboring Roslindale and Hyde Park each have a high number of seniors too, with about 4,500 seniors in Roslindale and about 5,500 in Hyde Park.

That entire senior population is separated by one full Boston neighborhood from a city senior center, as the closest centers are in Dorchester

(go to <https://tinyurl.com/3n46bh56> for all the city's senior center resources).

In the winter of 2023, the Boston City Council held a hearing at the Boston Elks Lodge #10 off of Spring Street in West Roxbury where more than 200 seniors resoundingly voiced their support for senior center services in the Parkway. At the time, then State Rep. Edward Coppinger was able to secure \$250,000 for senior services in the district, which was leveraged for a senior center pilot program at the Elks in West Roxbury.

The pilot, run by Ethos Senior Care and facilitated through Parkway in Motion has been in operation since 2023 and offers several group programs that have been extremely popular. The funds have continued annually

through appropriations in the state legislature, and State Rep. Bill MacGregor has sponsored another \$250,000 in a budget amendment for the fiscal year 2025 (FY25) cycle, which technically started on July 1, though the budget process is not yet completed. MacGregor said this week that the budget still needs approval from the Senate, and he doesn't believe the funding would be cut from the budget.

"State Rep. Rob Consalvo signed on as my cosponsor and really helped push for it," he said. "We approved it in the House Budget and we were happy to see it go through. Hopefully, we'll see it continue. We haven't seen the budget from the Senate yet, but I have no reason to

Senior Center

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Members of the Dale Street Neighborhood Watch and the Southwest Boston Community Association have been campaigning for years to put the 0 Dale St. land under conservation protection.

FILE PHOTO

Council approves Dale St. land taking

Diya Bhandari
Staff Reporter

The city of Boston recently voted to take, by eminent domain, control of a piece of privately owned land next to a protected Urban Wild on the Roslindale and Hyde Park line.

The parcel has been a point of contention for over 20 years, with the neighborhood fighting against development on the land on and off during that time. More recently, a new developer proposed a project in the area which was met with heavy opposition from much of the neighborhood. However, this year the Boston Council approved an eminent domain request from Boston Mayor Michelle Wu, and the city will now go through the process of acquiring the property.

The history of the dispute surrounding the parcel on 0 Dale St. dates back to when the owner suggested housing numerous times. However, said proposals were met with strong resistance by the neighborhood, to which he relented. Then, in 2022, developer James Guerrier proposed a 28-unit condominium project on the property, sparking a similar backlash from locals.

Dale Street

Continued on page 10

Affordable housing increased at Olmsted Village

Richard Heath
Staff Reporter

It's rare that for-profit and non-profit housing developers can increase affordable units in their approved housing plans, but Lena New Boston/2Life Community has done just that at Olmsted Village; the final phase in the 20-year endeavor of Lena New Boston is to build out the sprawling former Boston State hospital grounds.

On June 7, 2024, Lena New Boston/2Life Community filed a notice of project change with the then Boston Planning and Development Agency (BPDA) to request approval to increase

Affordable Housing
Continued on page 2



The site of the planned Russell House, which will have four stories and 48 mixed-income homeownership units.

PHOTO BY RICHARD HEATH

Bridgefest returning for another run

Jeff Sullivan
Staff Reporter

That's right, the River Street Bridge is still under construction, which means that the Bridgefest Concert series is coming back this Friday.

That's a bit of a conceit. While the concert series started because of the closure of the River Street Bridge at Cleary Square and the fact that the community wanted to help out the suddenly struggling local businesses, the concert series was not first intended to take place only when the bridge is out. Organizers Scott Batey, president of the Hyde Park Board of Trade, and Thien Simpson, Hyde Park Main Streets Executive Director, said the idea even then was to make this a signature event for the square.

"Bridgefest is going to be an annual event, hopefully even after the bridge reopens," Batey said. "Last year, we kind of wanted to call attention to the closure because the businesses got whacked by it badly. A lot of the businesses were not able to leverage the government programs to recover. I mean it's basically been like building the Berlin Wall down the middle of Hyde Park. It's really impacted not just businesses but residents too."

Batey said this will be something nice for this end of Hyde Park, as most of the neighborhood's events take place over at Logan Square.

"That end of the Square doesn't get the same attention as the other one does," he said. "Zaz is getting involved this year, and so is Roundhead Brewing, which is very exciting because a lot of people on this side of the Square don't know about Roundhead, and so it's really a positive to have them participating as well."

Roundhead is a brewery in the Westinghouse Plaza Building across the tracks in Readville, and Zaz is a local mainstay in Hyde Park that has been fusing Caribbean, Latin and Asian cuisines in the Square since Chef Orlie opened it up in 2011.

"We think we developed a little bit of cachet from last year," Batey said. "I think people who went last year are looking forward to it, and hopefully the weather is a little bit better this year."

The first band this year is Richie Rich & the 24 Karat Funk,

Bridgefest

Continued on page 8

Affordable Housing *continued from page 1*

the affordability units, both homeownership and rental, 14 percent from 197 to 226 units.

The BPDA approved Olmsted Village on Feb. 16, 2023.

The addition of units will require changes in the floor plan of two of the six buildings on site, Treehouse/2Life Community and Russell House, by architect Ian Kenney of MASSDesign. As reported by The Bulletin in 2022, Olmsted Village is a string of six-, four- and three-story buildings on the cul-de-sac Warbler Way.

The four-story Treehouse and six-story Brooke House are the two tallest buildings on the 10-acre site and will back up against the MassBiologics boundary.

TreeHouse is a four-story, 60-unit affordable "intergenerational housing with eight transitional age youth" apartments for foster teens. It will be increased to 66 units.

Opposite Treehouse is Russell House, a four-story building for mixed-income homeownership condominiums, it will be increased from 43 to 48 ownership homes.

The Warbler Way and Harvard Street homeownership townhouses

will be increased by nine to 40 units.

Fifty-two of the 66 Treehouse rental apartments will be marketed at 30 percent to 60 percent area median income (AMI).

Thirty-two of the Russell House homeownership condominiums will be listed at 80 percent to 100 percent AMI.

The unit count and affordability mix is unchanged in Brooke House, a large, six-story building tucked at the corner of West Main Street and Warbler Way, although there are some design changes in the five attached blocks which comprise the building.

Brooke House will be 127, fully-affordable senior apartments with a ground floor-child care center and community room.

As stated in the notice of project change, the approval is required so that Brooke house can get its building permit; it will be the first phase of Olmsted Village to begin construction planned for 2025-2026.

A previously scheduled BPDA public meeting on the project change was moved at the developers' request to July 8; it will then be a Boston Planning Department meeting.

Three days after the then-BPDA approved Olmsted Village, Mayor Wu announced at a press conference on Feb. 16, 2023 that \$6.2 million would be awarded to Brooke House. A year later, on March 22, 2024, the mayor returned with more good news for

Brooke House, an additional \$7 million would be awarded (\$4 million of which came from the CPA housing allocation).

When the other phases of Olmsted Village are complete, an unprecedented 271 units of homeownership and rental housing, most below market rate and many at 30 percent AMI, will be completed where Jamaica Plain, Roslindale and Mattapan converge.

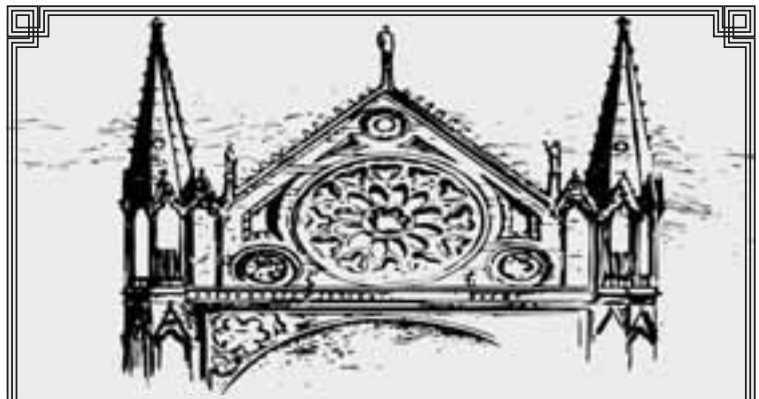
Added to the 300 previously completed largely affordable rental and homeownership units in Olmsted Green, Lena/New Boston ensures generations of demographic stability in that valley.

Olmsted Village, with its four- and six-story buildings at the far end of the 42 acre Olmsted Green development will break the trend of two- and three-story wood-frame cluster housing that began in 2008. Housing construction was built in five phases.

Across West Main street from Treehouse are a cluster of wood-frame houses called The Preserve, the final phase of Olmsted Green.

A long time coming, the 80-unit homeownership parcel finally broke ground on April 26, 2023. Sixty three of the homes will be deed-restricted for homebuyers of moderate income funded in October 2023 through the Commonwealth Builder Program.

Eighteen of the two and three bedroom homes are marketed by lottery at 80 percent AMI or between \$275,000 and \$300,000.



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Mail to: **Eileen Michaud**
Planning Department
One City Hall Square, 9th Floor
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Location:
Roslindale Community Center (6 Cummins Highway Roslindale, MA 02131)



The new plan for Franciscan Children's on Warren Street in Brighton.

COURTESY PHOTO

Franciscan Children's changes plan entirely

Jeff Sullivan
Staff Reporter

The Franciscan Children's Hospital Institutional Master Plan Task Force met recently and discussed the brand new plan for the site at 30 Warren St. in Brighton.

The old plan, last presented in the winter to task force members, involved keeping several of the current buildings of the hospital and building a single large building around them in the western parking lot. But,

according to Franciscan Children's President Joseph Mitchell, that proved to be problematic for the site and for the Boston Civic Design Commission (BCDC). So the organization, along with the organization's owner, the Boston Children's Hospital, decided to radically change the plan.

"The new plan calls for removing the majority of the existing buildings on site, with the idea of really opening up the site," said Isgenuity Architect Martin Batt, "making it more of

a landscaped area with a building rather than trying to shoe-horn in a very large building adjacent to some very small buildings. This was creating some very difficult things to wrestle with from the BCDC and the (Boston Planning and Development Agency) BPDA."

Now the only structure that will remain after construction is the relatively new Kennedy Day School, which would have been cramped by the old plan. There

Franciscan Changes
Continued on page 9

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Common sense: where art thou?

Common sense is sometimes referred to as common horse sense: horses don't walk into trees, of their own accord. Perhaps a number of city employees wouldn't walk into oaks or elms but there seems to be some deprivation of mental acuity.

For instance, take Boylston Street Downtown, not the one in Jamaica Plain. The city has removed 90 parking spaces to create bike and bus lanes, thus forcing traffic into two lanes, except when double-parking occurs, when the funneling will be into one lane (do you really think Boston Police will cruise down the street to order double-parkers to move ASAP?). If only a couple of hundred bikes use Boylston Street daily to go downtown, how does this compare with the sheer number of cars and delivery trucks? And if there is less space to park, perhaps shoppers/visitors will be using Ubers/Lyfts to create even more vehicular traffic.

One final comment: there is already a bike lane on Commonwealth Avenue, only several hundred feet away, meaning that there is no pressing need for ANOTHER one on Boylston. Ah, common sense.

With autumn a few short weeks away and the number of trucks hitting low underpasses on Storrow Drive, perhaps some of the heights need to be in meters for those foreign students renting U-hauls? How much would it cost to augment the current signage referencing feet with meters? Anything to prevent more incidents of Storrowing on our parkways and in tunnels and the terrible traffic headaches that backing-up the damaged trucks causes.

Congrats are due to Mayor Wu, who kept her word to me about resubmitting to the City Council her plan for ALL Boston school children to



My Kind
of Town/
Joe Galeota

have free access to five Boston museums on the first and second Sundays of the month: she proposed recently that Boston Catholic-school children, other private school children, charter-school pupils, and METCO students have this same benefit as BPS students. But our city council, nominally endorsing inclusivity and diversity, rejected the measure. No compassion here, as well as common sense.

And then there's Boston Water and Sewer who decided to spend thousands of dollars to elevate a couple of catch basins in our neighborhood for only a couple of inches. There had been no problem before but let's keep the contractors busy with marginally useful projects.

Lest this column seem too negative about some city employees, hats off to baseball coach Christian Ortiz at English High, whose team won the state championship against Georgetown High; kudos also to the Boston Latin School girls tennis coach Paulanne Wilson, whose team lost a heartbreaker to Wellesley High in the state finals; congrats to Boston Latin boys track coach Christian Blondin, whose protégés finished near the top in state track meets.

HOUSING CRISIS FUELS MENTORING EXPANSION

To the Editor:

When one 'Little' in the Big Brothers Big Sisters of Eastern Massachusetts (BBBSEM) program faced the divorce of his parents, he also faced the added instability of one of his parents having to leave Boston to find more affordable housing outside of the city. What that meant for this Little was a big change. Fortunately, his 'Big Brother', a true champion of the BBBSEM mission, understood the importance of consistency, especially through instability in his Little's life. His mentor continued to make his monthly visits, offering support to his Little during a time of transition, including a new neighborhood and school, and family changes.

The Massachusetts housing crisis has been decades in the making. As more low-income, working – and even middle-income – families are forced out of the city, services to support them in the suburbs are far more limited leaving families' needs unmet, increasing their isolation and adding more pressure on parents. This is especially true for families in which English is a second or third language. Where does that leave our children?

Isolation is as much an issue as affordability. This is why Big Brothers Big Sisters of Eastern Massachusetts (BBBSEM), headquartered in Boston, continues to expand its service into suburban communities, including Greater Boston, Lowell, Brockton and the South Coast, to ensure children have the same access to mentorship as their city-living peers. The nonprofit provides mentorship services from the Merrimack Valley through the Southcoast and Cape and Islands.

"Research has shown the impact of this instability on children from negative effects on school performance, contributing to a long-lasting achievement gap, to food insecurity, poorer health, and higher developmental risks – increasing their chances for life-long health problems," says Mark O'Donnell, President & CEO of BBBSEM. "As the housing crisis continues to push families further outside of the city, we must also expand services to support youth living in new communities outside of their familiar cities. They too need equal access to caring adult mentors who provide social-emotional learning opportunities so they can thrive."

With school doors closed, now is a great time to speak with O'Donnell about Big Brothers Big Sisters of Eastern Massachusetts' expansion into your area. He can tell you more about gaps in services for families forced to leave the city for more affordable suburban living and why more adult volunteers are needed locally to help children reach their fullest potential.

The ripple effect of mentoring goes beyond the individual child to the family and the community. BBBSEM guardians often report how having a caring adult in their children's corner enables them the time to focus on their work, education, other children, and themselves. For every mentoring match at BBBSEM that is made, twice the amount of youths are referred. Although the average youth is enrolled in BBBSEM between 6-12 years old, many mentoring relationships span to and through high school.

"Human service organizations play a vital role in our economic, physical and emotional health by addressing barriers, such as funding, education, social-emotional connections and safety," says O'Donnell. "As more organizations

like Big Brothers Big Sisters of Eastern Massachusetts expand programming and resources for families moving to the suburbs, more people need to get involved. More mentors in the system means more children can have additional adult guidance and support close to home."

In its 75 years, BBBSEM has supported more than 25,000 youth. By 2028, the nonprofit aims to expand its reach to serve 10,000 youth in 150 communities statewide, supporting 2.5 million mentoring hours and delivering more than \$57.5 million in mentoring value.

*Big Brothers Big Sisters of
Eastern Massachusetts*

ABOUT DEMOTION OF COMMISSIONER EDDY CHRISPIN

To the Editor:

We are deeply disappointed to learn that Eddy Chrispin was demoted last week from Deputy Superintendent on the Boston Police Department's (BPD) command staff to Sergeant Detective due to his recent appointment as a POST Commissioner. As a result, we urge BPD to reverse its decision and immediately reinstate Commissioner Chrispin to his prior rank. We see no legitimate reason why Commissioner Chrispin's appointment to the POST Commission should result in his demotion.

We understand BPD demoted Commissioner Chrispin claiming to have concerns about conflicts of interest due to his position on the command staff. Like any other state agency, the POST Commission has procedures to deal with conflicts of interest that may arise. Commissioners routinely disclose or recuse themselves from a particular matter that presents a conflict of interest. Additionally, current and past commissioners have held positions on an agency's command staff, such as the position of police chief, while also serving as commissioners.

Commissioner Chrispin, who was appointed to the Commission in June, fulfills the statutory requirement of having an active law enforcement officer chosen by the Attorney General from nominations by the Massachusetts Association of Minority Law Enforcement Officers (MAMLEO) on the Commission. This unwarranted decision by the BPD sets an unfortunate precedent and undermines the decisions of the appointing and nominating authorities while also undermining POST's work toward police reform.

The Legislature was unmistakably clear that it intended for the POST Commission to be an independent police oversight body. Yet, BPD has taken employment action against Commissioner Chrispin, a duly nominated and appointed commissioner, which has nothing to do with his performance for the BPD and everything to do with his service on the POST Commission.

POST Commissioners play a unique role and oversee the important charge of improving law enforcement in the Commonwealth for the public and peace officers alike. Each Commissioner brings a unique set of skills and background that help support the goals of police reform.

We support Commissioner Chrispin and are confident that his 25-year career in law enforcement, perspective as an active officer and history working with diverse communities will contribute to the mission of POST. We look forward to Commissioner Chrispin's service and support of the Commission's mission to enhance public confidence in law enforcement. To read Commissioner Chrispin's full biography and qualifications, click here.

*Enrique Zuniga
POST Executive Director*

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Senior Center continued from page 1

believe it shouldn't be in the budget."

State Sen. Michael Rush at least seems like he will be supporting the measure.

"The senior programming provided by Ethos this past year has had an incredible impact on the community I represent," he said in a recent press release. "This post-pandemic era has put front and center the need for programs that remedy the epidemic of senior isolation, and I am grateful for the success of the pilot."

According to Ethos Chief Development and Community Relations Officer Raymond Santos, the pilot program at the Elks has been incredibly successful. He said the programming, which runs two days a week, is consistently full of local participants.

"The program has been wildly successful and exceeded all of our expectations; it's really amazing how much of a life it's taken on so completely," he said. "I think when we first started, we thought success would be having 40 or 50 or 60 people a day attending, and we're seeing well over 100 each day. It's pushing our capacity to its limits, but it's a vibrant atmosphere. The programming is extremely engaging and dynamic, responsive to what we've been hearing from seniors in the Parkway for years now."

Former Rep. Coppinger said recently in a press release that he is very happy to see the program he started continue.

"It was great to see my number one priority as a State Representative – giving seniors the support that they de-

serve – thriving," he said.

Ethos Chief Development and Community Relations Officer Raymond Santos said they are trying to use the program to fill in the gaps for senior activities in the Parkway.

"We work really hard with our partners, both at the state and city level, and this has been able to fit really well with all the great work being done by other organizations and the city," he said. "It's been a joy to watch."

Hundreds utilize the pilot every week, and Santos said they are not limited to just West Roxbury residents, or even the Parkway.

"One of the things that is special about this program is that the funding comes primarily from the state and other sources, so we are not bound by the same sort of catchment area rules and regulations as other programs," he said, adding that about half of their patrons come from outside the Parkway. "We're seeing folks from Brookline, Dedham, Roxbury, Dorchester, Brighton, Newton and we have folks who come from as far out as Randolph and Canton just because the programming is so dynamic and robust here."

MacGregor said he has seen the programming himself and believes it to be an amazing asset to the community.

"It's great that it's so well attended," he said. "I try to go there once a month, if not more, and they have at least 125 people there all the time. My dad actually utilizes it."

Santos said they are always looking for volunteers for the program, and interested residents should reach out to Ethos at <https://www.ethocare.org/volun->

teer/.

However successful the program is now, it is still a pilot, which implies it's a test phase for at least a larger, if not permanent program. The idea originally was that this would be a way for the city to gauge community interest in a permanent senior center. However, the City of Boston 2024-29 Capital Budget (<https://tinyurl.com/y3f8a548>) does not include any funding related to seniors in the Parkway, despite the program's apparent success. The only funding for senior-related programs apparently found in the capital budget is for HVAC repairs to the Veronica Smith Senior Center in Brighton. The biggest capital projects for the Parkway are the potential demolition and rebuild of the West Roxbury High School for a new 7-12 grade school, and the merger of the Sumner and Philbrick schools at the Irving School in Roslindale.

The city has, however, released a survey asking older adults what they would like to see in Boston. Go to <https://www.surveymonkey.com/r/KX86FJV> to fill it out. The city did not respond to a request for comment in time for The Bulletin's deadline.

Santos said the biggest driver of the pilot's current success has been the support of the seniors themselves.

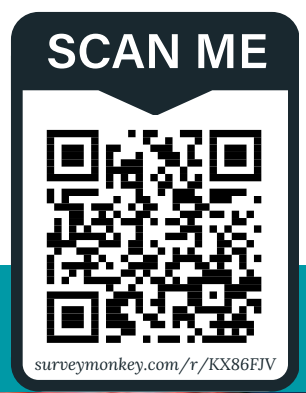
"They have been the biggest advocates and have really made this possible," he said. "Elected officials responded to their needs, led by Rep. Coppinger originally and the torch has been picked up by Rep. MacGregor and State Sen. Mike Rush and State Rep. Rob Consalvo to build on the work that Coppinger started. But it's the seniors themselves who have been really vocal and made this possible; Ethos is just here to provide our expertise in programming."



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Will IRA Withdrawals Affect My Medicare Premiums?

Dear Rusty: I am a member of AMAC and learn so much from the Ask Rusty column. I hope you can give me some information about a question that has come up in my family. My husband is retired and has reached full retirement age. He is considering withdrawing money from an IRA to pay off our mortgage. We are wondering what, if any, penalties may be incurred on Social Security, Medicare, and income tax. Thank you for your help in this matter.



Russell Gloor
AMAC Certified Social Security Advisor

Signed:
Concerned Taxpayer

Dear Concerned: Thank you for contacting the AMAC Foundation Social Security Advisory Service. Regarding your question on the impact of withdrawing IRA funds, there is no impact to your husband's gross Social Security benefit. The amount withdrawn, of course, is considered ordinary income for federal income tax purposes, and will need to be included as such on your federal income tax return and will therefore affect your federal income tax liability when you file the return.

Depending on the amount withdrawn, there could be an impact to the Medicare premium due to the Income-Related Monthly Adjustment Amount (IRMAA) provision. Assuming you file jointly, you will pay a higher Medicare Part B premium if your modified adjusted gross income is above certain thresholds (i.e., more than \$103,000 for an individual and \$206,000 for a married couple). Please note that Medicare's procedures will not note this income change for two years, so if you make the withdrawal in 2024 it will

not trigger the increases until your 2026 Medicare premiums. A change to your Medicare premium might also result in a change to your net Social Security payment at that time (since Medicare is automatically deducted from your Social Security payment).

Also depending on the amount withdrawn, you may have to pay an additional amount on top of your Medicare Part D premium. The Part D adjustment amount is calculated based on a percentage of the Part D national base beneficiary premium, not on a percentage of the plan premium.

The Social Security Administration mails letters to beneficiaries who currently pay a Part B Income-Related Monthly Adjustment Amount (IRMAA) and, according to the Centers for Medicare & Medicaid Services (CMS), are in a Part D plan. The letter explains the additional Part D amount, and how exactly Social Security will collect it. You can contact SSA at 1-800-772-1213 or your local SSA agency if you have any further questions about your Part D IRMAA premium.

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) or email us at ssadviser@amacfoundation.org.

Council looking to leverage development with DIF

Jeff Sullivan
Staff Reporter

The Boston City Council recently voted unanimously to hold a hearing looking into creating district improvement financing (DIF) areas in the city.

According to sponsor and District 5 City Councilor Enrique Pepén, the new districts would allow communities to have more say in what gets done with the new property tax revenues generated from new development.

“DIF is a modern tool that empowers neighborhoods to control most of the property tax revenue generated from newly-developed homes and new businesses in the area,” he said. “DIF ensures that development projects serve the needs of the residents residing in their neighborhoods. It will allow neighborhoods, like Roslindale Square and Cleary, for example, to build affordable homes that my kids and future Bostonians will be able to afford if they choose to lay down their roots in those communities, while also making sure the squares keep their unique character and makes transportation easier.”

Pepén said the idea behind this is to earmark a percentage of new property taxes for district improvements through a community process, giving residents a say in how new development can be leveraged to benefit the neighborhood.

“It keeps revenues from development in the community that created them,” he said. “In Somerville and Medford, this tool has brought harmony and allowed communities to add transportation options. When you give residents a voice, the results are not only better, they are stellar.”

Pepén said the impetus behind this move is that of record high home and rent costs in the city, with Boston once again overtaking San Francisco in

median rents, making it the second most expensive city in which to rent housing. He said this kind of financing could be used to leverage more affordable housing in the city.

“We have record high home costs, bills and rent costs that are robbing us of creating a home,” he said. “Let’s forge a new path to create new affordable housing and the infrastructure necessary to support it.”

Pepén noted that this would coincide with the Squares + Streets (S+S) process, and could be used as a way to give the community more input, as that has been a major complaint from residents and advocates during the process.

“As we continue in the S+S process, removing red tape for development, we cannot leave residents behind,” he said. “Our zoning code is 60 years old and over 4,000 pages long, making it so expensive and complicated, it ends up only benefiting luxury development and not mom and pop on the block.”

Pepén pointed out that the funds generated in this way can be leveraged for borrowing for projects and initiatives that the city’s bonding pro-

cess simply does not allow. Pepén also added that this is not the first time the DIF has been introduced, as District 7 City Councilor Tania Fernandes Anderson previously introduced an initiative for a DIF in her district.

District 9 City Councilor Liz Breadon, who has pointed out previously that Allston and Brighton seem to have extremely high levels of development and yet lower levels of capital investment from the city, said she is in support of the proposal.

“I think as we’re in this conversation about S+S, I think this is a very opportune moment to look at this again,” she said.

To keep up to date on this council hearing, go to <https://tinyurl.com/yz9npbdy>

Classifieds

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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. —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.

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—V.C.

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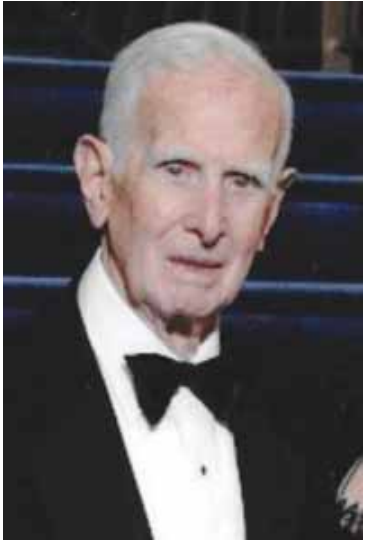
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DEATHS



Joseph Bernard of Sun City Center Florida, formerly of Hyde Park, Brighton, and Roxbury, passed away peacefully on June 30th, 2024, surrounded by his family. He was predeceased by his beautiful and beloved wife Joan Rita (O'Neill) Flynn. Father to five grateful children, Joseph E. Flynn of Framingham, Joanne Allen and her husband Thomas of Parrish, Fl., John Flynn and

his wife Nancy of Bradenton, Fl., James Flynn and his wife Ann of Stoughton, & Jean Shirley of Boston. Joseph is also survived by eight loving grandchildren that he cherished. Erin, Jennifer, Julia, Linda, Michael, Owen, John and Eric and five great grandchildren, Diana, John, Henry, Cai & Maeve. He will be missed by many cherished nieces and nephews. Joseph was a graduate of Commerce High School in Boston and Northeastern University. He joined the U.S Navy during the Korean War, and worked at Honeywell/Bull for 25 years and Stop & Shop for 50. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St., West Roxbury. Interment Massachusetts National Cemetery.

LYDON



Marie (Dorsey) Devlin, 80, of Mansfield formerly of Jamaica Plain and Roslindale, suddenly passed away on Tuesday, July 2, 2024 beloved wife of the late Robert E. Lydon and the late Bernard J. Devlin. Daughter of the late Joseph and Mary (Gavin) Dorsey. Marie/Nana is survived by her sons, Ben Devlin and his wife Jennifer of Easton, MA; Bob Lydon and his wife Ali of Walpole, MA. and Matthew Lydon and his wife Deirdre of South Boston, MA. The true joys and loves of her life were her 7 grandchildren, Emily and Maggie Devlin, Gavin, Shea and Fiona Lydon, and Josephine and Emmett Lydon. Sister of Helen "Patty" Perry and her husband the late William Perry, the late Joseph Dorsey and his wife Barbara, Geraldine O'Malley and her long time partner Al Nore, Dorothy Puleo and her husband Pasquale, and Michael Dorsey and his wife Amy. She is also survived by many nieces, nephews, cousins and friends. Funeral from the P.E. Murray-F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre Street, West Roxbury. Interment in St. Joseph Cemetery, West Roxbury. In lieu of flowers expressions of sympathy may be made in Marie's memory to the Jimmy Fund, www.jimmyfund.org. For online guestbook, pemurrayfuneral.com.

PIZZANO

Robert Anthony Robert (Bobby), age 67, formerly of Roslindale, MA, passed on June 24, 2024. He is survived by his devoted and loving brother, Richard G. Pizzano, his sister-in-law Joan and his loving nephew Richard M. Pizzano. He was predeceased by his parents, Louis and Ann Pizzano and brother Louis of Roslindale, MA. For many years, Robert had been a member of The Knights of Columbus where he was a weekly participant in their Bowling League (and did quite well winning numerous trophies). He was also a member of MAB Community Service Programs where he participated in community based daily activity centers. Robert loved movies, plays and musicals as there wasn't any musical for which he couldn't recite the lines. He was an avid traveler and travelled extensively throughout Western Europe with his family for many years. Funeral from The Robert J. Lawler & Crosby Funeral Home, 1803 Centre St. WEST ROXBURY. Donations to MAB, 200 Ivy Street, Brookline, MA 02446. Lawler & Crosby Funeral Home 617-323-5600.

ROLLS



Our beloved Patricia Norah (Arensberg) of West Roxbury passed on July 3, 2024 at the age of 74. Our nana was the most selfless and caring person you could have ever met. Beloved

wife to William Rolls. Daughter to late Lawrence and Roberta Arensberg. Devoted mother to William and wife Flo Rolls of Taunton, Thomas Rolls of Virginia and Cheryl Rolls of West Roxbury. Sister of Thomas Arensberg and his wife Fran of Franklin, Larry Arensberg of Boston. Loving Grandmother of Nicole with Cameron, Kayla, William with Svetlana, Ashley, Bianca with Justin, Virginia with D.J, Connor and Caroline. Cherished Great Grandmother of Julian, Jayce, Landon, Arielle, Sophia, Scarlett, J.J, Addison, Jasper, Aubriella, Dominic and Priscilla. At the moment all services will be private at family's request. For online guestbook pemurrayfuneral.com. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

SQUILLANTE



Charles N. Sr., age 78, of West Roxbury and Gilford, NH, July 1, 2024. Devoted husband of 57 years to Geraldine. Loving father of Sheri Lue and Richard Randall and Chucky, Jr. Loving Grampy to Madelyn and Christopher. Son of the late Camilo and Catherine Squillante. Brother of Richard Squillante of Roslindale, Kathleen Cullinane and her husband, John of Westwood and Stephen Squillante and his wife, Patricia of East Falmouth. Loving uncle to many nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment in St. Joseph Cemetery. For directions and guestbook, gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

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Bridgefest *continued from page 2*

who are kind of returning from last year, and kind of not, according to Simpson.

"They got rained out half-way through, so we invited them back this year," she said with a laugh.

The band plays funk standards and funk covers of more modern songs like, 'Moves Like Jagger,' and has some serious vocal range and a solid rhythm section.

Angela & the Unit are also returning, and Simpson said she is more of a Top 40 category, and playing big band rhythm and blues as well as pop standards. Both bands are centered around getting the audience moving and dancing.

Simpson said the third Friday will feature Dis-N-Dat, which is a reggae band and will be coming for their first performance. The band plays all over the world as part of the Holland America Cruise Lines, and singer Sista Dee is currently the resident musician for the Bahama Breeze in Tyngsboro.

Simpson said Chicomania will be returning with their Afro-Latin beats to close out the series.

"They were so good and so popular last year, we wanted them to be the encore band this year," she said. "It was just so great with the dancing and fun, and what a great way

to end the music series."

And the pair said each night will have a local official coming to open the festivities, with State Rep. Rob Consalvo coming the first night, City Council President Ruthzee Louijeune coming the second, and District 5 City Councilor Enrique Pepén coming the last night during Chicomania's set (they said the third night is still being worked out).

Each night will be free and the music will go from 7 p.m. to 9 p.m. starting this Friday, July 12. The day will feature a Roundhead Brewing mobile beer garden, a food truck from Zaz and a local vendor pop-up market. For more information, go to: <https://www.facebook.com/hydeparkma>



The new plan leaves a lot of space for greenspace by consolidating the hospital's space into this large structure on the east side of the site.

COURTESY PHOTO

Franciscan Changes *continued from page 3*

will be no buildings in the center of the plot, and the parking lot will be moved more northerly to accommodate a large public rain garden. The central areas will be kept clear for a kids' play space on the western site, complete with half a basketball court, and a therapy garden opposite that. On the eastern edge, will be a brand new four-story clinical building to house all the medical and therapy spaces for the hospital.

Batt said the new plan features some advantages over the old (and also the current building for that matter), including reducing the height, creating additional parking for staff and patients, bringing more behavioral health beds online as part of a two-phased approach, and housing the entire clinical program under one roof.

He also said the new building features expanded rehabilitation beds, dedicated services for patients with neuro-developmental disorders, specialty programming for children with medical and psychological challenges, all private rooms, an updated lobby and more.

Copley Wolff Design Group Landscape Architect James Heroux said there will also be several spaces throughout the site for public art, including at the rain garden. The plan also features a walkway to the Kennedy Rock conservation area, which Mitchell said the hospital would keep for outdoor activities and education.

The reason for the new construction in general, Mitchell said, is that the hospital is more than 60 or 70 years old in some places, and the building cannot realistically handle all the demands of modern medicine or accessibility.

"Our physical plan is really outmoded and outdated," he said. "Most of the buildings go back to the 1940s, 50s and 60s. Most of the buildings were built for a different purpose than they

are being used for today. They are very very expensive to maintain, and to be quite honest, it's very difficult to provide high quality, evidence-based care in the facilities we have today."

Mitchell said they are missing quite a lot of what a modern building would have, including Americans with Disabilities Act (ADA) compliant elevators and access, which is concerning, as the hospital helps to treat individuals with such disabilities. He said they have a number of other problems with the buildings as well.

"For example, we don't have private rooms for many situations, we don't have adequate spaces for families who want to come and visit their children, we don't have adequate spaces to train and support our staff, and this creates all kinds of logistical challenges, not to mention the exorbitant cost to continue to invest and maintain an aging facility and infrastructure," he said. "While the four walls around me were built in 1949, we're actually delivering intensive care unit-level care on this campus and we're long overdue."

Most of the task force members and residents in attendance were very positive about the new design. However, the implementation of said new design took some members off guard.

"My first impression is 'Wow,' number one," said Charlesview President Jo-Ann Barbour. "Number 2 is, as a task force member, this is the first time I'm seeing this total change in what was presented since the last time we met. I'm a little bit curious as to why the task force was not allowed to see this beforehand."

Senior Vice President of Real Estate at the Boston Children's Hospital, Lisa Hogarty, said they believed feedback from the BPDA and BCDC necessitated a drastic

change back in February. She said they have been working directly with those organizations over the last three months to make sure the design works for them before taking it to the task force.

"This is about as fresh as it is and we were looking forward to presenting it to the task force this evening," she said.

One task force member asked if the development boom Allston and Brighton are currently experiencing had been taken into consideration with the hospital's new design. She said it has been predicted that the two neighborhoods' populations could double in the next few years, and she wanted to know if that had been taken into account.

"We really work very closely with the state, because a facility like Franciscan really serves all of Massachusetts and greater New England," said Hogarty. "Working closely with the state we think we've got this building at the right size, with the right number of beds and the right number of programs. But after this IMP, what's really great about this plan is we have enough land area so that if 15 to 20 years from now demand grows, there is more space."

Mitchell said they have kept a good deal of open space on the site, either in gardens or parking, and if it becomes apparent that more space is needed to accommodate patients, it could be used. However, he said that was not part of the plan.

"Over time, if needed we could evaluate the opportunity to continue to build on the site," he said. "That's not in the current IMP, but I think this new plan provides some flexibility down the line should our projections around demand and it continues to grow. We think this is right sized based on the data we're seeing."

For more information on the plan and to see more detailed maps, go to <https://tinyurl.com/2spdkck>

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**COMMONWEALTH OF MASSACHUSETTS LAND COURT
DEPARTMENT OF THE TRIAL COURT
DOCKET NO. 24 SM 002378
ORDER OF NOTICE**

TO: **Tonya E. Jones**
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. C. 50 §3901 (*et seq.*):
HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-3, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-3
claiming to have an interest in a Mortgage covering real property in Hyde Park (Boston), numbered 339 Huntington Avenue, given by Tonya E. Jones to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Delta Funding Corporation, its successors and assigns, dated July 20, 2005, and recorded in Suffolk County Registry of Deeds in Book 37657, Page 160, 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 8/05/2024 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 6/27/2024.
Attest: Deborah J. Patterson, Recorder

Hyde Park Bulletin: 07/11/24

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

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT Docket No. **SU24P0017PM**

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

A Petition for **Order of Complete Settlement** has been filed by: **Jonathan Davey of Quincy, MA** requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, Temporary Conservator's 1st and Final Account 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 07/30/2024. 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.

Witness, Hon. Brian J. Dunn, First Justice of this Court
Date: June 26, 2024
Stephanie L. Everett, Esq., Register of Probate

Boston Bulletin: 7/11/2024

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

CITATION GIVING NOTICE OF PETITION TO EXPAND THE POWERS OF A GUARDIAN DOCKET No. **SU24P0026GD**

In the Interests of: Abdellaziz Mejjout of Hyde Park, 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 **Beth Israel Deaconess Medical Center of Boston, 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 **07/25/2024**. 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: June 28, 2024
Stephanie L. Everett, Esq., Register of Probate

Hyde Park Bulletin: 07/11/2024

Dale Street *continued from page 1*

In response, the leader of the Southwest Boston Community Association, Beth Columbo, expressed that “the neighborhood is all for affordable housing.” However, Sherrin Woods is “just not an appropriate place to do it.”

The primary concern was its proximity to the Sherrin Woods Urban Wild, the city’s largest Urban Wild. Neighbors felt that building on the property made it “a poor location” choice according to Columbo. Installing the 28 units there would have destroyed the woodland and much natural habitat for wildlife.

“The city had already spent a lot of money to restore Sherrin Woods into a natural habitat there,” said Columbo. “Trying to put those units there (would have) destroyed the whole thing.”

In addition to threatening the Urban Wild, subsidiary concerns about lack of space for the units were acknowledged by locals. The way that the 28 units were planned to be built would have had the back of the buildings almost touching the current border of the Sherrin Woods. Additionally, the parking lot’s proximity to the MBTA would have warranted obtaining variances as well as approval from the MBTA and Amtrak. Flooding was another concern, with residents worried due to the issues with the water

line there. And so, in November 2022, about 100 locals gathered to discuss the development concerning the property, with a majority of the community opposed to it. Columbo emphasized the neighborhood’s proactive approach:

“We pushed very hard to get [the parcel] turned over to Sherrin Woods” getting “over 600 signatures to try to stop the development on that land.” She continued, “We applied for a (Community Preservation Act) CPA grant which the city gave us \$350,000 towards it back when Walsh was the Mayor, and Mayor Wu thankfully carried it over.”

The community’s involvement resulted in a significant victory when Mayor Wu and the City Council authorized the eminent domain action to acquire the land. As mentioned during the recent Council Meeting on June 26, 2024, the significant community support for the parcel’s acquisition played a large role in the approval.

When voting for its passage, District 1 City Councilor Gabriela Coletta Zapata acknowledged the community advocates for their dedication to the project. “They took me and a number of elected officials out to see it last year and instantly I knew that it’s something that merited preservation. It doesn’t merit anything else. When people

talk about the tradeoffs between housing and greenspace, there are some places where you know it should be greenspace and 0 Dale St. is one of them.

“I’m very happy to finally see this happening and I’m very grateful to the advocates of Sherrin Woods,” she said.

Now that the land has been acquired by the city, it is going to become part of Sherrin Woods and will become protected land.

“It’s going to be cleaned up. The invasive trees will be taken out of there and it will just become a beautiful place just like Sherrin Woods is,” said Columbo, encouraging others to visit. “It’s a lovely place to go walking through; There’s a beautiful flower meadow, there are animals, there’s deer there—in fact, we just saw a buck and a female.”

The Mayor’s notice for taking the land includes paying the current property owner “damages” for the taking, as well as putting in a conservation restriction on the land to be held likely by the Southwest Boston Community Development Corporation (SWBCDC). A conservation restriction is basically a legal safeguard for the land, so if the city comes under new management at some point and tries to sell the land, the SWBCDC will have to sign off on that as well.

The Boston City Council voted unanimously to approve the order for the land taking, and now the Parks Department will be facilitating the property transfer from here.

Council looking at abutter notification

Jeff Sullivan
Staff Reporter

The Boston City Council voted unanimously to hold a hearing from District 2 City Councilor Edward Flynn to consider increasing the reliability of the abutter notification process.

Flynn offered the hearing order, along with original co-sponsors District 7 City Councilor Tania Fernandes Anderson and At-Large City Councilor Julia Mejia. Flynn said certain residents who should have received notifications have not, and even his office has been, at times, left out of the loop.

“These meetings are important and are ways for neighbors to learn about and provide input for building proposals or applications from businesses that have an impact to quality of life in their community,” he said.

Flynn also said the current process appears too reliant on developers to mail out flyers to the relevant abutters, and felt that should be looked at.

“Abutters often reach out

after the fact about not receiving notifications about meetings that they should have,” he said. “It’s also a concern to rely on proponents to send flyers to abutters. This can cause an inherent conflict of interest, with the possibility that proponents of a controversial project may be less inclined to follow the process of notifying all abutters with a flyer, particularly those who are well known to be in opposition or are vocal at community meetings. I think most of my district council colleagues understand exactly what I’m saying.”

Flynn said that the Boston Planning and Development Agency has been informing him for years that half of the development in the city was in his district. He said he’s been to many meetings and feels abutters provide unique insight for developers to make those projects better, and allows him to convey his constituents’ interests accurately at the Zoning Board of Appeals or Licensing Board that eventually votes on those projects.

“I think I go with probably

95 percent of recommendations I receive from neighborhood organizations I actually go with for my recommendation at ZBA or BPDA meetings,” he said.

District 5 City Councilor Enrique Pepén said he wanted to make sure that councilors and residents don’t have to sign up again for notifications about meetings in their neighborhoods once the BPDA becomes the Boston Planning Department.

“Residents in all of our districts deserve to know when a meeting is going on and I think we’re in a very unique moment in our city with the creation of the new city Planning Department,” he said. “I think that ONS has done a great job of doing great civil work for the city. Neighborhood Liaisons don’t just do abutters meetings, they do quite everything and I think that giving them that responsibility of abutters meetings can be very demanding, just going from experience, and so I think we should also have a conversation in the future about how we can transition the responsibility from ONS to the city planning department.”

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