

WEST ROXBURY ~ ROSLINDALE BULLETIN

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The BPDA held another meeting on the proposed apartment building for 1318 River St., and not much has changed.

COURTESY PHOTO

Second Junior's Automotive BPDA meeting sounds familiar Unchanged proposal, unchanged questions

Matt MacDonald
Staff Reporter

On March 9, the second virtual BPDA (Boston Planning and Development Agency) community meeting was held regarding the proposed 1318 River St. development in Hyde Park. The first community meeting regarding the proposal took place last Dec. 7.

The small project review application – filed with the BPDA last Sept. 30 by HP Trax LLC – proposed a five-

story, 32-rental unit (20 two-bedrooms and 12 one-bedrooms) building with a 1,500-square-foot retail space and a 19-car garage planned for the first floor.

The site – currently home to Junior's Automotive – is at the corner of one of Hyde Park's busiest transit areas: the traffic lit intersection of River and Business Streets; one block from the traffic lit crossing of River Street and Hyde Park Avenue in Cleary Square.

During the original Dec. 7 meeting, about half of the

roughly 50 questions and comments that were submitted by community participants through BPDA Project Manager Ebony DaRosa to the development team (represented by project attorney John Pulgini of Pulgini and Norton LLP, and project architect Mark Joyce of Phase Zero Design) concerned three main issues. Those included an increase in traffic density, insufficient parking (0.6 spots per unit, as opposed to the two re-

Junior's Development
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The Marine Rotary connecting the VFW to Washington Street in Dedham and Roslindale proved to be the most dangerous intersection in the corridor.

COURTESY PHOTO

VFW needs some TLC, residents and planners agree

Jeff Sullivan
Staff Reporter

The Metropolitan Area Planning Council (MAPC) for Massachusetts met with residents from West Roxbury and Dedham on March 11 to go over the current conditions of the VFW Parkway/Boston Providence Turnpike corridor between Washington Street and Spring Street.

The area is slated for improvements, as it barely has sidewalks and is considered extremely dangerous for cyclists. It also has few crosswalks or any

kind of pedestrian accommodation.

MAPC representative and Town Planner for the Town of Dedham Jeremy Rosenberg said about 1,400 people responded to the survey, which he said shows the level of interest in fixing issues with the corridor.

"I think we can all agree that this roadway is a relic of the past and there are a lot of issues," he said.

MAPC Planner Christian Brandt went through the survey results that were gathered (and

VFW
Continued on page 5

City Realty wants to change 3193 Wash. to rentals

Richard Heath
Staff Reporter

The Jamaica Plain project at 3193 Washington St. is 95 percent complete and its 39 condominiums - mostly two bedrooms - went on sale in Nov. 2019 starting at \$475,000.

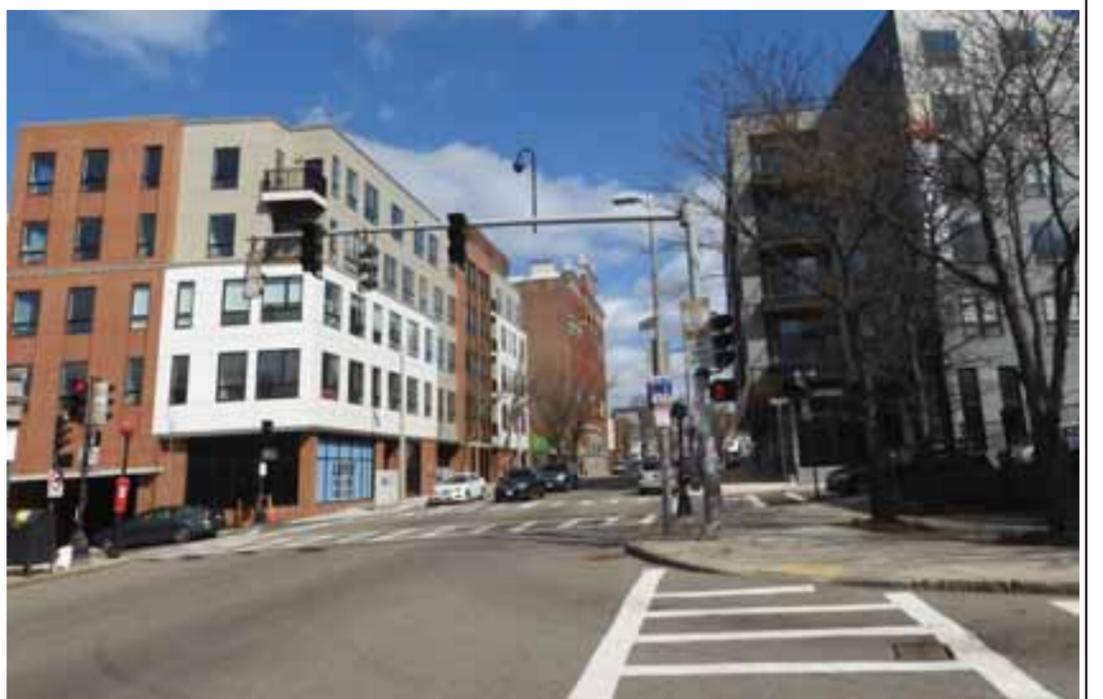
But on Jan. 14, 2021, developer City Realty abruptly changed course and filed a notice of project change to a 39-unit rental residence.

The BPDA held a virtual

public meeting about the change on March 10 attended by 30 callers. It was a quiet and short meeting with almost all callers happy with the change that most people wanted when 3193 Washington was first proposed in 2016.

Since that small project BPDA filing on April 21, 2016, 3193 Washington St. - the old Jackson Glass building with its corner bodega - has had an identity crisis.

Developer Wants Rentals
Continued on page 7



A look at 3193 Washington St., left and 3200 Washington St., right; the Gateway to Eggleston Square.

PHOTO BY RICHARD HEATH

“Mr. Hyde Park” retires from Muni after career of mentoring leaders

Mary Ellen Gambon
Staff Reporter

As Winston Lloyd strode up River Street toward Cleary Square, his walk alone communicated to anyone who saw him the legitimacy of his long-standing nickname of “Mr. Hyde Park.”

On an uncharacteristic 70-degree Thursday afternoon on March 11, it seemed as if a small celebration swarmed around him. Cars began beeping. A store owner yelled, “Hey, Winston!” from across the street. Lloyd called to a mother pushing a stroller across the street as he posed for a photo shoot.

It is this positive momentum that Lloyd, the recently retired program manager of the Hyde Park Community Center, said he hoped to instill in his neighborhood for the past three decades and beyond.

“My retirement was very silent,” he said. “I didn’t want to blow any horns. I don’t look at my retirement as leaving. I’m just not waking up to go to work.”

He explained that, while the center, better known as “The Muni,” was closed during the pandemic, it gave him time to reflect on how he best wanted to serve the community at this

stage in his career. A youth sports coach for years, Lloyd said that he wanted to continue to motivate young people by teaching teambuilding skills.

“Personally, I always felt adopted in Hyde Park,” said Lloyd, a native of Allston. “Whether it’s my baseball family or my basketball family or my community family, I have always been embraced. One of my duties is to bring people in the same way.”

Two examples of his mentoring met with Lloyd and The Bulletin to describe his impact on Hyde Park at a lunchtime meeting at Las Delicias Columbianas 2. Obinna “Oby” Ojimba and Danny Kalayjian, once students of Lloyd through programming at the community center, now coach young people.

“I could not be more honored by the presence of these two young men,” Lloyd said. “The story is as much about them as it is about me.”

Lloyd met both men when they were young adults in programming at the Muni. He quickly engaged his proteges in everything from shoveling out neighbors’ snow to helping build a gazebo in his backyard.

“Winston asked me when I first knew him if I would like to help out with a block party

in the neighborhood,” said Ojimba, now a small business consultant. “I would go to the end of the earth to support him in anything that he does.”

Ojimba said he has modeled Lloyd’s teachings in working with young people throughout Boston.

“I will take on young guys just sitting on the corner, hanging out,” he said. “A lot of adults don’t talk to young people to find out what are your dreams, what are your goals, your aspirations.”

“Mr. Winston did that for us,” he continued. “You don’t really see people, especially men, doing that. And if he didn’t know about something, he would find someone who did. That’s one of the dopest things. That’s why I have to pay it forward.”

Kalayjian summed up his friend Ojimba in one word: advocate.

Kalayjian has coached youth basketball for about five years with Lloyd and has worked in the Muni for a decade. The Framingham State University graduate has become a friend over the years. Before COVID-19, he had planned a trip to Africa to teach basketball to young people there.

“It was incredible,”



Danny Kalayjian, Winston Lloyd, and Obinna “Oby” Ojimba stand in front a mural that depicts the Hyde Park Parade of the 90s and how Lloyd would like to see it restored.

PHOTO BY MARY ELLEN GAMBON

Kalayjian said. “I was contacted by an African princess who was really excited.”

“I think that coaching youth sports is so important, especially post-pandemic,” he continued. “I can still see a world where people might shut themselves off because they are afraid of the virus.”

Teaching leadership skills, whether in the Muni or on the court or the ball field, has been Lloyd’s mission. He stressed that they will be the building blocks for a future career.

“Leaders plan,” Lloyd said. “Leaders organize. And if you do that, your ship will come. That was the backbone that I felt I provided to the kids at the Community Center.”

“One of my favorite stories

I like to tell the kids is that it’s not going to be the six weeks that you run a camp,” he continued. “It’s the day when you’re in the Stop & Shop and a kid says, ‘Hey, Mom! That’s my camp counselor! There’s my basketball coach!’”

“Except now I have 18-year-olds doing that,” quipped Kalayjian. “It’s scary.”

Ojimba and Kalayjian also enjoy giving Lloyd rides whenever he is in need, as “Mr. Hyde Park” has gotten to know his community by traveling on foot or by bus.

“We were the original Uber,” Kalayjian said.

“Mr. Winston is very

Winston Retires
Continued on page 3



West Roxbury

This wonderful Colonial offers 4 floors of living with its finished basement and attic! Large rooms throughout. Oak floors. Warm fireplace. 1 Car garage. Well priced at \$779,900

The SteveDoug Team / 617-212-9598
Smorris@laerrealty.com / Dmcclore@laerrealty.com



Roslindale

Estate sale in need of TLC! This two-family house, located on Metropolitan Hill will be sold as is. Unit Two has beautiful views of the city skyline! Attached two-car garage. \$649,900

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Dorchester

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72 Colonial Road, Medfield

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Mike Keane / 617-512-2956 / mkeane@laerrealty.com



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179 Cornel Street, Roslindale

Custom built Cape! Bright and sunny living room. Large eat-in kitchen. 3 season porch. Oversized deck and enclosed backyard. Unfinished basement has expansion potential. \$509,000

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Van Ness named LGBTQ Senior Housing Director

Mary Ellen Gambon
Staff Reporter

Hyde Park civil rights attorney Gretchen Van Ness has been a trailblazer in LGBTQ activism. Now she is combining her passions for equity and affordable housing into her new position as LGBTQ Senior Housing, Inc.'s first executive director as the non-profit prepares for the groundbreaking at the site of the former William Barton Rogers Middle School late this year.

"The fact that they reached out to me and asked me to do this is just a dream come true," she said.

Van Ness first joined LGBTQ Senior Housing, Inc. in 2018 as a member of the board of directors and was subsequently elected as its treasurer. She served as a cooperating attorney with Gay & Lesbian Advocates & Defenders, helping secure marriage equality in Massachusetts and represented members of the LGBTQ community who experienced harassment and discrimination.

She originally became involved in the organization after getting to know Aileen

Montour, the board president, while on the campaign trail during her first run for state representative for the 14th Suffolk District, which includes Hyde Park and Readville.

"I knocked on her door during the campaign the first time around," she said. "At that point the board was just volunteers, more like a task force. I was asked to join because they had plans to incorporate, become a non-profit and just continue to grow."

Van Ness has been an advocate for redeveloping the Rogers building, which has been dormant for several years since the school closed. Located in the heart of Cleary Square next to the library, it was considered an ideal site for elder housing because of its proximity to local amenities and public transportation. Providing safe and affordable housing for older residents, particularly those in the LGBTQ community, has been "a nice circle of life" for her.

"I've been doing this long enough that I remember when Massachusetts didn't have an anti-discrimination law to protect our community," she said.

"In the late 1980s, I was at one of the demonstrations at the State House after the state legislature had failed to take up the bill for, I think, 16 years straight, to add sexual orientation to Chapter 151B, the anti-discrimination law."

This new 74-unit complex Van Ness will oversee accomplishes two purposes – providing affordable elder housing in a community that is friendly to LGBTQ residents, she noted. It will be the first such site in New England.

"There's an extra need for a place where LGBTQ elders can live in peace and with support and not have to go back into the

Van Ness

Continued on page 10

Help Wanted: Garage Mechanic

The Boston Catholic Cemetery Association has an upcoming position available for a Garage Mechanic. This is a perfect position for the semi-retired mechanic/jack of all trades with a flexible schedule.

The successful candidate will have experience in service and repair of backhoes, light duty trucks, and all types of landscape equipment. A background in building maintenance and repair, welding, groundskeeping is a plus.

Will have responsibility for off hours emergency calls.

This is a 40 hour plus, union position located at Mt. Calvary Cemetery, Roslindale, MA and will service our 4 cemeteries within a 4 mile radius.

A generous benefits package includes apension, vacation, sick time, medical, dental, life and long-term disability insurance, after 30 days employment.

Please submit your work history/resume to:

Boston Catholic Cemetery Association
366 Cummins Highway
Roslindale, MA 02131

Please no phone calls or walk-ins.

Winston Retires

continued from page 2

humble," Ojimba added. "I think that's why we gravitated toward him."

One of the things Lloyd hopes to see resurface in Hyde Park is the community spirit that ran through its streets in the late 1990s and early 2000s under the leadership of deceased Mayor Tom Menino, a Hyde Park native.

"I miss our road race so much," he said. "And the parade. We need events to bring people together."

Another of his wishes is to see the Muni better utilized.

"A lot of people tell me they don't know what goes on in the Muni," he explained. "Our success has really been word of mouth. But if you get a kid involved in tutoring, maybe he or she will go to camp. And play basketball. It all starts there."

Lloyd said he plans to enjoy his retirement in the gazebo that Ojimba and Kalayjian helped him build in the community they created together.


Virtual Public Meeting

Amend Article 32 Groundwater Zoning

Monday, March 29
5:30 PM - 7:00 PM

Zoom Link: bit.ly/3rsZaNZ
Toll Free: (833) 568-8864
Meeting ID: 161 812 6907

Project Proponent:
Boston Planning and Development Agency

Project Description:
This public meeting is to present proposed amendments to Article 32 Groundwater Conservation Overlay District of the zoning code and receive comments in order to extend protection to groundwater levels in areas of the city with older buildings on wooden piles built on filled land. This includes parts of East Boston, downtown waterfront, Roxbury/South End, South Boston and Audubon Circle.

mail to: **Bryan Glascock**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.722.4300
email: bryan.glascock@boston.gov

Close of Comment Period:
4/9/2021

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

THE CITY OF BOSTON CAN HELP YOU

save money on your water and sewer bill.

Boston Water and Sewer Commission now provides **seniors and disabled homeowners** a 30% discount on the sewer portion of their monthly bill to go with the 30% discount on water. New discount automatically applied to those already signed up. Are you eligible but don't presently get a discount? Call **617-989-7800** to get signed up.



Mayor Martin J. Walsh

#BOSCanHelp

BOS:311

No good for the 'hood?

Last week the BPDA (Boston Planning and Development Agency) hosted a Zoom meeting about a proposed development at 1905-1911 Centre Street in West Roxbury. More than 90 attendees expressed unanimous opposition to it (a caller at the end of the meeting was indifferent, then expressed some dissatisfaction, hence the word “unanimous”).

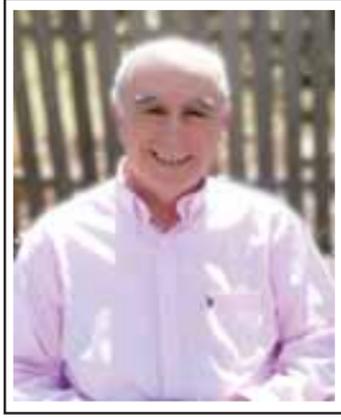
First, a good word—actually two. The proposal for 21 units on the 2-house lot allows for 33 parking spaces, many of them underground. This follows the widely accepted guidelines of 1.5 parking spaces for each residential unit. These days most developers submit ridiculous proposals that do not even come close to adhering to these parking space guidelines: such developers allow for bicycle storage and adjacency to MBTA services to “compensate” for lack of adequate off-street parking.

Secondly, the project does not destroy pristine, forested woodland, as are projects proposed by rapacious developers for Allandale Street and Rockwood Street in Jamaica Plain. 1905-1911 will be sited on a previously-developed two-lot site—a former bank building and the vacant house last occupied by Gilmore Realty; thus it is similar to the ongoing construction at the previous pharmaceutical factory site on LaGrange Street.

The proposal for 1905-1911 Centre Street seems to mirror the other recent developments on Centre Street: just bland architecture with flat roofs and without any curves, triangles, and other trappings that seem to characterize designs as attractive.

The 35-foot height violation attracted no small amount of ire: it seems that the bagel was finagled to escape an application for a zoning variance, in spite of Table F of the zoning code according to an architect living nearby. The BPDA wiggled out of the dispute by claiming the Inspectional Services gave “permission.”

A small commercial area on the first floor would limit any business considerations—no way a Hanlon’s or Decelle’s of fond memory would ever consider reopening there, even if there were sufficient off-street parking - to provide shoes and clothing for the area’s aging



My Kind of Town/ Joe Galeota

population and for their grandchildren.

A side yard suddenly became a backyard, allowing for more development at the site. This resembled the maneuver that allowed the architectural abomination at the corner of Weld Street and Centre Street to squeeze in more.

Environmentalists were disappointed, if not shocked, to learn that there would be no solar panels on the roof, nor would there be any charging stations for parked cars, which would be shoehorned in tight parking areas apparently less than the desired 9-foot widths.

A nearby doctor claimed that the asbestos removal—the official demolition has not begun, but asbestos removal was undertaken — left dangerous(?) debris on his property.

The original traffic design had egress onto both Park Street and Centre Street, but the city recoiled at vehicular traffic entering from and entering onto the latter. This, of course, means that all such traffic has to travel down a quiet, one-way residential Park Street, to enter the complex. This would apply to future residents, delivery people, and visitors after the ending of the construction of the development, but all attendees at the Zoom meeting may have shuddered quietly when reflecting on all the tradespeople searching for parking and the heavy trucks lumbering down the residential way during the actual building process.

The Small Project Review Application deadline, the latest at which comments can be received by the city’s BPDA, is April 1. Hey, isn’t this April Fool’s Day? But to locals the envisioned development is no joke.

TIME FOR A MORATORIUM ON CENTRE STREET DEVELOPMENT

To the Editor:

As the Monday, March 8 virtual BPDA public hearing made clear, a large and growing number of local residents and businesses have found many problems with the 4-story, 21 residential unit condo building proposed for 1905-1911 Centre St. between Park and Richwood Streets, site of the former Rockland Trust building and Gilmore Realty offices. Judging by the preliminary design submitted to the BPDA, the building would be very similar in appearance to the condos recently built by the same developer (CAD Builders LLC of Canton) at 1789 Centre St. (on the corner of Willow St., across from Starbucks) — a “cookie cutter” design, as some have described it, just larger.

But the real problem goes well beyond the big box, fortress-like size and design of the building—dwarfing all other nearby properties and out of character with this historic neighborhood. It is not just about the developer’s woefully inadequate traffic and parking plan. Or the lack of any open space amenities. Or the developer’s silence on various environmental issues. Or the developer’s ignoring health and safety rules when removing asbestos from the former Gilmore Realty property in December, 2019, as we have documented. All those issues would be troubling enough on their own, but they pale in importance before the real problem we face in West Roxbury: namely, the absence of any serious, comprehensive, participatory planning for the Centre St. business district as a whole. The signs are clear. There’s growing and understandable distress about how quickly so many large buildings are going up in West Roxbury, particularly along Centre St., without any meaningful planning or citizen participation—without any broadly agreed-upon vision for our business district to guide development.

The need for this comprehensive planning effort is long overdue, and it will take time and resources to complete, but it’s vital to our future. And it starts with “hitting the pause button,” suspending any further work on 1905-1911 Centre and any other major development along Centre St.. If you’re skeptical about undertaking such an effort, we’d remind you how, in 1970, then Governor Francis Sargent put a stop to further planning, property acquisition and clearance for a new “Inner Belt” highway, a process already well underway. Designed to give drivers headed south a shortcut through the City, it would have slashed through parts of Roxbury, Jamaica Plain, Brookline and Cambridge, uprooting homes and businesses. But Sargent listened to the appeals of neighborhood groups and put a stop to the project. He ordered a comprehensive, fresh look at alternatives to this highway and the funding allocated for it. Thus was born the new Orange Line and the Southwest Corridor Park, strengthening the neighborhoods of Jamaica Plain, Roxbury, and the South End.

In a similar way, West Roxbury today needs an opportunity to examine the needs and opportunities of its Centre St. business district. The proposal for 1905-11 Centre St. is merely the latest threat to its future vitality and appeal—and part of a clear and worrisome trend.

It’s long overdue, but it’s not too late. We want the City to call a halt to any major new development along Centre St. until, together with the BPDA, we can develop a thoughtful, shared vision for our business district.

Submitted by Paul Horn with the explicit support of several other West Roxbury residents: Brenda Breen, Carolyn Breen, Lucas Feininger, Dr. Joseph Guarino, Antonina Guarino, Ruth Hartnett Guarino, Jim Hennigan, Paul Horn, Joseph Impellizeri, May Jew, Nancy Kressin, Flor and Terry Nawara, Karen Rowell, Mark Spillane, Patricia J. Spillane, Paul Horn
West Roxbury

JOE GALEOTA BRINGS BACK MEMORIES

To the Editor:

I love reading Joe Galeota’s weekly commentaries about life growing up in a Boston city neighborhood. It would appear he and I are near each other’s age and are aging baby boomers with a good sense of humor too. I liked his St. Patrick’s Day piece and Sullivan’s over at Castle Island.

I too remember riding the City Point bus, mine was out of Dudley Station back when I lived at the nearby Orchard Park projects. It was an annual affair for my family growing up. I may have a very Italian-sounding name but my mother was a Harrington from Charlestown and she always made sure her two boys knew they were Irish American like her. She even got my dad to wear a green tie on St. Patrick’s Day too.

Thanks to Galeota I found out there actually was a place called Kelly’s Landing at Castle Island and pleasure Bay. It has been so long since I have seen Kelly’s Landing mentioned I thought I had just made it up. I didn’t. I guess I still know what’s what after all these years.

Like Joe, I love writing and I think I got this gift from one of my Irish uncles (Uncle Nealy) who also had a passion for writing. He was always in the old Dorchester Citizen Argus and would always share his writings with me and I did likewise.

We all face too much doom and gloom out there, it is nice sometimes just to relax a bit, enjoy life, laugh as much as you want and stay involved with life, family and friends. In the end, politics is rather meaningless most of the time.

Thanks to Joe Galeota, I get a chance to get needed perspective in my life and I am sure he does make a difference in the lives of many who read his pointed commentaries right here on these pages.

Sal Giarratani
East Boston

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Tell 'em
what you
think with a



Letter To
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VFW *continued from page 1*

possibly still being gathered depending on when you're reading this) from December 2020 to March 19, and said that the top three answers to the question asking what are the biggest challenges to biking or walking on the section of roadway were lack of bike infrastructure, disconnected sidewalks and traffic driving too fast.

Brandt said the survey also asked for residents to gauge how safe they felt on a scale of one to five traversing the area on bike, bus, foot or personal vehicle.

"Fifty-four percent of people felt very unsafe and an additional 24 percent of people felt unsafe walking around the corridor and that percentage of respondents who felt very unsafe rises to 67 percent for bikers," he said, adding an additional 14 percent said they felt unsafe.

Brandt said that 24 percent of respondents said they don't know how they feel about taking the bus, and he said that probably indicates that they don't take the bus. Drivers said they felt particularly unsafe on the rotaries, with similar respondents for those areas for walking and biking.

Boston Region Metropolitan Planning Organization Central Transportation Planning Staff Designer Seth Asante said he was tasked with analyzing traffic and crash information for the corridor. He said 227 crashes were logged between 2015 and 2019.

"There was one fatality during this five-year period," he said. "Twenty percent of the crashes involved injury, and 80 percent were property damage only. The majority of the crashes were rear-end crashes at the intersections. Also anger crashes and side-swipes in between the intersections. Eleven percent of the crashes were a single-vehicle crashes where the vehicle went off the road and hit a utility pole or object along the roadway."

Asante said Marine Rotary in Dedham had the most crashes, about 50 percent of the total in the corridor, as it is a relatively unique setup for a rotary, with four lanes running through the center.

For traffic, he said the corridor saw between 26,000 and 34,000 vehicles per weekday, as it is a major commuter hub. He said travel speeds within the corridor also showed an average of 43 to 44 mph in the southbound section and 37 to 38 mph in the northbound section.

"These are consistent with the speed limit of 45 mph, however 15 percent of the motorists heading southbound exceed 50 mph, and in the northbound, 15 percent also exceed 46 mph," he said.

Asante said improvements they are looking at for the VFW include widening the median, putting greenery in the median and the sidewalks, separating the pedestrian and bike facilities

from the main two vehicles lanes and putting trees near the shoulder to provide shade for cyclists and pedestrians.

One resident said they felt there was more that could be done.

"Even these examples have extreme room for improvement for pedestrian and bicyclist comfort," they said. While a separate pathway is good, the wide lanes and large shoulders encourage high speeds."

Resident Meg Duncan said protecting cyclists and pedestrians from traffic was absolutely necessary to any improvements moving forward.

Asante used the eastern section of the Mystic Valley Parkway as an example of a four-lane roadway that does things right, with separated sidewalks and a wide shoulder to accommodate bikes. Dedham resident Anna Kijas said this area does have its own problems, however.

"Mystic Valley Parkway is very green but also very heavily used by cars and traffic," she said. "I work over in that area and it is difficult to get around by foot or bike for that reason. Friendlier than Dedham for sure, but not perfect."

If you're reading this before the March 19 deadline, go to MAPC.org/resource-library/dedham-boston-corridor-plan/ to check out the survey and get your voice heard, or to sign up for the project's newsletter to stay informed of future developments and meetings.



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www.hydeparkpediatrics.com
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 Elisabeth K. DiPietro, M.D. • Kara R. Ryan, M.D.
 Olutoyin O. Fayemi, M.D. • Carolyn O. Walsh, M.D.
 Fellows of the American Academy of Pediatrics

Seasonal Cemetery Positions

We will be accepting applications for seasonal staff beginning 3/22/2021

- This is a non union position.
- The position averages 40 hours per week.
- This position requires outside work in all-weather types.
- The position could be at either Mt. Benedict Cemetery in West Roxbury or at Mt. Calvary Cemetery in Roslindale.
- Benefits include paid sick time as per MA Law and limited company provided clothing.

Eligibility Requirements:

1. Must be able to carry heavy objects.
2. Must be familiar with landscaping practices and be able to operate small power equipment.
3. Must be at least 18 years of age by 4/1/2021.

Please call for an application

We will contact you if we want to arrange an interview.
 The Boston Catholic Cemetery Association
 Mount Calvary Cemetery Office
 366 Cummins Highway, Roslindale, MA 02131
617-325-6830



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WEST ROXBURY
617-323-5050**

THE DIANE CAPODILUPO TEAM



Diane Capodilupo
617-323-3670



Karen Kelly
617-990-2416



Tina Erti-Merner
617-365-8308



Chrissie Teague
Office Manager



Arlene Hanafin
617-212-2055



Steve Ward
617-676-3055

OFFER ACCEPTED



25 Peak Hill Road, West Roxbury • \$999,900
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OFFER ACCEPTED



3 Vincent Road, West Roxbury • \$719,000
 Solid 3 Bed, 1.5 Bath Colonial. Top Location!
Diane Capodilupo • 617-323-3670

OFFER ACCEPTED



415 Belgrade Avenue, West Roxbury \$334,000
 2 bed Condo w/ deeded parking. Great Location!
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SOLD



**38 Fairview Street
Roslindale \$899,000**
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SOLD



37 Bexley Road, Roslindale • \$770,000
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NEW RENTAL



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In gratitude for helping me.

—C.M.D.

Junior's Development

continued from page 1

quired), and the building being too large for the neighborhood.

That evening, Pulgini addressed those concerns by stating that – with the project still in its early stages – they would be taken into consideration by the development team. He also encouraged an open line of communication, giving out his cell phone number several times and asking for email addresses in order to form a master contact list for the project.

However, the March 9 meeting began with DaRosa announcing her intention to submit the application for BPDA Board approval at its April 15 meeting and, during Joyce's presentation, it became clear – and was confirmed – that no changes had been made to it.

Consequently, the Q&A focused on those same issues: traffic, parking, and building scale.

In particular, the matter of an independent traffic study became a recurring talking point, as it had back on Dec. 7. During that first community meeting, Pulgini stated that a traffic study would be done (with Howard Stein Hudson mentioned as a likely consultant), but that he would also be open to using a reputable engineer recommended by the community.

Last week, Pulgini was asked again if the project had been reviewed by an independent transportation planner. Referring only to the Boston Transportation Department's (BTD) recommendation that the Y intersection at River Street that is formed by the Business Street traffic island/war memorial be closed (by the developer, who has – as a community benefit – proposed a public pocket park for the space) due to pedestrian safety concerns, he replied that "it has been evaluated by an independent traffic person."

Shortly thereafter, Hyde Park Neighborhood Association member Craig Martin took issue with Pulgini's answer:

"The last meeting, it was virtually demanded that an independent traffic study be done, and the lawyer's referring to BTD as the – quote – independent study. That's not an independent study."

Building on this, Martin went on. "The BPDA is pushing this through. BTD is on the same team. That's not independent. Independent is a civil engineer certified by the state to come and analyze this independently."

Pulgini suggested – at the end of what became a testy exchange – what had been suggested to him on Dec. 7: that the community recommended an engineer to do the survey.

The meeting largely followed the pattern of the prior one, with many of the same questions and concerns raised and responded to in much the same way, by many of the same people. This was not lost on abutter Melissa LaBianca:

"I guess I'm a little confused about why we even bother having these meetings if our public comments aren't being heard and able to affect the development as it stands, because not one single change has been made to the original proposition."

LaBianca conceded that 1318 is a transit-oriented project (the Hyde Park Commuter Rail Station is right next door under the River Street Bridge), but questioned the developer's traffic impact assurances.

"I know you're saying everybody's going to be biking, and I know you're saying that everybody's [going to be taking] the commuter rail, but I just think – for people who live right here – I think it's a bit unrealistic to have that expectation."

"Melissa, I think that's probably the best comment that I've heard tonight," Pulgini replied. "And I think that's something – as a development team – we have to sit down and talk about." He then gave LaBianca his number, which he also gave to several others.

The meeting – scheduled for two hours – finished about 40 minutes early. In the interest of time, DaRosa had opted to summarize many of the texted questions that had been submitted, while temporarily unmuting unseen and uncounted community members (she confirmed later that there were 33 attendees) who had raised their virtual hands to speak.

Noting the many questions about traffic, parking, building height, and congestion, DaRosa said at one point that "we're going to take your comments and go back to the drawing board with the development team and the BPDA. So we hear you, we see the comments, and we will address them."

She also acknowledged that the 1318 River St. application may not be submitted for approval at the April board meeting, as she had announced earlier. "I'm personally not sure of that anymore. I feel like the development team has some things to address."

The comment period for the 1318 River St. project has been reopened until March 31.

For more information regarding the 1318 River St. application, visit bostonplans.org.

Virtual Public Meeting

Amend Accessory Parking Zoning

Wednesday, March 31
5:30 PM - 7:00 PM

Zoom Link: bit.ly/3kUXdqQ
Toll Free: (833) 568 - 8864
Meeting ID: 161 611 0558

Project Proponent:
Boston Planning and Development Agency

Project Description:
This is a public meeting to present proposed zoning changes that would make Accessory Parking a Conditional Use in neighborhood business subdistricts. Currently it is an Allowed Use in basements and first floors where there is an Allowed Use on the upper floors, such as residential. This condition creates a blank street wall with no active first floor use and runs counter to planning goals for neighborhood subdistricts. By making Accessory Parking Conditional, requiring a Conditional use permit, it provides an opportunity for community input and design review.

See 3/31/21 on the BPDA Calendar for more info.

mail to: **Bryan Glascock**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.722.4300
email: bryan.glascock@boston.gov

Close of Comment Period:
4.9.2021

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

Virtual Public Meeting

Western Avenue Corridor Study

Friday, March 30
6:00 PM - 8:00 PM

Zoom Link: bit.ly/westernavemar30
Toll Free: (833) 568 - 8864
Meeting ID: 160 386 5779

Project Description:
Please join members of the Western Avenue Corridor Study and Rezoning team virtually as we present our preliminary recommendations for new zoning.

Translated materials, interpretation services, and disability accommodations may be requested by contacting us before March 26, 2021 at Gerald.Autler@Boston.gov, or 617.918.4438.

For more information, visit bit.ly/westerncorridor.

mail to: **Gerald Autler**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4438
email: Gerald.Autler@boston.gov

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

Developer Wants Rentals *continued from page 1*

First it was the Stonybrook and then Tempo (“Upbeat Living”) before becoming Moxie (“Love the Way You Live”) in 2020.

Smothered in protest as all City Realty (CRM) projects have been since it first entered the Jamaica Plain housing market in 2014, this change caught the community by surprise.

The Jamaica Plain Neighborhood Council Housing Committee didn’t learn about it until Feb. 16; they thought it should’ve been notified first.

The change follows a trend beginning in April 2018 when Berkeley Investments filed to change their 73-unit building - then under construction at 3200 Washington St.-- to condominiums.

Capitulating to community criticism, Berkeley withdrew its notice although it argued that the JP housing market was ready for more upscale housing ownership.

3200 Washington St. opened with a reception in October 2019 and is still leasing out units.

In May 2019 Boston Community Ventures went in the other direction when it successfully filed to convert its 45-unit building at 3353 Washington St. into rental housing.

But stalled by an unsuccessful abutters lawsuit, BCV has not started demolition or construction and received a two-year extension on its zoning approval due to expire in March 2022.

As late as July 2020, the starting price at the renamed Moxie was listed at \$495,000.

CRM project manager Josh Fetterman explained that a lot had changed, but he seemed vague about what that was.

“There’s been a shift in the last 12 months,” he said. “This change is driven by the shift in the residential market due to the pandemic. We’re seeing a change in what buyers want. There is a strong desire for rental in the community.”

“We felt a crunch during Covid,” Fetterman said. “That was the catalyst for the change. It was the right move for the building.”

CRM did not respond to The Bulletin for more details about that crunch. Fetterman wanted to emphasize that the change to rental lowered the income levels for the seven affordable units.

“There are now three at 50

percent (area median income [AMI]), three at 70 percent and one at 30 percent,” he said.

Fetterman said the rents were based on those at 3200 Washington St.

“The rent would go from \$1,039 for a two bedroom at 50 percent AMI to \$525 for the one bedroom at 30 percent.”

Fetterman said the condo-

“We felt a crunch during Covid... That was the catalyst for the change. It was the right move for the building.”

- CRM project manager Josh Fetterman

miniums were set at 80 percent AMI for six units.

One other change is that parking – under the building with the entrance from Montebello Road - would be separate from the rent.

Fetterman said that there are three commercial spaces which will be offered at below market rent, two of which have been leased; Happy Lemon bubble teashop at the Montebello Road corner space and the center space to a local real estate agent.

Fetterman introduced Markese Daise, the realtor.

“This affordable rent will

allow me to grow my business,” Draise said. “I’m from the community.”

Fetterman said he would talk with JP Local First and Egleston Main Streets for advice on the third commercial tenant.

Jacob Matthew called in to disagree with the change to rental.

“A place to own is better,” he said. “It will build a better sense of community.”

Another caller wanted to know why “your property is different.”

“A ny property for sale around here sells within a week,” she said.

But all other callers approved of the change to rental; they just wanted the income level to be lowered to 50 percent and 30 percent AMI.

“You are a very dominant landlord in the neighborhood,” a caller said. “We want to see if you can push to the lower income.”

Apply for city rental vouchers another suggested. Fetterman demurred.

“I have no experience with city vouchers,” he said. “My marching orders are to see what the AMI levels are.

“Based on what the city would require, there is some of a blend at 50 percent with an-

other unit at 30 percent.

“I’ll talk with my team and see if we can lower the AMI beyond what is required.”

BPDA project manager Raul Duverge said that the main goal of the project change is to revise the affordable housing agreement signed in 2018 and then execute an affirmative fair housing marketing plan.

Fetterman said that Moloney Properties would manage the rental units and coordinate the affordable lottery process.

“After the project change is approved, they’ll open up a rental office and the market rate units will be listed with local agents,” he said.

Duverge closed the meeting an hour later by advising callers that the close of comment period is March 19.

“As soon as we complete the process, the sooner we get the new affordable housing agreement, the sooner we get the units occupied,” he said.

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11 Lorette Street, Unit 1, West Roxbury
UNDER AGREEMENT

Deaths

FALLON

Robert M. of West Roxbury, formerly of Mission Hill, left us on March 11, 2021. Beloved husband of the late Kathleen M. (Harrington) Fallon. Loving father of Annemarie Reginato and her husband Dr. Anthony M. of West Roxbury, Mark C. Fallon and his wife Christine of Westwood, and Greg M. Fallon and his wife Paula of Norwood. Loving Grandpa of Nicolas Reginato, Jack Fallon, Kolton and Aubrey Fallon, and Michael and Holly McFadden. Son of the late Michael and Elizabeth (Raher) Fallon. Brother of Jean Cleary of Needham and the late Doris McMullen of Manitoba, Canada and Patricia Petrosch of Norwood. Uncle Bob to many nieces and nephews. Brother-in-law of Joanne Harrington and the late Dorothy McKenna and Marie Keaney. USAF Veteran, Past Grand Knight of West Roxbury Council #3049 Knights of Columbus. "Coach" Fallon spent over 40 years with Parkway Little League and loved nothing more than teaching the great game of baseball to the boys and girls of the Parkway area. Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre St., West Roxbury. A Mass of Christian Burial was celebrated in the Basilica of Our Lady of Perpetual Help (Mission Church) 1545 Tremont Street, Boston, on Tuesday, March 16. Interment St. Mary's Cemetery, Needham. Donations may be made in Bob's name to Salvation Army Summer Camp at www.give.salvationarmyusa.org Bob's Funeral Mass will be available via livestream at www.lawlerfuneralhome.com under the obituary of Robert M. Fallon. Lawler and Crosby Funeral Home 617-323-5600.

KELLIHER

John J. Jr. "Jack" of West Roxbury, MA, passed away peacefully on March 9, 2021 after a brief illness. Jack was the husband of the late Teresa (Manning) Kelliher. He was the son of the late John J. Kelliher, Sr. and Edith (Landry). Jack was born August 4, 1929 and grew up in Allston, MA. He was eager to share tales of his adventures in Allston from delivering newspapers before school or playing ball at Smith's Field. Allston is where he met and married the love of his life Teresa Manning. They shared 61 wonderful years of marriage before her passing in 2014. A proud Korean War Veteran Jack was in the Air Force having served in Japan and Korea. Jack was employed at Western Elec-

tric for many years until his early retirement in 1984. He had a deep love of sports and was a promising baseball player during his years at The High School of Commerce. He loved people and they loved him. Weekends away with his friends and vacations at Hampton Beach boating on "The Big Jim" were two of his many pastimes. Jack is survived by his daughter Karen and her husband Richard O'Connell of Andover, his son John (Jack) Kelliher, III and his wife Suzanne of Dedham. His grandchildren, Kristen O'Connell Kehoe and Ron Kehoe, Rich and Kristen O'Connell, Brendan O'Connell and Mary Andrews, John IV, Catie, Charlotte, and Candace Kelliher as well as great-grandchildren, Ronan and Tommy Kehoe, and Richie O'Connell. Jack was the "big" brother of Leonard Kelliher and his late wife Nancy of Allston, Nancy Hastings and her late husband Edward of Norwood and Susan Whitworth and her husband Luke of Lake Placid, Florida. He was the brother-in-law of Rita Kelly and her late husband Andrew of West Roxbury. He is survived by many loving nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. A Memorial Mass and celebration of life will be held at a future time when it is safe to do so. In lieu of flowers, donations in memory of Jack may be made to the St. Jude Children's Research Hospital, 501 St. Jude Pl. Memphis, TN 38105 www.stjude.org. For directions and guestbook, www.gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

MAHONEY

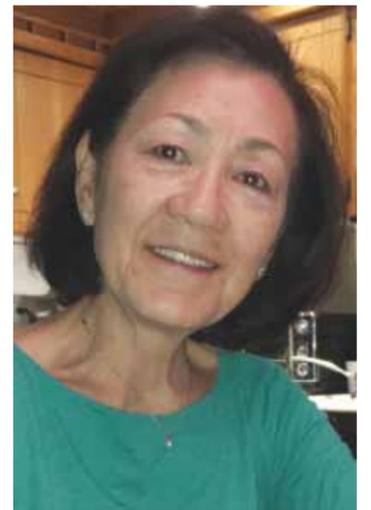
Daniel, It is with saddened hearts that we announce the death of our father, Daniel Mahoney, of Roslindale, on March 8, 2021. Dan was predeceased by his wife, Eileen; and his parents, John and Julia Mahoney of Charlestown. He is survived by his children, Kevin and his wife Patricia of Medfield, Sean and his wife Patricia of Groton, and his daughter, Kathleen Driscoll and her husband Robert of Winthrop. He was the proud Pa of Alanna Mahoney and Paul Mahoney, Caitlin and Heath Mahoney, Daniel Mahoney, Robert Driscoll and Christopher Driscoll. He was a retiree of the Boston Gas Company and served on the Board of the Boston Gas Company Employee Credit Union. Dan proudly served in the Navy during WWII and the Korean War. In lieu of flowers, please make a donation to the Greater Boston Food Bank, 70 S. Bay Ave., Boston, MA 02118, <https://www.gbfb.org/> A Private Mass of Christian Burial will be celebrated in St. John Chrysostom Church. Interment St. Joseph Cemetery. www.lawlerfuneralhome.com Visiting Hours: Private Lawler & Crosby Funeral Home www.lawlerfuneralhome.com

MCCARTHY

John G. Sr. "Jack" of West Roxbury passed away suddenly March 9, 2021. Beloved husband

of 56 years to Margaret (O'Callaghan) McCarthy. Jack was born on May 31, 1936 to James and Catherine (Coffey) McCarthy. He leaves behind his son Michael and his wife Kendra of West Roxbury, MA and son John and his wife Kerry of Medway, MA. Devoted grandfather of James, Thomas, Sean, Colin, Liam, Jason and Taylor. Brother of Patricia (Kneeland) and Claire (Sheehan) and the late Catherine (Gillespie), Eleanor (Ahl), James McCarthy and Robert McCarthy. He is also survived by many loving nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre Street, WEST ROXBURY. Interment St. Joseph Cemetery. In lieu of flowers, donations may be made to The Special Olympics of Massachusetts, 512 Forest St., Marlborough, MA 01752. For directions and guestbook, please visit: gormleyfuneral.com. William J. Gormley Funeral Service 617-323-8600.

McKEOWN



Kyoko of Roslindale, passed away on March 10, 2021. Beloved wife of Joseph McKeown. Devoted mother of Kathleen McKeown and her husband Brian Hearn of West Roxbury, Mark McKeown and his wife Tara of West Roxbury, and Kevin McKeown and his wife Anna of Hyde Park. Loving grandmother of Keira McKeown, Joseph McKeown, Davin Hearn, Kaelen Crane, Finley Crane, and Emme Crane. Longtime employee of Sacred Heart School, Roslindale. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home 2000 Centre St. West Roxbury. Interment Forest Hills Cemetery. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

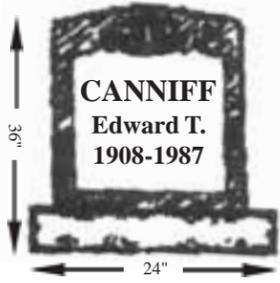
McLAUGHLIN

Miriam R. Sadly, Miriam McLaughlin passed away March 7, 2021 after a short and unexpected illness. We will all remember her extraordinary passion for life, and her ever optimistic cheer. She was a beloved wife, mother, teacher, and friend to many. During her storied and well-traveled life, she taught in schools and universities in half a dozen countries and in retirement continued to coach reading at local schools,

Deaths

Continued on page 9

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Allandale GPOD getting Council hearing

Jeff Sullivan
Staff Reporter

The proposed Greenbelt Protection Overlay District (GPOD) for Allandale Street on the West Roxbury side is getting a hearing soon in the Boston City Council.

District 6 City Councilor

Matt O'Malley proposed the hearing after the idea was introduced to the West Roxbury Neighborhood Council (WRNC) in September. The WRNC held off on a vote as the proposal was not brought in by West Roxbury residents living on the street, and members felt adding additional hurdles for

zoning could be detrimental to residents living on the street.

"Near Allandale Woods, which has been clearly one of my favorite spots in the city, and many people's as we've all taken advantage of some of our great open space during the

Allandale

Continued on page 11

Deaths *continued from page 8*

docent volunteer at the Mote Marine Laboratory and Aquarium, and teach art to the younger members of our family, and children of her friends. "Mimi" was the daughter of Harrington B. & Frances C. Wyand of Boston. She was raised in West Roxbury and lived in the Boston area until she left to travel the world with her diplomat husband, Robert C. McLaughlin, who passed in 2019. In retirement, she was a happy resident of Lake Barcroft in Falls Church, VA and Sarasota, FL. Mimi is survived by her daughter, Kristin; and her sister, Nancy. She will be missed by many beloved family members and friends.

MURRAY

James P. Jr. "Jimmy" of Marlborough, formerly of Waltham, entered into eternal life on February 27, 2021 at St. Vincent Hospital in Worcester. He was 58 years of age. He was born in Waltham the son of the late James P. Murray and Lucia Bellan. He leaves no known immediate family. Jimmy truly loved life through simple pleasures. Hanging out with his dear friend Craig, having holiday's dinners with Lilly, helping everyone in his community, visiting Father Michael, engaging his neighbors on his daily walks throughout the town. Everyone

knew Jimmy, from storeowners, to the postman, and the local police patrolman. Jimmy had a bright and energetic personality and was known for his ability to sense when people needed help. He was a compassionate person who was always willing to provide assistance to others. Jimmy especially loved his Saturdays, where he would spend many hours with his dear friend, Donna. Jimmy had a very special relationship with Donna that dated back to his early childhood. Jimmy became a close friend to all of Donna's family. He was close to Donna's parents, Agnes and Jack, who he had visited many times. He was also very close to Donna's children, with whom he spent much time celebrating birthdays, and all the holidays. They affectionately called him "Uncle Jimmy." He became a great uncle to baby J., who he adored. Jimmy will be deeply missed by Fred and Donna Greatorex of Dedham, Sr. Rosaire Hickey, O.P. of Medford, Jessica and Jonathan Friel of West Roxbury. Funeral Services and Burial will be private. There are no Calling Hours. In lieu of flowers, donations may be made to Holy Trinity Church, c/o Father McKinnon, in Jimmy's name. All are invited to sign Jimmy's online guestbook at www.CollinsFuneral.com Funeral arrangements are under the

direction of the Collins Funeral Home, 378 Lincoln Street, MARLBOROUGH. The heart remembers most what it has loved best.

STANEWICK

Ethel G. (McLaughlin) of Edelweiss Village in West Roxbury, formerly of Roslindale, March 7, 2021. Dear and devoted wife of the late Joseph C. Stanewick, B.F.D. Loving mother of Joseph V. Stanewick of Roslindale, his late wife Sandra, and his companion Jill Herold, Marianne Bulchis and her husband Robert of San Rafael, CA, and the late Kenneth Stanewick. Cherished grandmother of Elizabeth, Colleen and Marisa and great-grandmother of Daryl. Dear sister of the late Francis, John, and Herbert McLaughlin. Dear companion of the late William Zacks. Also survived by several nieces and nephews. Funeral Mass Wednesday at 11:30 a.m. at St. Theresa of Avila Church. Funeral from the Kfoury Keefe Funeral Home, 8 Spring St. (at the corner of Centre St.), WEST ROXBURY. In lieu of flowers, contributions in Ethel's memory may be made to Good Shepherd Community Care Hospice gscare.org Interment Highland Cemetery, Norwood. Guestbook and other information at www.KfouryFuneral.com



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Virtual Public Meeting

180 Western Avenue

Tuesday, March 23
6:00 PM - 8:00 PM

Zoom Link: bit.ly/HATF03-23
Toll Free: (833) 568 - 8864
Meeting ID: 161 679 5592

Project Proponent:
Samuels and Associates

Project Description:
Meeting of the Harvard-Allston Task Force and general public to review the proposed project at 180 Western Ave. in Allston.

The Task Force serves as the advisory body for Harvard's institutional development, the ERC, and 180 Western Ave. This meeting will be focused on the proposed project at 180 Western Ave. Please note that this is a combined Task Force and Public Meeting. The meeting will begin with a 30-minute presentation of the project by the development team, followed by a 45-minute discussion of the Task Force, followed by 45-minutes of public Q&A.

mail to: **Nupoor Monani**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4425
email: nupoor.monani@boston.gov

Close of Comment Period:
4/5/2021

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

Legals

Van Ness

continued from page 3

closet to be able to live their lives,” she said. “Hyde Park should feel very proud to be on the cutting edge.”

This development has come about in partnership with developer Pennrose Companies and DiMella Shaffer Architects in Boston.

“What drives all of us on the board is that older LGBTQ adults face discrimination in their housing right now,” Van Ness said. “There was a hearing before the Boston City Council in May 2015 to determine if there was a need for LGBTQ-friendly elder housing. Some of the testimony people provided that day was just heartbreaking.”

The Hyde Park community as well as the City of Boston have been supportive. The project last month received \$2 million in Community Preservation Act (CPA) funding.

Also included in the plans are a community meeting space in the old gym, restoration of the auditorium and a home for the offices of the 54th Regiment Company A Volunteer Reenactors. There will be an art gallery as well as a courtyard on the former playground. Historical preservation was also a key component.

“They’re trying to keep everything they possibly can about the old building, such as the wooden staircases and the auditorium,” Van Ness said.

The pandemic has not slowed down the project, she explained. The permits are in place and the historic landmark designation has been obtained.

Van Ness is no stranger to the Hyde Park community. She is active in Keep Hyde Park Beautiful (KHPB) and the Fairmount Hill Neighborhood Association (FHNA) and has been a moderator in the West Fairmount Hill Community Group’s (WFHCG) Racial Justice Forum series. She also is part of the City’s Reimagining Main Streets initiative.

“I feel like this is such a big project for Hyde Park,” she said. “By the time we are ready to open the doors for our new neighbors, it is exactly when the businesses will need more support than ever to recover from the pandemic. I’m happy to bring more people in who will fall in love with our businesses and business owners.”

The next steps are bringing in more community stakeholders to develop programming and partnerships. Already included are the Menino Arts Center (MAC) and the Friends of the Hyde Park Library.

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

SUFFOLK Division Docket No. SU21C0058CA

CITATION ON PETITION TO CHANGE NAME Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
617-788-8300

In the Matter of: Anthony Jack Magdzik
A Petition to Change Name of Adult has been filed by **Anthony Jack Magdzik of Allston, MA** requesting that the court enter a Decree changing their name to:
Lorelyn Ariette Selene

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m on the return day of **03/25/2021**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: February 22, 2021
Felix D. Arroyo, Register of Probate

Boston Bulletin: 03/18/21

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE DOCKET No.SU20P1161EA

Estate of: Joanna A. Berdet Suffolk Division

Date of Death: April 15, 2020

To all persons interested in the above-captioned estate, by Petition of Petitioner: **Phelicha Berdet of Hyde Park, MA**
Phelicha Berdet of Hyde Park, MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

Hyde Park Bulletin: 3/18/2021

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No. SU21P0451EA

Estate of: Mary E. Chmura Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
617-788-8300

Date of Death: 10/06/2020

To all interested persons:
A Petition for **Formal Adjudication** of Intestacy has been filed by:
Jose M. Pagan of Dorchester, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. **You have a right to object to this proceeding.** To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **04/21/2021**. 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 10, 2021
Felix D. Arroyo, Register of Probate

West Roxbury/Roslindale Bulletin: 03/18/2021

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No. SU20P2312EA

Estate of: WA Said Dibinga Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
617-788-8300

Date of Death: 08/14/2020

To all interested persons:
A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by:
Dedham Healthcare of Dedham, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. **You have a right to object to this proceeding.** To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **04/12/2021**. 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 01, 2021
Felix D. Arroyo, Register of Probate

West Roxbury/Roslindale Bulletin: 03/18/2021

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No. SU21P0371EA

Estate of: Anne L. Sullivan Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
617-788-8300

Date of Death: 01/18/2021

To all interested persons:
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by:
Charles W. Sullivan, Jr. of Boston, 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:
Charles W. Sullivan, Jr. of Boston, MA be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. **You have a right to object to this proceeding.** To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **04/13/2021**. 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 09, 2021
Felix D. Arroyo, Register of Probate

Boston Bulletin: 03/18/2021

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No. SU20P2034EA

Estate of: Christine A. Darcy Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
617-788-8300

Date of Death: 11/11/2017

To all interested persons:
A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by:
Paul P. Darcy of Foxboro, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.
The Petitioner requests that:
Paul P. Darcy of Foxboro, MA be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. **You have a right to object to this proceeding.** To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **04/01/2021**. 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: February 18, 2021
Felix D. Arroyo, Register of Probate

West Roxbury/Roslindale Bulletin: 03/18/2021

Allandale *continued from page 9*

pandemic, it really bisects JP and West Roxbury, it's the dividing line," O'Malley said. "What has been frustrating to many of us for many, many years is that the Jamaica Plain side is given GPOD protection but the West Roxbury side is not. This also seems counter intuitive, because the bulk of the Allandale Woods (Urban Wild)

is on the West Roxbury side." The actual legislation that would extend the GPOD into West Roxbury would be a zoning code amendment, which needs the due diligence of a Boston City Council hearing as well and then a vote from the Boston Zoning Commission and possibly a vote from the Boston Planning and Development

Agency (BPDA).

"This amendment to the Zoning Code would basically allow us to fix what I think was an unintentional oversight when this was originally drawn," O'Malley said. "This would provide the same protection and oversight as Jamaica Plain, and would not prohibit development or building, it simply allows for an extra set of guidelines that a would-be project has to go through. It's simply mak-

ing something that's fair. Right now half of the neighborhood is given one set of protections and the other half is not."

At the original WRNC meeting regarding the GPOD, Friends of the Allandale Woods member and Jamaica Plain resident Celeste Walker came before the board and said that the GPOD protections basically mean that the BPDA would have to approve the design of any large project on

the West Roxbury side of the street, as well as requiring that the Boston Parks Department sign off on any development to make sure that the scenic features of the street are retained. Any project proposed for the area would also have to gain approval from the Zoning Board of Appeals as the GPOD also works like a zoning variance request from the Inspectional Services Department.

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