

# WEST ROXBURY ~ ROSLINDALE BULLETIN

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The Hyde Park Central River Neighborhood Association recently discussed the lawsuit against the City of Boston by the developer of 990 American Legion Hwy.

COURTESY PHOTO

## Crane Ledge lawsuit ongoing

Jeff Sullivan  
Staff Reporter

The Hyde Park Central River Neighborhood Association (HPCR) met recently and discussed, among other things, the recent lawsuit against the City of Boston concerning the Crane Ledge Woods development, also known as 990 American Legion Hwy.

The redevelopment includes 270 units in nine, three-story buildings with 331 parking spots. Many in the local Hyde Park and Roslindale neighborhoods have been opposed to this project from the outset, as local organizations contend that the Crane Ledge Woods, which sprouted after the quarry stopped

work there, was the largest piece of greenspace in the neighborhood. Residents believe that reducing this greenspace, as the project intends, would decrease the quality of life for those in the neighborhood.

The Boston Planning and Development Agency (BPDA) determined twice last year that the plans submitted by the developer, Willow Bridge Property Group (formerly Lincoln Property Group) on behalf of the owner, the Jubilee Christian Church, were inadequate. Basically, the BPDA stated that the method of scooping out the land to create a level surface on which to build

**Crane Ledge**  
Continued on page 6



Mass Senior Action Council breaks ground for 39 senior homes after a few years of delay.

PHOTO BY RICHARD HEATH

## Finally a groundbreaking at 3371 Washington St

Richard Heath  
Staff Reporter

The groundbreaking for 3371 Washington St., the five-story, 39-unit senior supportive housing project, took place on May 30. What started out in 2017 as an endeavor to save a local business ended up meeting the larger need of senior supportive housing. In a classic case of irony, the celebration took place on the plaza of the now-defunct Turtle Swamp Brewery, which sued to stop the development. Property owner Monty Gold offered the site and was in the audience.

Jamaica Plain Neighborhood Development Corporation (JPNDC) Director of Real Estate Rebecca Mautner was appreciative. "I want to thank our neigh-

bor, Monty Gold, for letting us use the space here," she said in her remarks.

The five-story building with one-bedroom apartments belied the drama that the development weathered; no fewer than eight Bulletin stories covered the ups and downs of the senior housing. The 3371 Washington project is a partnership of JPNDC and New Atlantic Development and the architects are Utile.

JPNDC CEO Teronda Ellis opened the ceremony with a thank you. "I'm trying to think of the appropriate word," she said. "Culmination. This is really great. It began with two businesses that had been in the neighborhood a very long time [De Chain auto repair and El

**3371 Washington**  
Continued on page 4

## BHIA block party draws a crowd

Susan Kryczka  
Staff Reporter

Saturday, June 8 turned out to be a picture-perfect day for the Bellevue Hill Improvement Association (BHIA) block party in West Roxbury, the second in the organization's history. The first took place before the pandemic, roughly 10 years ago, and this second party was designed to reintroduce the organization to old and new neighbors with lots of enticements: free hot dogs, watermelon salad, popcorn, pizza, desserts, and a visit from a Boston Fire Department fire engine parked on Oriole Street, open for kids to explore and firefighters available to help

navigate and answer questions.

The sunny, warm weather was the icing on the cake that brought out dozens of people from around the neighborhood during the three-hour event.

Ginny Gass, BHIA president greeted all via a loudspeaker, "I'm so happy people could join us today for our block party and membership drive. I welcome you all and hope we can become neighbors and friends forever."

The BHIA is not new to the neighborhood. "It's been in existence since the 1950s," said Gass, explaining the expanse of its coverage. "The param-

**BHIA Party**  
Continued on page 7



Dozens came by the Bellevue Hill neighborhood on Saturday to get to know their neighbors.

PHOTO BY SUSAN KRYCZKA



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Marin Braco of the BPDA's Urban Design Team, at the Built Form and Design, Zoning Table during the Cleary Sq S+S Visioning Session.

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# S+S zones, designs draw scrutiny

Matthew MacDonald  
 Staff Reporter

On May 29 and June 5, the Boston Planning & Development Agency (BPDA) held two Squares + Streets (S+S) visioning sessions regarding Hyde Park's Cleary Square, marking its entry into the next phase of its six-to-nine-month planning process for the area.

The sessions focused on six categories – housing and real estate; small businesses; open space and resiliency; arts & culture; transportation; and built form/design and zoning – for which participants could provide their vision for Cleary Square.

The first session was in-person at the Muni and drew 25-30 attendees who rotated through the six topic tables. At each one, they spoke with BPDA specialists, who also led information gathering ac-

tivities.

The second was a virtual version of the first, and drew about half-a-dozen people.

At both, built form/design and zoning drew the most attention. Zoning – specifically the rezoning that will take place within S+S planning areas as part of an effort to simplify the citywide code – has been the focus of ongoing pushback.

In April, six S+S zones were codified that are designed to encourage residential development and density by reducing or eliminating the need for Zoning Board of Appeal (ZBA) variances. Once implemented, they will also remove most, if not all, community leverage in questioning or opposing projects that meet these more relaxed guidelines.

During the sessions' built form/design and zoning discussions, BPDA staff provided sample images of S+S compliant buildings,

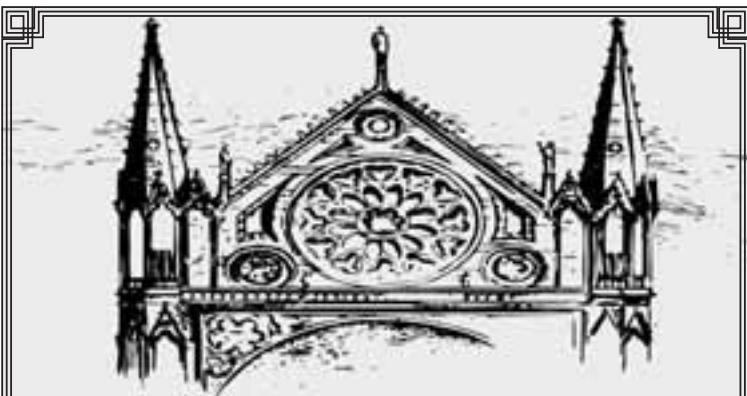
and asked participants for their input. Generally, this led to articulated concerns and questions, creating a push and pull.

This was illustrated in discussions concerning a local BPDA approved sample brought up by residents at both events: the 1201 River St. development currently under construction. Located almost at the exact center of the Cleary Square planning area, and approved by the BPDA with no ZBA variances needed, it is viewed by some as an S+S harbinger.

The four-story, 63-unit building will stand at one corner of Logan Square, the most architecturally historic section of downtown Hyde Park. Nonetheless, its BPDA application bypassed a Landmarks Commission review,

Squares

Continued on page 3



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11. O Meritum Passionis
12. Libera Me
13. De Profundis Psm 129
14. In Paradisum
15. Pie Jesu



Helen Peterson  
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## JUNETEENTH TRASH & RECYCLING COLLECTION SCHEDULE

Delayed pick-up service begins on Wednesday 6/19.

Neighborhoods on a <u>Regular</u> Pick-Up Schedule:	Neighborhoods on a <u>Delayed</u> Pick-Up Schedule:
<ul style="list-style-type: none"> <li>• Back Bay</li> <li>• Bay Village</li> <li>• Beacon Hill</li> <li>• Charlestown</li> <li>• Chinatown</li> <li>• Downtown Boston</li> <li>• Fenway-Kenmore</li> <li>• Mission Hill</li> <li>• Wharf District</li> </ul>	<ul style="list-style-type: none"> <li>• North End</li> <li>• Roxbury</li> <li>• South End</li> <li>• West End</li> </ul>
	<ul style="list-style-type: none"> <li>• Allston</li> <li>• Brighton</li> <li>• Dorchester</li> <li>• East Boston</li> <li>• Hyde Park</li> <li>• Jamaica Plain</li> <li>• Mattapan</li> <li>• Roslindale</li> <li>• South Boston</li> <li>• West Roxbury</li> </ul>

Please note that all neighborhoods will run on a regular collection schedule on Monday & Tuesday.

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# Squares *continued from page 2*

and its design has been said to be more in keeping with the S+S sample images than most of its neighboring structures.

The project also removed six of the seven first-floor commercial addresses on that block of River Street, and a car repair shop (a forbidden use in S+S zones) on Central Avenue.

As approved by the BPDA, the new building will have only one first-floor commercial space. It will also have a first-floor library and fitness room. This is notable because the Hyde Park branch of the Boston Public Library is around the corner from the property in one direction, and the Hyde Park YMCA is around the corner in the other direction.

“How big would the building have to be in order for us to get – I’m asking a stupid question, I know – to get our retail back on the first floor?” Hyde Park Board of Trade President Scott Batey asked of 1201 River and S+S projects during the Zoom discussion.

“What we’ve heard – and we did a bunch of research through our research department and some focus groups with developers and architects... and what we’ve heard is sometimes, if you require ground-floor use on smaller buildings, they end up not being successful, and then you get an empty storefront, and so we don’t want that, either,” Marin Braco, of the BPDA’s Urban Design Team, said.

“We just hope that that’s not

replicated with each one of these developments,” Batey said of the potential loss of prime commercial space due to BPDA approvals moving forward.

In the S+S zones, commercial ground floor use is not required until seven-story buildings are allowed, at which point 50 percent of its frontage would be dedicated to active use.

Roslindale Coalition Coordinator Laurie Radwin addressed this issue as it applied to Roslindale Square. “My concern is that – to replicate some of the commercial space buildings that we have – all of a sudden we have to go to seven stories.”

“There’s a lot of... competing desires here,” Braco offered in response. “We want first-floor active uses. That creates a great sidewalk and makes a great experience walking down these corridors. The trick is that they don’t... They are not necessarily successful, financially, if you don’t have the right amount of density to support those businesses.”

“Somehow it’s working in Roslindale Square,” Radwin countered. “I don’t know how you tell a Rialto Barber Shop or a Lachapelle Barbershop that they’re not financially successful when they are.” She added that “it sort of argues for keeping – for some of our commercial district – Article 67 [Roslindale’s zoning] so we don’t have to worry about people having that struggle with what’s financially feasible, because it is right now.”

As the discussion continued, a time warning appeared onscreen, and one minute later, the zoning/design room discharged everyone automatically – unasked questions unanswered.

For information and a schedule of upcoming outreach events for Cleary and Roslindale squares, visit the Squares + Streets page on the BPDA website ([www.bostonplans.org](http://www.bostonplans.org)).

There will also be a community led Squares + Streets visioning session at 6 p.m. on Monday, June 24 at the Hyde Park Municipal Building/BCYF (1179 River St.).



The ZBA approved this proposal on Chestnut Hill Avenue for 30 more units from City Realty.

COURTESY PHOTO

## ZBA approves 358 Chestnut Hill Ave. 91 Radcliffe Rd. defers

Jeff Sullivan  
Staff Reporter

The Zoning Board of Appeals (ZBA) met recently and approved the demolition of the all commercial building at 358 Chestnut Hill Ave. in Brighton and replace it with a 30-unit, six-story residential building.

The Boston Planning and Development Agency (BPDA) approved the project last year for 30 rental units and 19 parking spaces. There is also about 1,000 square feet of commercial and retail proposed. The project has also seen additional architectural review from the Aberdeen Architectural Conservation District (AACD).

Attorney George Morancy, Embarc Architect Dan Artiges

and City Realty Partner Josh Fetterman all spoke on behalf of the project. Artiges said originally they wanted to just put an addition of a few floors on the existing building, but he said the AACD intervened.

“Taking some of the design guidelines from the surrounding context was more interesting to them than maintaining the existing facade of the building and that’s the direction we went,” he said. “We tried to take some cues from the context of the area tying into the AACD. We’re tying the cornice line and break in massing with our neighborhood on Beacon and Chestnut Hill Avenue.”

Artiges said parking entrance and exits would remain the same, coming in from

Chestnut Hill and exiting out of Englewood Avenue.

Morancy spoke to the zoning. The project has several zoning code violations, and Morancy said they are seeking zoning relief for having one unit on the ground floor, a street wall continuity violation, insufficient usable open space, excessive floor area ratio (building is too tall for its parcel plot)[FAR], insufficient parking, off-street loading area insufficient and tandem parking.

Morancy said the other buildings on the street also exceed the FAR, and that a street wall continuity violation has been approved by the AACD. For the open space violation, he

ZBA

Continued on page 4

### Ancient Prayer to Mary

We fly to your protection,  
O holy Mother of God:  
Despise not our petitions  
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from all dangers,  
O glorious and blessed  
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# Fatherhood takes a tough hit

The movie “Love Story” came onto the national scene some 54 years ago. It resonated a lot with me, and not because I have any Harvard affiliation: unmarried at that time, I dreaded that I might suffer the same fate as Oliver Barrett IV. If you are familiar with the story, a young, Harvard-educated lawyer loses his young wife, a daughter of a Rhode Island Italian baker played by Ali MacGraw, to cancer right after they wed.



My Kind of Town/  
Joe Galeota

To me in my mid-twenties at the time of its release, the villain of the movie — besides an aggressive form of cancer — was Oliver’s father, a very proper father in a role played by Ray Milland. Oliver Barrett III was a very rich and proper Harvard grad whose relationship with his son, portrayed by the late Ryan O’Neal, was very strained.

However, as I age, I see flaws in the young Harvard undergrad and law-school grad that I hadn’t detected before. He’s very cold—icy cold—to his Dad, always referring to him as “Sir” or “Father” rather than the affectionate word “Pop” or “Dad”. Perhaps the Ray Milland character had brought this on himself by trying to steer Ollie (as the love of his life, Jenny Cavalleri, refers to him, when not addressing him as “preppy”) to Harvard’s law school and by the proposal to make phone calls to enable his entry therein. But it’s the last scene in this Erich Segal drama that steers me to question the response from the newly widowed lawyer.

When meeting his father, who has traveled from suburban Boston to New York City to be with his son and, presumably, his dying daughter-in-law, Ryan O’Neal, exiting from Mt. Sinai Hospital, reveals to his father that Jenny had just passed. His father solemnly responds with two simple but heartfelt words, “I’m sorry.”

The whole theme of the book/movie is the contentious, “Love means never having to say you’re sorry.” Who among us hasn’t debated the pseudo-truth of this simple sentence? The new widower throws that sentence, which characterized his relationship with his beloved Jenny, right back at his father. But what else is a father-in-law supposed to say to a grieving son whose beloved wife has just passed? You tell me. Oliver Barrett III did not deserve to be treated this way.

Happy Father’s Day to all you deserving Dads!

## ZBA *continued from page 3*

pointed to the Chestnut Hill Reservoir just across the street as more than making up for that lack of space in the building.

For the lack of parking, he pointed to the two B and C lines of the MBTA Green Line just north and south of the property.

Morancy also said five of the 30 units will be designated as affordable under the Boston Inclusionary Development Policy (IDP). Two of those units will be two-bedroom units.

Office of Neighborhood Services representative Conor

Newman said concerns around greenspace were raised at recent meetings, but said the concerns there were “pretty light.”

The president of the Brighton Allston Improvement Association, Annabelle Gomes, said the association was on record in support. “We think this is a good change of commercial use to residential use,” she said.

Several other residents spoke in support of the project, with no one at the meeting in opposition.

The Board voted unani-

mously to approve the project.

The Board also voted to defer a proposed two-family dwelling on a vacant lot at 91 Radcliffe Rd. The violations for the proposal are not enough usable open space, insufficient front, side and rear yard setback, and lot area insufficient.

Attorney representing the project, Derric Small, said they were seeking a deferral because there were changes made to the plans and the Inspectional Services Department representative has not yet reviewed those plans. The project was deferred until the July 30 meeting of the ZBA.

## 3371 Washington *continued from page 1*

Embajador Dominican restaurant]. Since then times are changing.

“It began with marching in the streets to show the level of respect these businesses deserved,” Ellis said. “You did that. I’m here to welcome you for your work.”

Ellis was referring to the celebrated Nov. 21, 2017 march down Green Street to El Embajador for an “Eat-In” by about 150 people.

City Realty(CRM) bought the building in 2016 in preparation for a new development. CRM has many properties that it has developed or is redeveloping throughout Boston and beyond.

CRM said it was relocating the businesses. City Life, which organized the march back then, thought otherwise and said the businesses were being evicted.

Ellis said “JPNDC was asked to take a look at the site. “We talked with our friends at Mass, Senior Action Council,” and JPNDC ended up buying the building from CRM on Jan. 21, 2021 for \$2.155 million.

“It’s very unusual for us to buy a market-rate property,” Ellis, who was incoming director, said at the time.

“So here we are; a place for

seniors, a place for seniors to age with dignity and grace.”

Ellis added, “We were [also] talking with our [Union Avenue] neighbors day-in-and-day-out with our organizers Giovanni Valancia and Sam Montano.”

Montano is now the state representative for Jamaica Plain and began at JPNDC as an organizer; one of her first assignments was 3371 Washington St.

“This is community organizing 101,” Montano said, and recounted the hours with Valencia in door-to-door conversations with Union Avenue neighbors led by Marie Turley who were very critical of the proposal.

Organizing was only partly successful, the three or four Union Avenue opponents (whose meetings are not public) succeeded in reducing the building down from six stories to five with a loss of six apartments; they pushed at several community meetings to go down to four stories, which was unsuccessful.

New Atlantic said that was simply financially unfeasible.

Allegedly after pressure from Union Avenue, the BPDA delayed its December 2020 vote. At the rescheduled Jan. 14 2021 vote to approve the Article 80 process, board member (and JP resident) Ted Landsmark was moved to add “just a comment.”

“We’re getting a lot of calls from the neighbors because there’s so much development in the neighborhood,” he said.

“I strongly encourage [the developers] to work with some of the long-term residents who want to work with you.”

Turley would not go on the record with comment on the groundbreaking.

John Lincenum of Turtle Swamp Brewery didn’t seem to want to work with JPNDC/NA. He wanted to stop them. He sued right after the ZBA vote. An agreement was reached in June 2022 which

caused the architects to move the abutting wall back five feet. Turtle Swamp shut down a year later.

Ramona Alvarez and Juan Tejada of El Embajador didn’t seem to want to work with JPNDC/NA either. Despite seeing that a new, purpose-built restaurant space was planned for them on the ground floor of 3371, they decided to move to a new location in February 2023.

JPNDC is now stuck with an empty, ground-floor, street-front space which may be turned into a community room. There are three rear apartments.

“El Embajador was key to acquiring 3371 Washington St.,” Ellis said at the time, “It’s what led us to buy the building.”

Governor Maura Healy said she did want to work with JPNDC/NA. On March 29, 2023 she awarded the first funding of \$10 million tax credit grant that enabled JPNDC to fund investors (Boston Financial bought the credits).

Of the 39 units, 24 would have project-based subsidies and 15 will be leased at 60 percent area median income (AMI).

Chief of Housing Sheila Dillon came to the podium and spoke the obvious. “This is a long time coming. The longest predevelopment process to get the funding,” she said. “I know I’m talking to the choir here, but this is badly needed housing. Unprecedented. I get more calls. Buildings change hands and seniors can’t stay.”

“A project like this is so important,” Dillon said. “I’ve never seen such need and I’ve been doing this a long time.”

JPNDC board member Bashier Kayou apparently can’t wait either. “This is a good fight to have,” he said. “Our seniors are our most important members of the community:

“This means a lot to me. I’m going to be a senior myself. Let’s celebrate!”

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# Crane Ledge *continued from page 1*

was not up to the city's design standards, among other issues that were not, at least on the face of it, related to neighborhood concerns (too many parking spaces and 40-foot retaining walls etc.). It also contended that the plans to create ambulance access to the site and public access to a lookout bluff through the same dirt roadway were not up to "snuff either."

Now, Willow and Jubilee are suing the city and the BPDA. Crane Ledge Woods Coalition member James Michel said he is happy to see the city standing firm. "They accused them of overstepping

their authority, and we believe the city has acted in the best interests of the community and within its right," he said, "we being those of us who have been organizing around saving Crane Ledge Woods."

The lawsuit contends that the proponents have done a lot of work to comply with the BPDA's "onerous" demands. The project was submitted as an as-of-right project back in 2021, and so it would not have needed additional public meetings and review through the Zoning Board of Appeals. However, the lawsuit contends that without the BPDA's adequacy determination, the

project is basically in limbo, as the Boston Inspectional Services Department (ISD) will not issue either an approval of the plan as-of-right or a denial that would start them down the ZBA zoning variance process.

It should be noted that the project was denied its adequacy determination twice, and the second time the BPDA all but admonished the developer for simply resubmitting the project and not substantially changing it to respond to the initial adequacy determination denial. Several instances of phrases like "As mentioned in previous correspondence" and "The response you point us to

still does not respond to the initial (sp) statement that will be reiterated here" were included in the BPDA's second denial of adequacy, which can be found at <https://tinyurl.com/2393a8jc>.

Still, the lawsuit contends that the developers have done enough to satisfy the requirements of the city and they are getting the runaround. It also contends that the design changes the BPDA proposed in subsequent communications regarding the adequacy determination would require the project to seek zoning variances.

The basis of the lawsuit is that the city is restricting and/or limiting the plaintiff's present or future use, enjoyment, improvement or development of the site. The lawsuit also asks the court to determine that the BPDA's adequacy determination is unreasonable and would unnecessarily force the proponents into a project that needs zoning relief.

"This is nothing new for the city and they've been down this road before," she said. "Ultimately, it's because they felt the BPDA has overstepped its authority for not approving their project. It happens."

Michel said residents need to remain vigilant if they want to stop the development.

"There will be more to come I'm sure, but thanks to the administration for protecting that property so far, and let's support them," he said.

In other news, Neponset River Access Committee and Southwest Boston Community Development Corporation member Suzanne Hinton said residents interested in helping to improve the river and residents' access to it should reach out to the group.

"Get out there, take a walk, have a little walk'n'talk and have a chat with us," she said. "Please reach out; we'd love to know who you are what you have to offer."

The group's social media can be found at <https://www.facebook.com/HPnepriverAC/>, and Hinton can be reached via email at [Shinton@SWBCDC.org](mailto:Shinton@SWBCDC.org).

She also pointed out that the Neponset River Watershed Association (NepRWA) recently ripped out "yards and yards and yards" of chain link fence along West Street near the waterway.

"That corresponds to no property line we can find," she said. "It's from the end of West Street from where it dead-ends at the river and up to Railroad Avenue, it's all been removed. It's baby steps, and I know a lot of people advocated for the removal of fences and kudos to you. It's happened."

Lastly, HPCR Chair Melanie Daye said the group is looking to host a block party on Aug. 18 from 3 p.m. to 6 p.m.

"It's just 3 p.m. to 6 p.m. to close the streets, but we can do it the whole night too," Daye said.

## Legals

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

**CITATION ON PETITION FOR FORMAL ADJUDICATION**

DOCKET No. SU24P1000EA

Estate of: Carol A. Villiard  
Also known as: Carol Villard  
Date of Death: 03/19/2024

Suffolk Probate and Family Court  
24 New Chardon Street  
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(617) 788-8300

To all interested persons:

A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by **Dale C. Irvine of Westwood, 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: **Dale C. Irvine of Westwood, 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 07/11/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

**UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)**

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

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.  
Date: May 30, 2024  
Stephanie L. Everett, Esq., Register of Probate

*West Roxbury/Roslindale Bulletin: 06/13/2024*

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

Suffolk Division  
Docket No. SU24P1002PM

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

In the matter of: Fred Harvey Davis  
Of: West Roxbury, MA

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

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 **Stephen M. Davis of Billerica, MA** in the above captioned matter alleging that **Fred Harvey Davis** is in need of a Conservator or other protective order and requesting that: **Stephen M. Davis of Billerica, MA** (or some other suitable person) be appointed as Conservator to serve **With Personal Surety** on the bond.

The petition asks the court to determine that the Respondent is disabled, that the protective order or appointment of Conservator is necessary, and that the proposed conservator is appropriate. The petition is on file with this court.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 07/11/2024. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

**IMPORTANT NOTICE**

The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.

Witness, Hon. Brian J. Dunn, First Justice of this Court  
Date: May 17, 2024  
Stephanie L. Everett, Esq., Register of Probate

*West Roxbury/Roslindale Bulletin: 06/13/2024*

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

SUFFOLK Division  
Docket No. SU24D0990DR

**DIVORCE SUMMONS BY PUBLICATION AND MAILING**

Jamaica Amarilis Tejada De Garcia vs. Samuel Garcia

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

To the Defendant:

The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for **Irretrievable Breakdown**

The Complaint is on file at the Court.

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

Jamaica Amarilis Tejada De Garcia, 100 Brookway Road, Apt. 461, Roslindale, MA 02131

your answer, if any, on or before 07/18/2024. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

Witness, Hon. Brian J. Dunn, First Justice of this Court.  
Date: May 22, 2024  
Stephanie L. Everett, Esq., Register of Probate

*West Roxbury/Roslindale Bulletin: 06/13/2024*

**Novena to St. Clare**  
Ask St. Clare for three favors, 1 business, 2 impossible. Say nine Hail Marys for nine days, with lighted candle. Pray whether you believe or not. Publish on the ninth day. Powerful novena. Say "May the Sacred Heart of Jesus be praised, adored, glorified, now and forever, throughout the whole world. Amen." *Your request will be granted, no matter how impossible it may seem.* —V.C.

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**Commonwealth of Massachusetts**  
The Trial Court – Probate and Family Court Department  
Docket No. SU24C0272CA

**CITATION ON PETITION PETITION TO CHANGE NAME**

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

In the Matter of: Kenneth Joseph Gorham, Jr.

A Petition to **Change Name of Adult** has been filed by **Kenneth Joseph Gorham, Jr. of Allston, MA** requesting that the court enter a Decree changing their name to: **Joseph John Pulnik**

**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 06/27/2024. 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: June 04, 2024  
Stephanie L. Everett, Esq., Register of Probate

*Boston Bulletin: 06/13/2024*

**Commonwealth of Massachusetts**  
The Trial Court – Probate and Family Court Department  
Docket No. SU24C0179CA

**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: Charles Karkaetides

A Petition to **Change Name of Adult** has been filed by **Charles Karkaetides of West Roxbury, MA** requesting that the court enter a Decree changing their name to: **Konstantinos Charlie Karkaetides**

**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 06/20/2024. 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: May 28, 2024  
Stephanie L. Everett, Esq. Register of Probate

*West Roxbury/Roslindale Bulletin: 06/13/2024*



# BHIA Party *continued from page 1*

eters of the association include from Holy Name Church on Centre Street, all the way down to St. Teresa Avenue, up to Washington Street, down Washington to the West Roxbury Parkway and then down again to the Holy Name Rotary. Anyone who lives within the parameters can join the association. There's a lot going on in our neighborhood." BHIA sold \$10 annual memberships at the party which also included a gift (a plant) and a free raffle ticket for a chance to win a massage, two Red Sox tickets, or another plant.

A new BHIA member making its presence felt in a different way was Pawsitive Pantry, a pet food pantry that had two large tables, a rack of pet coats and sweaters and boxes filled with pet supplies on hand, available at no cost to those who find themselves unable to afford food or items for their pets.

"The organization started in Vermont and expanded to Massachusetts," said Margaret "Maggie" Gander, a volunteer for the organization. "We wanted to be sure people didn't have to decide between feeding their pets and feeding their families. We keep the families and their pets intact, keeping them out of the shelters. All of the items we have are donated by neighbors, new or used, or by local pet stores like PetSmart in

Westwood, or Pet Supplies Plus in West Roxbury... We are not reselling this. We are giving all of it away. People can take what they need."

The group also partners with Rose's Bounty, the local West Roxbury food pantry. "Later today we'll be there for their Saturday drive...we support their home-bound neighbors, and veterans."

Gander lives in the neighborhood and uses her garage to store many of the donated items until distribution.

Others came to visit with neighbors.

"It was a beautiful day and we wanted to connect with all the neighbors in the association and get to know new neighbors to just chat, catch up on what's going on in the neighborhood," said Steve Huska, who came with his son and a friend and heard about the block party through flyers and neighbors who told him about it.

District 6 City Councilor Ben Weber was also in attendance along with Mark Cohen, a longtime West Roxbury resident who works part-time as a West Roxbury Liaison for the city.

"This is absolutely the best part of my job," laughed Cohen. "When somebody calls me up and says come out on a Saturday to a block party, meet some neighbors, have a hot dog and enjoy what has turned out to be an absolutely magnificent day!

You really kind of get to know people. In government there is a lot of criticism about our losing touch. So, this is the kind of thing we love to do. Look at the groups of people, lots of people smiling and talking to each other...This is an opportunity to do something completely different that is so healthy."

"This made more sense than a membership meeting, let's do some block parties, let's get neighbors to meet neighbors, a lot of them moved here recently," said Paul Nivens, a West Roxbury resident and member of the BHIA Board of Directors, explaining how the decision was made to host a block party. "I've lived here for more than 50 years...we raised our family here. It's a chance to give back."

Nivens said he feels the biggest issues facing the neighborhood are transportation cut throughs and the public school system. These he knows must and will be addressed in order to prevent families from leaving the city.

Many attending the block party lingered a long time to continue conversations, eat, and soak up more sun. For those interested in Pawsitive Pantry volunteer activities or may need pet supplies, more information is available at <https://pawsitivepantry.org/> For more information about the BHIA go to <https://bellevuehill.org/>



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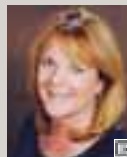
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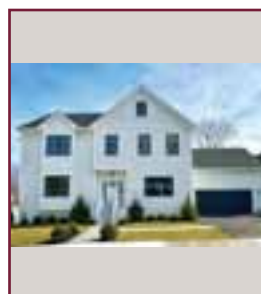
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110 Dwinell Street  
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**BREEN**

Brendan Michael, 73, of Falmouth, MA, died on May 20, 2024. He passed away peacefully, surrounded by his wife, daughter, and sister-in-law, while listening to his favorite band, The Beatles. Brendan was predeceased by his father, John Breen, his mother, Mary Breen (née Norton), his son, Timothy Breen, and his two cherished golden retrievers, Alex and Maggie. Brendan is survived by his wife, Carol (née Hegarty), his daughter, Courtney Breen, and his five siblings, Mary Katherine Breen, Robert Breen, Barbara MacLellan, John Breen Jr., Jayne Haven and her husband, Brad. He also leaves behind many dear in-laws, including Margaret Hegarty and Elizabeth Hegarty, and many cherished nieces and nephews, including Danielle Haven, Elizabeth Haven, and Rachael MacLellan. Brendan was born and raised in Boston, MA and moved to Cape Cod in 1996. Prior to his retirement, Brendan worked for many years at Brandeis University in facilities operations, which he described as the best job he'd ever had. He also enjoyed boating, driving his '77 corvette, watching NASCAR, and listening to classic rock and roll music. Brendan was a private man and enjoyed living a quiet life on Cape Cod. In alignment with his wishes, there will be no public services. Instead, the family asks relatives, friends, and acquaintances to share a happy, funny, or meaningful memory of Brendan in the guest book, or to make a donation in his memory to his favorite charity, Toys for Tots: <https://www.toysfortots.org/> For guest book, please visit [gormleyfuneral.com](http://gormleyfuneral.com).

**EAST**

Jane E., age 75, longtime resident of Mansfield, formerly of West Roxbury, passed away peacefully surrounded by her devoted family on June 8, 2024 after a brief illness. Jane is survived by her loving brothers Raymond and sister-in-law Karen (Holmes) East of Shrewsbury and Edward and late sister-in-law Susan (Norton) East of Hyde Park. Jane leaves behind her nieces and nephews whom she adored and many cherished cousins and friends. Beloved daughter of the late Raymond and Margaret (Fitzgerald) East, Jane was born on November 13, 1948 in Boston. She was a 1966 graduate of Roslindale High School. Jane was a dedicated employee for over 30 years in healthcare administration at Beth Israel Deaconess Hospital Needham. Jane will be remembered lovingly as young at heart, kind, and a loyal friend. Visitation at the P.E. Murray-F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre Street, West Roxbury on Thursday, June 13, 2024 from 9:00 - 10:30am. Family and friends kindly invited. Mass of Christian Burial celebrated at 11am at St. Theresa of Avila Parish, West Roxbury followed by interment at St. Joseph Cemetery. Jane's family wishes to extend their heartfelt thanks to VNA Hospice Care. In lieu of flowers, please consider a gift in memory of Jane to VNA Hospice and Palliative Care, Fund Development Office, 100 Trade Center, Suite G-500, Woburn, MA 01801 or to Mansfield Shelter Friends, PO Box 25, Mansfield, MA 02048. For online guestbook [pemurrayfuneral.com](http://pemurrayfuneral.com). Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

**FRIEDLAND**

Karen J., of West Roxbury, passed away peacefully on April 14 after a 2½ year battle with ovarian cancer. She was 60 years old. She will be sorely missed by friends, family and neighbors, her mother Linda and sister Susan, her dogs Layla and Cookie and cat Henry, and her beloved husband of 25 years, Rich. Karen loved nothing more than traveling the vast expanses of her own small neighborhood, chatting with neighbors, admiring their gardens, and watching the seasons change. She tended lovingly to her plentiful

**DEATHS**

houseplants and loved watching her outdoor garden thrive, with the help of carefully directed hole-digging by her husband. The small "teacup palace" 1930 home she shared with Rich was carefully and beautifully curated with Karen's inspired vision and a comforting mixture of houseplants in every room, rescued antiques, and unique artwork from open studios and eBay, covering every wall. Karen will be missed by thousands of friends far and wide, "IRL" and online. She leaves behind two volumes of poetry, Places That Are Gone (Nixes Mate Books), Tales from the Teacup Palace (Cervena Barva Press), and a posthumous third collection, as well as millions of dollars in grants raised for small nonprofits (Karen's "day job" for over 20 years). Her myriad posts on Facebook expressed her generous spirit, with a focus on peace, nature, art, beauty, ethical values, humor and kindness. Karen was battling pain for 15 years, it seemed, through two knee surgeries, fibroid surgery, painful adhesions, and ultimately cancer, but her spirit barely dimmed, and in her typical fashion, she turned it into art. Even through her suffering, she remained strong and openhearted, sharing her experience so that others could learn from her example of grace in the face of existential challenge. Not surprisingly, Karen responded to her cancer diagnosis in 2021 with a deep dive into dozens of books about disease, treatments, natural cures, spirituality, coping, and acceptance. Karen was one of the most empathetic persons one could ever hope to meet. She felt deeply the pain of every felled tree, every abused animal, every sick acquaintance. She was clever, caring, witty and wise. She was an exceptional human being, and the world is a lesser place with her passing. "Her absence is like the sky, spread over everything." - C.S. Lewis Karen wanted to express her gratitude to her devoted care team at Beth Israel Deaconess Medical Center, her beloved nurses, oncologists, therapists and hospice teams, too numerous to be mentioned individually, but truly appreciated. Friends are welcome to attend a celebration of Karen's life on Sunday, April 21 at 2:30pm, at The Gardens at Gethsemane Cemetery in West Roxbury, MA. Casual attire is encouraged. We'll gather at the Visitor Center and proceed from there. As an expression of sympathy, memorial contributions may be made to Cats Rule Feline Rescue, or Angelitos Sanctuario Animal Rescue. Guestbook and other information at [www.KfouryFuneral.com](http://www.KfouryFuneral.com).

houseplants and loved watching her outdoor garden thrive, with the help of carefully directed hole-digging by her husband. The small "teacup palace" 1930 home she shared with Rich was carefully and beautifully curated with Karen's inspired vision and a comforting mixture of houseplants in every room, rescued antiques, and unique artwork from open studios and eBay, covering every wall. Karen will be missed by thousands of friends far and wide, "IRL" and online. She leaves behind two volumes of poetry, Places That Are Gone (Nixes Mate Books), Tales from the Teacup Palace (Cervena Barva Press), and a posthumous third collection, as well as millions of dollars in grants raised for small nonprofits (Karen's "day job" for over 20 years). Her myriad posts on Facebook expressed her generous spirit, with a focus on peace, nature, art, beauty, ethical values, humor and kindness. Karen was battling pain for 15 years, it seemed, through two knee surgeries, fibroid surgery, painful adhesions, and ultimately cancer, but her spirit barely dimmed, and in her typical fashion, she turned it into art. Even through her suffering, she remained strong and openhearted, sharing her experience so that others could learn from her example of grace in the face of existential challenge. Not surprisingly, Karen responded to her cancer diagnosis in 2021 with a deep dive into dozens of books about disease, treatments, natural cures, spirituality, coping, and acceptance. Karen was one of the most empathetic persons one could ever hope to meet. She felt deeply the pain of every felled tree, every abused animal, every sick acquaintance. She was clever, caring, witty and wise. She was an exceptional human being, and the world is a lesser place with her passing. "Her absence is like the sky, spread over everything." - C.S. Lewis Karen wanted to express her gratitude to her devoted care team at Beth Israel Deaconess Medical Center, her beloved nurses, oncologists, therapists and hospice teams, too numerous to be mentioned individually, but truly appreciated. Friends are welcome to attend a celebration of Karen's life on Sunday, April 21 at 2:30pm, at The Gardens at Gethsemane Cemetery in West Roxbury, MA. Casual attire is encouraged. We'll gather at the Visitor Center and proceed from there. As an expression of sympathy, memorial contributions may be made to Cats Rule Feline Rescue, or Angelitos Sanctuario Animal Rescue. Guestbook and other information at [www.KfouryFuneral.com](http://www.KfouryFuneral.com).

**HERNANDEZ**

Aldo, June 19, 1935 to June 9, 2024. A Graveside Service was held at The Gardens Cemetery, 670 Baker Street, West Roxbury, MA, on June 11, 2024. In lieu of flowers, please consider a contribution to a non-profit organization of your choice. Guestbook, at [www.KfouryFuneral.com](http://www.KfouryFuneral.com) Kfoury Keefe Funeral Home, West Roxbury, 617-325-3600

**MCLAUGHLIN**

Eleanor (Sullivan), of West Roxbury MA and Block Island RI died peacefully on May 30, 2024 at age 86. Eleanor was born in Boston on June 15, 1937, to the late Timothy Sullivan and Katherine Fay Sullivan of West Roxbury. She graduated from Holy Cross Academy in 1955, and from Boston College School of Nursing in 1959. In 1964 Eleanor married the late Robert J. McLaughlin. They were married for 51 years until his death in 2016. She leaves behind her son C. Daniel McLaughlin, his wife Kristen Kiley, and granddaughter Katherine McLaughlin of East Greenwich RI and her son Mark A. McLaughlin of Block Island. Eleanor was the sister of Maureen F. Carey, of West Roxbury, sister-in-law Mary Callahan McLaughlin of Dedham,

sister-in-law to Mary A. Walsh of Braintree, brother-in-law Richard McLaughlin and his wife Marianne of West Roxbury, as well as a clan of nieces, nephews and grand nieces and nephews. Eleanor worked as a nurse in various hospitals in Boston and New York as well as in nursing homes in Needham and West Roxbury. She and Bob moved to Needham in the late 1960's and raised their two sons there. In 1992 they bought a small cottage on Block Island, where she passed time watching the gold finches and enjoying a good book. Funeral from the P.E. Murray F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury MA. Burial will be on Block Island at a later date. In lieu of flowers, expressions of sympathy may be made in Eleanor's memory to the Block Island Volunteer Rescue Squad, or the charity of your choice. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

**NOCCA**

Nancy V. (Adam) of West Roxbury, June 6, 2024. Beloved wife of the late Cosmo Nocca. Nancy was predeceased by her parents, Eugene and Marion (Templeton) Adam; and her brother, Eugene Adam. Stepmother of Paul Nocca of Waltham, Kathleen Callahan and her husband, Jack of Plymouth, Lori Egan of Norwood and Lynne Towle and her husband, Robert of Rockland. Nana of Kristin Pizzano, Kaitlyn and Joseph Galafaro, Robert and Kimberly Towle, Christopher, Jennifer and the late Matthew Egan. Great-nana of Salvatore, Gianna, Charlette, PJ, Luciana, Connor and Joseph. Also survived by many nieces and nephews. Relatives and friends are invited to attend a Visitation in the Robert J. Lawler and Crosby Funeral Home, 1803 Centre St., WEST ROXBURY, on Thursday, June 13, from 10:00am to 12noon. A Prayer Service will be held at 12noon. Interment in Old Westwood Cemetery. [www.lawlerfuneralhome.com](http://www.lawlerfuneralhome.com) 617-323-5600.

**NUNN**

Elaina Marie (Iarrobino) of Safety Harbor, FL, formerly of Plattsburgh, NY and West Roxbury, MA, entered into eternal rest on May 11, 2024. Wife of the late Keith L. Nunn; the daughter of the late Frank Iarrobino, Jr. and Cecelia (LaCambria) Iarrobino. Elaina is survived by her siblings, Rosemarie McGillicuddy of Cohasset, Frank Iarrobino of Hull, Charles Iarrobino of Walpole, Paul Iarrobino of Portland, OR and Deana Burke of Providence, RI; and loving companion, Jeffrey Holstrum of Safety Harbor, FL. Elaina graduated from St. Mary's High School in Brookline, class of 1973. Clinton County College/SUNY, Plattsburgh NY, class of 2009. Elaina enjoyed a career working in computer technology and also as a sales representative for the Press Republican in Plattsburgh, NY, before relocating to Florida. Services will be private for family members, with dates to be determined. Because of Elaina's deep love of animals, donations may be made in her memory to any animal rescue or protection agency. For online guestbook, [pemurrayfuneral.com](http://pemurrayfuneral.com) P.E. Murray - F.J. Higgins George F. Doherty & Sons West Roxbury 617 325 2000.

**PHELAN**

Ann M. (Feeney) of West Roxbury and North Falmouth, passed away on May 30, 2024, peacefully surrounded by her loving family, after a brief, but valiant battle with cancer. Ann was the beloved wife of the late James E. Phelan, Jr.; and devoted mother of Patricia A. Gillis and her husband Stephen of Cohasset; J. Edward Phelan of West Roxbury, Linda Phelan Dyson of NJ; and Julie Phelan Brady and her husband Bill of Medford. Dear sister of the late Stephen and William Feeney. Ann was the proud and

**Deaths**

Continued on page 9



# Deaths *continued from page 8*

loving grandmother of Ryan, Timothy, John, Caroline, Michael, Jr., Brenna, Garrett, MaryKate and Liam. She is also survived by many loving extended family members and lifelong friends. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment at Holyhood Cemetery, Brookline. In lieu of flowers, donations in memory of Ann may be made to Rosie's Place, P.O. Box 51399, Boston, MA 02205-1399 or www.rosiesplace.org. For complete notice and guestbook, please visit www.gormleyfuneral.com. William J Gormley Funeral Service 617-323-8600.

**PRIOR**

Mary C. "Marie" of West Roxbury passed away on June 6, 2024. Beloved daughter of the late John and Mary (Heslin) Prior both originally of County Leitrim, Ireland. Loving sister of Sister Eileen Marie Prior CSJ, and the late Sister Thersa Prior SSND, Francis Prior, John Prior, and William Prior. Sister in law of Mary Prior of Roslindale. Also survived by many nieces and nephews and grand nieces and nephews. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury. Interment St. Joseph Cemetery. Ex-

pressions of sympathy may be made in Mary's memory to Sisters of St. Joseph of Boston 637 Cambridge St. Brighton, MA 02135. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

**ZAGAMI**

Helen M. With heavy hearts we announce the passing of Helen Marie (Ross) of Hyde Park, Massachusetts, who died at age 89, on May 31, after a long and happy life. Helen was a cherished figure of love, devotion, warmth, generosity and selflessness to her family and friends. Born on October 6, 1934 in Digby, Nova Scotia, Helen moved with her parents and siblings to Dorchester, Massachusetts, at a young age, where she met, grew up with and married her childhood sweetheart, Leo Zagami, whom she has now peacefully rejoined with in Heaven. She was the adored mother of Robert Zagami and his wife, Kathleen Zagami of Madison, CT and Linda Abichaker and her late husband, David Abichaker of West Roxbury, MA. A devoted grandmother, she nurtured her grandchildren, Peter Abichaker and his husband, Tuan Do of Fullerton, CA, Christine Walsh and her husband, Matthew

of Bedford, NH and Katelyn and Rocco Zagami of Madison, CT. Her great-grandsons, Oliver and Nathan Walsh, found great joy in their time spent with "great-grandma"; and she is survived by many loving nieces, nephews, in-laws and friends. Helen was preceded in death by siblings, Eileen (Ross) McGrath and her husband, Buddy McGrath of Weymouth, MA, Marjorie Ross of Hyde Park, Roy Ross of Hyde Park, MA and Katherine "Rosie" Ross of Hyde Park, MA. Helen's memory will be cherished by all who knew and loved her. Funeral from the Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment in St. Joseph Cemetery, West Roxbury. Lawler & Crosby Funeral Home 617-323-5600.

**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.

**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.

**Virtual Public Meeting**



**Franciscan Children's Hospital**

**JUNE 27**  
6:00 PM - 8:00 PM

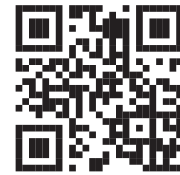
**Zoom Link:** bit.ly/FranCHTF  
**Toll Free:** (833) 568 - 8864  
**Meeting ID:** 161 447 9934

**Project Proponent:** Franciscan Children's Hospital

**Project Description:** The information at this meeting is crucial to you as a City of Boston resident, and stakeholder. Interpreting services are available to communicate the content of these documents at no additional cost to you. If you require translation services, please contact the following: Tyler.C.Ross@boston.gov. The meeting is scheduled for 6/27/2024. Please request interpreting services no later than 5 days before the meeting date.

This meeting will be focused on the proposed Institutional Master Plan. 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 IAG, followed by 45-minutes of public Q&A.

Mail to: **Tyler Ross**  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201  
Phone: 617.918.4214  
Email: Tyler.C.Ross@boston.gov



Website:  
[bit.ly/FranCHTF](http://bit.ly/FranCHTF)

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

**Virtual Public Meeting**



**Boston University IMP**

**JUNE 26**  
6:00 PM - 8:00 PM

**Zoom Link:** bit.ly/BUTFPUB  
**Toll Free:** (833) 568 - 8864  
**Meeting ID:** 161 989 5551

**Project Proponent:** Boston University

**Project Description:** This is a Task Force/ Public Meeting for the proposed Institutional Master Plan for Boston University, located in the Fenway neighborhood of Boston. The purpose of the meeting is to discuss the overall Institutional Master Plan and the potential impacts.

The meeting will include a presentation followed by questions and comments from the Task Force and the public.

Mail to: **Tyler Ross**  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201  
Phone: 617.918.4212  
Email: Tyler.C.Ross@boston.gov



Website:  
[bit.ly/45dpgJq](http://bit.ly/45dpgJq)  
Close of Public Comment Period:  
**8/5/2024**

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Teresa Polhemus, Executive Director/Secretary

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## Legals

Commonwealth of Massachusetts  
The Trial Court – Probate and Family Court Department  
SUFFOLK Division Docket No. SU24P0449GD

NOTICE AND ORDER: PETITION FOR APPOINTMENT OF GUARDIAN OF A MINOR  
Suffolk Probate and Family Court  
24 New Chardon Street  
Boston, MA 02114

In the interests of Sean Christopher Casey  
Of: Brighton, MA.  
Minor

### NOTICE TO ALL INTERESTED PARTIES

- Hearing Date/Time:** A hearing on a Petition for Appointment of Guardian of a Minor filed on 02/28/2024 by Amberly M. Heiser of Brighton, MA will be held 07/03/2024 09:00 AM Guardianship of a Minor Hearing Located 24 New Chardon St. Boston, MA 02114
- Response to Petition:** You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to:  
File the original with the Court; and mail a copy to all interested parties at least (5) business days before the hearing.
- Counsel for the Minor:** The minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.
- Counsel for the Parents:** If you are a parent of the minor child who is the subject of this proceeding you have a right to be represented by an attorney. If you want an attorney and cannot afford to pay for one and if you give proof that you are indigent, an attorney will be assigned to you. Your request for an attorney should be made immediately by filling out the Application of Appointment of Counsel form. Submit the application form in person or by mail at the court location where your case is going to be heard.
- Presence of the Minor at Hearing:** A minor over the age of 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.

Date: June 07, 2024

Boston Bulletin: 06/13/2024

### LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Miguel Antonio Quiles and Orlando Quiles to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Province Mortgage Associates, Inc., its successors and assigns, dated October 14, 2021 and recorded in Suffolk County Registry of Deeds in Book 66504, Page 330 (the "Mortgage") of which mortgage Flagstar Bank, N.A. is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Province Mortgage Associates, Inc., its successors and assigns to Flagstar Bank, N.A. dated January 10, 2024 and recorded at said Registry of Deeds in Book 69798, Page 194, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 19 Collins Street, Hyde Park (Boston), MA 02136 will be sold at a Public Auction at 10:00 AM on July 2, 2024, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The Land, with the buildings thereon, situated on Collins Street in that part of said Boston called Hyde Park and being shown as lot A on a plan entitled "Plan of Land, Boston, Massachusetts. (Hyde park District)" dated October 14, 1961, H.M. Fletcher, Surveyor, recorded with Suffolk Deeds in book 7638, page 367, bounded and described as follows:

NORTHWESTERLY by Collins Street as shown on said plan, Sixty (60) feet;  
NORTHEASTERLY by Lot B, One hundred (100) feet;  
SOUTHEASTERLY by Lot C, Sixty (60) feet; and  
SOUTHWESTERLY by land now or formerly of Domenick Defilippo, One Hundred (100) feet.

Containing 6000 square feet of land.

Meaning and intending to convey the same premises as described by deed dated 10/28/89 and recorded 10/30/89 with Suffolk County Registry of Deeds in Book 15911 Page 149.

For mortgagor's title see deed recorded with the Suffolk County Registry of Deeds in Book 66504, Page 327 and in Book 66651, Page 11.

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

Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Flagstar Bank, N.A.  
Korde & Associates, P.C.  
900 Chelmsford Street  
Suite 3102  
Lowell, MA 01851  
(978) 256-1500

Quiles, Orlando and Estate of Miguel Antonio Quiles, 24-044917

Hyde Park Bulletin: 06/06/24, 06/13/24, 06/20/24

To advertise, call the Bulletin  
AT (617) 361-8400

## Lowney honored

Doctor Charles W. Lowney was honored at a retirement party on March 23rd at Venezia's in Quincy. At 86 years old, Dr. Charles celebrated over 60 years of practicing medicine. Originally from Fall River, Dr. Charles has been an integral part of the Hyde Park community ever since he and his wife, Irene, brought his medical practice from Roslindale to Cleary Square in 1972. Dr. Charles and Irene rebuilt a furniture store at 1234 Hyde Park Ave. and turned it into the Lowney Medical Building. There, Dr. Charles practiced family medicine, while his wife managed the office and the building. More than 300 people—longtime and recent patients, fellow doctors, friends, and family—came to celebrate Dr. Charles' career and his many accomplishments. Speakers included Boston City Council President Ruthzee Louijeune and Massachusetts State Rep. Robert Consalvo who honored Dr. Charles with formal commendations; Scott Batey, President of the Hyde Park's Board of Trade; and Dr. Charles's brother, Dr. Jeremiah Lowney, who founded the Haitian Health Foundation. The event was hosted by Dr. Charles' eight children: Michelle MacDonald-Shimota, who practices family law in Minnesota; Dr. Charles Lowney II, who teaches philosophy in Virginia; Maria Elkaz, who practices internal medicine in Florida; Dawn Karol, of Karol and Karol Law in Milton; Timothy Lowney, of Lowney Law in Hyde Park; and, of course, Dr. Jay Lowney, Dr. Michael Lowney, and Irene Lowney Esdale who carry on in serving the Hyde Park community at Lowney Medical Associates.



COURTESY PHOTO

### LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Anne L. Green to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns, dated June 11, 2016 and registered at Suffolk County Registry District of the Land Court as Document No. 866341 and noted on Certificate of Title No. 133613 (the "Mortgage") of which mortgage Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns to Quicken Loans Inc. dated March 9, 2020 and registered as Document No. 904857 and noted on Certificate of Title No. 133613, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 41 Alwin Street, Hyde Park (Boston), MA 02136 will be sold at a Public Auction at 11:00 AM on July 2, 2024, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

Land Situated in the City of Boston in the County of Suffolk in the State of MA

THE LAND WITH THE BUILDINGS THEREON SITUATED IN THAT PART OF BOSTON FORMERLY CALLED HYDE PARK, IN THE COUNTY OF SUFFOLK AND COMMONWEALTH OF MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHWESTERLY BY ALWIN STREET, SIXTY-ONE AND 74/100 (61.74) FEET;

NORTHWESTERLY BY LOT 24 AS SHOWN ON PLAN HEREINAFTER REFERRED TO, ONE HUNDRED SIX AND 84/100 (106.84) FEET;

NORTHEASTERLY BY LOTS 12 AND 13 ON SAID PLAN, SIXTY-ONE AND 50/100 (61.50) FEET;

SOUTHEASTERLY BY LOT 22 ON SAID PLAN, ONE HUNDRED TWO AND 13/100 (102.13) FEET.

SAID PREMISES ARE SHOWN AS LOT 23 ON SAID PLAN; ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON A SUB-DIVISION PLAN, AS APPROVED BY THE COURT, FILED WITH THE LAND REGISTRATION OFFICE FOR THE COUNTY OF SUFFOLK, COMMONWEALTH OF MASSACHUSETTS AS PLAN NO. 4045-K, A COPY OF A PORTION OF WHICH IS FILED WITH CERTIFICATE OF TITLE NO. 57421.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Anne L. Green, an unmarried woman, by deed dated December 19, 2016 of record in Deed Book , Page , in the County Clerk's Office.

Commonly known as: 41 Alwin St , Hyde Park, MA 02136-1201

For mortgagor's title see deed registered at Suffolk County Registry District of the Land Court as Document Number 866340 and Noted on Certificate of Title Number 133613.

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

Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.  
Korde & Associates, P.C.  
900 Chelmsford Street  
Suite 3102  
Lowell, MA 01851  
(978) 256-1500  
Green, Estate of, Anne L., 23-044231

Hyde Park Bulletin: 06/06/24, 06/13/24, 06/20/24

Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU24P0795EA

Estate of: John William Lykogiannis  
Date of Death: 01/16/2024

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

To all interested persons:

A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by **James Stavropoulos of Andover, 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: **James Stavropoulos of Andover, 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 07/05/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

WITNESS, Hon. Brian J. Dunn,  
First Justice of this Court.  
Date: June 06, 2024  
Stephanie L. Everett, Esq.,  
Register of Probate

Boston Bulletin:  
6/13/2024



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Sue Brideau



Helen Gaughran



Bobby Gist



Ultan Connolly



Linda Burnett



Carol Meehan



Dave Greenwood



Michelle Quinn



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Pat Tierney



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3 beds; 2 full baths  
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2 beds; 1 full, 1 half baths  
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Condo / \$799,900  
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