

WEST ROXBURY ~ ROSLINDALE BULLETIN

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Boston Kids are Alright Part 1: younger civics in Allston Brighton

Jeff Sullivan
and Luciano Cesta
Staff Reporters

When you think of neighborhood organizing, the youth aren't really the first folks that come to mind.

In this newspaper's coverage of Boston's many local organizations, one might notice that many of those involved in local civic associations, community development corporations, local charities and advocacy groups, etc., are older. But many younger people are realizing these are the places where individuals can have the most direct impact.

In this series, this newspaper will be taking a look at younger residents in our neighborhood coverage areas and across the city in how and why they are getting involved in civic organizing, and how and why you might want to get similarly involved.

Starting off in Allston Brighton, the Bulletin interviewed Allston Civic Association (ACA) President Tony D'Isidoro, resident Christine Varriale and former District 9 (Allston and Brighton) City Council Candidate Brandon Bowser to get their takes on increasing youth involvement in the city and the neighborhoods.

D'Isidoro said he's seeing such an uptick of younger folks coming to neighborhood meetings, including the ACA's meetings and those development meetings from the Boston Planning and Development Agency (BPDA) or the Mayor's Office of Neighborhood Services (ONS).

"Everyone who lives in Allston-Brighton should have a say at the table, whether you're young, old, or whether you're a homeowner or a renter," said D'Isidoro.

He said recently the organization has been pushing to get online (<http://www.allstoncivicassociation.org>) and on social media to reach a wider audience. He also said that the COVID-19 pandemic helped the organization reach more people when the organization turned to virtual meetings.



Allston and Brighton are known for having younger residents and more of them are getting involved in the civic affairs of the neighborhood.

COURTESY PHOTO

"A lot of people, not just young people, have extremely busy schedules," he said.

Bowser said he first got involved with the ACA years ago and decided to run for office after speaking with his friends and neighbors. He echoed D'Isidoro's comments about digital access to local meetings, making it more accessible has led to more participation from the youth in civic organizing.

"Zoom and remote access to meetings has made getting to meetings a lot easier for new populations," he said. "But I definitely think there has been a rise in civic engagement with younger people and I think a lot of things are pushing people into that."

Bowser said he felt that increasing rents, a changing city and development that is not providing what the neighbors believe they need have pushed a lot of younger people into looking into civic engagement and the realization that they have a say in how their city is changing.

"And also just being tired of the status quo," he said. "That usually is an encouraging thing to get people involved."

D'Isidoro said that having younger people in the association brings more perspectives to the table. Varriale said she got involved in local issues basi-

cally because the BPDA wanted just that in development conversations. She said she was first doing general housing advocacy and friends encouraged her to get involved with an Impact Advisory Group (IAG) on a particular project in the neighborhood, and so she reached out to the BPDA to see if she could join. And it was really just that easy.

"Sometimes they appoint people who they think are associated with or impacted by the project, but I think maybe five years ago, elected officials were starting to realize it was the same faces on IAGs and they were looking for new people and new voices," she said.

D'Isidoro said having more perspectives in local conversations around development has led to some disagreements. Younger people tend to think that residents aren't necessarily going to bring cars into the neighborhood, especially if there's no garage parking for them. The older generation, on the other hand, may be concerned about a lack of onsite parking, fearing that new residents will take up more and more of the street parking.

This is likely going to be a recurring issue throughout this

Civic Engagement
Continued on page 9



Residents discussed the problems around all the detours resulting from the closure of the River Street Bridge.

PHOTO BY MATTHEW MACDONALD

River St. Bridge traffic causing problems

Matthew MacDonald
Staff Reporter

At last Thursday's Hyde Park Neighborhood Association (HPNA) meeting, the focus was on the community's closed River Street Bridge. The approximately 100 foot long by 30 foot wide railroad bridge at Cleary Square has been blocked off since May 20, and is tentatively scheduled to reopen in the spring of 2025, after it has been replaced.

When open, the bridge

serves as a major connector for a great deal of local and commuter traffic transiting between Mattapan, the towns of Dedham and Milton, and the parkways linking Hyde Park to West Roxbury and Roslindale. Since it has been closed, however, much of that traffic now detours through the side streets of the Grew Park neighborhood located between River Street, Gordon Avenue, West Street, and Enneking Parkway.

HPNA

Continued on page 4

Third design for 100 Rockwood presented

Richard Heath
Staff Reporter

One year after Matthew Zuker presented his plans for a 36-unit, 18-building cluster estate called Rockwood Manor at the BPDA Article 80 hearing, he returned for a second Article 80 meeting on Dec. 6

For what he called in 2021 "bringing housing to a special corner of the city," on Dec. 6 Zuker brought new plans, a new architect and a new attorney. The new plan is still 36 units, but this time in 15 buildings with 86 bedrooms nestled around two

100 Rockwood
Continued on page 6



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Hundreds of residents came through the annual Birch Street Holiday Market last week.

PHOTO BY LUCIANO CESTA

Birch Street Market returns

Luciano Cesta
Staff Reporter

A whole plethora of vendors came together to spread joy at a holiday market held in Roslindale Village last Thursday.

The market, held annually by Roslindale Village Main Street (RVMS), brought 19 vendors together this year to sell their products to holiday revelers on Birch Street and in the adjacent Emerald Society building. Everything from glassware to locally-roasted

coffee was available to purchase.

The event started five years ago and was originally a pilot for closing down Birch Street to vehicular traffic. Back then, the street was little more than a parking lot, but because of events like the Holiday Market, the area has become a haven for pedestrians and other popup events like the market.

“Our goal is to get people coming downtown to Roslindale Village, spending their money locally with our independent vendors, with our

businesses, having dinner after in the village,” said RVMS Executive Director Anna VanRemoortel. “This is a great way to start the holiday season in Roslindale.”

Mark Goldring is a fine art photographer who lives in Roslindale. At the market, he was selling prints of photos, many of which he took in the Arnold Arboretum nearby.

“I think they are a way to support local businesses and artists and I think it’s a way to

Birch St.

Continued on page 4

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The new cadet program will hopefully put more residents in the ranks of the Boston Fire Department and the Boston Emergency Medical Services.

COURTESY PHOTO

BFD recruitment program, EPA river effort discussed

Mary Ellen Gambon
Staff Reporter

The Roseberry Ruskindale Road Neighborhood Association (RRRd) shared information about the Boston Fire Department’s (BFD) new firefighter cadet recruitment program at its 90-minute bi-monthly virtual meeting on Tues. Dec 13, as well as an update on the remediation effort for the Neponset River, a Superfund site.

Michael Gaskins, the BFD diversity recruitment officer, announced the program that started this week to recruit firefighter cadets who are more reflective of the communities they serve. He explained that it mirrors the cadet program for the Boston Police Department (BPD), where he worked for five years.

“After working with the Fire Department for two years and passing a civil service exam, they are able to be appointed to an academy,” he said of the civilian opportunity. The link to program information and the application is content.boston.gov/departments/fire-operations/boston-fire-cadets.

Gaskins noted that the program requires a sincere two-year commitment to the program, as well as residency in Boston concurrently for the previous three years. Candidates must be between the ages of 18 and 25; be a U.S citizen, naturalized citizen or a permanent resident; and have a high school diploma or equivalency. They must also have a Massachusetts driver’s license and a good driving record.

Once candidates apply,

Gaskins said they will be invited to an initial interview process. If selected, there will be a more formal application and interview that will initiate a background investigation. This process also will include a drug screening. Marijuana use is prohibited by the department because of federal regulations, he noted.

Next there is a fitness evaluation, which includes the Army Combat Fitness Test, Gaskins said. All information will be presented to Fire Commissioner Paul F. Burke, who will select the members of the inaugural class to begin training in March.

While the cadets will not be as actively engaged in the community as their police counterparts, Gaskins said they will perform functions that are vital to the Boston Fire Department, such as maintaining the trucks and bays, cleaning fire hydrants, and installing smoke detectors. They will enter the academy for about a month and “be deployed into the field” upon completion, he said. Some opportunities include visiting schools to promote fire safety education and working in the public information office.

Cadets will receive training for CPR and EMT certification as well as education in being first responders. They will also participate in controlled scenarios. Candidates are expected to pass the civil service and physical abilities tests within the two years. At that point, they can be appointed to an academy class.

“We absolutely will be training them to be the best firefighters they can possibly be,” Gaskins stressed, saying that candidates “should be all

in.”

In other news, Natalie Burgo, a remedial project manager with the Environmental Protection Agency (EPA), told the audience of a dozen people that the area’s 3.7 mile-stretch of the Neponset River was added to the Superfund National Priorities List in March. The area designated for remediation starts where the river merges with Mother Brook in Hyde Park and then travels past the Tileston and Hollingsworth Dam at the

NFD Cadets
Continued on page 7

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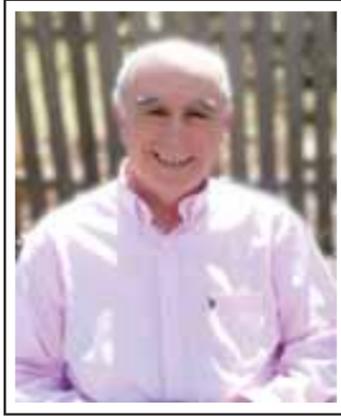
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December 11: a morning to remember

September 11 was a morning for the whole nation to remember because of the attack some two decades ago. Last Sunday, December 11, was a morning for all of Greater Boston to remember because of a tragic accident slightly more than three decades ago. Many of us from Jamaica Plain, Roslindale, and West Roxbury may take the MBTA's Purple Line originating at Needham Heights intown to Back Bay and South Station (as do other commuters on the Providence/Stoughton, Franklin, and Framingham/Worcester lines): it's relaxing, there are seats available, and there are no disturbed people making their way onboard. Okay, okay, the price is a little steep from Roslindale and West Roxbury at \$7 one way (half-price for seniors and only \$2.40 full price from Forest Hills) but it's permissible to offer ourselves a treat. I'm always perplexed about the three tracks at Back Bay (railroad) Station, oddly numbered as 3, 1, and 2 in that order. With all the comings and goings, it's amazing how the dispatchers keep track, literally, of which trains are inbound and outbound on the tracks to avert accidents of the rear-ending kind or, worse, head-on crashes. The speeds of the Keolis-operated trains are somewhat fast, especially in between Forest Hills and Ruggles, and between Ruggles and Back Bay. But it was speed, not track usage, that made the ride thirty-two years ago a terrible catastrophe fourteen days before Christmas.

The overnight train from Washington to Boston, "The Night Owl," left the nation's capital before midnight and exceeded the posted speed of 100 mph between New Haven and Boston to make



My Kind
of Town/
Joe Galeota

up for lost time. The new engineer was advised to begin braking at Ruggles. As it entered the tunnel, it began slowing to 76 mph before it derailed on a curve and plowed into an inbound commuter train on another track from Stoughton preparing to stop at Back Bay. The passenger train had 50 injuries (there were 197 on board), while 396 of the 905 were injured on the commuter train. Back Bay Station was closed for 6 days. The total damage, excluding personal injury claims, was \$14 million, with \$9 million for rolling stock and infrastructure and \$5 million for clean-up costs. Let's not do this again.

[Note: Omitted in a previous column about melancholy Christmas songs was the 1966 "Gift of the Blues." An avid Bulletin reader informed me of another sad Xmas song, "Pretty Paper," written in 1963. "Grandma Got Run Over by a Reindeer" was not included, as it is more of a novelty carol.]

bring the community together," said Goldring about events like the market.

Frances Davoren, who makes handcrafted body care products like natural lotions, body creams and sugar scrubs as SavonDeCruzan Body Works, agrees that events like the holiday market are important because it brings the community together.

"It also lets everyone know what talents are hidden in our community," said Davoren. "It makes us stronger as we get to know everyone else around us."

Brooke Warfel, who makes wooden decorations and jewelry with laser cut details, said she also thinks events like the mar-

ket reveal creativity in the community.

"It showcases a lot of local makers and brings awareness to the people that create things around you," she said.

But according to VanRemoortel, these events are also a matter of survival for many if not all of the local businesses in the area.

She said that these types of events are important because "if we don't bring people to our neighborhood, our downtowns, then our businesses may not survive." She says that Amazon and big box stores have a lot of power.

"It takes effort to make sure that we have something special

here and we have something special in Roslindale Village and we want to keep it," she said. "So that's why we do these events."

A lot of work goes into the market, according to VanRemoortel, and she added they are always looking for volunteers. She says that RVMS is "mostly volunteer led and run."

"We've been planning this since September," she said. "And it really means a lot to just see people enjoy the work that me and my staff and all of our volunteers... that everyone has put in up until this point, because..."

VanRemoortel paused for a second.

"It takes a village," she said.

HPNA continued from page 1

"Overnight, our street has turned into, like, a highway," Austin Street resident and Grew Park Neighborhood Association member Lynda Wallack said regarding these concerns. "I've never heard so many police cars, emergency cars, et cetera, et cetera."

Wallack – who had begun her remarks by stating her support for the bridge replacement – was appearing before the HPNA to solicit suggestions to mitigate her neighborhood's increased traffic over the first seven months of the estimated three year closure.

"People are miserable," she said of Grew Park's residents. "They were screaming, at the DOT meeting, that they're going to leave." That meeting was held virtually on Oct. 11 – nearly five months into the closure – and drew over 100 attendees who caught the presenters off guard with the volume of their questions and concerns, and with their frustration and sometimes barely controlled anger at the responses they were receiving.

Wallack intends to submit all compiled suggestions to State Representative Rob Consalvo (14th Suffolk), but she made clear that her primary goal is to obtain some sort of concrete MassDOT/City timetable for improving the bridge closure's exacerbated traffic conditions. "My feeling is that we have a traffic department that we pay taxes to, and I'd like them to focus on it," she said of how she believes the process should develop.

In response, Emily Carrara, Consalvo's legislative aide, informed the 15 person group that an intra-agency meeting regarding these concerns had been held on Monday, Dec. 5, and was attended by her boss, State Senator Mike Rush, District 5 City Councilor Ricardo Arroyo, and MassDOT, BTM, MBTA, BPS, and DPW representatives, with the intention of getting all elected officials and agencies on the same page.

Carrara continued by stating that another MassDOT community meeting is planned for late January, explaining that "the idea is to have answers to all these questions that came up at the first meeting by that one, to have more of a plan between the City and State, and to have the correct City folks on that call when it happens."

Nonetheless, Wallack remained skeptical, pointing out the lack of discernible input and support from Councilor Arroyo (with whom she said she had requested a meeting two weeks earlier, without having received a reply), as well as from the Mayor's Office.

Suggestions were also made, including one by HPNA Vice President Ralph Cotelleso in which he put forward the idea of someone from the Massachusetts Congressional delegation requesting assistance from the U.S. Army Corps of Engineers to expedite the replacement. "It seems absurd that it's taking over two and a half – it must be three years – to get a bridge that is only 100 feet built," he said, noting the Corps' expertise and the territoriality of the agencies that are involved in the project.

The date for the next MassDOT River Street Bridge meeting has not yet been scheduled.

Thursday's meeting featured two other appointments, including one pertaining to the application of Rincon Caribeño (18 Fairmount Ave.) to amend its entertainment license to include live bands. The Caribbean restaurant already has a license for a DJ and karaoke and – according to attorney Jennifer Allen, who appeared with manager Pedro Pinales – it has already been granted several one day licenses to host small combo live band events.

If approved, the amendment request would allow bands with up to seven instruments and five vocalists to perform at the 99 person capacity

restaurant from Thursday through Sunday night until 1 a.m. Allen explained the high number of musicians in the request by citing the stringency of licensing guidelines, and adding that "we just want to cover our bases." She also stated that the restaurant has had no prior noise violations.

The HPNA voted in support of the amendment.

Architect Cesar DaSilva also appeared before the HPNA to propose a 3 family house at the vacant lot, which he owns, located at 604 Metropolitan Ave. The proposal drew pushback from neighbors in attendance, as well as HPNA members, with the brunt of it connected to the fact that it's too big for the single family that the land is zoned for.

The HPNA, however, deferred on a vote in opposition, when it was determined that the zoning code refusal letter may have omitted several violations beyond the seven listed.

On Dec. 7, the owner of 3 Dana Ave. filed suit in Superior Court appealing the ZBA's approval of two variances requested for the 27 unit apartment building approved by the BPDA for 7 Dana Ave. It is the second legal action that the party has filed concerning the abutting property. The other is an adverse possession suit pending in land court.

In miscellaneous announcements:

COVID testing, vaccines, and boosters, as well as flu shots, are now available in the Municipal Building (1179 River St.). Hours of operation are on Tuesdays from 12 p.m.-8 p.m. and on Thursdays from 7 a.m.-3 p.m. No appointment is necessary.

With holiday deliveries now ratcheting up, Area E-18 Lt. Bob Donaruma advised everyone to be aware of package theft, suggesting as a proactive option that "if you have a neighbor that you trust, maybe they can grab it for you before someone drives by."

The HPNA typically meets on the first Thursday of the month at 7 p.m. at the Hyde Park BCYF/Municipal Building. For information, email HydeParkNeighbors@gmail.com.

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CAD suing BPDA

Jeff Sullivan
Staff Reporter

The company behind the controversial development at 1905-1911 Centre St. is now suing the City of Boston, the Inspectional Services Department (ISD) and the Boston Planning and Development Agency (BPDA) for not moving forward with the proposed development at the site in West Roxbury.

According to the legal complaint, filed on Dec. 9, CAD Builders LLC is suing the city because those agencies are apparently illegally blocking the company's right to build 21 units of housing

and one unit of commercial on the two parcels.

The complaint states that the city has, "for arbitrary and capricious reasons having no basis in law, deliberately misused and intentionally misapplied the Boston Zoning Code to thwart the Plaintiff's right to construct a mixed-use building."

The complaint states that the BPDA has failed to act to put the project on its Board Meeting agenda in the last 60 days that would allow it to move forward as stated in the BPDA Article 80E-5 section of Small Project Review Standards of Approval. The complaint also apparently outlines BPDA Small

Project Review approval by the BPDA Board as a "ministerial step."

"The actual work of determining whether any project meets Small Project Review design standards is carried out by BPDA staff in advance of the BPDA Board hearing and the BPDA Director issuing the Certificate of Approval; in practice, once the BPDA staff decides that a project is design compliant, the BPDA Board and the BPDA Director follow suit."

CAD is bringing ISD into the mix because in its complaint, it states that ISD

CAD Sues

Continued on page 7



CAD is now suing the BPDA for not allowing its proposal for 1905-1911 Centre St. in West Roxbury to move forward.

COURTESY PHOTO

Miracle Prayer

Dear Heart of Jesus, in the past I have asked You for many favours. This time, I ask you this very special one (mention favour). Take it, dear Heart of Jesus, and place it within Your own broken heart where Your Father sees it. Then, in His merciful eyes, it will become Your favour, not mine. Amen. Say for three days, promise publication and favour will be granted.

—V.C.

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The Diane Capodilupo Team

100 Rockwood *continued from page 1*

horseshoe-shaped drives. Attorney Don Wiest characterized the plan as a “transitional project” between the “rural suburban community” around Sears Road in Brookline and the “more dense urban core” of Parkside Drive.

Wiest went on to emphasize the evolution of Rockwood Manor with his first screen share. In 2018-2020 Wiest said there were three different parcels with three different owners and plans of 45 units in 23 buildings.

Phase II, submitted in January 2021, was a consolidated ownership with one development plan of 48-units in 23 buildings on a 120,000-square-foot parcel within the 12-acre property.

“Now, we have gone from a planned development area proposal to one that is as-of-right with 15 buildings and 36 units,” Wiest said. “Phase III has involved a great deal of professional time,” he said. “We really wanted to respect the existing topography.”

Usually the architect takes center stage in Jamaica Plain development presentations but at Rockwood Manor it was the landscape architect, Eric Rains.

Rains went into great detail about how he is preserving what is arguably the most bucolic section of Jamaica Plain. “We want to keep the buildings on the naturally occurring plateau. It’s of enormous importance to the landscape of this project,” he said.

He showed a screen share

cutaway drawing illustrating how the buildings set on the flat edge of the plateau with a minimum of what Rains said was “cut and fill.”

He went into the most detail about his planting plan. “We will replant during and after construction to keep the wooded nature of the property as it fits into the surrounding land,” he said.

Rains also said he wants to “work the new building area into the rest of the wooded site.”

He’s going to do this with trees, 1,300 of them, hardwoods and conifers, and he showed a chart of the varieties and numbers he has selected. Rains said he is even concerned with the Rockwood Street edge on which he also wants to add new trees.

Wiest said there were five housing styles around an existing stone country house: a two-and-half-story, five-gabled manse built about 1865. Wiest said there was no attempt “to match or mirror the building” as he showed elevations of the housing styles of mainly town houses with one building of flats.

Wiest then introduced the new architect, Lucio Trabucco, who described the new additional housing style that he described as “one-floor living, a flats design.” This was a long, two-story, wood-frame building with a hip-roof punctuated with gables. The other buildings he said were townhouses; the goal of the developers was “to provide living options,” Trabucco said.

The access and exit from the cluster house community will be from a private lane that will intersect with Avon Street; the Rockwood Street end will be a gated emergency exit only. The developers will design and fund a sidewalk along the entire length of Avon Street which also goes into Brookline.

Wiest said that there is no inclusionary zoning affordable requirement, as dictated by the city’s Inclusionary Development Policy (IDP) because Rockwood Manor is designed to be built as-of-right.

“But the owner will make a voluntary payment to the city’s IDP fund of \$1.05 million plus \$50,000 to Jamaica plain charities,” he said.

Kathy Brown of the Boston Tenant Coalition came on the call to voice her “deep concern.”

“There are no, zero, onsite affordable units,” she said. “In 2021 there was a fair housing zoning ordinance passed and this development is in violation. This is an all market-rate project. This is an opportunity to bridge the racial and wealth gap with an onsite affordable unit.”

Weist said he “disagreed.”

“One million dollars is a very significant amount,” he said. “We’re adding meaningfully to the housing supply here.”

Boston Planning and Development Agency (BPDA) project manager Caitlin Coppinger, who moderated the meeting, said that the project’s fair housing requirement would be reviewed by the BPDA.

Jeffrey Dirk, the transportation consultant, explained his findings and concluded that “the project was a low traffic generator.”

Joe Blankenship, the BPDA transportation planner for Jamaica Plain, agreed with Dirk. “The Boston Transportation Department is comfortable with the traffic analysis,” he said. “We’re still trying to understand the post COVID traffic patterns.”

He added that there has been coordination with Brookline. The private lane that Zuker intends as his main entrance to Rockwood Manor is also the municipal boundary line.

The majority of residents on the call ignored Rain’s apparently thoughtful landscaping plans and went straight after Dirk’s traffic analysis.

In addition to callers, the chat box was ablaze with back and forth comments that challenged Dirk’s accuracy and filled it up with anecdotes about traffic jams and accidents.

Most of the opposition focused on the planned Avon Street entrance to Rockwood Manor with callers complaining that this would exacerbate what they said were traffic ties-ups and congestion already caused by the Larz Anderson skating rink, the auto museum and the Park School.

Alexander Leventhal, who said he lives on Rockwood Street, was “concerned about our quality of life.”

“The plan is a good plan to have access on Avon Street,” he said. “Let’s get this moving forward.”

Blankenship said he was concerned too. “The developer has already committed to mitigation,” he said. “I’m concerned with how much more the development team can commit to.”

Michael Reich of Rockwood Street had one more commitment in mind. “The developers should take out an insurance policy to cover those who get in an accident on Avon Street,” he said.

Arisa Boit from Allandale Road called in and asked for another commitment. “I’m very concerned that development is disturbing wildlife. Deer, coyote, fox. We need a wildlife study.”

Coppinger closed the meeting by saying the comment period ends on Dec. 9 “and we read every one.”

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CITY of BOSTON



The new design is stepped back significantly from the first iteration in order to create more greenspace and public space, according to the developer.

COURTESY PHOTO

Allston reviews Skating Club development benefits

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) held an Impact advisory Group (IAG) meeting and a public hearing before that for the proposed project at 1234-1240 Soldiers Field Rd. in Allston, the former site of the Boston Skating Club.

The feedback was mostly positive about the changes in density and massing for the site, which were considerable. The proposed project will replace the skating rink still sited along Soldiers Field, as the skating club itself has since moved to a new site in Norwood. The developer is the Davis Companies but, according to Davis Vice President Jason Tilley, the company will hand over ownership of 20 percent of the proposed rental and condominium housing to non-profit housing companies The Community Builders (TCB) and the Allston Brighton Community Development Corporation (ABCDC).

Allston Civic Association President Tony D’Isidoro said during the recent IAG meeting that he was worried about the proposed community benefits and how they might be affected by the state’s proposal to enact a road diet – a reduction in lanes and narrowing of space to passively decrease speed on the road.

“Your slides did not represent the latest Department of Conservation and Recreation (DCR) thinking on Soldiers Field Road,” he said. “They’re going to pursue their policy goals independent of the city. That they communicate with the city, that they’re aware of what’s going on in Soldiers Field Road, but

they’re going to pursue their agenda independently.”

D’Isidoro said that this project as well as all the projects proposed for Soldiers Field Road and those in surrounding areas like Western Avenue would be affected by this road diet. He said DCR wants to make Soldiers Field Road an access point for the many parks along the Charles River and not a heavy commuter zone.

“So it doesn’t sound like DCR is rebuilding Soldiers Field Road to accommodate all the proposed development that’s coming down,” he said.

D’Isidoro said he was also concerned that the above-grade pedestrian crossing at Telford Street – which is proposed as a community benefit contribution from the project – is in jeopardy because of the road diet and would be replaced with an at-grade crossing.

Tilley said DCR is aware of their plans for the elevated crossing.

“So my understanding in conversations we’ve had with DCR is that they’ve requested the funding for the pedestrian bridge and there’s a combination of funding from Harvard and some money in a bond bill that was to be allocated to it and the real thing they needed from us is the land and specific design components that we want to put into that corner,” he said. “So I’ll go back to them and reconfirm that, but if in the future it will pivot to an at-grade crossing, it’s something from a design perspective that we accommodate here.”

Tilley said however that if it’s an at-grade crossing, they’d have to reevaluate their contribution to see what may have more impact for the community in the future.

The proposed project in-

cludes two housing buildings, each with rentals and condominium units. Tilley pointed out that the original proposal had a total of 665 units, and that they

Development

Continued on page 10

CAD Sues *continued from page 5*

stated in late 2020 that the project was an as-of-right project and did not require any zoning relief from the Boston Zoning Board of Appeals (ZBA), but then, “Suddenly, by, ‘refusal letter’ dated October 11, 2022, based on a review of the same plans ISD had last reviewed in late 2020, ISD revived two (2) of the zoning violations it had previously decided (in 2020) did not exist, and, for good measure, added two new zoning violations.”

The complaint states that because of community opposition and opposition from at least one member of the Boston City Council, ISD, the BPDA and the Boston Landmarks Commission “began misusing their various zoning powers to illegally thwart CAD’s project.”

Also, according to a parallel lawsuit against the Boston Landmarks Commission (BLC), CAD alleges that the BLC basically made up requirements on the spot and only after a lawsuit last year were allowed to submit their original alternatives to demolition. Those alternatives, which the BLC apparently disregarded – according to the complaint – included moving the 1911 Centre St. structure and performing a land swap with a municipal parking lot nearby.

CAD is looking for the lawsuit to clear a path to approval and permitting for the project, as well as just compensation for “the unusual (rule-breaking) character of the actions of the City, ISD, and BPDA amounts to a temporary taking of Plaintiffs Property through regulation.” The lawsuit is also looking for the city to pay CAD’s legal costs.

For the full complaint, go to: <https://bit.ly/3FJqMI7>.

NFD Cadets *continued from page 3*

Milton line downstream to the Walter Baker Dam in Dorchester.

“This past month, we did conduct several in-person and online workshops just trying to get a little closer to the community,” she said, noting there will be several community meetings next year to determine the community’s goals for utilizing this natural resource.

Burgo said the river is polluted with polychlorinated biphenyls, known as PCBs, and other chemicals including DDT used at the former factories and

the paper mill that lined the Neponset for several decades. After assessing the level of contamination, Burgo said that the EPA will decide the best remediation strategy.

She urged the community to provide information on areas they feel are the most hazardous and that could use cleanups, as well as riverfront amenities they would like to see.

While activities like boating are encouraged, Burgo advised against swimming and fishing. She said it will take “a few generations” before the pollution is

removed from the populations of fish and other wildlife.

As for humans, it will take several years before swimming is considered safe, she said. The cleanup process will be lengthy, and it will begin at the confluence of Mother Brook and work its way upstream to avoid recontamination.

Members also lamented that a Chittick School employee was struck by a car about two weeks ago at dismissal time. Member Barbara Gibbs encouraged improved signage as well as marking the school zone area directly on the pavement.

The next meeting will be held on Feb. 14 via Zoom at 6:30 p.m.



Virtual Public Meeting

2 Ford and 970 Saratoga St

January 4, 2023
6:00 PM - 7:30 PM

Project Proponent:
MG2

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 1/4/2022. Please request interpreting services no later than 5 days before the meeting date.

Meeting of the general public to review the proposed 2 Ford and 970 Saratoga St project in East Boston. Please note that this is a Public Meeting.

The meeting will begin with a 45-minute presentation of the project by the development team, followed by followed by 45-minutes of public Q&A.

Register Here: <https://bit.ly/2Ford970saratoga>

mail to: **Tyler Ross** (Project Manager)
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

phone: 617.918.4212
email: tyler.c.ross@boston.gov
website: www.bit.ly/2Ford-970Saratoga

Zoom Link: bit.ly/2Ford970saratoga

Toll Free: (833) 568 - 8864

Meeting ID: 161 876 4314



Close of Comment Period:
1/15/2023

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Teresa Polhemus, Executive Director/Secretary

Prayer to the Blessed Virgin *(Never known to fail!)*

Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this necessity. Oh Star of the Sea, help me and show me herein you are my mother. Oh Holy Mary, Mother of God, Queen of Heaven and Earth, I humbly beseech thee from the bottom of my heart to succor me in my necessity (make request). There are none that can withstand your power. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Mary, I place this cause in your hands (three times). Say this prayer for three consecutive days and then you must publish and it will be granted to you.
—V.C.

Miracle Prayer

Dear Heart of Jesus, in the past I have asked You for many favours. This time, I ask you this very special one (mention favour). Take it, dear Heart of Jesus, and place it within Your own broken heart where Your Father sees it. Then, in His merciful eyes, it will become Your favour, not mine. Amen. Say for three days, promise publication and favour will be granted.

—M.A.

FALCUCCI

Antonio, age 85, of Roslindale, passed away December 6, 2022, in the comfort of his home, surrounded by his loved ones. Antonio, known to everyone as Tony or "papa", was born on January 28, 1937 in Avellino, Italy. Papa was a devoted husband, father, grandfather, and brother. He treasured spending time with family at 1 o'clock every Sunday, enjoying his homemade red wine and nonna's pasta and "papa-balls". Papa and Maria, his wife of 59 years, traveled to Naples, Florida, where they spent each winter with lifelong friends in "Little Italy", fishing at Naples' Pier, and feeding ducks with his grandchildren. Papa is survived by his loving wife, Maria; 4 children, Fred and his wife Julie of Canton, MA, Rosemarie and her husband Anthony of Braintree, MA, Tommy and his wife Tricia, and Anthony and partner Erin of West Roxbury, MA; 8 grandchildren, Maria and her husband Brian, Nikki, Tony, Harrison, Annika,

Melissa, Filomania, Thomas; 4 great-grandchildren, Tucker "PichA³ⁿ" McLean, Nicholas, James, and Josephine; sister Evelyn Simmons of Revere, MA; and many nieces and nephews. Papa will be deeply missed by all that knew and loved him. Funeral from the Gormley Funeral Home, 2055 Centre St., WEST ROXBURY, MA. Interment at St. Michael's Cemetery, Roslindale, MA. In lieu of flowers, donations in Papa's memory may be made to Fragile X or FRAXA Research Foundation online at www.fraxa.org/donate or by mailing a check payable to "FRAXA" to FRAXA Research Foundation, 10 Prince Place, Ste. 203, Newburyport, MA 01950. For directions and guestbook, see gormleyfuneral.com. William J. Gormley Funeral Service 617-323-8600.

KING

Mary E., 76, Boston, died November 29, 2022, finally succumbing to her 18-year battle with

DEATHS

cancer. The oldest of six, she grew up in West Roxbury, attending Holy Name School and Girls' Latin School, and then moved to New York for college, graduating from Barnard College in 1968. In New York, she worked for CBS News and the Ford Foundation before moving back to Boston where she worked as a freelance writer. A 30-year resident of Back Bay, Mary started a career placing senior executives for non profits in 1994, first working for executive search firm Isaacson, Miller and then starting her own firm for which she closed a search a few months before she died. She is survived by four siblings, Patricia of San Anselmo, CA, Thomas of Arlington, VA, Michael of Lincoln, MA, and Eileen of Darien, CT, 8 nieces and nephews, and 4 grandnieces and nephews. A Memorial Service is planned for the spring. In lieu of flowers, donations in her memory may be made to Power of Flowers Project, PO Box 294, Tewksbury, MA 01876, www.pofproject.org Full obituary and tribute book at www.lawlerfuneralhome.com Lawler Funeral Home www.lawlerfuneralhome.com

NAZZARO

Lisa P. It is with the utmost sadness that we announce the passing of Lisa Phyliss Nazzaro,

62, beloved sister, aunt, friend, and colleague, on December 3. Lisa was born on June 10, 1960 to the late Orlando and Josephine (Picariello) Nazzaro and, for most of her life, lived in Roslindale. Lisa was devoted, thoughtful and generous to her family. She lived with and is survived by her sister, Regina; her beloved nephew, Gregory, his wife, Aria, and their children, Juliet and Benjamin, all of Roslindale; and her faithful dog, Ember. Also survived by her brothers, Stephen and his wife, Kristine, of Lowell and Peter and his wife, Mary, of NC. She was the nice auntie to 6 more nephews and their spouses, Nicholas and Alyssa of Dracut, Joseph and Beauty of CA, Matthew and Laura of NC, Brian and Lauren of Framingham, Christopher and JD of CO, and Timothy and Jennifer of CT; and the devoted great (in more ways than one) aunt of Eva, Olivia, Evan, Alexander, Brendan, Hannah, Juliet, Naya, Peter, Aidan, Natalia, Emma, Benjamin and Willa. Lisa's other love was the Boston sports teams, especially the Celtics. For the past 20 years, she was a season ticket holder and loved attending games, especially with Gregg. She also enjoyed our annual vacations in Dennis and our trips to Italy and France. Lisa's special place was the Arboretum. Year round, she took great pleasure taking walks there with her dogs and, later, with her cherished roommates, Juliet and Ben. Lisa was a graduate of Sacred Heart School, Girls Latin

Academy and the University of Massachusetts, Amherst. From a young age, Lisa believed in and advocated for social justice. While at UMass, she majored in Women's Studies and Labor Relations, causes to which she dedicated her life. She was a student activist, protesting at Seabrook and working for women's rights. While working at BU after graduation, Lisa became an activist leader in the District 65 organizing campaign. She then worked as a field representative and a supervisor for SEIU for several years and was a lead negotiator in important campaigns, including historical bargaining at the Boston Medical Center. As an organizer with the Greater Boston Interfaith Organization, she worked in the community to build important alliances across racial, class and religious lines. For the rest of her career, Lisa worked for the Mass Teachers Association. She served on many MTA committees including co-staffing the Ethnic Minority Affairs Committee. Lisa acted as a mentor to many and was always available to help her family, friends and colleagues. She was committed to making this world a better place for everyone. If desired, donations in Lisa's memory can be made to the Greater Boston Interfaith Organization (www.gbio.org). Service will be private.

SULLIVAN

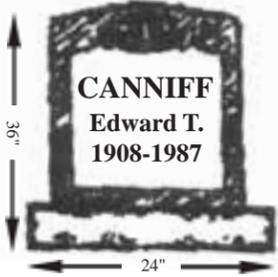


William F. of Dedham, more recently of Franklin, passed away on December 5, 2022, in his cozy log cabin, surrounded by his loving family. Beloved son of the late Edward and Mary (Murphy) Sullivan. Devoted father of Danielle Sullivan Douglas and her husband Michael of Worcester, William F. Sullivan Jr. of Franklin, and James Sullivan and his wife Sarah of Wrentham. Cherished grandfather of Ciaran, Conor, Catherine, and Lorelei Douglas, and James Dean Sullivan. Loving partner of the late Maureen Betters for 22 years. Former husband and longtime friend of Eileen M. Sullivan. Raised in Allston and Brighton, Bill was a master plumber and proud member of the Plumbers and Gasfitters UA Local #12, Boston. He treasured spending time with his kids and grandkids, enjoying meals, movies, and imparting his words of wisdom. Bill loved to go dancing with Maureen and spend hours reading on the beach and in his log cabin. Bill and his family are thankful for the excellent care he received at the Mass General Cancer Center over the last 12 years, particularly from his "angel" Erika Barrett, NP. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home 2000 Centre St. WEST ROXBURY. Interment at St. Joseph Cemetery, West Roxbury. In lieu of flowers, donations may be made in Bill's memory to the Animal Rescue League of Boston. <https://www.arlboston.org/>. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

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Civic Engagement *continued from page 1*

series, as parking is a concern across the city and can be a divisive topic between the generations. More and more people in Boston are going with only one car or none at all, according to the BPDA, and according to the Federal Highway Administration, vehicle registrations in Massachusetts have been stagnant, around 5 million since 2012 while the population has been steadily increasing (<https://bit.ly/3Y7jsxf>). And so the BPDA is actively lowering its parking requirements for Article 80 Large and Small Project review requirements, and Transit-Oriented Development has become one of the buzz words around many developments in the city.

Residents have in several neighborhoods vehemently opposed projects because they don't have enough parking. The BPDA has been lowering parking requirements across the city in what it says is an effort to reduce car traffic, as "transit-oriented developments" are placed to encourage use of public transportation. It also reduces costs for developers, as space in the city for open lots is limited and underground parking lot construction can run \$40,000 a space conservatively.

Developers in Allston, Brighton and across the city have been pushing for more density and fewer parking spaces. D'Isidoro said they've seen more young people supporting these types of projects with the intention of increasing supply, lessening demand and, hopefully, lowering prices and rents.

"Young people tend to be more supportive of density, especially if it results in more affordable housing," he said. "So they may advocate for taller buildings than other residents."

Varriale said she believes one of the answers to increasing affordability is to have housing variety. She said many younger people like her have to double or triple up with other residents in two- or three-bedroom units to be able to afford living space. And that takes space away from families look-

ing to move in the neighborhood.

Allston and Brighton have some of the lowest homeownership rates in the city and D'Isidoro and the ACA have been advocating for more family housing; both rentals for families to be able to establish themselves in the neighborhood and then homeownership so they can claim a stake in the neighborhood, so to speak.

"I think it's important to have different kinds of housing," Varriale said. "I don't know if those larger apartments end up being used for what everyone in the community thinks they're going to be. Like they think that families are going to move in there, but if a three-bedroom apartment in a brand new building is going to be \$5,000 a month – which isn't a ludicrous amount, that's what they're going for – the only people who are going to be able to afford that are going to be people with three different incomes or more, and that's going to be students with wealthy parents or people who work in wealthy industries and can afford that."

Bowser said the city should also be looking at how it manages affordable housing in the Inclusionary Development Policy (IDP). The IDP requires certain projects to include income-restricted housing units, but those incomes are based around the Area Median Income (AMI), and even "affordable" income-restricted units can be unobtainable for many in the city, as the AMI for Boston includes dozens of nearby municipalities and doesn't necessarily reflect the incomes of city residents.

"It's an equity issue really, I mean who as a city are we building for?" he said. "For me, we need to be building more affordable units, but also at deeper AMI. We should be building at 50 percent of the AMI, rather than 100 percent because I think the average AMI for the city and the region is like \$115,000."

Varriale said she wants the city to take a more holistic ap-

proach to housing, in that it's really part of a larger ecosystem, which can help reduce vehicle traffic as people don't have to rely on vehicles to meet their daily needs through mixed-use development.

"Because a healthy city is something where all the resources that people need are within a half-mile or mile of their place," she said. "Like we could build a ton of housing in a place like Oak Square but there's no food store in Oak Square. So people need to rely on their vehicles to go to the grocery store. So how do we build more mixed-use housing that gives people everything that they need within the neighborhood within a reasonable distance so they don't have to rely on their vehicles?"

D'Isidoro said that people who own and occupy their homes feel that they "require deeper rewards." Allston has a transient population, with students living in the area for a few years and then leaving because it may be too much money to say, he said.

"Those who have toughed it out over the years feel like they should have some additional consideration," he said.

But Bowser pointed out more people will be trying to move in, as Allston and Brighton is becoming an increasing presence for the biotech industry. And those workers, from lab techs to janitors, will want to live close to their work.

"It's really important for Allston Brighton because they're working on putting in an immense amount of new lab space, and that lab space is going to need a workforce and they're going to continue building," he said. "Then you have the new I-90 and other projects, and so Allston Brighton is going to be a rapidly-changing neighborhood. One thing I was saying in my campaign is that the neighborhood is going to change but we need to change in a way that leaves us in a good place where we're growing right and not just at the whim of the powers that be."



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Around the Neighborhood

CHRISTMAS CONCERTS

Friday December 16, 7:00pm St. Theresa of Avila, West Roxbury. Advent and Christmas concert presented by the parish choir Free and all are welcome. Handicapped accessible with ample parking.

OPERATION: SANTA PAWS'

North End Rehabilitation & Healthcare Center in Boston, where residents often benefit from animal-assisted therapy visits, has launched "Operation: Santa Paws" to collect

pet supplies and donate them to a local animal shelter. Through Dec. 20, the skilled nursing facility at 70 Fulton St., welcomes donated items such as blankets and bed sheets, dog and cat beds, towels and washcloths, unopened pet food/treats, pet toys, grooming supplies, collars and leashes, and food/water bowls. For more information, visit NorthEndRehab.com.

Conserve our resources. Recycle this newspaper.

Legals

Classifieds

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE SU22P2416EA

Estate of: **Virginia A. Clifford** Suffolk Division
24 New Chardon Street
Boston, MA 02114

Date of Death: **June 15, 2022**

To all persons interested in the above captioned estate, by Petition of **Petitioner Maureen Schultheis of North Granby, CT**
Petitioner Kathleen Mendola of Windsor, CT
a Will has been admitted to informal probate.
Maureen Schultheis of North Granby, CT
Kathleen Mendola of Windsor, CT
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: December 15, 2022

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE Docket No. SU22P24926EA

Estate of: **Zena E. Thomas** Suffolk Division
24 New Chardon Street
Boston, MA 02114

Date of Death: **05/28/2022**

To all persons interested in the above captioned estate, by Petition of **Petitioner Prince Pheenix A. Wade of Santa Monica, CA**
Prince Pheenix A. Wade of Santa Monica, CA
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: December 15, 2022

REAL ESTATE
Triple Decker in Roslindale 6, 1 bedroom apts, front and rear porches. Ideal investment or owner occupant. By owners \$2,200,000 617-327-2900

Development
continued from page 7

have reduced the unit count and massing of the buildings to 527 units total. The new proposal will have 93 condominium units and 434 rental units.

For the affordable units, there will be a total of 72, with 65 percent of those to be two- or three-bedroom units. The area median income (AMI) requirements for the units would range from 30 percent to 120 percent AMI, with a 60 percent average.

Residents said they were happy that the affordable units will be onsite and managed by the ABCDC. ABCDC Executive Director John Woods also reassured residents that the deed-restriction on the affordable units will be in perpetuity and enforced by the Internal Revenue Service (IRS).

“They’re the ones that brought down Al Capone, and you don’t mess with the IRS,” he said. “Everyone involved will be assessed on a yearly basis to make sure that we keep the level of affordability that is initiated at the beginning.”

In terms of massing, the proposal has shrunk by an overall density of 140,000 square feet, and reduced height on all buildings and increased setbacks on Soldiers Field Road, Telford Street and Western Avenue.

Almost all residents who spoke at the earlier public meeting said they were in favor of the changes. Resident Patricia Centola said she liked the proposal, but asked about how the changes would affect the shadows impinging on light hitting the Artesani Playground.

“I would love to make sure there are no shadows going across Soldiers Field Road to the Charles River Reservation Area,” she said.

Tilley said the Draft Project Environmental Impact Report (<https://bit.ly/3EsbzT>) has a full shadow study showing how the buildings’ shadows would impact the area.

“But by and large the reason we’ve massed the site the way we have and concentrated the height over a small area in the middle of the site is so that it limits the shadows impacts throughout the extent possible,” Tilley said. “We’re not into the Artesani Playground, the splash pad or the playground or any of that during any of its operating hours. We’ve been very intentional how we set this up.”

According to the DPIR Shadow Study, Artesani Park and Herter Park would be impacted by shadows in the morning during the Winter Solstice and the Autumnal Equinox with shadows going from 6:44 a.m. to 12:07 p.m. and 7:34 a.m. to 3:51 p.m. respectively. Smith Playground and Smith Field is anticipated to see new shadows during the Winter Solstice from 3:30 p.m. to 4:02 p.m.

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department

SUFFOLK Division

Docket No. SU22P2719PM

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:
Patricia Pelkus Synan
Of: **Jamaica Plain, MA**

RESPONDENT
(Person to be Protected/Minor)

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

Robert Abbot of Greenland, NH

in the above captioned matter alleging that **Patricia Pelkus Synan** is in need of a Conservator or other protective order and requesting that

Robert Abbot of Greenland, NH

(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 **01/04/2023**. 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
December 07, 2022
Felix D. Arroyo, Register of Probate

Boston Bulletin: 12/15/2022

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department

Docket No. SU22P2686GD

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

In the matter of: **Rita Baranova**
Of:

RESPONDENT
Alleged Incapacitated Person

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

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

Lutheran Home of Jamaica Plain, MA

In the above captioned matter alleging that Rita Baranova is in need of a Guardian and requesting that

Velma J. Brinson of Hyde Park, MA

(or some other suitable person) be appointed as Guardian to serve on the bond.

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

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 12/30/2022. 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
December 02, 2022
Felix D. Arroyo, Register of Probate

Hyde Park Bulletin: 12/15/2022

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET SU22P2733EA

Estate of: **Judith Ann Pais**
Also known as: **Judith A. Pais,**
Judith Pais

Date of Death: **09/01/2022**

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

To all interested persons:

A Petition for **Formal Probate of Will** has been filed by

Mark Ciavola of Austin, TX

requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:

Mark Ciavola of Austin, TX

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 date of **01/19/2023**. 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: December 08, 2022
Felix D. Arroyo, Register of Probate

Hyde Park Bulletin: 12/15/22

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU22P2711EA

Estate of: **Margaret E. Saunders**

Date of Death: **08/19/2022**

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

To all interested persons:

A Petition for **Formal Probate of Will** has been filed by

Margaret E. Szuplat of East Falmouth, MA and James K. Saunders of Bellevue, WA

requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:

Margaret E. Szuplat of East Falmouth, MA and James K. Saunders of Bellevue, WA

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 **01/17/2023**. 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)

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WITNESS, Hon. Brian J. Dunn,
First Justice of this Court
Date: December 06, 2022
Felix D. Arroyo, Register of Probate

West Roxbury/Roslindale Bulletin: 12/15/2022

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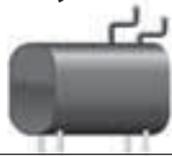


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