

# WEST ROXBURY ~ ROSLINDALE BULLETIN

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AUGUST 20, 2020



Representatives for the relatively new owner of the project said they still need more time to work with city agencies to obtain permits and approvals.

COURTESY PHOTO

## ZBA approves second 289 Walk Hill Extension

### 'Reluctantly' approves multi-unit housing in Aberdeen

**Jeff Sullivan**  
Staff Reporter

The Boston Zoning Board of Appeals (ZBA) voted unanimously last week to approve the second time extension on 289 Walk Hill St. in East Roslindale until June 16, 2021.

The development was approved more than three years ago by both the ZBA and the Boston Planning and Development Agency (BPDA), but has since been sold to a new owner, JBBM Realty Trust after the original developer, Charles Gill, said he could no longer make the project work

with his financing and construction costs.

The building will be three and four-stories tall with 106 rental units and 126 parking spaces. McDermott, Quilty & Miller attorney Nick Zozula represented the owners at the hearing, and said this would be the first extension under the current owner.

"We are in the process of finalizing and actively pursuing design review by the BPDA as a proviso of the ZBA approval, and also working on other final typical city agency sign offs, which have obviously been delayed with the ongoing COVID-19 crisis,"

he said. "We're asking for an additional extension of the zoning relief granted in order to obtain the project's building permit."

Zozula said they are not expecting major changes to the project.

"At least that's what we're being told by the developer," he said.

The Board also "reluctantly" approved a new nine-unit multi-family deed-restricted condo building at 56 Winship St. in the Aberdeen neighborhood of Brighton. The zoning violations in-

**Walk Hill**

Continued on page 6



Site of proposed Burnett St. garden and park.

PHOTO BY RICHARD HEATH

## SNA struggles with Burnett Street garden

**Richard Heath**  
Staff Reporter

The Stonybrook Neighborhood Association (SNA) met virtually on Aug. 11 and, after updates, discussed the progress of the Burnett St. community garden.

The community garden is part of the \$540,000 in various community benefits agreed to in 2014 by SSG Development when it sought public approval for the 82-unit The Vita (3521-3549 Washington St.), a four-story self storage building on McBride Street, and the 44-unit building named 45 on Burnett condominiums.

New members of the garden subcommittee have taken the lead and plans are in place, but one key prerequisite remains elusive: who will accept man-

agement responsibility, insurance, water bills and maintenance on behalf of SNA.

The huge three-acre development is essentially complete: sales at The Vita have been going on for a year (the average two bedroom condo is \$735,000) as well as at 45 Burnett after its Jan 9, 2019 open house.

The ground floor commercial spaces are all leased with anchor business Planet Fitness and includes The Cooperative Bank, Third Cliff Bakery (now undergoing build out), Future Dental and Beth Israel-Lahey Primary Care health center.

Several new residents of 45 Burnett have joined SNA including Leanne and Gopi Manchineella who have taken

**Stonybrook**

Continued on page 2

## BTU advocates for safer school reopening

**Ariane Komyati**  
Staff Reporter

For months, parents, teachers, students and school staff have questioned how schools will reopen safely due to the ongoing pandemic. With the start of the school year just a month away, Boston Public Schools (BPS) has not yet made a final decision regarding a safe reopening of their schools (as of the date of publication).

BPS has drafted reopening plans that include a hybrid

model of online and in-person learning for students. However, the Boston Teachers Union (BTU) believe the plans BPS have created are neither adequate nor safe for reopening.

"We call on BPS to plan for a fully remote opening to begin the school year and a phased-in return to any in-person learning only when all safety protocols are in place and verified," the BTU stated in Draft Two of their "Aspirations,

**Teachers' Union**

Continued on page 7



The Boston Teachers Union recently staged protests and an online streaming event to detail their problems with the current school plan to reopen.

COURTESY PHOTO



# Stonybrook

continued from page 1

on a leadership role for the garden.

Jon McCurdy of Rossmore Road announced that Bill Miceli, owner of Wentworth Auto repair on Stedman Street, had relocated to Norwood at the end of July.

This opens up the full lot for Helm Investments to begin construction of its approved three-story, 21-unit apartment house at 50 Stedman St.

In another matter, Jennifer Urhrane said she was “a little confused with the unusual decision” of the Zoning Board of Appeals (ZBA) to approve 10 Stonley Rd. on July 21.

“It was not what we were hoping,” she said. “They [the developers] did not make all the changes we asked for.”

Her concern was how the Boston Planning and Development Agency (BPDA) design review dictated by the ZBA, “would be enforced.”

Urhrane said the developers had contacted SNA to give an update,

“But they haven’t had the design review yet,” she said. “So I wrote back and said to do the design review and then get back to SNA.”

Paige Sparks, who lives on Brookley Rd., is the new SNA chair.

“I’m trying to get a written summary of the vote,” she said, “They [the ZBA] have 90 days

to submit the vote.”

Leanna Manchineella, who recently moved into 45 Burnett St., explained that the new garden design by Jamaica Plain landscape architect Ray Donetz is a 12,000-square foot rectangular lot between the self-storage building and 45 Burnett.

It will have 26 raised garden beds on the west end with a garden shed and water source. The park side will have 13 trees set around a semi circle with gravel paths and benches.

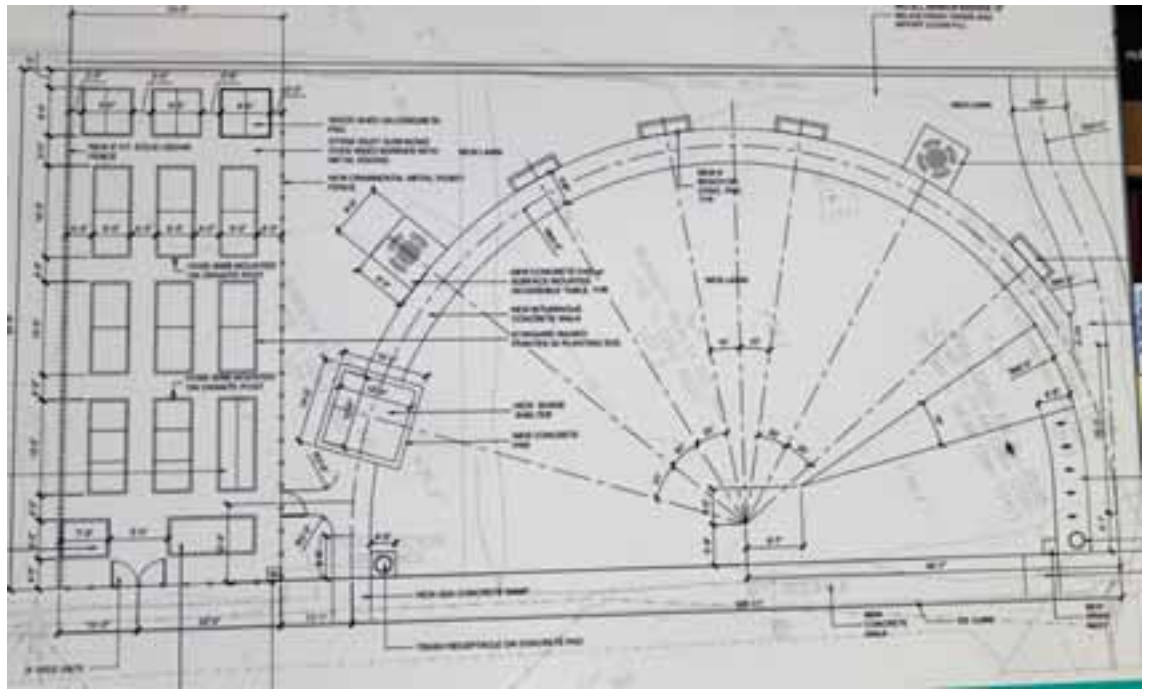
“It will be a garden and a park,” Manchineella said, “with a sunshade gazebo. There will also be an extension of the Southwest Corridor Park.”

MassDOT owns the land however, not SSG, and has promised a \$100,000 contribution to design and construct the extension.

SSG has committed \$80,000 for the design and construction of the garden park. Manchineella said that permits have been approved, contractors’ documents are out to bid, but the liability for the garden park has not been determined.

Rules and regulations and a wait list form for the gardens are under review by the SNA garden committee.

Manchineella explained that to determine liability they had to separate the garden from the park.



Plan of garden and park on Burnett Street by Ray Donetz as shown at the SNA virtual meeting.

COURTESY PHOTO

She said they are looking at a partnership either with the Parks Department or a non-profit. “We’d like to start construction in the fall, before winter, but we need to have a partnership,” Manchineella said.

Urhrane – who has been involved with planning the community garden for six years – said the garden lots are too small.

“There was \$10,000 dedicated to the garden. It was supposed to be the same size as the Minton Street community garden,” she said. “Now there’s this huge amount of grass. What happened to the gardens?”

Fred Vetterlein has also been involved for six years with establishing the community garden.

“Some commissioner re-

viewed the plans for the size of the park,” he said. “A lot of this has to do with Boston planning.”

In a message after the meeting, Vetterlein wrote that both the BPDA and the Boston Parks Department reviewed and approved the plans.

“The developer wanted a 30-foot-by-30-foot gazebo,” Vetterlein said at the meeting. “The issue [on the park side] is dirty soil. It’s better to have the garden on the far side.” Most of the community garden site is paved.

“We’re looking at the parcel priority plan of the Boston Parks Dept.,” he said. “We tried four times to get the Trustees of Reservations but they’re not interested in any more gardens. They

own the Minton St. garden.”

“The city program is just starting,” Vetterlein said. “We’re trying to get city councilors and state reps to support this.”

“I’m very optimistic. The new [park] commissioner seems like a nice guy.”

Vetterlein said that SSG Director of Marketing David Williams is “pretty satisfied.”

Williams has been involved with the community garden for six years too.

“He’s ready to bail out of this and leave,” Vetterlein said.

SSG promised SNA a community room that it built out for \$80,000; the corner space in the storage building on Burnett St. remains empty until SNA finds a tenant.



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The plan for Hyde Park's Rogers Middle School includes several landscaping amenities as well as community space for all community members.

COURTESY PHOTO

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Due to an abundance of caution, we have decided to cancel the information meeting. To replace the informational meetings, we have created a presentation that includes information about the property, the application process, preferences, the lottery, and what happens after the lottery. For a copy of the presentation, please visit: [www.FieldstoneWayLottery.com](http://www.FieldstoneWayLottery.com)

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# BPDA approves HP, West Roxbury and Allston projects

**Jeff Sullivan**  
Staff Reporter

The Boston Planning and Development Agency (BPDA) held its monthly Board Meeting last week on Aug. 13.

The Board approved unanimously the proposed project at the William Barton Rogers Middle School in Hyde Park. The plan calls for a \$35 million renovation to the building to convert it from a school into 75 senior housing units, along with community spaces and a permanent home for

the Massachusetts 54th Regiment Company A.

BPDA Deputy Director for Community Development Dana Whiteside said the project will create 235 construction jobs and a total of 10,000 square feet of community space. The project was the product of the Department of Neighborhood Development's (DND) process to develop what the city had deemed "surplus land." Pennrose Development, headed by Charles Adams, along with LGBTQ Housing Inc. won the eventual contract to develop

the site against three other development proposals. The idea behind this renovation is to create an LGBTQ-friendly space, with community spaces dedicated to advancing LGBTQ community members as well as giving a welcoming space for those in that community.

Adams said Pennrose is excited to develop this property in the Hyde Park community.

"We're really excited about Hyde Park because of all the cul-

**BPDA**

*Continued on page 9*



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# “Bless me, Mother, for I have sinned”

People of a certain age may recognize the title from the opening prayer of a penitent within a darkened confessional, but they probably are quick to say that the word “Mother” is inaccurate in addressing a priest — it should be “Father.” But in this case I am addressing Mother Earth, as a number of indigenous peoples used to and still do refer to our frail planet so tenderly and compassionately. In any case I am full of remorse. You see, I returned from a two-week Cape Cod rental and there was not the slightest bit of recycling available. Cardboard, paper, glass, aluminum, tin cans, hard plastic, and plastic bags all had to be thrown into the same trash container, to be ultimately trucked to a transfer station, and then to a landfill. The feeling of guilt is not insignificant. You would think that with a newly imposed, whopping 12.5% tax on Outer Cape rentals and lodgings (a slightly smaller percent for the Lower Cape) proper recycling could be mandated and instituted.

The only recyclable items not heaved into the trash were nickel-deposit bottles and cans: there was money to be had, and, almost as importantly, I harbor somewhat of a vendetta against the bottling and canning industry because of their lobbying to prevent any deposits on water bottles and other plastic containers as well as their just-as-efficient lobbying to thwart the current five-cent deposits on beverage containers from being elevated to a dime or higher.



My Kind of Town/  
Joe Galeota

If there is any joy to returning to Boston, it's that so much recycling is available to its citizenry. If only all of us abided by it, especially the admonition not to put plastic bags in the blue bins, which ultimately gum up the machinery. Ah, to meet more people like spry senior citizen Sheila Fay who treks up to a grocery store with her plastic bag jammed full of other plastic bags to place it in a special plastic bag recycling bin: you know she's thinking of future generations.

*[Clarification: A few weeks ago I wrote about the demise of the National Seashore's Coast Guard Beach in Eastham; I was somewhat wrong, as the National Park Service seemed to prioritize human needs over those of the long-protected piper plovers by finding a way to create a new path for avid beachgoers across the fragile dunes to the water.]*

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## Legals

Commonwealth of Massachusetts  
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INFORMAL PROBATE  
PUBLICATION NOTICE

DOCKET No. SU20P1366EA  
Suffolk Division

Estate of: Warren Hatch Maxfield  
Also Known As: Warren Maxfield  
Date of Death: June 24, 2020

To all persons interested in the above-captioned estate, by Petition of

Petitioner: **Richard Maxfield of Van Nuys, CA**

A Will has been admitted to informal probate

**Richard Maxfield of Van Nuys, 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.

Boston Bulletin: 08/20/2020

# SHEILA NEEDS DIET OF CARDS

In June 1967, the Record American read, “Sheila Needs Diet of Cards”. Fifty-three years later, the same headline holds true.

In the summer of 1967, Sheila O'Connor, a member of the St. Theresa's Color Guard in West Roxbury, suffered from severe headaches and was sidelined. On June 24, 1967, the Record American published an article in its Drumbeat section asking readers to send Sheila words of encouragement. The outpouring of love and kindness during such a challenging time was truly amazing. One individual continued writing to Sheila until 1990. Jake Lawless, a police captain from Belfast, Maine, sent cards almost daily. Lawless covered current events and shared personal stories such as his son going off to college. He and his wife eventually met Sheila and our family in Boston.

On July 20, 1970, Sheila had the first of two brain surgeries. It was a long convalescence after the surgery that included physical, occupational and speech therapy. Her brain surgery was on the left side and as a result, her right side was paralyzed. Sheila was right-handed and never regained any movement in her right arm. She slowly regained her speech and her ability to walk with a brace.

Sheila has taught her siblings and family many things, but most importantly strength and patience. She learned to do everything with her left hand, including painting, which was a hobby prior to surgery as she attended the MFA for art classes. She also showed us, before Velcro was popular as a shoe fastener, that



Sheila O'Connor

she could tie her shoes with one hand. Sheila's resilience never ceases to amaze us. The love and support from her family was paramount as the idea was to not live life as though she was handicapped.

Fast forward fifty years and we find ourselves in the middle of a pandemic. Sheila has recently overcome COVID-19 as well as a broken wrist, which resulted in surgery on her left arm.

Sheila resides at the Deutches Altenheim German Center, 2222 Centre Street,

West Roxbury, MA 02132. In honor of Sheila's toughness, we are naming her birthday, August 25th, SHEILA STRONG Day.

Given the safety precautions in place at all long-term facilities by the Massachusetts Department of Health and Human services, Sheila has not left the German Center since mid-March other than for wrist surgery in April. Before the pandemic, Sheila enjoyed daily visits from her siblings. Like other German Home residents, Sheila is now limited to one visit per week for thirty minutes with a maximum of two family members. If you have time, please send Sheila a greeting card, birthday card or any type of card to help lift up her spirits.

We are in awe of our sister who has maintained strength, patience and resiliency. Our heartfelt thanks to those who take time to acknowledge Sheila!

Phil, Susan, Julie and Mary Beth

#SHEILASTRONG



# Council discusses public housing increase

Jeff Sullivan  
Staff Reporter

District 8 City Councilor Kenzie Bok introduced a hearing order at a Boston City Council meeting on July 27 that would help the city increase its public housing assets.

Bok said that the city has a unique opportunity to add more than 2,400 public housing units that would immediately be entitled to federal operating subsidies.

Bok stated that more than 50,000 families are on the wait list for a Boston Housing Authority (BHA) public housing unit, which she said demonstrated the ever-increasing need for such housing.

“Public housing really represents and has represented from the start, in concept, a

commitment for housing for all, but that's a commitment that our society all too often has backed away from,” she said. “We in Boston still house about 5 percent of our city in public housing, and really in particular, a huge portion of our residents of our city who are able to stay here who are low-income families, low-income seniors, people with disabilities; there are a lot of folks who have always called Boston home and who have built up our neighborhoods and made the city what it is, and public housing becomes the one way for them to stay here.”

Bok said the rent structure of public housing allows the city to house these kinds of residents, in that it is stabilized and not subject to market forces or the area median income (AMI),

which is the common metric that the Inclusionary Development Policy (IDP) uses to determine income-restricted housing for new development projects. Public housing rents are determined by the city, at least when it is under the purview of the BHA, and gives residents more breathing room for rent, especially, Bok said, in situations like the current COVID-19 crisis, which is expected to cause an eviction/foreclosure tidal wave later this year.

“If you experience a job loss or an illness that causes you to lose your income, in public housing, as with Section 8 vouchers, your rent is adjusted to reflect that change in in-

Public Housing  
Continued on page 10



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- ✔ advocate for housing and homeownership opportunities for everyone.
- ✔ be a champion for education so that all of our students are prepared for college, career and life.
- ✔ work with you on neighborhood issues so your problems get solved.
- ✔ be a leader in helping to address the opioid crisis.
- ✔ promote a vibrant business district that supports small business, arts & culture, restaurants and reliable transportation options.

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**Prayer to the Blessed Virgin**  
*(Never known to fail!)*  
 Oh, most beautiful flower of Mt. Carmel, fruitful vine, splendor of Heaven, Blessed Mother of the Son of God, Immaculate Virgin, assist me in this necessity. Oh Star of the Sea, help me and show me herein you are my mother. Oh Holy Mary, Mother of God, Queen of Heaven and Earth, I humbly beseech thee from the bottom of my heart to succor me in my necessity (make request). There are none that can withstand your power. Oh Mary, conceived without sin, pray for us who have recourse to thee (three times). Holy Mary, I place this cause in your hands (three times). Say this prayer for three consecutive days and then you must publish and it will be granted to you.  
 —M.P.

# Walk Hill *continued from page 1*

clude multi-family is a forbidden use, insufficient additional lot area per unit, excessive floor-to-area ratio (1.3 proposed and .8 required), and insufficient rear yard and side yard set back.

Drago & Toscano attorney Jeff Drago represented the project, owned by Kenwood Builders.

“We’re proposing to raze the existing building and replace it with a nine-unit building with 16 parking spaces on the interior of the building and the exterior of the building,” Drago said.

The zoning calls for a two-family building no larger than 5,000 square feet, and the building proposed has 9,000 square feet. Though Drago said the area would allow for two units at the site, there are several large buildings in the area already. ZBA Chair Christine Araujo pointed out that they could reasonably get away with three units there under the lot area requirements, and that they have basically tripled that.

“We have a number of buildings around us that are four-story and three-story, there’s town homes directly across the street, a condo complex, and we have the largest lot in the immediate area at almost 10,000 square feet,” he said. “Our basement plans – our parking comes in on a 10-foot curb cut and goes down the ramp to the back of the property.”

Drago said they worked for about a year on the process and worked on several zoning violations at the community’s request. Araujo said she wasn’t impressed.

“I just feel terrible today because it looks like this is a two-family neighborhood and all of a sudden we’re seeing, like we saw in East Boston, nine units being plopped into what is generally a two-family neighborhood,” she said. “It feels like it’s all just parking and built out to the max. And there are a whole bunch of violations. This is a big project and I’m not sure there’s been enough of an argument why this should be built.”

Drago pointed out several three-family buildings around the site.

“That may be true but it doesn’t mean that these builders can just come in and do lot line to lot line and max out with no real open space,” she said.

Araujo asked member Mark Erlich how the plans looked.

“There must be a course being taught at our technical colleges these days about how to design nine-unit projects that don’t trigger the affordable housing requirement,” he said. “I don’t even know how many nine-unit projects we’ve had today, but it’s a nice design.”

Erlich was referencing the city’s Inclusionary Development Policy that would require 13 percent of a new building’s units to be sold at reduced, affordable prices based on a percentage of the area median income. Erlich was also referencing the high number of nine-unit proposals detailed at the six-and-a-half-hour meeting.

Drago tried to point out that they reduced the unit count to appease neighbors, but Araujo cut him off.

“Jeff, do not go there,” she said. “I keep reminding you, I don’t care if you propose something and came down. We are looking at this from the base of the zoning – and this goes out to every single attorney and architect out there – we are looking at base zoning and how you deal with the base zoning.”


Mayor’s Office of Neighborhood Services Allston Brighton Representative Conor Newman, as well as Brighton Allston Improvement Association representative Annabelle Gomes, said they were in support of the project.

“We had issues with the density of the project,” Gomes said. “We negotiated with them to make sure that the condos are deed-restricted for homeowner units only and they agreed to do so, and so we voted to support it.”

ZBA Secretary Mark Fortune added there was one letter of support and one letter of opposition to the project. District 9 City Councilor Liz Breadon’s representative, as well as At-Large City councilor Annissa Essaibi-George’s office said they were opposed to the project.

Erlich made a motion to approve, albeit reluctantly. The vote went 4-1 with Araujo in opposition.

“I will go on record supporting the abutters in opposition to this project, because this project is taking a two-family and building a nine-family and essentially tarring over the lot end to end,” Araujo said.



## Virtual Meeting

# Western Avenue Corridor Study & Rezoning

**Wednesday, August 26**  
6:00 PM - 7:30 PM

**Zoom Registration**  
[bit.ly/westernaveaug26](https://bit.ly/westernaveaug26)

**Event Description**  
Please join us virtually as we share the development prototypes for various land uses and discuss how the urban design framework shared at the last meeting on August 12 will be used to test parcels and create land use scenarios. The meeting will consist of a presentation with a Q&A and discussion after.

For more information please visit : [bit.ly/westerncorridor](https://bit.ly/westerncorridor)

**Contact:**  
Gerald Autler  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor Boston, MA 02201  
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# Teachers' Union *continued from page 1*

Proposals and Priorities of the Boston Teachers Union for a Safe Restart.”

“As a society, we’ve prioritized opening bars and casinos rather than getting the virus under control, and it’s left us in this position. Community transmission of COVID-19 is on the rise again in Massachusetts. The effective reproduction rate has risen to 1.08 not far from 1.25 that prompted the Governor to shut down the Commonwealth in March,” the BTU’s proposal states.

The BTU joins the American Federation of Teachers (AFT) Massachusetts (their state affiliate) and Massachusetts Teachers Association (MTA) members across the state to say they will not return to unsafe school buildings until districts and the state can meet necessary criteria, which includes: transmission of COVID-19 being under control in the region, public health infrastructure to support effective disease testing/ tracing in schools, staff who are at high risk or live with someone who is high risk have access to remote work assignments, and making in-person teaching a voluntary choice. The plan also calls for funding for six-foot physical distancing, face coverings, adequate PPE, access to 100-degree water and soap, resources to sanitize

buildings and transportation, and adequate spaces for nurses to isolate potentially infected students.

The BTU will advocate with BPS Superintendent Brenda Cassellius, the Boston School Committee and Boston Mayor Marty Walsh that Boston Public Schools will submit an application to DESE to waive the 180-day requirement, gaining additional days of professional development for staff prior to the start of instruction on September 24, 2020,” the BTU stated. “We call on BPS to plan for a fully remote opening to begin the school year and a phased-in return to any in-person learning only when all safety protocols are in place and verified.”

The current BPS reopening plans have no limit on the number of students in a classroom, while the BTU proposes having no more than 10 students in an in-person classroom. The BPS plan also requires all students to take the MCAS assessments in spring 2021, while the BTU is calling for a “MCAS Moratorium.” The BPS plan does not specify Public Health Metrics regarding reopening.

The BTU had a “Week of Action” from Aug. 10 to Aug. 13 to advocate for safe school reopenings. On Monday, Aug.

10, the BTU shared infographics on their social media to help spread information and awareness of their plan. On Tuesday, BTU members urged parents to call Mayor Walsh and School Committee Chairman Michael Loconto in support of the BTU’s proposal. On Thursday, Aug. 13, educators from the (BTU) rallied to advocate for a safe restart of the Boston Public Schools. A small delegation delivered the BTU’s proposal for a safe school restart outside Boston’s City Hall following a car caravan. At noon, educators staged a car caravan at the Madison Park Technical Vocational High School parking lot and culminated with a rally at Boston City Hall. Nearly 300 teachers, parents, students and community members gathered for the rally in Boston to say no to BPS’ “hopscotch plan.”

On Aug. 13, the BTU broadcasted a livestream of their “Safe Restart Caravan.” The livestream included Caity Snyder, an American Sign Language (ASL) interpreter.

“When we say take it to the streets, we mean literally,” stated Melanie Allen, a mother and teacher at the Rafael Hernandez K-8 Elementary School in Roxbury. “But safely - which is why it is a caravan in cars.”

Many teachers joined in to discuss the BTU’s safe reopening plan during the four-hour livestream. Cecil Carey, a BTU member and BPS history teacher, was one of the first members to join the livestream.

“We are coming together as educators and community members to push for the planning, funding and safety measures needed to safely start the school year. The reality is our school buildings right now are simply not safe,” Carey stated. “We have windowless classrooms, we don’t have enough PPE, we have students and staff who rely on the team to get to school. And while teachers, students and families have been advocating for the mayor and superintendent to do what’s right for months - we felt that it was time to make our voice heard maybe a little

bit more loudly.”

“Look, we understand the challenges that come with remote. It’s harder to build relationships. It can magnify race- and income-based inequality. And listen, we all get zoomed out after a while, we understand that there are challenges with remote learning. But here’s the thing. First, we want to return to school. Teachers want to return to school. We miss our kids. We’re not asking for a vacation here. But we can only return to in-person late learning once it’s safe for everyone. It needs to be safe for students. It needs to be safe for staff. And it needs to be safe to the families that they go home to,” he added. For more information about the BTU’s proposed reopening plan, visit [btu.org](http://btu.org) or visit their Facebook page at [facebook.com/bostonteachersunion](https://www.facebook.com/bostonteachersunion).



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## Deaths

### BENSON

Evon Davidson Benson, 88, passed away on August 13, 2020 of natural causes at her home in West Roxbury, MA. She was born in Atlanta, Georgia on March 13, 1932, the only child of Archie Donald Davidson and Annie Rae Burdette Davidson. As a child, her family relocated frequently; she attended a different school every year until high school, as she followed her father's career in the baking industry around the Midwest. They returned to Atlanta, GA where she graduated from Bass High School. After receiving her B.S. in education from the University of Texas in Austin, she returned to Atlanta, where she took a teaching position in first grade at Ed S. Cook Elementary School, motivated by the idea that she could contribute to the under served community of children and families living in a public housing area in downtown Atlanta. Evon went on to have a long and distinguished career as an educator. She was a classroom teacher in the Atlanta and DeKalb County School Systems for 21 years. Later, after earning her M.Ed and Ed.S. graduate degrees from Georgia State University, she became a Reading Specialist and Supervisor in DeKalb County, tutoring and designing curricula for elementary school children with reading difficulties for 17 years. She earned many professional awards and accolades, culminating in being chosen Georgia Reading Educator of the Year by the Metropolitan Atlanta Council for the International Reading Association in 1982. She was inducted into The Georgia Reading Hall of Fame in 1991. After retiring in 1989, Evon enjoyed worldwide travel, and remained active in many volunteer capacities, including as a reading instruction volunteer at her church (Mountain Park UMC in Stone Mountain), and as a proud volunteer at the 1996 Summer Olympics in Atlanta. She relocated to Boston in 2006 to be closer to her family. She became a popular and beloved part of the community at her new residence, Sophia Snow Place, and remained an active volunteer both at her new faith home, Stratford Street Church in West Roxbury, and their community food pantry, Rose's Bounty. Evon is survived by her two sons, Don Benson and his wife Christine of Brooklyn, NY, and John Benson

and his wife Kay of West Roxbury, MA. She was a doting and loving grandmother to her four grandchildren, Olivia, Emily, John and Hannah. Hannah, who came into the family through adoption from China, adoringly knew her as Nai-Nai, a version of the Chinese term for paternal grandmother. She is also survived by her cousins, Janet Brookins of Henrico, VA and Donna Petrie of Aurora, CO. Funeral from the Folsom Funeral Home, 63 Belgrade Ave., ROSLINDALE. Interment will be in Atlanta, Georgia. In lieu of flowers, please make a donation to Rose's Bounty Pantry, c/o the Stratford St. United Church, 77 Stratford St., West Roxbury, MA 02132, or the Make-A-Wish Foundation, 133 Federal St., 2nd Floor, Boston, MA 02110. Folsom Funeral Home [www.folsomfuneral.com](http://www.folsomfuneral.com)

### BUNUAN



Pablo S. Longtime resident of West Roxbury, passed away August 13, 2020. Beloved husband of Virginia (Santos) Bunuan. Devoted father of Jocelyn O'Keefe and her husband Paul of Marshfield, Joyce Merz and her husband Jon of Medfield, and Joanne Biag and her husband Jonathan of Oak Park, IL. Loving grandfather of Kiley O'Keefe, Jack and Will Merz, and Allyn, Dean, and Dylan Biag. Brother of Josefina Bunuan, Ignacia Bunuan, Lino Bunuan, Ofelia Mangubat, Oro Gomez, and Dora Arroyo. Also survived by several nieces and nephews. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home. Interment private. In lieu of flowers donations may be made in Pablo's memory to the American Cancer Society 3 Speen St, Framingham, MA 01701. Arrangements by P.E. Murray - F.J.

Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

### HADDAD

Marion (Sabbag) of Natick, August 12, 2020. Dear and devoted wife of 65 years of the late Mitchell Haddad. Loving mother of John Haddad and his wife Elaine of Medway, Mitchell Haddad, Jr. and his wife Patricia of Natick, Linda O'Hara and her husband Michael of Bellingham and Daniel Haddad and his wife Robin of Bellingham. Beloved grandmother, "Tata," of 12 grandchildren and "Tata Mae" of 5 great-grandchildren. Dear sister of the late Elias "Louie," Russell, Antoon, and Fred Sabbag. Sister-in-law of Marjorie Haddad, Evelyn Sabbag, Vivien Sabbag, Linda Sabbag, and the late Rose Sabbag. Also survived by many loving nieces and nephews. Funeral from the Kfoury Keefe Funeral Home, 8 Spring St., WEST ROXBURY. A private Funeral Service was held followed by Graveside Funeral Prayers at Dell Park Cemetery, 163 Pond St., Natick. In lieu of flowers, contributions in Marion's memory may be made to the Church of St. John of Damascus, [stjohnd.org](http://stjohnd.org) Obituary and guestbook at [www.KfouryFuneral.com](http://www.KfouryFuneral.com) Kfoury Keefe Funeral Home West Roxbury 617-325-3600.

### KEANE

Joseph F. of Hyde Park, passed peacefully on August 15th at the age of 82. Beloved husband of Lois A. (Ryan). Devoted cousin of Joanne O'Halloran of Medfield and her daughter Suzanne. Also survived by many other relatives and friends. Funeral from the Carroll-Thomas Funeral Home, 22 Oak St., HYDE PARK. Interment at St. Joseph Cemetery, West Roxbury. For online guestbook, please visit [www.thomasfuneralhomes.com](http://www.thomasfuneralhomes.com)

### KLEIN

Rev. Dr. J. Theodore of West Roxbury, MA, passed away on August 8. Born in Abington, PA, he was the cherished son of the late Harald Immanuel and Ruth Powell Klein. Beloved husband of 52 years of Mary Kay (McKeon) Klein. Loving father of John Klein and his wife

### Deaths

Continued on page 9

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### Prayer to the Blessed Virgin

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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.

—S.G.H.



**BPDA** *continued from page 3*

tural amenities, the great retail that's there, the great entertainment that's all down the main street. We're very excited about all the aspects Hyde Park has to offer this development," he said. "Even more importantly, in particular with what we're trying to accomplish here, is the fact that Hyde Park as a community has been at the forefront of incredible achievements in the history of this country. With the Grimke sisters, the 54th Regiment, there's a lot of unique history about this area we are very excited about and trying to celebrate with this building."

Adams said the goal is to create a welcoming mixed-income senior housing community. He said many of the units would be income-restricted between 30 percent and 100 percent of the area median income (AMI) as established by the city's Inclusionary Development Policy (IDP).

BPDA Board Treasurer Carol Downs said she was excited to support the project.

"I live directly across from the old Roslindale High School, which was turned into senior housing, back when I don't know when, but it really adds a great vibrancy and element to our neighborhood that is just really special and this is a fantastic project and I'm very happy to support it," she said.

The Board voted unanimously to approve the project.

The Board also voted to approve what is called a Demonstration Project Plan for 0 Rivermoor St. in West Roxbury, which would essentially transfer the property to the City of Boston as conservation land, as an extension of the nearby Urban Wild.

BPDA Senior Manager for Disposition Services Reay Pannesi said the parcel is about 51,000 square feet and consists of sloping land covered with brush and trees. She said the property is a vacant wetland on the Charles River near the Dedham border.

"The land is unbuildable and is zoned as open space in the Charles River Embankment Protection Subdistrict," she said. "It is also located in a FEMA flood zone. The BPDA acquired this parcel in a landswap in June of 2005, and since that time has maintained the parcel in its natural state to conform to the condition of the surrounding environment. The Boston Conservation Commission, in conjunction with the Boston Parks and Recreation Department has requested to acquire, restore and maintain this property as an extension of the Rivermoor Urban Wild for conservation purposes."

Pannesi said the BPDA would receive a 'nominal consideration' for the transfer.

The Board voted unanimously to approve the project.

The Board also approved 166 units in two buildings at 449 Cambridge St. in Allston. The proponent, Anchorline Partners, was represented by David Wamester, and is planning on having 2,400 square feet of retail/restaurant space, 80 accessory parking spaces and 28 affordable units (4 percent more than the required 13 percent).

Drago said the proponent would also donate \$1 million to the Allston Brighton Community Development Corporation, \$50,000 to the Allston Brighton Main Street Small Business COVID Relief Fund, and would work with the Boston Transportation Department to develop traffic improvements coordinated with other area projects.

Residents at a February BPDA meeting said at the time they were generally supportive, but wanted more homeownership in the building. Wamester said they have worked with the neighborhood and elected officials to make the project come together.

"We firmly believe that this site is an excellent opportunity to create new housing, in that it's current state as an auto body repair shop and a tow yard, we are not displacing any existing residents or removing any important neighborhood assets," he said.

The Board unanimously approved the project.

**Deaths** *continued from page 8*

Myriah of Salem, MA, Kevin Klein and his wife Heather Greer Klein of Durham, NC, and the late Karen McNulty. Beloved grandfather of Willow, Rowan and Linden Klein. Survived by his sister Margaret Klein Deacon and her husband Jonathan, and many sisters and brothers-in-law, nieces and nephews, friends and colleagues. He was predeceased by his brothers David and Joseph Klein and his sister Marilyn Klein Stumm. Ted graduated from the Academy of the New Church College (BA), Temple University (MEd in Education), and Boston University (MA and PhD in Philosophy). He was ordained by the Swedenborgian Church in 1984 and faithfully lived a life committed to that ministry for 36 years. A dedicated teacher, he served as a faculty member at Urbana University, Swedenborg School of Religion and UMass Boston. Devoted to social justice and caring for others, he authored a book on service that has touched many peoples' lives. The ethics of care was clearly at the center of his philosophical focus and he was working on a book on that topic. He wasn't able to complete it, but he had communicated his ideas to many of his colleagues and students. One of his colleagues at UMass Boston commented, "He was a great teacher. I can't remember a single time that his name came up when I was talking with a student that the student did not say how much she or he liked and appreciated

Ted, and what an excellent teacher he was. He really cared about his students, and projected that sense of caring very clearly." Ted was a kind and gentle man with a shining soul. He approached life with great insight and joyful humor. He was a blessing to us all. A Memorial Service will be held at the Church of the New Jerusalem/Church on the Hill in Boston at a later date. There will be a virtual Memorial in the near future. Check the website at Lawler and Crosby Funeral Home in WEST ROXBURY for more details. In lieu of flowers, donations in Ted's memory may be made to Friends of the Blue Hills, PO Box 416, Milton, MA 02186. [www.lawlerfuneralhome.com](http://www.lawlerfuneralhome.com)

**PAPADOPOULOS**

Nikolas L. Age 25 of Roslindale, August 14, 2020. Beloved husband of Caitlyn (McQuaid) Papadopoulos. Loving son of Dean Papadopoulos and Meredith Casey. Devoted grandson of Leo Casey and the late Marie Casey and Angeliki Papadopoulos and the late Konstantinos Papadopoulos. Brother of Bobby Williams and Christina Papadopoulos. Also survived by many aunts, uncles, cousins and friends. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment Private. In lieu of flowers, donations may be made in his name to St. Jude Children's Research Hospital,

[www.stjude.org](http://www.stjude.org). Nikolas was deeply loved and adored by everyone who knew him. For directions and guestbook, [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Service 617-323-8600.

**PEZNOLA**

Shirley A. (Gioiosa) of West Roxbury, passed away peacefully surrounded by her family on August 13, 2020. Beloved wife of the late Donald R. Peznola and the late William F. Mahoney, Jr. Loving mother of Catherine E. Woods and her husband Robert of Wilmington, Theresa J. Peznola of North Reading, Christine A. Krisko and her husband Paul of Danvers and the late William F. Mahoney, III. Devoted Nana of Ryan, Kimberly, Daniel, Amelia and Anna. Sister of Jean DiSanto of Canton, Beverly Jeanette of Readville, and the late Irene Casciano. Also survived by many nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment Knollwood Memorial Park. For directions and guestbook, [www.gormleyfuneral.com](http://www.gormleyfuneral.com) William J. Gormley Funeral Service 617-323-8600.

**SITTIG**

Robert J. "Gomer", February 3, 1953 - May 3, 2020. A Memorial Mass was held on Monday, August 17, 2020 at Holy Name Church in West Roxbury, MA.

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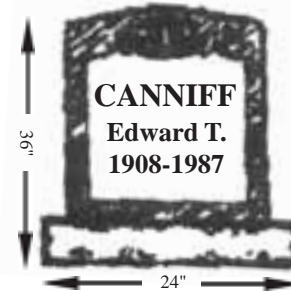


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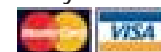
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# Public Housing *continued from page 4*

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

SUFFOLK Division **Docket No. SU20C0188CA**

**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:** Michael Thomas Harter  
A Petition to Change Name of Adult has been filed by  
**Michael Thomas Harter of Hyde Park, MA**  
requesting that the court enter a Decree changing their name to:  
**Valerie Crystal Winters**

**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 **09/02/2020**. 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: August 12, 2020  
Felix D. Arroyo, Register of Probate *Hyde Park Bulletin: 08/20/2020*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**INFORMAL PROBATE PUBLICATION NOTICE** **DOCKET No. SU19P2698EA**

**Estate of: Bartlomiej E. Natoniewski** **Suffolk Division**  
**Also Known As: Bart E. Natoniewski**  
**Date of Death: September 19, 2019**

To all persons interested in the above-captioned estate, by Petition of  
Petitioner: **Barbara Kos of Holyoke, MA**  
A Will has been admitted to informal probate  
**Barbara Kos of Holyoke, MA**  
has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

*Boston Bulletin: 08/20/2020*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR ALLOWANCE OF ACCOUNT** **DOCKET No. SU07P0191EPI**

**In the matter of: Max Shulrif** **Suffolk Probate and Family Court**  
**24 New Chardon Street**  
**Boston, MA. 02114**  
**617-788-8300**

**Date of Death: 12/25/2006**

To all interested persons:  
A Petition has been filed by:  
Requesting the allowance of the 13th Annual account (s) as Personal Representative and any other relief as requested in the Petition.

**IMPORTANT NOTICE**  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **09/21/2020**.

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 this return day, action may be taken without further notice to you.

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: August 10, 2020  
Felix D. Arroyo, Register of Probate  
*West Roxbury/Roslindale Bulletin: 08/20/2020*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION** **DOCKET No. SU20P1311EA**

**Estate of: Kathleen M Finlay** **Suffolk Probate and Family Court**  
**24 New Chardon Street**  
**Boston, MA 02114**  
**617-788-8300**

**Date of Death: 05/23/2020**

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

**IMPORTANT NOTICE**  
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **09/15/2020**. 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: August 04, 2020  
Felix D. Arroyo, Register of Probate  
*Boston Bulletin: 08/20/2020*

come,” she said. “And that prevents the vicious cycle where people experience shock and it leads to family homelessness and a cycle downwards that can really disrupt our families and households. I just want to emphasize that, because I think we’ve seen in this pandemic as we’ve struggled to find housing for our families who are in shelter, individuals in shelter, we’ve seen how much people losing their housing is the opposite of what they need.”

Bok pointed out that in neighborhoods that are seeing huge displacement due to gentrification, public housing served as an anchor to help keep at least some of the fami-

lies and residents who helped to make those neighborhoods more desirable for investment. She said these anchors are needed, especially as the pandemic has created what she called, a huge disruptive storm.

She said the introduction of the Faircloth Amendment to the Housing Act of 1937 legally limited the number of public housing units that could receive capital and operating subsidies from the U.S. Department of Housing and Urban Development to the number of public housing units in place in 1999. She said this was a reaction to the negative public perception of public housing at the time.

“For decades, nationwide, there’s been kind of a denigration of public housing as a vestige of the past, something that is inevitably going to fade away and that disinvestment has been formalized on the federal level with capital funds dwindling to almost nothing and with an amendment passed in 1999 called the Faircloth Amendment,” she said. “But in Boston, we have a really interesting opportunity. Because Boston did a lot of de-densification of its public housing, aka those redevelopments we did to replace units, often put fewer public housing units back in the early 2000s. We in Boston are actually under our Faircloth Limit, and so we would be entitled under the federal program to have 12,086 public housing units, whereas now we only have 9,622. Boston could add up to 2,464 public housing units and, for every one of those that we added today, we would be immediately entitled to the federal operating subsidy to support them.”

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## Legals

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

SUFFOLK Division **Docket No. SU20C0049CA**

**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:** Anibal Aviles Maissonet  
A Petition to Change Name of Adult has been filed by  
Anibal Aviles Maissonet of Roslindale, MA  
requesting that the court enter a Decree changing their name to:  
**Anibal Aviles**

**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 **08/28/2020**. 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: August 12, 2020  
Felix D. Arroyo, Register of Probate *West Roxbury/Roslindale Bulletin: 08/20/2020*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION** **DOCKET No. SU20P1225EA**

**Estate of: Mary Frances Wood** **Suffolk Probate and Family Court**  
**24 New Chardon Street**  
**Boston, MA 02114**  
**617-788-8300**

**Date of Death: 05/25/2020**

To all interested persons:  
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by:  
**Janice Wood of West Roxbury, 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:  
**Janice Wood of West Roxbury, MA**  
be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in an **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 **09/17/2020**. 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: August 06, 2020  
Felix D. Arroyo, Register of Probate  
*West Roxbury/Roslindale Bulletin: 08/20/2020*

### Novena to St. Clare

Ask St. Claire 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.*

—S.G.H.

### Novena to St. Jude

Oh Holy St. Jude Apostle and Martyr, great in virtue and rich in miracles, near Kinsman of Jesus Christ faithful intercessor of all who invoke your special patronage in time of need, to you I have recourse from the depths of my heart and humbly beg to whom God has given such great power to come to my assistance. Help me in my present and urgent petition. In return I promise to make your name known and cause you to be invoked. Say three Our Fathers, three Hail Marys and three Glorias. Publication must be promised. St. Jude pray for us and all who invoke your aid. Amen. *This must be said for nine consecutive days. This Novena has never been known to fail.*

—S.G.H.

### Prayer to St. Anthony

O Holy St. Anthony, gentlest of Saints, your love for God and charity for His creatures, made you worthy, when on earth, to possess miraculous powers.

Miracles waited on your word, which you were ever ready to speak for those in trouble or anxiety. Encouraged by this thought, I implore you to obtain for me (request). The answer to my prayer may require a miracle. Even so, you are the Saint of Miracles.

O gentle and loving St. Anthony, whose heart was ever full of human sympathy, whisper my petition into the ears of the Sweet Infant Jesus who loved to be folded in your arms; and the gratitude of my heart will ever be yours. Amen.

Our Father, Hail Mary, Glory be.  
—S.G.H.



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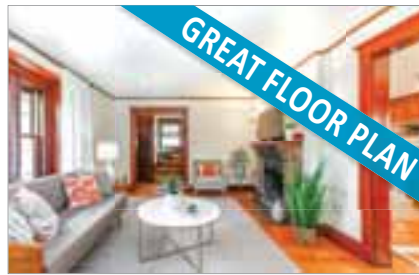
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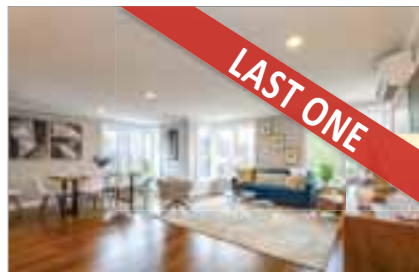
2 WEST MAIN STREET U:2  
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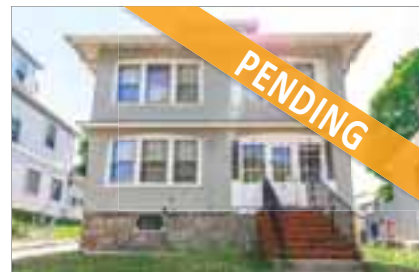
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