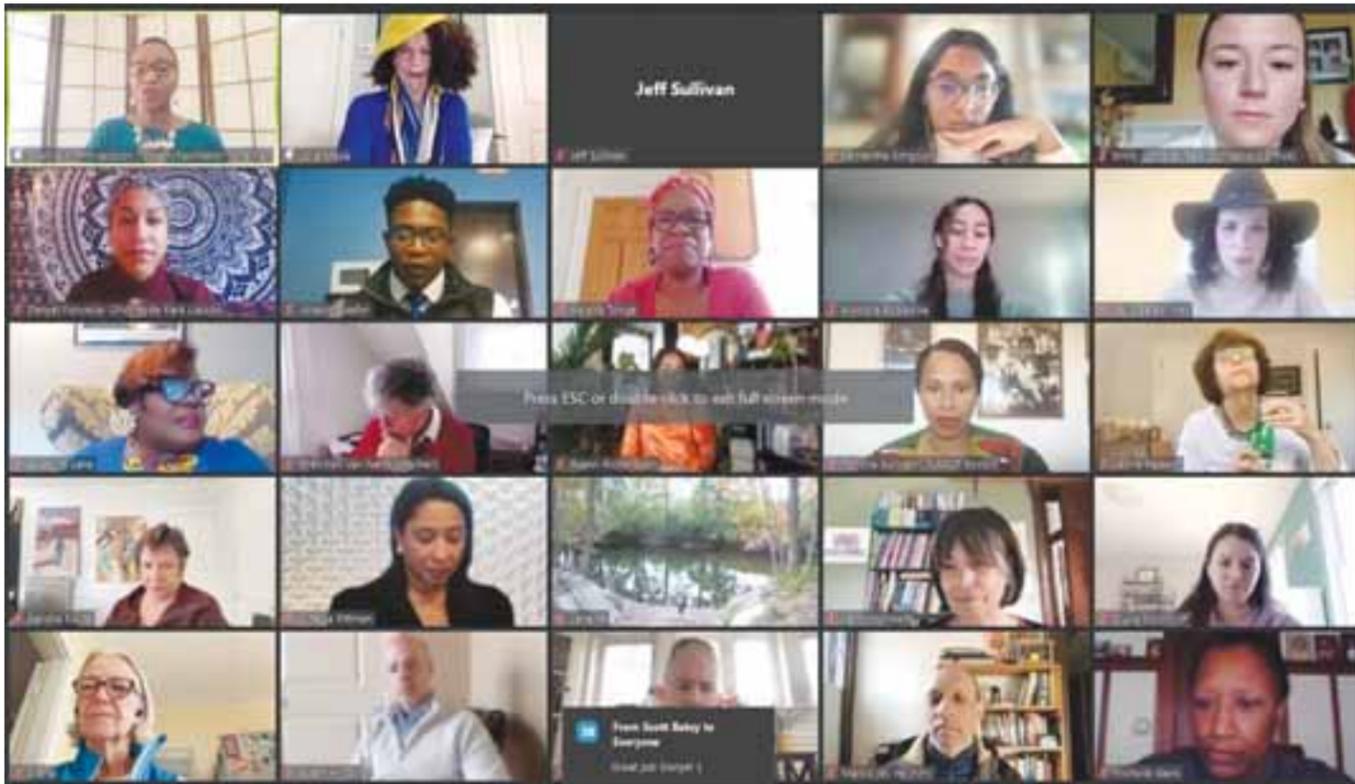


WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 22, Issue 3

JANUARY 20, 2022



About 150 people signed on to the virtual Martin Luther King Jr. Day event put on by the Hyde Park Racial Equity and Justice Forum and the West Fairmount Hill Neighborhood Group.

COURTESY PHOTO

Hyde Park cannot be satisfied on MLK Day

Jeff Sullivan
Staff Reporter

Boston Poet Laureate and Hyde Park resident Alondra Bobadilla summed up the sentiment of the Hyde Park Martin Luther King Day observance, held virtually on Jan. 17, during a reading of her poem: “We hear Dr King’s ‘I Have a Dream’ speech so much we become desensitized to the weight and timelessness of the meaning. ‘We cannot be satisfied;’ a phrase he repeats. Another way to say America is Hell bent on complacency; with the way things are.”

Bobadilla’s poem was an ode to her “beloved Hyde Park,” called pocket dreams, written specifically for this event.

The observance, one of many

throughout the day in Boston, was put on by Hyde Park’s Racial Equity and Justice Forum and the West Fairmount Hill Neighborhood Group, and featured speakers including Bobadilla, Take Up Space activist Ryann Richardson, NAACP Boston President Tanisha Sullivan and former At-Large Boston City Councilor and current United States Representative Ayanna Pressley. About 150 residents, public officials, business owners and activists all joined in on the call to celebrate King’s legacy and urge action to continue his mission.

Pressley said she wanted to remind everyone that any freedoms and rights won through attention and action can be lost through complacency and inattention.

“Nothing just happens, it happens

when people make it happen,” she said. “The movement has to be one that is sustained. What we know and what we’re seeing in this moment is that gains are not guaranteed. Gains are not guaranteed when there is inaction, inertia and insurrection. We know that gains are not guaranteed when the white moderate is complicit, when white supremacy in all of its forms is emboldened, when boycotts are short-lived, when faith is shallow and when second-class citizenship is considered inevitable.”

Pressley added that she was happy to see so many at the event invested in Martin Luther King’s full message, and not that which she said has been

MLK

Continued on page 2

ZBA denies six units in Hyde Park

Approves changes at WR pizza place and extends 43 Lochdale

Jeff Sullivan
Staff Reporter

The Boston Zoning Board of Appeals (ZBA) met on Jan. 11 and voted unanimously to deny without prejudice the proposed six-unit building at 11 Yuill Cir.

Yuill Circle is somewhat of a strange street. At first glance, one would be forgiven for thinking there are two streets off of the Neponset Valley Parkway with the same name. On the city’s parcel viewer map, it shows that they connect in a U shape to form one street, but in reality the connection is a paper street and does not exist.

The western Yuill Circle, which is the one where the proposed project at 11 Yuill Cir. was proposed, connects to the back of a commercial automotive lot, which was the justification for the large size of the project, according to representative for developer Kieran McKinney, attorney George Morancy.

“While the zoning here is 1F-6,000 (zoned for a single-family home on a lot 6,000 of square feet or more) it is a bit different from a typical 1F zone, in that the site abuts on its northerly side an industrial storage yard,” Morancy said. “It’s also approximately 150 feet from the Neponset Valley Parkway and about 50 feet from a local convenience sub-district. The six units would all be two-bedroom units.”

The project had numerous requests

ZBA denies HP Project

Continued on page 6

Six-story residential building planned for Acme Body Shop site

Richard Heath
Staff Reporter

A new year, a new development on Washington Street.

Acme Body and Paint and Stanley Towing on 3430 Washington St. at the corner of Rockvale Circle are watching the times change on that thoroughfare of light industry giving way to housing and have decided to sell.

Jumbo Capital Management of Quincy came to the Jan. 10 virtual Stonybrook Neighborhood Association (SNA) meeting to describe their plans for the 38,000-square-foot corner lot currently zoned as light industrial.

Brooke Schreiber and Sam Weissman were on the call for Jumbo.

Joe Hanley, the zoning and permitting attorney for McDermott Quilty and

Miller, introduced the two principals and the architects Dartagnan Brown and Carlos Urbe of Embarc.

Hanley is no stranger to Washington Street in Jamaica Plain; in 2015 he was the attorney for the highly contentious 3200 Washington Street project.

“Nothing has been filed with the city,” Hanley said, adding that Jumbo Capital takes its name from the mascot of Tufts University.

Hanley said he had permitted two projects for Jumbo in Allston and Brighton including Cadence on Leo, and 70 Leo Birmingham Pkwy.

Hanley said, “There is a certain level of contamination on the site” which has been an auto body shop and motor vehicle tow yard for decades.

“About a \$1 million worth of remediation will be required,” he said.

“One of the options for the site is a self-storage facility, but I know you folks are not excited about self storage.”

The other option is residential.

“But by having residential the level of cleanup is higher than commercial,” Hanley said. “We’re very early on. We’re trying to engage some feedback. The mixed-use residential is quite a high level option. We spent more time on this.”

Currently, the plan is for six stories and 108 units. Sixty-two units will be one-bedrooms. There are also ground-floor commercial spaces and 57 parking spots planned.

Hanley did not say if it would be condominium or rental. He did say that the “design approach has input from Plan JP Rox. with the setbacks.” He and Jumbo met on Dec. 8 “with a small

group from Union Avenue.”

“They asked us to explore scale with more creativity, focus on height and less lot coverage. They wanted more ground floor space and local businesses.”

Hanley emphasized that Jumbo is “taking a unique stance on sustainable housing. “We want a highly-efficient envelope with setbacks and scaling; reduced parking density.”

Architect Brown explained that his design had an array of setbacks with a dramatic “corner presence” of brick. Parking will enter off Rockvale Circle.

“We want a high level of supporting [façade] materials,” Brown said. “Detail on the fenestration, metal panels; red brick to anchor that [Rockvale Circle]

Acme

Continued on page 7

MLK *continued from page 1*

sanitized over the years to make some feel comfortable and complacent.

“He was a radical,” she said. “He was a radical in the definition of Angela Y. Davis, which is to address things from the root. That’s what we mean when we say radical. And so he was a radical in his approach, in his commitment and in his vision for the beloved community.”

Pressley said the United States is still in the midst of the Civil Rights movement.

“I know that the history

books want you to believe that Rosa sat, that John crossed a bridge and that Martin marched and then suddenly we had our full freedoms realized,” she said. “We are still in the Civil Rights Movement. Let us be vigilant. We don’t have the luxury of complacency.”

Pressley added that right now there is much more work to be done.

“We must be a community that rejects white supremacy and its pervasive cousin, obstructionist systemic racism,” she said. “We must be a

community that stands for justice in every sense of the word. A community that stands against violence, in all its forms: poverty, hunger, homelessness. By the way those are all policy choices. So when we stand up against violence that means policy violence too.”

Richardson said for her part, she felt like Black United States citizens have a lot of ground to recover.

“I find it unconscionable that the Voting Rights Act has been so deluded, so damaged, that we are effectively back where Lyndon Johnson was with regard to the right to vote and enacting legislation that

secures the right to vote for every American, especially the Americans for which we know certain powers that be are invested in being disempowered,” she said. “That is Black and Brown folks, that is people who live on the margins of American society.”

Richardson said she felt, like the fight for civil rights is as contentious as ever, especially when it comes to the voting rights legislation currently sitting in Congress.

I think it’s an embarrassment that we cannot pass on a bipartisan level voting rights legislation and I think that Dr. King would be so disappointed to see the pomp and circumstance of this holiday, named in his honor, while over the last 364 days, such a large faction of this country has been invested in dismantling his legacy,” she said. “A legacy he was killed for. It’s sad, and it’s a shame.”

She added that getting involved in the legislative process, knowing your elected of-

ficial and prodding and poking them constantly is the best remedy for this situation.

“We can certainly find ourselves disgusted by actions or inaction from our elected officials, but it’s important to remember at the end of the day they work for us,” she said.

“We elect them and re-elect them, and so it’s also our job not to just show up on Election Day but to hold our elected officials accountable every single day. If you don’t have the U.S. Capitol Switchboard number bookmarked in your phone somewhere I’m going to need you to make that happen right now.”

Richardson also spoke of her cause, which is to help women of color in the workplace Take Up Space. She said the idea stemmed from her always shrinking and trying to become lesser than herself in order to fit in. She now does speaking tours to encourage women in the workplace to aspire to higher positions and take up space in leadership positions.

Ward 20 Caucus on Feb. 5

Boston’s Ward 20 Democratic Caucus will be on Saturday, February 5th, at the Irish Social Club, 119 Park Street West Roxbury. The doors for registration open at 8:30 AM. The caucus starts at 9:15.

The purpose of the caucus is to elect delegates to the Democratic Party’s state convention on Saturday June 4th in Worcester. The caucus is open to all registered Democrats residing in Boston’s Ward 20.

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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

St. Jude’s Novena

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Short Term Financial, L.L.C dba Americash Loans
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Des Plaines IL 60018

-vs-
Defendant(s):
Monin Gross
21 Riley Rd Apt 6
Hyde Park MA 02136

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Courtroom/Room Number: Room 400
Address: 901 N 9th Street, Milwaukee, WI 53233

on the following date and time:

Date: 2/22/2022
Time: 8:30 a.m.

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You may have the option to Answer without appearing in court on the court date by filing a written Answer with the clerk of court before the court date. You must send a copy of your Answer to the Plaintiff(s) named above at their address. You may contact the clerk of court at the telephone number above to determine if there are other methods to answer a Small Claims complaint in that county.

Electronically Signed by Jillian E. Caggiano
Attorney’s State Bar Number 1101032
Date 1/17/2022

Dobberstein Law Firm, LLC
225 S. Executive Dr. Suite 201
Brookfield, WI. 53005
Plaintiff’s/Attorney’s Telephone Number 262.641.3715



The BPDA approved the proposal for 34 Oak St. in Hyde Park, as well as 1201 River St. and \$100,000 for local Allston Brighton nonprofits.

COURTESY PHOTO

BPDA approves two HP projects and several AB grants

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) met on Thursday, Jan. 13 and approved two projects in Hyde Park and a \$100,000 grant from Harvard University to several Allston and Brighton nonprofits.

The first Hyde Park project, 1201 River St., involves a proposal from B'nai B'rith Housing Boston for a fully income-restricted and affordable 63-unit four-story building for residents aged 55 and over. The building features 48,698 square feet of building space with 1,202 square feet dedicated to commercial and retail uses. The building also features a fitness center, community room, outdoor park for residents, 32 bike parking spaces and 40 vehicular spaces.

The building will also ap-

parently be a net-zero carbon building, meaning it will not produce more carbon than it recaptures. BPDA Project Manager for 1201 Lance Campbell said the project is as-of-right, so it will not need to go before the Zoning Board of Appeals. It garnered the support of District 5 City Councilor Ricardo Arroyo through his Chief of Staff Jordan Frias at the beginning of the meeting (who also went on record to say Arroyo supported 34 Oak St., the other Hyde Park project on the agenda). Earlier in the day, State Representative Rob Consalvo (14th Suffolk), also submitted a letter of support to the BPDA, which Campbell noted during his presentation.

The Board passed the proposal with little discussion, despite the fact that residents and neighbors expressed numerous concerns with the plan.

In what might be a sore sub-

ject for some Hyde Park residents and members of the Hyde Park Neighborhood Association (HPNA) in particular, the proposed building sites its parking on the ground floor. This was a big issue in the building at 11 Dana Ave., and while Development Attorney representing the project John Pulgini said as long as it's accessory parking it's an allowed use. HPNA member Craig Martin disagreed.

Many residents were also concerned that this proposal would eliminate a good amount of commercial space already there. While the plan provides for 1,100 square feet of com-

BPDA

Continued on page 4

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Whacky addition problem has Roslindale roots

About a decade ago I was privileged to be invited to a lunchtime math presentation at Boston College by Roslindale math genius, the late Paul Sally, a professor from the University of Chicago, whose forte was instructing teachers better ways to teach math. I was the least well-versed in math in the room to be attending such a lecture: I was a mere arithmetic teacher teaching middle-school math. I consciously use the term “arithmetic teacher” because, to me, a mathematics teacher teaches trigonometry, logarithms, statistics, and calculus—way beyond the quadratic formula.

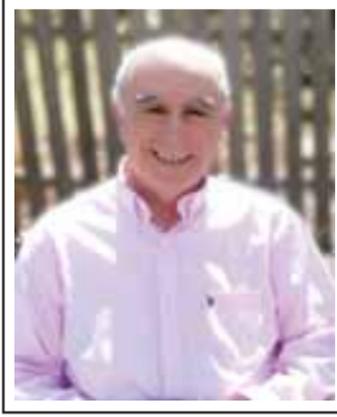
I accidentally arrived early at the lecture hall—actually it was a BC classroom—and got to converse with the personable Sally, who had been a basketball star at my alma mater, BC High, from which he graduated in 1950. At the time he was fighting blindness (he wore a pirate’s patch over one eye) and amputation, both resulting from diabetes. Reminded of BC High’s membership in the old Boston City League (no separation of church and state then), the Ph.D. from Brandeis delighted in telling me hoop stories about his competing against English, Latin, Tech, Trade, and other city schools.

As others—many from the lofty halls of BC academia and suburban high schools—traipsed into the classroom on the Heights, they eyed the two of us somewhat suspiciously as he recounted the “old days.”

Regrettably, the clock struck 12 or whatever and it was time for his lecture to begin. He had assured me that the discussion was not going to be over my head intellectually: he wanted to focus on the teaching of math in middle and high schools.

The problem that he posed to the 30 of us or so is the one laid out here. It involves nothing but simple addition—NO ALGEBRA INVOLVED.

How could any problem like this be hard? Was I wrong!



My Kind of Town/ Joe Galeota

None of us could solve it but maybe your child can.

Consider a dead-end street on which all the houses are consecutively numbered on the same side. The first house is #1, the second house #2, the third #3, and so on (with no fractions/decimals/odd-even differing sides). What house do you live in, if after you come out your front door, all the houses on your left add up to the same number that equals the sum of all the houses on your right? Thus there are two answers to be given: at what numbered house do you live and how many houses altogether are on the street?

[OK, OK, the numbers of the first two houses are #0 and #1, but let’s get to the meatier, non-zero, and non-one answers.] Here is the first “real” pair of answers: you live in house #6 and there are only 8 houses on your street: $1 + 2 + 3 + 4 + 5 = 7 + 8$ ($15=15$).

A son-in-law, who as an engineer works for a large company, devised some sort of an algorithm, ran it through the firm’s giant computer, and printed a mere 6 pages of single space, in which the last answer on page 6 was house #1,515,549,370 on a street, the last number of which was 2,143,310,473. But, dear reader, if I can quote from the Mission Impossible TV show that ran from 1968-1973 and then from 1988-1990, “your mission, should you choose to accept it, is to” merely pick which two numbers, both under 50, that satisfy both parts of the question before the next answers jump up to #204 and 288 houses altogether on the street.

Something to keep kids as young as 4th graders occupied during their “I’m bored” periods. Give them a \$5 calculator and lots of paper.

Cannabis Board hears from Beacon and Greenwoods

Jeff Sullivan
Staff Reporter

The Boston Cannabis Board (BCB) heard from West Roxbury’s Beacon Compassion and Allston’s Mass Greenwoods representatives at the Board’s regular meeting on Jan. 12.

The Board will be voting on whether to allow these two recreational adult-use cannabis dispensaries on Jan. 19, after The Bulletin’s deadline.

Beacon Compassion LLC presented its case for recreational adult-use (after gaining medicinal use a few years ago) after gaining non-opposition from the local West Roxbury Neighborhood Council (WRNC) and Charles River Spring Valley Neighborhood Association (CRSV). Attorney Peter D’Agostino said that Beacon would be operating the business under the name HiFive, which would reside at 1524 VFW Pkwy., the current site of a yoga studio.

D’Agostino said they had been hoping to bring the application to the Board sooner, but unforeseen circumstances prevented them from doing so.

“We are in the construction process but, unfortunately we did have a squatter who was able to gain access to the building prior to construction,” he



The Cannabis Board heard from Greenwoods LLC, which is planning a dispensary at 116 Harvard Ave.

COURTESY PHOTO

said. “They started a fire to keep warm in the bathroom and it did pretty extensive damage to the facility. We were able to work with the city and the landowner and all the repairs and remediation have been done. We have the construction underway now. That just happened in November or December.”

D’Agostino added that they are looking to open on April 1, 2022.

D’Agostino said Benton Bodamer and Chad Wiseman will own the business and

Quannie Leverette will be the store manager. He added that they are also seeking to open stores in New Bedford, Attleboro and Framingham. The store has set a goal of hiring 40 percent women and 35 percent people of color, though BCB members said they wanted more detail on that.

D’Agostino said because of the local demographics of West Roxbury and the lack of public transportation in that specific area of the neighborhood (right

Beacon and Greenwoods
Continued on page 5

BPDA continued from page 3

mercial space, the combined 27,427 square foot lot now holds two single story commercial buildings with spaces for five River Street businesses and a mechanic’s garage at the corner of Central Avenue.

The HPNA also submitted a comment letter stating that the parking exit onto Winthrop Street presented “severe local safety impacts, especially on long-time, valued residents and homeowners along a narrow, dead-end street.” Several Winthrop Street residents also voiced their objections to the project.

Pulgini said during a fall 2021 meeting of the Hyde Park Neighborhood Association that the current vacancy rate in the area for businesses is about 30 percent – though residents debated him on that number – and argued that more residents means more patrons for local businesses. At the one BPDA-sponsored community meeting regarding the project held on Dec. 14, LGBTQ Senior Housing at the Barton Rogers Executive Director Gretchen Van Ness and Southwest Boston Community Development Corporation Executive Director Jeanne DuBois both expressed concern that most of the amenities and benefits the project offers would not be available to Hyde Park residents who don’t live in the building (though DuBois said she supports the overall idea of the project).

Many residents and business owners however expressed their support for the project in the comment section of the BPDA website for the project.

Next on the docket was 34 Oak St., which is one block away from 1201 River St. The Board approved the proposal for a new three-

story, 21-unit building with little discussion. However, residents had in the past voiced concerns and opposition to the project at the BPDA meeting. Residents were opposed to the height and massing of the design – despite falling in line with the Boston Zoning Code – and also said they felt the project would have a negative impact on traffic in the area. Carroll-Thomas Funeral Home owner Alex Thomas said he was concerned regarding parking, as people parking on the street block in his limos and hearses as it is.

The proponent has promised a donation of \$12,000 to the Riverside Theatre Works for the installation of an elevator in the building.

The Board also voted unanimously to approve this year’s contribution to the Allston community through the Harvard Allston Partnership Fund. The grant program is in its 14th year – out of 15 so far – and was created to offset impact to residents from the large-scale development of the Harvard Campus in Lower Allston.

Community organizations in both Allston and Brighton included in this year’s round of funding includes the West End House at \$16,700, the Gardner Pilot Academy at \$15,000, the Family Nurturing Center at \$10,000, the Allston Brighton Youth Hockey Association at \$9,000, the Brazilian Women’s Group at \$8,000, the Boston String Academy at \$7,500, the West End House Boys Summer Camp at \$5,000, the Oak Square YMCA at \$5,000, the West End House Girls Camp at \$5,000, the Kithara Project at \$5,000, the Open Door Soup Kitchen at \$4,800, the Fishing Academy at \$4,000, the Allston Brighton Food Pantry at \$2,500 and the Big Sister Association of Greater Boston at \$2,500.



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Beacon and Greenwoods *continued from page 4*

on the Dedham and Boston line), they are exploring their options. He said they would be working with MassHire and local newspapers and advertisers to get the word out to the relevant populations.

“We have previously submitted a fairly detailed plan on our medical application and our plan has not changed, and so the plan that the Board previously reviewed and approved is the same plan we have today,” he said. “As you know, West Roxbury’s demographics are very different. One of the things we talked about previously on the medical application was trying to have some outreach to other parts of the city to get people to come to West Roxbury to work. We don’t really have the access to public transportation. So one of the things I talked about on the slides today was helping to offset the cost of rideshare for employees who were willing to come from other parts of the city to West Roxbury. I think for us, really, it’s something we know we’re going to have to spend time and energy on to actually meet our diversity goals.”

D’Agostino said the company’s diversity goal of 35 percent is actually higher than the diversity percentage of West Roxbury, or percentage of minorities living in the neighborhood, at 30 percent.

“What that really demonstrates is we’re hoping to capture all of the diversity of West Roxbury as well as go above that local diversity by bringing employees in from other parts of the city,” he said. “It doesn’t sound like a big number and I appreciate that, but it’s really saying we’re going to go above and beyond our neighborhood demographic to really try to increase our diversity the best extent we can.”

CRSV President and WRNC member Stephen Smith said initially both groups, as well as the West Roxbury Civic Improvement Association, were only supportive of medical use, but when it was pointed out that the law would allow a separate adult-use dispensary if Beacon’s medical dispensary didn’t move forward with adult-use, all three organizations decided it would be better to have them both in one place rather than two.

“One thing I want to make clear to the Board is it’s not a fault of Peter or Beacon Compassion but we did ask Beacon to get the landlord to improve the lighting,” he said. “The lighting is not the greatest in that spot, particularly at nighttime.”

Over at 116 Harvard Ave., Greenwoods CEO Eric Lawrence and Vice President Maya Gaul presented the group’s plan for an adult-use

dispensary in the Allston neighborhood. He said the location is ideal for the dispensary, as there are no schools within 500 feet, there are no direct residential abutters, they have a lease agreement for 25 off street parking spaces dedicated to the dispensary, they are subsidizing T-passes for employees to use the nearby MBTA Green Line and Buses 66 and 57, and they are within .3 miles of a BlueBike Station. However, Lawrence said there is one problem.

“We do recognize and acknowledge we are in a buffer zone with a co-located operator that is .3 miles from us,” he said. “They sit on the border of Brookline and Allston, but we’re separated from them by a natural barriers of the Green Line and Commonwealth Avenue. Allston also boasts a 50 percent higher population density than the citywide average. Also, there are 18,800 people per square mile, versus the citywide average of 12,200 people per square mile, thus we feel the location is appropriate to break the buffer zone.”

Lawrence added they are a local, independent minority-owned operator “whose mission is to make a positive social impact on the community.” He added they will be working with other cannabis businesses that qualify under the state’s social equity program.



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ZBA denies HP Project *continued from page 1*

for zoning code relief, including side, front and rear-yard setbacks, excessive floor area ratio, insufficient open space, insufficient parking and insufficient lot width. Morancy pointed out that the lot itself is just under 6,000 square feet

at 5,822 square feet.

Morancy said the setbacks are: left-side setback of 3 feet, a right side setback of 3 feet and about 10 feet (the lot shifts), rear-yard setback is 4.6 feet, and about 20 feet for the front yard setback. Morancy

pointed out however that the rear of the paper street Yuill Circle horseshoe U shape was on the rear of the property and would not have a physical street there, and pointed out several nearby buildings with similar setbacks. ZBA Chair Christine Araujo said she felt that was short-sighted.

“You might be a paper street today, but the way construction and development is going, we need to be forward thinking in our review of these projects and think through what the ramifications will be long-term,” she said. “We understand what you’re saying; we understand what current situations are, but I think we also need to recognize that these buildings will be usable and occupied for the next 40 or 50 years, long after we’re gone. So we do need to recognize that.”

Morancy pointed out that there were other, larger buildings in other zoning sub-districts very close to the proposed building, but ZBA member Mark Elrich cut him off.

“It’s apples and oranges,” he said. “You’re talking about a private way that’s a circle that’s off a main drag and I don’t think you should be mixing the zoning expectations for a main thoroughfare as opposed to a quiet circle. They’re zoned differently.”

Elrich said he felt the building was too big for the area and motioned to deny the project without prejudice, but not before a representative from Boston Planning and Development Agency (BPDA) and Hyde Park Neighborhood



The ZBA denied this project on Yuill Circle because it was deemed too large for the neighborhood.

COURTESY PHOTO

I Have Medicare Advantage - Why Is a Medicare Premium Deducted from my Social Security?

Dear Rusty: My wife and I have a Medicare Advantage Plan, and we do not use Medicare for our claims. However, we still have the Medicare premium deducted from our Social Security checks. Is this correct?

Signed: Wondering



Russell Gloor
AMAC Certified Social Security Advisor

Dear Wondering: If, after age 65, you choose to take Medicare outpatient coverage of any kind you must pay that Part B premium, even if you decide to acquire a Medicare Advantage plan instead of using “original Medicare” to administer your healthcare claims.

Medicare Advantage plans (often referred to as Medicare “Part C”) are healthcare plans offered by private insurers who will administer your healthcare claims instead of the Federal Government. But you cannot get a Medicare Advantage plan without first being enrolled in Medicare Part A (inpatient hospitalization coverage) and Part B (coverage for outpatient services) and paying any associated Part B (and perhaps Part A) premium.

As you know, you pay a low premium (or perhaps no premium) for your Medicare Advantage plan. That’s because the Part B premium you are now paying from your Social Security is actually going to your Medicare Advantage plan provider, enabling them to offer you equivalent coverage at little or no additional cost. Some Medicare Advantage plans even provide added coverage which Medicare Part B doesn’t, such as dental and vision and, sometimes, prescription drug coverage. If that all sounds enticing, remember that Medicare Advantage plans usually also in-

clude restrictions on which medical service providers you can use, unlike “original Medicare” which permits you to use any medical service provider who accepts Medicare (nearly all).

So, when you see or hear a Medicare Advantage provider advertising “no cost” or “very low cost” coverage, recognize that they can offer that only because the government pays them a fixed amount for your care from the Medicare Part B premium taken from your Social Security. The Part B premium you are paying from your Social Security benefit is why your Medicare Advantage plan premium is as low as it is.

Many people like the cost efficiency and extra coverage provided by Medicare Advantage plans and are comfortable with the restriction to use “in-network” providers. Many others choose “original Medicare” because of the inherent flexibility to use just about any healthcare service provider they wish. You should always carefully evaluate which type of healthcare coverage is right for you personally.

This article is intended for information purposes only and does not represent legal or financial guidance. It presents the opinions and interpretations of the AMAC Foundation’s staff, trained and accredited by the National Social Security Association (NSSA). NSSA and the AMAC Foundation and its staff are not affiliated with or endorsed by the Social Security Administration or any other governmental entity. To submit a question, visit our website (amacfoundation.org/programs/social-security-advisory) or email us at ssadvisor@amacfoundation.org.

Association member Craig Martin both chimed in with their opposition to the project.

“I think it’s just an oversized project,” Elrich said.

The Board also voted unanimously to grant an extension given in 2019 for the project at 43 Lochdale Rd. in Roslindale. The project proposes 38 rental units with six affordable income-restricted units as per the city’s Inclusionary Development Policy (IDP), 46 garage park-

ing spaces and four stories. The vote was actually to confirm the legality of a tolling period put in place by the state, and the development will have until February, 2023, to build or file its first extension.

The Board also voted to approve the new owner at Deno’s Pizza on 2034-2044 Centre St. in West Roxbury. The ownership had to be confirmed by the ZBA because of a proviso on the original zoning permit.

LOST TITLE APPLICATION NO. 2299407

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WHEREAS the applicant(s) in the above stated application has/have declared that the following duplicate Certificate of Title has been lost, I HEREBY GIVE NOTICE that I intend to cancel the said Certificate of Title and issue a new one in duplicate fourteen days after the last publication of this advertisement.

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Boston Bulletin: 1/20/2022



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NEW Location!



Acme Body and Paint today and the new building proposed for the site.

COURTESY PHOTO

Acme *continued from page 1*

corner. We want to match the quality of the neighborhood.”

Paige Sparks of Rossmore Road had the first question.

“Can we get a deeper look at affordability?” she asked.

“That’s tricky,” Hanley said. “We’ll know more what the building program is. We’d like to not say this early on but be creative with how we can do better with the ami’s.”

Hanley also answered a question from residents about the retail space.

“We’d like local businesses,” he said. “We’ll work collaboratively with the city on that; on how to activate the ground space. The city hasn’t figured out how to make retail spaces more affordable.”

Jenny Nathans lives on Meehan Street. “Has there

been a study on the demand for more housing?” she asked. “What the actual need is. How many current units are actually filled? Are the units occupied on this block?”

Hanley said there is a housing need, and many are being filled.

“There’s data that says there’s a huge housing crisis in the city. The census data tells us also there’s huge need for self storage,” he said. “Every project is at different levels of completion. At 3200 Washington St. I don’t have the data but I can dig it out.”

Jennifer Urhrane of Rossmore Road said she was “worried.”

“I’m concerned about context of scale in relation to the other buildings on the

block,” she said and added that she had done some rough math.

“There are 600 units on this block.” she said. “There’s a potential for a canyon effect. You’re losing a ton of trees and cherry picking JP Rox.”

Abutting businessman Bob Harrington of BMS Paper said he was concerned as well.

“I heard they [Acme] sold, so I figured something would happen,” he told The Bulletin the next day.

Harrington seems to have nothing against Jumbo Capital but is frustrated with the pace of his own plans.

“It’s been two years,” he said referring to his first presentation to SNA in January 2020.

This was for a \$47 mil-

lion, 151-unit five and six-story residential building around an expanded restaurant supply business and a new, sit down restaurant. A BPDA Article 80 meeting was held in March 2021.

Tiffani Caballero of the

Mayor’s Office reminded Hanley that a meeting with abutters—of which BMS is one— was required.

The SNA is assembling its own subcommittee to review the new year’s new development.

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DEATHS

CARBONE

Elaine F. (Mahan) of Hyde Park, January 8. Beloved wife of the late Joseph W; and dear mother of Julie A. Helmar, and her husband Alan, of Norwood, and Suzanne M. Carbone of Hyde Park. Dear sister of John V. Mahan Jr., and his wife Marlene, of CA, and Joan McLaughlin of Rockland. Proud grandmother of Alan J. and Elizabeth A. Helmar. Also survived by many nieces and nephews. Funeral from the Folsom Funeral Home, 87 Milton St., DEDHAM. Interment in St. Mary's Cemetery, West Roxbury. In lieu of flowers, donations to the American Heart Assoc., PO Box 417005, Boston, MA 02241 or to St Jude Children's Research Hospital, 501 St. Jude Place, Memphis, TN 38105 would be appreciated. For directions, obituary and guest book, please visit Funeral Home website. Folsom Funeral Home www.folsomfuneral.com

CASEY

John B. Jr. Passed away peacefully on January 10th, in his home of 65 years, nine days prior to his 97th birthday. Beloved husband of the late Rita A. Casey. Loving father of Carol A. O'Brien (Michael), John B. III (Shari), Timothy J. (Julie), Paul T. (Tomoko), Maureen T. Bannan, (Ned), Sheila Conley (Timothy) and Rita M. Casey. Jack is also survived by his loving 23 grandchildren; 17 great-grandchildren; and many nieces and nephews. Loving brother of Geraldine F. Donohue of Hingham and the late Thomas and Paul Casey. Proud graduate of Boston Latin School and Boston College. U.S. Army Veteran and member of the Greatest Generation. Funeral from the William J. Gormley Funeral Home, 2055 Centre Street, WEST ROXBURY, 4:00—8:00 P.M. Interment at Mount Benedict Cemetery. In lieu of flowers, donations may be made to Saint Anthony's Shrine, Women's Medical Clinic or

Lazarus Program, Attention: Development Office, 100 Arch Street, Boston, MA 02110. For directions and guestbook gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

MANDEVILLE

Mark J. Age 68, of Roslindale, passed away suddenly Sunday, January 9, 2022. He was born June 26, 1953 in Boston and graduated from Roslindale High. Mark and his wife Susan raised three children in Walpole where they built lifelong friendships. Mark retired as General Foreman from the Boston Fire Department, Fire Alarm Construction in 2018 after 43 years of service. He spent his all too short retirement surrounded by friends and family, and could always be found helping others with his handyman skills. He was a proud member of the Boston Lodge of Elks #10 for 46 years. Mark is survived by his wife Susan; his children, Kerrie Wilbur and her husband Eric of Walpole, Brian Mandeville and his wife Elise of Pittsfield, and Andrew Mandeville of Foxboro. Loving "Papa" to Kinsley and Jack Wilbur, and Adelaide Mandeville. Devoted brother of Joan Marie and Joe Gniadek, Regina and Clay Green, Joseph, John, and James Mandeville. Also survived by many nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. In lieu of flowers, donations may be made in his name to bfdrelief.org/donate. For directions and guestbook www.gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

McCARRON

Francis J. of West Roxbury, January 10, 2022 suddenly. Loving husband of the late Christine C. (Page); caring father of Michael D, Paul F. of West Roxbury, John S. and his wife Katie of Norfolk, Corinne C. Eisnor and her husband Ken of

Raynham and Robert J. and his wife Maureen of Venice, FL; devoted and proud papa of Brant, Jack, Kristina, Scott, Jace, Griffen and Wynn; dear brother of Barbara McCarron; brother-in-law of Edwin A. Page and his wife Ann of Norwood, Dr. Susan Page Trefry and her husband Dr. John H. of Indialantic, FL and the late Robert C. Page and his late wife Mary. Also survived by many special nieces and nephews. US Navy Veteran Korean Conflict. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment St. Joseph Cemetery, West Roxbury. In lieu of flowers, donations in Frank's memory may be made to Make- A-Wish Foundation Mass/RI Boston Marathon fundraising.com <https://bit.ly/3zttQn4>. For directions and gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

PHINN

Reverend Paul A. Former Pastor of St. John Chrysostom Church, West Roxbury PHINN, Reverend Paul A. in Falmouth, formerly of West Roxbury, passed away on January 14, 2022. Beloved son of the late Henry and Florence (Kelley) Phinn; brother of the late Rev. Gilbert S. Phinn; dear friend of Joan McCune and family. Fr. Phinn was the former Pastor of St. John Chrysostom Church in West Roxbury. A Concelebrated Mass of Christian Burial was held in St. John Chrysostom Church, 4750 Washington Street, West Roxbury on Wednesday, January 19, 2022 at 10 o'clock. In lieu of flowers, donations in his memory may be made to The Boston Clergy Retirement Fund, 66 Brooks Drive, Braintree, MA 02184-3839 or at (www.BostonCatholic.org). For Fr. Phinn's full notice and guestbook, please visit: gormleyfuneral.com William J. Gormley Funeral Service 617-232-8600.

Deaths

Continued on page 9



Ask The Doctor

Junior Damato began servicing vehicles in 1969. He owns an 8-bay center in Middleboro, MA. Junior is an ASE-certified Master Technician, ASE-certified L-1 and ASE-certified Natural Gas.

Cars and SUVs for all seasons

I have been driving a new press vehicle each week for the last 35 years. In the old days it was always a GM, Ford, or Dodge vehicle. Seldom there was a variety of import name plates.

Time has changed the old days for ever. In the last 2 months I have been driving KIA and Hyundai cars and SUVs. In the beginning neither brand was good. Today's KIA and Hyundai cars and SUVs have high quality throughout. It's simple build a quality vehicle that Americans want, fill the needs and you get products that Americans will buy. The one thing I did notice about both KIA and Hyundai is that they build their models with all popular features like heated seats and steering wheel some with remote start units and all the driver safety features. Interior fabric leather, power seats all are a big plus. The warranty is the best in the business. I spent a week in both the full electric and 3 Hybrid models and all were great to drive. I even tried the remote parking feature from the key fob, it does work, the SUV does when the button is pushed.

Junior Damato, the "Auto Doctor," has agreed to field auto repair questions from Bulletin and Record readers. Please send your questions to news@bulletinnewspapers.com and we will do our best to get them answered.

HPNA votes to write opposing Cleary Square developments

Wants more cohesive development strategy

Mary Ellen Gambon
Staff Reporter

At its monthly virtual meeting on Thursday, Jan. 6, members of the Hyde Park Neighborhood Association (HPNA) unanimously voted to send letters to the Boston Planning and Development Agency (BPDA) and public officials in opposition to the proposed 63-unit affordable housing development at 1201 River St. before the end of the public comment period the next day, citing their objections to the exit onto Winthrop Street as well as a need for more commercial entities on the first floor in a neighborhood shopping district (NS-2).

Since the nearly two-hour meeting was held, the BPDA board on Jan. 13 approved the four-story project, proposed as "income-restricted senior housing for those ages 55 and up" by B'nai B'rith. The board also approved another nearby project at 34 Oak St. despite objections by HPNA members that were discussed at the HPNA meeting. Information on the board meeting can be found at www.bostonplans.org/news-calendar/news-updates/2022/01/13/bpda-board-approves-new-affordable-housing-for-sen.

Two days before the HPNA monthly meeting, HPNA hosted a meeting on Jan. 4 spe-

cifically to discuss the 1201 River St. project. In a press release, HPNA President Mimi Turchinetz said, "The proposed project has commendable elements, but also unresolved questions, especially with regard to impacts on immediate neighbors on Winthrop Street, a dead-end residential street, and how the project will include retail and commercial revitalization in the Hyde Park neighborhood shopping district."

An egress on Central Avenue was proposed at that meeting, as well as a buffer zone for

HPNA

Continued on page 10

Deaths *continued from page 8*

TICE

Grant J. "Tic" Jr. of West Roxbury, passed away peacefully on Sunday, January 9, 2022, at the age of 84. Grant was a resident of the German Centre in West Roxbury. Born in 1937 and raised in Roxbury, Grant was a 1956 graduate of Brighton High School, where he met his best friend and wife of 50 years, the late Patricia "Pat" F. (Logan) Tice. He was also the captain of both the Football and Track teams. Grant was a longtime employee of Damon Clinical Labs in Westwood and was a staple in the West Roxbury community due to his 40 years of employment at Star Market Deli Department. Grant was a member of the Regular Army 101st Artillery Unit and the Army National Guard, being honorably discharged in 1962 where he attained the rank of Sergeant. In his spare time, Grant was an avid New England Patriots fan and enjoyed taking an annual

cruise to Bermuda with Pat in their later years. Grant was often the life of the party and relished telling "dad" jokes that have been passed on to future generations in the family. A tireless worker who put everyone and everything above himself, he will be sorely missed by his family and friends. Frequent visitors to Foxwoods, Grant and Pat can resume the path to hitting it big on the slots now that they are reunited in Heaven. Grant was the devoted father of Grant J. III, "Gary" Tice and his wife Karen of Plymouth, Cheryl E. Lenzi and her husband Mark of Franklin, and Scott T. Tice and his wife Tricia of Norwell. Survived by his sister Nancy Ekholm of Reno, NV. Preceded in death by his brothers James Faltin of Houston, TX, and Charles Faltin of Hanson. Loving grandfather of Kourtney Kampanellas and her husband Michael, Nicole Lenzi, Kelly Tice, Chris Lenzi, Jack Tice, Ella

Tice and Ava Tice; and great-grandfather of Simi Kampanellas. Also survived by several nieces and nephews. Visiting Hours will be held on Thursday, January 20th from 3-7 PM at the William J. Gormley Funeral Home, 2055 Centre Street, WEST ROXBURY, MA 02132. Funeral from the William J. Gormley Funeral Home on Friday, January 21st at 9 AM, followed by a Funeral Mass in St. Theresa Church, 2078 Centre St., West Roxbury, MA 02132 at 10 AM. Interment St. Joseph Cemetery. In lieu of flowers, please consider sending a donation in Grant's memory to The Michael J. Fox Foundation, P.O. Box 5014, Hagerstown, MD 21741-5014. <https://www.michaeljfox.org>. For directions and guestbook gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.



Thank You Novenas

For Favors or Prayers Answered

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.
Grateful thanks. —K.B.

St. Jude's Novena

May the Sacred Heart of Jesus be adored, glorified, loved and preserved throughout the world, now and forever. Sacred Heart of Jesus pray for us. St. Jude, worker of miracles, pray for us. St. Jude, helper of the hopeless, pray for us. Say this prayer 9 times a day. By the 9th day your prayer will be answered. It has never been known to fail. Publication must be promised. Thank you St. Jude. My Prayers were answered.
In gratitude for helping me. —I.H.

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.
—D.J.

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Legals

Notice of Self Storage Sale

Please take notice Prime Storage - Hyde Park located at 1641 Hyde Park Ave., Hyde Park, MA 02136 intends to hold an auction to sell the goods stored by the following tenants at the storage facility. The sale will occur as an online auction via www.storage-treasures.com on 2/9/2022 at 12:00 PM. Unless stated otherwise the description of the contents are household goods and furnishings. Randy Harrison units #1006 & #1096; Edward Reynoso unit #1045; Edward Reynoso Mejia unit #1123. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Hyde Park Bulletin: 01/20/22, 01/27/22

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CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET No. SU22P0034EA**

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

Date of Death: 10/24/2021

To all interested persons:
A Petition for **Formal Probate of Will with Appointment of Personal Representative has been filed by Jerodia Staton of Boston, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

The Petitioner requests that:
Jerodia Staton of Boston, MA be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. **You have a right to object to this proceeding.** To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 A.M. on the return day of **02/17/2022**. 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: January 06, 2022
Felix D. Arroyo, Register of Probate

Hyde Park Bulletin: 01/20/2022

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET SU21P2399EA**

Estate of: Jennie I. Lamberti **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA. 02114
617-788-8300

Date of Death: 09/30/2021

To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by

Robert G. Lamberti 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:
Robert G. Lamberti of West Roxbury, MA be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

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 **02/03/2022**. 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 24, 2021
Felix D. Arroyo, Register of Probate

West Roxbury Bulletin: 01/20/2022

HPNA *continued from page 9*

traffic and noise.

Abutter Desiree Fortini-Craft explained that Winthrop Street is a dead-end street with three two-family houses and a day care center.

“We were asking them for other options for exits and trying to give them other viable options,” she said, “as well as voicing our concerns that there wouldn’t be more viable retail.”

One retail space is proposed for this development, which would take up almost an entire block next to the Hyde Park Community Center. In Hyde Park’s two NS-2 districts, the zoning code calls for commercial space to occupy the first floor.

“Currently, there is 10,000 square feet of retail there, although albeit vacant at the moment,” Fortini-Craft continued. “There still is that retail space that they would be swallowing up, never to come back again. It will change the historical way that site is used forever.”

“I’m tired of their attitude,” added former HPNA President Jim Kirker, noting that members of B’nai B’rith did not attend the Jan.4 meeting. “This whole idea is that they’re doing the work of angels. I have a real problem with that, and I don’t know how to address it.”

He called developers coming into the neighborhood “telling us what to do and how to live just nonsense.”

Kirker appealed for “common sense” in development to

be done in concert with a neighborhood plan.

Neighbor Brian Putnam said he walked the site and that “it makes absolutely no sense to exit onto Winthrop Street.” However, he added he thought the project overall “would be a good thing for Hyde Park.”

“You can’t automatically be against everything somebody wants to put in,” he added.

Members added that there needs to be a more cohesive development strategy for Hyde Park, rather than several projects being proposed simultaneously without taking others into account in regard to overall neighborhood impact.

“The challenge is that we feel that if you don’t do something now to halt all of the indiscriminate building, then a planning process feels like too little too late,” Turchinetz said.

She added that a moratorium on development until the neighborhood had a master plan was brought forward to state Rep. Rob Consalvo and District 5 City Councilor Ricardo Arroyo, who she said were “pretty dismissive of the idea.”

Consalvo’s aide, Emily Carrara, said Consalvo will be advocating with Mayor Michelle Wu for a master plan for Hyde Park. But Kirker said it will be too late because so many projects are in motion.

Turchinetz referred to the onslaught of development as “the endless war.”

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL APPOINTMENT OF SUCCESSOR PERSONAL REPRESENTATIVE **DOCKET No.SU20P1551EA**

Estate of: George Vasil **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA. 02114
617-788-8300

Date of Death: 02/22/2019

To all interested persons:
A Petition has been filed by **Deborah Meeks of Lucaleda, MS** requesting that the Court enter a formal Decree and Order that

Deborah Meeks of Lucaleda, MS be appointed as Successor Personal Representative(s) of said estate to serve on the bond 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: 10:00A.M on the return day of **02/02/2022**. 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.

This estate is being administered under formal 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 recipients 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

WITNESS Hon. Brian J. Dunn, First Justice of this Court

Date: December 22, 2021
Felix D. Arroyo, Register of Probate

West Roxbury Bulletin: 01/20/2022

“We live here,” added Sandra Sweeney. “We don’t need the density. We don’t need the parking. We don’t need the traffic, and we don’t need the lack of stores ... Our desires should be considered valid.”

Other contentious projects for HPNA, including 1318 River St. at the Juniors Automotive site and the nearby 34 Oak St. Project in Cleary Square received BPDA board approval. The next step is for the projects to be heard before the Zoning Board of Appeals for variance relief.

Martin made a motion for HPNA to write letters of opposition to the ZBA and the Public Improvement Commission against 1318 River St., which received unanimous approval.

Regarding 34 Oak St., parking, traffic and the historical significance of the building were issues presented by Kim Ecevido. However, the BPDA comment period ended on Nov. 11, according to the BPDA website.

In the police report, Area E-18 Community Service Officer Matt Conley reported that there were six incidences in December where cars left running were stolen.

“There’s going to be one common theme in all of these,” Conley said, noting that one woman on Windham Road was walking her dog while she watched her car driving away. “Please don’t leave your cars running unattended. It’s cold out, so my suggestion is when you start your car that you stay with it or break down and get a car starter. It’s a crime of opportunity.”

On a somber note, Turchintez announced that Ralph Rosati, the plaintiff in the recent 11 Dana Ave. court case, died the previous evening after a battle with cancer.

“He was an example of a true Hyde Parker,” said member Craig Martin. “He was a really good guy.”

Also, HPNA Treasurer Val Mayo resigned from her position after serving for the past couple of years.

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.
—K.C.

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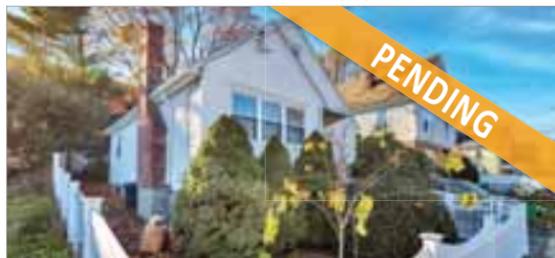
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