

# WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 23, Issue 12

MARCH 23, 2023



The Boston Police Department related stories of a robbery here in Hyde Park at SK Convenience on River Street.

COURTESY PHOTO

## BPD addresses recent armed robberies HP, WR experiencing similar crimes

Matthew MacDonald  
Staff Reporter

The Hyde Park Neighborhood Association (HPNA) met at the Municipal Building/BCYF (1179 River St.) on March 2, and drew about 10 attendees for the hour and a half session.

District 5 City Councilor Ricardo Arroyo was not on the agenda, but had originally been scheduled as the featured speaker. At the start of the meeting, HPNA President Mimi Turchinetz announced that he would be postponing until April, and cited the rent con-

trol hearing he was chairing that day which had run long enough to conflict with the meeting.

During the February HPNA meeting, Arroyo's director of research, policy, and budget had come under heavy and critical questioning regarding the Councilor's proposed tree ordinance. For the most part, those questions went unanswered, and Turchinetz explained that she had hoped to have the man himself in to talk with the group prior to the City

HPNA

Continued on page 10



A rendering of Building B with roof deck plaza over the garage at the rear of the site. Forest Vale Apts. on the far left.

COURTESY PHOTO

## Changes made to BMS Paper project

Richard Heath  
Staff Reporter

The first public meeting in two years for the BMS Paper Development was convened by the Boston Planning and Redevelopment Agency (BPDA) on March 9 for the Impact Advisory Group (IAG) to review the changes proposed by the developer.

As reported at length by The Bulletin, BMS Paper development was first introduced by owner Bob Harrington to the Stonybrook Neighborhood Association (SNA) on Jan. 13, 2020 and a Letter of Intent was filed with the BPDA on Aug. 20, 2020.

The new BPDA project manager, Michael Sinatra, introduced four of the seven IAG members before turning the presentation over to the development consultant and former BPDA project manager Chris Tracy.

"It's been a long journey," he said. "The project has matured in a good way."

The major components, housing, restau-

rant, retail paper and maintenance products and grocery remain, but the master plan has changed. Instead of one large building, there are now two smaller buildings with a total of 78 units, reduced from 151, called The Residences at 3390 Washington.

Eighteen units - 23 percent - will be reserved as affordable at 70 percent area median income (AMI).

Building A is five stories attached to the old brick BMS block, two floors of which will be a restaurant and additional retail space. The upper three stories will have 35 apartments.

Building B is a stand-alone, six-story, 45-unit residential building at the back of the two-acre site set within an excavated gravel slope which has been dug out in conjunction with the Pine Street development over the past two years.

Three levels of housing will be set above a two-level garage for 87 cars tucked into

BMS

Continued on page 7

## Archdale meeting stresses collaborative approach

Mary Ellen Gambon  
Staff Reporter

More than 40 community stakeholders gathered at Roslindale's BCYF Menino Community Center in the Archdale neighborhood on Tuesday, March 14 to brainstorm solutions to a recent wave of armed robberies there that culminated in a police raid of a storage center where guns, dirt bikes and fentanyl was seized.

The meeting was organized by nearby residents Steve Gag and Benjamin Bruno. Gag highlighted three recent incidents that prompted the meeting during a March 15 interview.

The first was the robbery of Arboretum Pizza and Grill at 4025 Washington St. on Jan. 20. In that incident, a man wearing a ski mask threatened the owner at gunpoint before taking the cash register,

according to an NBC 10 Boston report. The second was on Feb. 26 at the High Profile X Budega of Roslindale cannabis dispensary at 3995 Washington St., where three armed men allegedly robbed the owner at gunpoint.

The most high-profile case occurred on Feb. 17 at Life Storage at 44 Lochdale Rd. After a lengthy investigation of illegal drag racing by the Boston Police Department, police raided the building and seized 37 dirt bikes and mopeds, more than 36 grams of fentanyl, and several guns and assault weapons, according to BPDNews.com. There was also a previous raid on Feb. 4, where about 50 dirt bikes were seized.

"The department obviously is very aware of all of these incidents," said Area

Archdale

Continued on page 2



Residents recently met with District 5 City Councilor Ricardo Arroyo and other officials at the Archdale Community Center for a meeting regarding recent crime upticks in the area.

PHOTO COURTESY OF DISTRICT 5 CITY COUNCILOR RICARDO ARROYO'S OFFICE

# Archdale continued from page 1

E-5 Community Service Officer Nicole England in an interview on March 16.

Although England said she could not comment on the status of the cases because they are currently under investigation, she said she thought the meeting was effective in bringing different parts of the neighborhood together to address next steps.

“All of these three events taken together involved businesses within just about a two-block distance,” Bruno said in a March 15 interview.

District 5 City Councilor Ricardo Arroyo and State Rep. Rob Consalvo, whose districts include Roslindale, spoke at the meeting. Also sharing information were Emily Polston, Councilor At-Large Ruthzee Louijeune’s chief of staff; Executive Director of the Mayor’s Office of Neighborhood Services (ONS) Enrique Pepin; Isaac Yablo, the mayor’s senior community safety advisor; and Boston Housing Authority Administrator Kate Bennett.

Gag noted that he and Laura Gang, his wife, helped start the Lower South Street Neighborhood Association in the wake of increasing crime about 35 years ago. The situation vastly improved as the area became gentrified, he said, and the meetings tapered off as a result.

“You don’t want [crime] to be the only thing that you meet for, but it’s important that when these things come up that you get back to the basics and meet as a group of folks that is concerned,” Gag said.

Archdale community activist Sabrina Ivory was less positive in an interview in March 16, saying that there is a persistent divide between the Archdale resi-

dents and their neighbors further up Washington Street towards Roslindale Village.

“The meeting was bulls#%t,” Ivory said bluntly. “Hardly anything came out of it. There was no agenda. They didn’t have a game plan.”

Ivory noted that the pizza shop and the dispensary were not the only local businesses that were recently hit. Cibao Market, Dunkin and a dry cleaner on Washington Street also were robbed, she said, although she could not provide specifics.

“My thing is that they didn’t do anything until the dispensary got robbed, which is closer to them,” she said. “The one positive that came out of that meeting was that Arroyo said he’d help the businesses that were robbed.”

Bruno noted that new housing developments along Washington Street should increase pedestrian activity and generate a greater connection between the Archdale and the lower South Street areas.

Gag added that at future meetings he would like to discuss community events such as a monthly barbecue “to have that cross pollination” between the neighborhoods

In a March 17 interview, Arroyo said that he spoke with the owners of both the Arboretum Grill and the cannabis dispensary and offered his support to ensure that their reputation isn’t tarnished by the incidents.

“One of the issues that these businesses face is that people associate the place of the event with the crime, and the perception stays,” he explained. “I want to see if there is a way that the city can help with that.”

Arroyo equated it with the

food poisoning situation that the Chipotle restaurant chain experienced after diners contracted the Norovirus.

He added that he spoke with Pepin about having a walking tour of the Archdale business district the way Mayor Michelle Wu held one last year in Roslindale Village.

“We need to make sure that people understand that this is a vital part of Roslindale,” Arroyo said. “It is very community business oriented, and we need to work on any of the preconceived notions that people have about it. We want to make sure that people know that it is a perfectly safe neighborhood and a good place to support local businesses.”

“I was very impressed that Steve and Ben stepped up to organize this meeting,” said Consalvo, whose district as of January includes this part of Roslindale.

He added in a March 17 interview that, as a former District 5 city councilor, he experienced first-hand how community organizing is crucial in preventing crime. He also urged residents to contact his office with concerns as well as city officials, 311 and 911.

“The more people bring up the concerns and copy us on emails, the more we can use that as a vehicle when we are looking at the budget,” Consalvo said. “Data drives the funding.”

Ivory has been a community organizer in the Archdale neighborhood for years. She created a biweekly food pantry and also provides emergency bags of groceries to residents on Wednesdays. Ivory also organizes monthly meetings at the community center that include police reports.

“Our concern is that these robberies happened in our neighborhood,” she said. “We didn’t come this far to let outside people come in and destroy it.”

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court Department

Suffolk Division Docket No.SU21P1107EA  
CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT

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

Estate of: Norman Barr Moyes  
Date of Death: 11/16/2020

A Petition for Order of Complete Settlement has been filed by:  
Elizabeth Moyes of North Haven, CT

requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account and other such relief as may be requested in the Petition.

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 **05/03/2023**.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

Witness, Hon. Brian J. Dunn, First Justice of this Court  
Date: March 16, 2023

Vincent Procopio, Register of Probate *Boston Bulletin: March 23, 2023*

**ZONING HEARING**

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a virtual public hearing will be held on **April 12, 2023, at 9:15A.M.**, in connection with **Map Amendment Application No. 756** and petitions for approval of the First Amendment to Master Plan for Planned Development Area No. 127, Allston Yards (the “Master Plan”), the First Amendment to Building A Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building B Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building C Development Plan for Planned Development Area No. 127, Allston Yards, the First Amendment to Building D Development Plan for Planned Development Area No. 127, Allston Yards (collectively “the Amendments”), and the Building E Development Plan for Planned Development Area No. 127, Allston Yards, Allston(the “Development Plan”), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would add the designation “D,” indicating a Planned Development Area overlay district to approximately 20,586 square feet (approximately 0.473acres) of land located at 52 Everett Street in Allston.Said Amendments would incorporate the land and vacant building located at 52 Everett Street into the Master Plan and Planned Development Area No. 127 site, make corresponding changes to the other Allston Yards Development Plans to account for the construction and addition of the building proposed at 52 Everett Street, Allston, and update the Allston Yards project commitment to advance construction of homeownership units. Said Development Plan proposes to construct anapproximately 150-unit residential homeownership building with anapproximately 1,950 square foot retail space to activate the ground flooralong Guest Street.

This meeting will only be held virtually and not in person. You can participate in this hearing by going to [https://bit.ly/BZC\\_Apr2023](https://bit.ly/BZC_Apr2023). Copies of the petition, the Master Plan, Amendments, and a map of the area involved may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to [zoningcommission@boston.gov](mailto:zoningcommission@boston.gov).

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: [zoningcommission@boston.gov](mailto:zoningcommission@boston.gov) or **617-918-4308**. The meeting is scheduled for **April 12, 2023**. Please request interpreting services no later than **April 7, 2023**.

For the Commission  
Jeffrey M. Hampton  
Executive Secretary

*Boston Bulletin: 03/23/23*

 **Virtual Public Meeting**

**Virtual Public Meeting:**  
**745 River Street**

**April 19, 2023**  
6:00 PM - 7:30 PM

**Zoom Link:** [bit.ly/3LthF1C](https://bit.ly/3LthF1C)  
**Toll Free:** (833) 568-8864  
**Meeting ID:** 160 406 6276



**Project Description:**  
The Proponent is proposing to construct a five (5) story, mixed-use building of approximately 49,900 square feet of gross floor area, including commercial space for the preexisting health clinic, up to 40 rental units and up to 27 parking spaces.

mail to: **Stephen Harvey**  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

phone: 617.918.4418  
email: [stephen.j.harvey@boston.gov](mailto:stephen.j.harvey@boston.gov)

**Close of Public Comment Period:**  
4/28/2023

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

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

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

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# Irish Social Club rocks on St. Paddy's Day

Susan Kryczka  
Staff Reporter

By 5:30 p.m., the March 17 St. Patrick's Day celebration was already in high gear at the Irish Social Club in West Roxbury. Doors opened to the public at 4 p.m. and the Mary Heavy-Quinn Irish Academy of Dancers and Fennian Sons kicked off at 6 p.m. with music that would be ongoing until midnight.

Families and friends who made it through the door settled anywhere there was room —at the bar, at a table, standing or, for the kids, sitting on the floor. As the crowd began to increase, Lord Mayor of West Roxbury and Club President Richard "Richie" Gormley, was overseeing what had already been a busy day and was now turning into an even busier night.

"We've already got over 600 people, and more are coming in the door," he said.

Gormley is not new to St. Patrick Day celebrations. He said he's been involved with the club for decades and the festivities on this day started at noon with a traditional luncheon of

corned beef and cabbage served to a group that included Mayor Michelle Wu. When asked what was attracting so many families to the evening festivities he said, "I've done quite a few of these, and there are a lot of younger people, and the kids can come in free." For Gormley, it's also a personal commitment. "I celebrate St. Patrick's Day every day. I love to promote the Irish heritage and culture. We've been here since 1980."

"It's a great neighborly thing to do to have the kids," said Sean Staunton, vice president of the club, as he manned the front table commenting on the free admission price for children. Mary Hern, a club trustee, also helped to collect admission fees and said the best part was seeing people that she knows. "Richie has done a fabulous job of bringing this back."

Friendship and familiarity permeated the festive atmosphere. For families who know each other through their children's sports programs, school, and other community activities, this seemed a logical

**Irish Social Club**  
Continued on page 4



Hundreds of residents came out to celebrate St. Patrick's Day at the Irish Social Club in West Roxbury.

PHOTO BY SUSAN KRYCZKA

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SEE TERMS AND CONDITIONS OF YOUR ACCOUNT DISCLOSURE FOR ADDITIONAL ACCOUNT INFORMATION

**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](http://www.storage-treasures.com) on **4/12/2023 at 12:00 PM**. Unless stated otherwise the description of the contents are household goods and furnishings. **John Mongo unit #1039 contents: Tires, Car parts; Eze Chika unit #1054; Eddie Kotee unit #1090; Monica Cannon/ Violence in Boston inc. unit #1108; James Cofield Jr. unit #21035.** 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: 03/23/23, 03/30/23*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court Department

**CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT**

**Suffolk Division  
Docket No.SU19P2657EA**

Estate of: **Blanche T. Guzowski**  
**Date of Death: 10/11/2019**

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

A Petition for Order of Complete Settlement has been filed by:  
**Paul Kosciolk of Lowell, MA**

requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account and other such relief as may be requested in the Petition.

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 **05/02/2023**.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

**Witness, Hon. Brian J. Dunn, First Justice of this Court**  
Date: March 20, 2023

Vincent Procopio, Register of Probate *Hyde Park Bulletin: March 23, 2023*

**Real Estate AUCTION**  
**Rehab / Development Potential**



**15 Norton St., Hyde Park (Boston), MA**  
1,680± sf., 3BR, 1BA Home on .46± Ac. ~ Zoned: 1F-6000  
**Thursday, March 30 at 11am On-site**

**JJManning** AUCTIONEERS  
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# Letters to the Editor

**APPROVAL OF ROSLINDALE:  
4198 WASHINGTON STREET**

*To the Editor:*

ZBA and BPDA-BRA have always been of, by and for the people with the money. Nothing has changed since the days of Boston's West End land-snatch "redevelopment."

ZBA members are not elected and only answer to the mayor, no one else, so when the mayor says "Jump" they jump. Oh well, things never really change, do they? Money always wins.

*J. Goodhue  
Roslindale*

**HICKS IS BEING DISINGENUOUS**

*To the Editor:*

The WRBA meeting at the Corrib was this past Thursday, March 16. Discussion turned to the potential road diet in West Roxbury.

Councilor Lara Hicks felt she ran on a platform of a road diet for safety and got elected because of her stance, calling it a mandate. Her remarks were disingenuous at best. She did win in Wards 10, 11 and 19. As far as I know, there is no discussion of any road diets in those wards. In ward 20, West Roxbury, the voters loudly voted the road diet down, voting overwhelming for Mary Tamer by a two-to-one ratio.

*Joe Donnelly  
West Roxbury*

## Shame on coupon discrimination

I happened to have put the letter that I opened after it was forwarded to me by The Bulletin several months ago in a drawer; it fell to the bottom and I forgot about it, but that poignant letter from a stranger resurfaced the other day. And, upon rereading it, I still feel for—I'll call him Daniel. And the poignancy is still there, more so now than ever before.

An 87-year-old Korean War veteran, the Hyde Park resident is at a loss to explain how America now penalizes him at his local supermarket, part of a large regional chain, because he is not eligible for digital coupons and therefore has to pay more. Having neither a fancy cell phone because of a hearing problem nor a computer, he is at a loss to explain why he has to pay more for grocery items. A classy person, he does not draw



*My Kind of Town/  
Joe Galeota*

upon his military service in Korea in the handwritten letter to me to grouse how this is so: he merely

writes "that's the way it is."

One does not have to be a Sherlock Holmes to detect the hurt in his comment that when he approached a young store employee, devoid of empathy and tact, about the digital coupon, "she blew me off and said don't blame me."

I'm no technophile, but I have a wife and children to shepherd me through this modern era. Daniel doesn't. I suspect digital coupons allow stores to track patterns and sales. But wouldn't it be nice if some lawyer took it upon her/himself to challenge the supermarket chain about this aspect of age discrimination. I hear a lot of whining about various forms of discrimination, but in Daniel's case it's not whining: sadly, it's real and justified.

## Irish Social Club *continued from page 3*

place to gather for St. Patrick's Day.

"This is a great local venue," said Ed Charland, "right in the heart of an urban post, for friends and family." Bennie Upton, who plays accordion and tin whistle for the Fennian Sons, was performing here because to him it's a "neighborhood party."

The Fennian Sons also have a local following, with a number of people saying, that's why they came.

"The Fennian Sons are the draw. I plan to spend the rest of the evening here," said one woman. Mary Logan, who grew up in West Roxbury and her friend Barbara Gauthier came from Weymouth to meet up with 15 members of her family.

"My son-in-law is friends with someone in the band and I wanted to see them." Maria Coakley also found the perfect location for her two children and



*Residents wore green on their clothes and, presumably, in their bellies during the night.*

PHOTO BY SUSAN KRYCZKA

husband having chosen the Irish Social Club over another nearby venue. "The band is wonderful and it's a spacious place."

As lines stretched to the two bars and many groups coming in with take-out pizza from local restaurants to en-

joy at a table, the Fennian Sons encouraged all to join in singing. With a steady stream of families leaving and others coming in, it was clear that St. Patrick's Day at the Irish Social Club was an unabashed success.

### Corrections

In last week's Bulletin, the article entitled, "Rehearsal Space Hearing gets heated" had some errors in reporting. First of all, the City of Boston did not put out a bid for the interim space operator in Dorchester, the Art Stays Here Coalition did. Also IQHQ did not give notice to musicians they would have to vacate in December. The Sound Museum technically did that. Lastly, the Sound Museum is in Brighton, not Allston. We apologize for the errors. In the February 9 edition of the Bulletin, the story on page 5 entitled, "Arroyo's tree ordinance draws anger from HPNA," quoted resident Craig Martin as saying a Nov. 9 hearing of the Zoning Board of Appeals approved a development on the Neponset Valley Parkway as clear cutting 25,000 square feet of trees. The hearing was on Nov. 15 and the site, while having some trees, is also occupied by several houses. We apologize for the error.



Representatives from the Boston Ale House sought and obtained a recommendation from the West Roxbury Neighborhood Council for an entertainment license.

PHOTO BY MARY ELLEN GAMBON

## WRNC approves full entertainment license Compromise reached on ending time

**Mary Ellen Gambon**  
Staff Reporter

The West Roxbury Neighborhood Council (WRNC) at its monthly meeting at the Area E-5 police station approved a full entertainment license for the Boston Ale House in a 7-2 vote after a compromise was reached on an earlier stop time.

Owner Eddie Coyle explained that he originally applied for a full entertainment license that would allow the restaurant, located at 1885 Centre St., to have entertain-

ment until closing time at 1 a.m. But he made it clear that he doesn't intend to have events run that late.

Since it opened nine months ago, the Boston Ale House has held some successful nighttime events, he said, such as a Wednesday trivia night. After receiving feedback at previous WRNC meetings, he and Quinn Prell, the establishment's general manager, decided to adjust the end times to 11 p.m. on weeknights and 12:30 a.m. on the weekends.

"It's not like we are going to be doing a lot of things," Coyle said. There may be weekly musical bingo and a bi-monthly comedy night.

There would be occasional live music, Coyle told the group of more than 50 attendees. Several bands have played there already with special permits did well.

"There's no dancing or anything like that," he said. "We're hoping to have a band of two

**WRNC**

Continued on page 8

### MOH Income Restricted Rental Opportunity Parkway1208 1208D VFW Parkway, West Roxbury, MA 02132

60 Income Restricted Units

# of Units	# of BRs	Est. Sq. Ft.	Rent	Maximum Income Limit	# Built Out for Mobility Impairments	# Built Out for Deaf/Hard of Hearing	# Built Out for Mobility+Deaf/Hard of Hearing
9*	2 BR	789	30% of HH Income	30%	1	1	—
6*	3 BR	1086	30% of HH Income	30%	1	—	—
3	1 BR	576	\$1,315	50%	—	—	—
10	1 BR	576	\$1,578	60%	2	1	—
17	2 BR	789	\$1,893	60%	2	—	—
6	1 BR	576	\$2,130	90%	—	—	—
9	2 BR	789	\$2,555	90%	—	—	—

\*6 Homeless set-aside units will be filled through direct referral from HomeStart. For more information, please contact us at the email address or phone number below. For direct referrals, please visit [www.homestart.org/bostonhsa](http://www.homestart.org/bostonhsa)

Minimum Incomes (set by owner + based on # of bedrooms + Area Median Income (AMI))					Maximum Incomes (set by HUD/MOH + based on household size + Area Median Income (AMI))				
# of BRs	30% AMI	50% AMI	60% AMI	90% AMI	HH Size	30% AMI	50% AMI	60% AMI	90% AMI
1	-	\$0	\$47,340	\$71,010	1	\$29,450	\$49,100	\$58,920	\$88,400
2	\$0	-	\$56,790	\$85,200	2	\$33,650	\$56,100	\$67,320	\$101,000
3					3	\$37,850	\$63,100	\$75,720	\$113,600
4					4	\$42,050	\$70,100	\$84,120	\$126,200
5					5	\$45,450	\$75,750	\$90,900	\$136,350
6					6	\$48,800	\$81,350	\$97,620	\$146,450

Minimum incomes apply. Minimum incomes do not apply to households with housing assistance (Section 8, MRVP, VASH) or to the units in this development that include a project-based voucher.

Applications are available during the application period from 3/3/2023 - 5/2/2023

Applications are available in person on the following days, dates, and times in the following place(s)

Day	Date	Time	Location
Monday - Friday	3/13/2023 - 3/17/2023	1:00 pm - 4:00 pm	Catholic Memorial 235 Baker Street, Boston, MA
Monday - Saturday	3/20/2023 - 3/25/2023	10:00 am - 2:00 pm	BCYF Roche Family Community Center 1716 Centre Street, West Roxbury, MA

To request an online application or to have one sent by email visit <https://bit.ly/Parkway1208App>

We will be holding informational meetings on **March 7<sup>th</sup> at 11 am at BCYF Roslindale Community Center, 6 Cummins Highway, Roslindale MA** and on **March 9<sup>th</sup> at 3 pm at Catholic Memorial, 235 Baker Street, Boston, MA**. Join virtually, too, via Zoom by clicking on the link at [www.Parkway1208.com](http://www.Parkway1208.com)

**DEADLINE:** Applications must be submitted online or postmarked no later than **May 2, 2023**. Mailed to **Peabody Properties Inc. c/o Parkway1208, 536 Granite St, Braintree, MA 02184**

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# Legals

# Classifieds

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**INFORMAL PROBATE PUBLICATION NOTICE** **DOCKET No. SU23P0524**

**Estate of: Joseph F. Landers, Jr.**  
**Also Known As: Joe Landers**  
**Date of Death: April 02, 2020**

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

Petitioner **Kevin S. Plunkett of Walpole, MA**  
a Will has been admitted to informal probate  
**Kevin S. Plunkett of Walpole, 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. *West Roxbury/Roslindale Bulletin : 03/23/2023*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court Department

**CITATION ON PETITION FOR FORMAL ADJUDICATION** **DOCKET No. SU23C0120CA**

**PETITION TO CHANGE NAME**

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

In the Matter of: **Sonya A. Rogers**  
A Petition to Change Name of Adult has been filed by  
**Sonya A. Rogers of Hyde Park, MA**  
requesting that the court enter a Decree changing their name to:  
**Sonya Annie Lou Rogers**

**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 **04/06/2023**. 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: March 09, 2023  
Vincent Procopio, Register of Probate *Hyde Park Bulletin 3/23/23*

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Strategy LLC, Job Code ME011, 116  
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Beland, Office Administrator, Biostatistical  
Consulting Inc, 1 Hartwell Place, Lexington,  
MA 02421. Ref: 00039038. An EOE

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION** **DOCKET No. SU23P0488EA**

**Estate of: Michael J. McEneaney**  
**Also known as: Michael James McEneaney**  
**Date of Death: 11/01/2022**

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

To all interested persons:

A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by **Ann L. Palmieri of Andover, MA** requesting that the Court enter a formal **Decree and Order** and for such other relief as requested in the Petition.

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

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 a.m.** on the return day of **04/17/2023**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: March 06, 2023  
Felix D. Arroyo, Register of Probate

*Boston Bulletin 03/23/2023*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION** **DOCKET No. SU16P1109EA**

**Estate of: Maria Rivers**  
**Date of Death: 03/09/2016**

Suffolk Probate and Family Court  
24 New Chardon Street  
Boston, MA 021140  
(617)788-8300

To all interested persons:

A **Petition for S/A - Late and Limited Formal Testacy and/or Appointment** has been filed by **William Sandberg of Takoma Park, MD** requesting that the Court enter a formal **Decree and Order** and for such other relief as requested in the Petition.

The Petitioner requests that: **William Sandberg of Takoma Park, MD** be appointed as **Personal Representative(s)** of said estate to serve **Without Surety** on the bond in unsupervised administration.

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 a.m.** on the return day of **04/24/2023**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: March 13, 2023  
Vincent Procopio, Register of Probate

*Boston Bulletin 03/23/2023*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION** **DOCKET No. SU23P0495EA**

**Estate of: Jacqueline A. Kelly**  
**Date of Death: 08/01/2022**

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

To all interested persons:

A **Petition for Formal Probate of Will with Appointment of Personal Representative** has been filed by **George P. Rohlfing of Quincy, 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: **George P. Rohlfing of Quincy, MA** be appointed as **Personal Representative(s)** of said estate to serve **Without Surety** on the bond in unsupervised administration.

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 A.M** on the return day of **04/24/2023**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: March 13, 2023  
Vincent Procopio, Register of Probate

*Hyde Park Bulletin 03/23/23*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION** **DOCKET No. SU23P0259EA**

**Estate of: Edward V. Giosi**  
**Date of Death: 01/04/2023**

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

To all interested persons:

A **Petition for S/A - Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by **Mark Giosi of Wrentham, 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: **Mark Giosi of Wrentham, MA** be appointed as **Personal Representative(s)** of said estate to serve **Without Surety** on the bond in unsupervised administration.

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 A.M** on the return day of **04/03/2023**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: March 15, 2023  
Vincent Procopio, Register of Probate

*West Roxbury/Roslindale Bulletin: 03/23/23*

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR FORMAL ADJUDICATION** **DOCKET No. SU22P0805EA**

**Estate of: Thomas M. Brown, Sr.**  
**Also known as: Thomas M. Brown**  
**Date of Death: 12/14/2021**

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

To all interested persons:

A **Petition for S/A - Formal Probate of Will with Appointment of Personal Representative** has been filed by **Tab M. Brown 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: **Tab M. Broan of West Roxbury, MA** be appointed as **Personal Representative(s)** of said estate to serve **Without Surety** on the bond in unsupervised administration

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: **10:00 a.m.** on the return day of **04/14/2023**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn, First Justice of this Court.**  
Date: March 17, 2023  
Felix D. Arroyo, Register of Probate

*West Roxbury/Roslindale Bulletin: 03/23/2023*

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the hillside.

Tracy said he “wanted to show you an update.”

“It adds much needed housing and expands an existing retail space that is now 11,000 square feet with an additional 5,440 square feet,” he said. “It adds a moderate priced, family-style restaurant with two bars seating 300.”

He added the design was recently approved by the Boston Civic Design Commission on Feb. 7, 2023.

Architect David O’Sullivan added more information.

“The biggest change is we’ve reduced the massing, reduced the unit number and it is now two buildings, one dug into the hillside in back.”

O’Sullivan said there will be an outdoor patio on top of the garage that will also include a walkway leading to Forest Vale Apartments on Forest Hills Street.

“We’ve added a wing to the warehouse and additional space for BMS. The upper floors of the new wing will have residential apartments over the kitchen and bar of the restaurant,” O’Sullivan said.

A covered arcade eight feet wide will be built from Washington Street to the interior courtyard of the two residential wings. The arcade will also lead to a lobby and staircase and a second entrance to BMS Paper.

O’Sullivan explained that there is a “significant cut down of the residential numbers to add more greenspace.

“The buildings are down from 195,000 square feet to 129,000 square feet. The two separate buildings add a wide view corridor for the Pine Street.”

The reduction in the number of units to 78 was first explained at the June 20, 2022 BCDC meeting and has been commonly

known around the community, but the restaurant size seemed to concern the IAG meeting the most.

IAG member and Union Ave resident Alex Guriev spoke first.

“[The restaurant] sounds like event seating,” he said. “A 300-seat is quite big. Five sections in the restaurant, two bars.

“It’s out of place. How would people enjoy living next to that?” Guriev asked. “A five-story lounge next to Pine Street Inn across from senior housing. Eighty units of housing behind the restaurant with 800 to 100 people in the restaurant.”

Tracy noted that the restaurant is approved by the zoning regulations.

“It’s the same square footage,” he said. “The restaurant was approved by the Boston Licensing Board on May 25, 2021. We have had good relations with Pine Street.”

Tim Riordan, representing Egleston Square Main Street, and Marmion Street resident Omer Hecht supported the restaurant.

“I’m not going to be busy-body and second guess Bob [Harrington]’s restaurant,” Riordan said. “I support the restaurant. I think it’s great.”

“The restaurant is nobody’s business,” said Hecht. “It’s none of our business to say. It’s Bob’s business.”

Riordan and Hecht did not support the change in unit count.

“I’m incredibly disappointed in the loss of housing units,” Riordan said. “It’s a huge loss. This property is under-built.”

“It’s a ridiculous loss of housing,” Hecht said. “Over half of the housing units are gone. This IAG is not the community.”

A caller asked “what caused the decrease in housing units?”

Tracy answered, “the BPDA and the design commission (BCDC).

“The strongest push was from the BCDC,” Tracy said. “They really pushed for more separation of buildings. They wanted a view corridor for Pine Street; less density, more greenspace.”

O’Sullivan said that “less density, less housing was 80 percent BPDA and 20 percent neighbors.”

That seemed to support what the original BPDA project manager Lance Campbell said at the March 11, 2021 Article 80 meeting.

O’Sullivan’s statement seemed to surprise the new project manager Michael Sinatra. “I inherited this project,” he said. “I didn’t realize the reason for the reduction in housing. I assumed it was a community push back on the number of units.”

Turley said that massing was an issue.

“At both the SNA and JP Housing Committee there was a lot of push to reduce the massing,” she said; “smaller buildings but the same number of units. We still need another discussion about the restaurant.”

The next steps seem to be the BPDA board vote, the Jamaica Plain zoning committee vote and the Boston Zoning Board of Appeals vote.

“We’re trying to make as many people happy as possible,” Tracy said.

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.

Novena to St. Clare

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

—V.C.

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a virtual public hearing will be held on April 12, 2023, at 9:00A.M., in connection with Map Amendment Application No. 754 and a petition for approval of the Development Plan for Planned Development Area No. 138, 1234 and 1240 Soldiers Field Road (“the Plan”), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said map amendment would add the designation “D,” indicating a Planned Development Area overlay district to approximately 136,927 square feet (approximately 3.14 acres) of land located at 1234 and 1240 Soldiers Field Road, bounded generally by Western Avenue to the south, Telford Street to the west, Soldiers Field Road to the north and land owned by the City of Boston and Harvard University to the east. The Plan will allow for the development on the two parcels of land – 1234 and 1240 Soldiers Field Road. The 1240 Site will contain two residential buildings: (i) the Telford Residential Building will be constructed on an approximately 19,330 square foot parcel of land located at the corner of Telford Street and Western Avenue, and this building will contain approximately 72 new affordable units (a mix of rental and for-sale units), and (ii) the approximately 301,000 square foot, 18-story SFR Rental Building which will contain approximately 380 rental apartments. The Telford Residential Building and the SFR Rental Building will share a second-floor outdoor terrace as well as an at-grade and underground parking garage with total capacity of approximately 211 vehicles, and both buildings will contain ground floor commercial space and amenities such as bicycle rooms and other residential amenity spaces. The 1234 Site will contain: (i) the approximately 125,500 square foot, 11-story Western Ave Hotel, a 195+ key hotel with ground floor commercial space, and (ii) the SFR Condominium Building, an approximately 77,000 square foot, 10-story residential condominium building containing approximately 76 for-sale residential units. These two buildings will share an underground parking garage with total capacity of approximately 174 vehicles.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC\_Apr2023. Copies of the petition, the Plan, and a map of the area involved may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to zoningcommission@boston.gov.

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: zoningcommission@boston.gov or 617-918-4308. The meeting is scheduled for April 12, 2023. Please request interpreting services no later than April 7, 2023.

For the Commission Jeffrey M. Hampton Executive Secretary

Boston Bulletin: 03/23/23

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CITY OF BOSTON B D 26 To the Public Safety Commission Committee on Licenses Building Department. Boston, MA March 3, 2023 APPLICATION For the lawful use of herein-described building, and other structure, application is hereby made for a permit to erect a private-public-business-garage 30 vehicle parking garage and also for a license to use the land on which such building or structure is/are or is/are to be situated for the KEEPING-STORAGE and SALE of 600 gallons of gas in the tanks of vehicles. Location of land 525 Lincoln Street Ward 22 Owner of land Allbright Realty LLC Address 11 Isabella St, Unit 4, Boston, MA Dimension of land Ft. front 243, . Ft. deep 120. Area sq. ft. 32589 Number of buildings or structures on land, the use of which requires land to be licensed 1 Manner of keeping in the tanks of vehicles Residential apartments with parking garage Daniel Mell, duly authorized 30 parking spaces with 600 gallons of gas 525 Lincoln Street, Allston City of Boston. In Public Safety Commission, March 29, 2023. In the foregoing petition, it is hereby ORDERED, that notice be given by petitioner to all persons interested that this Committee will, on Wednesday the 29 day of March at 10:00 a.m., consider the expediency of granting the prayer of said petition when any person objecting thereto may appear and be heard; said notice to be given by the publication of a copy of said petition with this order of notice thereon in the Bulletin Newspapers, and by mailing by prepaid registered mail, not less than 7 days prior to such hearing, a copy to every owner of record of each parcel of land abutting on the parcel of land on which the building proposed to be erected for, or maintained as a garage is to be or is situated. Hearing to be held at 1010 Massachusetts Ave, Boston, MA 02118. A true copy, Attest: Brigid Kenny -White ,Secretary Marc Joseph, Chairman Paul Burke Brad Garrett COMMITTEE ON LICENSES Boston Bulletin, 3/9/23 3/26/23 3/23/23

Virtual Public Meeting Public Meeting: 23-39 Harvard Ave. April 11, 2023 6:00 PM - 7:30 PM Zoom Link: bit.ly/41MUIRt Toll Free: (833) 568 - 8864 Meeting ID: 160 617 9982 Project Description: The Proponent is proposing to redevelop approximately 48,973 square feet of land (approximately 1.12-acres) by demolishing the existing buildings and constructing a six (6)-story, mixed-use, building anticipated to include up to 170 rental units, approximately 5,000 square feet of ground floor retail/commercial space and up to 58 on-site parking spaces (the “Project”). 作为波士顿居民和利益相关者，本会议的信息对您来说是至关重要的。可以提供翻译服务以传达本会议的内容。您无需承担任何额外费用。如果您需要翻译服务，请通过以下方式取得联系：(stephen.j.harvey@boston.gov) (617-918-4418) 会议定于 2023 年04月11日，请在会议前5天内申请口译服务。 作为波士顿居民和利益相关者，本会议的信息对您来说是至关重要的。可以提供翻译服务以传达本会议的内容。您无需承担任何额外费用。如果您需要翻译服务，请通过以下方式取得联系：(stephen.j.harvey@boston.gov) (617-918-4418) 会议定于2023年04月11日，请在会议前5天内申请口译服务。 mail to: Stephen Harvey Boston Planning & Development Agency One City Hall Square, 9th Floor Boston, MA 02201 phone: 617.918.4418 email: stephen.j.harvey@boston.gov Close of Comment Period: 04/21/2023 BostonPlans.org @BostonPlans Teresa Poehemus, Executive Director/Secretary

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We can meet with you in person, via telephone or email to assist with the planning process. We can also offer some alternatives to traditional rites and ceremonies by live streaming, online condolence books as well as other alter-natives to traditional choices.

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## DEATHS

### HANNON

Leo L. of West Roxbury, passed away peacefully March 17, 2023. Leo was born on January 8, 1935 to Lawrence and Hannah (Long) Hannon. He was the beloved husband of nearly 60 years to the late Mildred June (Yetman); cherished father of Brian Hannon and his wife Melanie of Roslindale, Mark Hannon of Norwood and Kelley Hannon of Brookline. He is also survived by his five grandchildren, Caroline, Ali, Nicholas, Lauren and Joseph. Dear brother of Edward and his wife Ronnie of West Roxbury, Paul of FL, and the late Lawrence and his surviving wife Nancy, Patricia "Patsy" Gillespie, Eileen McMillin, and Lorraine Harrington and her surviving husband Paul. Also survived by several nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre Street, WEST ROXBURY. Interment private. In lieu of flowers, donations in Leo's memory may be made to the Gavin Foundation of South Boston at 675 East Fourth St., 02127. Late Korean War veteran U.S. Navy, Retired Boston Edison and Roche Bros., West Roxbury. Late member K of C Council # 3049, West Roxbury

and Boston Lodge of Elks # 10. For directions and guestbook, please visit: [gormleyfuneral.com](http://gormleyfuneral.com) To livestream the funeral, please visit [www.sttheresaparishboston.com](http://www.sttheresaparishboston.com)

### HOURIHAN

Barbara A. of Roslindale, died peacefully in her sleep on March 13th. Beloved wife for 57 years to the love her life, the late John Hourihan Sr. Devoted mother of Peter and his wife, Nicole of South Boston, the late Dianne of Roslindale, and the late John Jr. and his wife, Kerrie formerly of Walpole. Daughter of the late George Joseph Sr. and Anna of Roslindale. Loving grandmother of Jillian, Jaclyn, Ryan and Lucy. Great-grandmother to Mason, Emmy and John. Loving sister of the late George Joseph, Jr. and his wife, Stephanie of Brighton, Thomas Joseph and his wife, Elaine of Alton Shores, NH, the late Frances Joseph of Canton, the late Maryann Palmer and her husband, David of Canton, and Peter Joseph of Norwood. Funeral from The Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Interment Mt. Benedict Cemetery. For complete obituary,

[www.lawlerfuneralhome.com](http://www.lawlerfuneralhome.com)  
 Lawler & Crosby Funeral Home 617-323-5600.

### O'HEAR

Joan D. (Lattanzio) of West Roxbury, March 15, 2023. Beloved wife of the late William A. O'Hear. Loving mother of Joseph W. O'Hear, of North Attleboro, Thomas M. O'Hear and his wife, Noreen of Walpole, and Edward C. O'Hear and his wife, Elizabeth of Walpole. Loving grandmother of Bill, Michael, Patty, Caitlin, Dan, and Jack. Devoted sister of Madeline Flynn of West Roxbury. Also survived by many nieces and nephews. Joan was a keypunch operator for many years. She had a passion for cooking and baking and loved sharing her talents with family, friends, and the community. Joan's most cherished times were with her husband, children, grandchildren, and extended family. Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. In lieu of flowers, donations may be made in Joan's name to Catholic Memorial School, 325 Baker St., West Roxbury, MA 02132 [www.cathloicmemorial.org](http://www.cathloicmemorial.org) [www.lawlerfuneralhome.com](http://www.lawlerfuneralhome.com) 617-323-5600.

## WRNC continued from page 5

or three Irish guys."

Coyle added that he "wants to be a good neighbor." He noted that more than 20 of his 66 staff members live in West Roxbury.

Several residents brought up the somewhat sordid history of the location before Coyle purchased it. There was "a merry-go-round" of owners in recent years, according to board member Stephen Smith. It was previously Eat With Jack O'Neill, The Squealing Pig, the West Roxbury Pub, and most infamously Molly Maguire's.

"It was previously a dive," Smith said of Molly Maguire's. "And I think every establishment since then has been paying the price when they try to get an entertainment license."

Parking on Hastings Street was an issue. Coyle explained that the Boston Ale House has a sign saying not to park on Hastings or Corey streets, "but we can't make them read it."

WRNC Zoning Chair Tony Saroufim, who chaired the 90-minute meeting, offered a compromise of a 10:30 p.m. shutdown of entertainment during the week and midnight on weekends and holidays.

"Knowing what I know about West Roxbury's people, that should be good enough so

that you could have fun in the back and head home safely after midnight," he said.

Daniel Hudson, the new West Roxbury liaison from the Mayor's Office of Neighborhood Services (ONS), clarified that, while the WRNC's recommendation for end times is taken into account, "the decision rests solely with the Licensing Board."

He noted that the application already went before the Licensing Board, but it will not render a decision until it receives feedback from WRNC. Corley said the license will have to be renewed annually every December, so residents can voice any quality of life issues then.

"I think that this is how we want to resolve issues in the neighborhood – between neighbors," said District 6 City Councilor Kendra Lara. "Whatever the Licensing Board decides does not stop the Boston Ale House from having an agreement with the community."

Coyle agreed to host quarterly coffee hours with residents to assess how things are going.

Lara said this is "modeling a different way" to encourage local businesses, calling it "really creative."

Board member Rob Corley made the motion for a further compromise on the end time: 10:30 p.m. Monday through Wednesday, 11 p.m. on Thursday and Sunday, and 12:30 a.m. on Friday and Sunday. It was approved 7-2, with Smith and Saroufim opposing it.

In other news, a proposed cannabis manufacturer and delivery service for 1457 VFW Prkwy. was told to meet with the Charles River/Spring Valley Neighborhood Association and residents of the nearby trailer park before the WRNC reconsiders their request at next month's meeting.

Zazazoom is proposed as a woman- and minority-owned business co-owned by West Roxbury residents Dr. Shalair Armstrong, Cleon M Bryon, Nabil Audy and Nancy Audy. It would not be a dispensary, explained Nabil Audy, but would manufacture cannabis and deliver it in unmarked vehicles, similar to Uber Eats.

"I will say you are failing on your outreach," Smith charged, although Armstrong said the neighborhood was flyered. He also questioned why the two cannabis establishments are located across the street from one another, even though they serve different purposes, and not somewhere else in West Roxbury.



# St. Patrick's Day Corned Beef Dinner at The Gardens Cemetery

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**HPNA** *continued from page 1*

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Council's tree ordinance hearing, which was subsequently held on March 13.

The HPNA has taken a green position regarding District 5 developments proposing the clear cutting of tree canopy, with the two most prominent and current of them being Crane Ledge Woods at American Legion Highway, and a Dale Street plan that would abut Sherrin Woods. Arroyo's positions and actions regarding them – in relation to his ordinance – were the focus of most of those February comments and questions.

Related to tree canopies and ordinances, Arroyo's late replacement on the agenda was former HPNA President Jim Kirker, who spoke of re-wilding lawns and gardens. The longtime gardener has, over the years, created a wild flower garden in his yard in order to help build a habitat for insects through plants left in the ground through the fall acting as pollinators. This, in turn, serves to support and increase the greater natural environment.

"I really think that we need to stop the loss of habitat, but we also need to gain it, and this is something that we can all do in our yards," Kirker said in the context of the ordinance.

He suggested – as the simplest way of contributing to this – not raking leaves in the fall, noting that they are a natural fertilizer. He added that leaves also slow evaporation and allow water more time to seep deeper into the soil, and eventually down to the ground water. Kirker also stated and reiterated that, typically, unraked leaves will not kill lawns, and that they will be gone by the spring... provided there is enough snow-fall in the winter.

"Even if you just do that, you're creating habitat," he said of the non-raking approach.

Also in keeping with City regulations – and how a wild

garden may look to the untrained eye – Kirker mentioned that he had been cited with a code violation for overgrown weeds.

For more information, visit Kirker's Facebook page and his Creating Habitat Yards group.

During the District E-18 police report, Officer Paul Broderick noted the Feb. 20 armed robbery at S. K. Convenience (1283 River St.), a shop located on the block of the closed River Street Bridge. The crime took place at around 9:45 p.m. that Presidents' Day night, and was committed by a black male with a handgun. Store surveillance video shows him dressed in black clothes, including a mask covering the lower half of his face.

The owner – who wished to remain unidentified, but was on the cash register at the time of the incident – stated in an interview several days after the HPNA meeting that he believes the same person robbed his store last summer, and that he has submitted video footage of both incidents to the BPD. He added that a foot scooter was used to flee the scene the first time, but that he was unable to see if one was used for this last robbery.

The owner also said that BPD patrols have been checking in at the shop regularly.

At the time of the second robbery, construction fencing and tarp had recently been put up along the street perimeter of the block (the sidewalks are accessible) for preliminary repair work on the River Street Bridge, creating a limited view of the storefronts.

Lieutenant Detective Beth Leary followed up on Broderick's summary report with a more detailed one, saying that it was the most recent in a flurry of local convenience store robberies over the last few months. "We believe this individual is responsible for four robberies: three in Hyde Park, and one in

Mattapan," she specified.

District E-5 – West Roxbury – has also recently experienced a handful of armed robberies. "We believe that's another individual, separate and apart from this individual," Leary said of the similar patterns. "So we have two operating in a very small area."

When asked why she thought the two series of hold-ups were not connected, she stated that there were two identifying firearms used. "They each have something very distinct about them, so it's kind of strange," she said of what had been observed in the footage.

Leary added that both individuals appear to be working alone, although investigators are uncertain of whether or not lookouts may have been used to assist in the robberies.

She also noted during her report the additional resources being utilized for the E-18 and E-5 investigations: undercover surveillance, drug units, and the FBI Robbery Task Force.

Anyone who may have information is advised to contact E-18 detectives at 617-343-5607.

In additional BPD news, Broderick reported that 588 cases of Modelo beer (\$14,000 value) were stolen from the CSX rail yard (Prescott St.) between Feb. 4 and Feb. 6. At around 5:30 a.m. on Feb. 8, officers responded to another rail car break in, leading to a chase that ended near University Avenue, drew in the Westwood Police Department, and resulted in six arrests. Broderick stated that he thought the suspects were up from New York. "When I first came out to Hyde Park, they used to break into these all the time," he went on. "Before, it was just kids doing it. This is more of an organized thing."

On Jan. 25, 270 cases of Corona beer (\$6,500 value) had been stolen from a freight car in the same yard. No further details were given as to whether the two incidents were related.

The HPNA meets in the Municipal Building/BCYF at 7 p.m. on the first Thursday of each month. For more information, email [hydeparkneighbors@gmail.com](mailto:hydeparkneighbors@gmail.com).

Commonwealth of Massachusetts  
The Trial Court Probate and Family Court

**INFORMAL PROBATE PUBLICATION NOTICE** **DOCKET No. SU23P0499EA**

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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 : 03/23/2023*



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