

WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 24, Issue 2

JANUARY 11, 2024



The Parkway is seeing more and more of the glitz and glamor.

COURTESY PHOTO

Parkway Goes Hollywood

Ariane Komyati
Staff Reporter

Two recently released movies, *The Holdovers* and *American Fiction*, have something local in common – they both contain scenes filmed in the Parkway area. Caution: the following article may contain mild spoilers.

American Fiction, starring Jeffrey Wright and Tracee Ellis Ross, is a movie about a frustrated novelist who's tired of the establishment that profits from Black entertainment steeped in offensive tropes. The movie was named one of the top ten films of 2023 by the American Film Institute and has received many awards, including two nominations for Golden Globes and five nominations at the Critics' Choice Awards, including Best Picture. The movie was filmed in September 2022.

The interior of a Victorian house on Bellevue Street in West Roxbury was used as the home of the main characters. "The set was great – lots of interior work. The special part is how the local community and our own union were working on this film," remarked Shadya Ballug, who worked as a Set Decorator on *American Fiction*. She explained that most of the shots of the house were interior, except for a few quick transition scenes that took place outside.

The cast and crew sometimes had difficulty fitting into the narrow hallways of the Victorian home. Santino Tartaglia, who worked in the sound department, explained that the classic and unique interior of the home was key to the plot of the movie.

"Normally, a house of this style and size would be reserved for a certain character type in the media," Tartaglia said. "American Fiction made excellent use of this house in the breaking of that mold. We see wealth and affluence in the walls and on the banister of the house. But, with the set decorations, we also see a family history within the home. So we have this huge stylish home that has been in one family for generations. It looks old, like old money. And that family is Black. It shouldn't be a big deal, but it is. Both in the real world, but also in the story," Tartaglia explained.

Ballug and Tartaglia both remarked that the neighborhood was welcoming and friendly to the film crew, and they enjoyed walking to Centre Street to try the local eateries during her lunch break. Tartaglia especially liked Delini Gelato, which is on the same street as the Victorian home.

The Holdovers, starring Paul Giamatti, is a film about a teacher at a New England prep school who stays on campus during Christmas break to babysit a handful of students. The instructor, played by Giamatti, forms an unlikely bond with one of his troubled scholars. The film takes place in December 1970. About halfway through the film, Parkway residents may recognize a familiar setting in a restaurant scene – the renowned Pleasant Cafe. The landmark cafe's vintage interior is the perfect spot to film a period piece.

Filming took place at the Pleasant

Parkway Movies
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About 30 residents met with officials on Monday at the Roslindale Library to detail the Squares + Streets initiative for the neighborhood.

PHOTO BY JEFF SULLIVAN

Roslindale meets Squares + Streets

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) met with about 30 Roslindale community leaders, business owners and residents at the Roslindale Branch of the Boston Public Library on Monday for an informal discussion on what the Squares + Streets Program will look like. The program is a rezoning effort focusing on city squares and business corridors to increase housing

density where neighborhoods consider appropriate, or potentially decrease density if deemed necessary.

BPDA Director James Arthur Jemison said that's mainly up to Roslindalites. And he announced then that Roslindale will be one of the first areas to really begin and ramp up the Squares + Streets process.

"The process is a path through which we've identified a large number of density options for the squares in partnership with you in which you

Squares + Streets
Continued on page 5

Pepén peppered with Squares + Streets concerns

Matthew MacDonald
Staff Reporter

The Hyde Park Neighborhood Association (HPNA) held its monthly meeting on Thursday, Jan. 4. It drew about 20 people and ran just over an hour.

Enrique Pepén, the new District 5 city councilor, was the featured guest. In his brief remarks, the Roslindale resident – who had made multiple appearances before different Hyde Park neighborhood groups during his winning campaign – revisited past talking points as he touched on his background in public policy and constituent services.

During the Q&A that followed, however, the councilor – who took office on Jan. 1 – was plunged into the present to address a citywide zoning override proposal that has been moving through the community process since early December, and that is scheduled to wrap up in early February before continuing on to the Zoning Board of Appeal (ZBA).

Squares + Streets (S+S) opened the 40 minute Q&A and took up more than half of it.

This new citywide planning and zoning initiative is being proposed by the Boston

Planning & Development Agency (BPDA). As stated on the BPDA's S+S webpage, Small Area Plans would modify zoning to support housing and healthy business districts, bring about infrastructure projects to address transportation and public space needs, and implement programs and funding to promote small businesses and arts and culture.

These zoning modifications would be captured in five subdistrict categories that – when applied to development proposals in neighborhood squares and main street areas – would supersede the existing codes for those specific zoning districts.

Hyde Park's zoning code – Article 69 – took effect in 2012 after about two years of collaboration between the neighborhood and the City. However, as large scale BPDA backed developments have been proposed for the greater Cleary Square area over the last handful of years, it has been routinely and summarily bypassed by the ZBA through variances granted, thus clearing the way for their construction.

Regarding these large projects, the BPDA's methods of operation and its interaction with the community have also been

HPNA

Continued on page 2

HPNA *continued from page 1*

Legals

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SALE OF REAL ESTATE UNDER M.G.L. 183A:6

By virtue of a Judgment and Order of the West Roxbury Division of the Boston Municipal Court (Docket No. 2206-cv-000071) in favor of the Trustees of the Clarendon Hill Condominium Trust against The Estate of Selma H. Lamkin and The Estate of Corinne B. Wiseman establishing a lien pursuant to M.G.L. Chapter 183A § 6 on the real estate known as Unit 23 of the Clarendon Hill Condominium for the purpose of satisfying such lien, the real estate will be sold at Public Auction at 11:00 o'clock AM on the 31st day of January A.D. 2024 at 23 Victoria Heights Road, Hyde Park, Massachusetts 02136.

The premises to be sold are more particularly described as follows:

The dwelling Unit in Hyde Park, Suffolk County, Massachusetts known as Unit No. 23 in Phase No. 1, of the CLARENDON HILL CONDOMINIUM located at 1-214 Victoria Heights, in said Hyde Park, and created by Victoria-Mutual Limited Partnership pursuant to Chapter 183A of the Massachusetts General Laws by a Master Deed dated October 30, 1986, and recorded with the Suffolk County Land Court as Document No. 412885, noted on Certificate of Title No. C-148.

Said Unit is conveyed with a 3.93 undivided percentage interest in the Common Areas and Facilities as set forth in said Master Deed which percentage may decrease in the event additional phase(s) are added to the Condominium under Paragraph 16 of the Master Deed, together with the exclusive right to use Parking Space 23, as shown on the plan entitled "Parking Layout Plan Phase I Clarendon Hill Condominium, Boston, (Hyde Park), Mass., Scale 1" = 30", September 17, 1986, prepared by Stephen P. DesRoche, Professional Land Surveyor, 95 White Street, Quincy, MA" recorded as Document No. 412885, on Certificate of Title No. C-148.

Said Unit contains 1,973 square feet, more or less, as shown on the plans filed with said Master Deed and on the copy of a portion of said plans attached hereto and made a part hereof, and to which is affixed and verified statement in the form required by Section 9, of Chapter 183A.

This conveyance is made subject to and with the benefit of an encroachment easement, an easement for pipes, wires, ducts, flues, cables, conduits, public utility lines and other common elements, all other provisions of the Master Deed, Trust, By-Laws and Floor Plans of the Condominium recorded with said Registry, or as later amended of record, and all provisions of Chapter 183A.

This conveyance is further subject to a Condominium Phasing Lease by and between Victoria Mutual Limited Partnership as Lessor, and Paul F. Keating, et al, as Lessees, which Lease is dated October 30, 1986, and recorded with said Suffolk County Land Court as Document No. 412887, as noted on Certificate of Title No. C-148.

Said Unit is to be used only for residential purposes. This Condominium is intended to be a self-contained retirement community constructed expressly for use by the elderly with a minimum age requirement for residency of at least fifty-five (55) years.

By acceptance hereof, the Grantee(s), for themselves and their heirs and successors and assigns, hereby expressly acknowledge and agree that Victoria-Mutual Limited Partnership, as Declarant of said Master Deed has reserved and shall have the rights, as set forth in Paragraph 16 thereto to amend said Master Deed to include additional phase(s) as described and defined therein, whereupon the percentage of interest of the Unit hereby conveyed in the Common Areas and Facilities shall be changed as provided in said Master Deed; and, to that end, the Grantee(s) hereby consent for themselves, their heirs, administrators, executors, successors and assigns, and all those persons claiming by, through or under them, to the Victoria-Mutual Limited Partnership reserved rights and do hereby constitute and appoint Victoria-Mutual Limited Partnership the true and lawful attorney of the Grantee(s) in the name and stead and on behalf of the Grantee(s) to execute, acknowledge and deliver and record any such amendments of said Master Deed and/or other instruments deemed by Victoria-Mutual Limited Partnership to be necessary or appropriate to effectuate the inclusion of additional phase(s) in the Condominium, the power of attorney granted being coupled with an interest and irrevocable.

For title of Selma H. Lamkin and Corinne B. Wiseman, both now deceased, see the Unit Deed registered in Suffolk County Registry of Deeds Registered Land Division Document No. 454795.

Terms of sale: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the office of Schofield Donnelly LLC, 20 Park Plaza, Suite 1115, Boston, MA 02116 within thirty (30) days from the date of sale. Deed will be provided to purchaser for registration upon receipt in full of purchase price. In the event of an error in this publication, the description of the premises contained in the Unit Deed registered with the Suffolk County Registry of Deeds Registered Land Division as Document No. 454795 shall control.

Other terms to be announced at sale.

The Trustees of the Clarendon Hill Condominium Trust, Lienholder, by their attorneys: Schofield Donnelly, LLC, 20 Park Plaza, Suite 1115, Boston, Massachusetts 02116, (617) 557-4545.

Hyde Park Bulletin: 01/04/24, 01/11/24, 01/18/24

an ongoing and consistent source of local contention.

This history – as well as the speed at which the 118 page draft zoning text amendment’s community process is unfolding, its broadness, and the time of year (the holiday season) in which it was introduced – informed the questions, comments, and complaints that flew at and around the new district councilor as he commented, listened, and made notes.

Pepén started off by speaking of the initiative, and referring

to an unadvertised meeting, scheduled for Jan. 8, between the BPDA and Hyde Park community leaders. “I think that’s not the right approach,” he said, going into his experience overseeing the abutters meeting process as the director of the Mayor’s Office of Neighborhood Services (ONS) and saying he wanted everyone taken into consideration. “But if all the voices in the neighborhood – especially people like the HPNA and other neighborhood associations across the city – aren’t taken fully into consideration, then we’re defeating the purpose.”

HPNA member Craig Martin responded. “I’m troubled that you already declared what you thought,” he said of Pepén’s just stated position on the proposal. “That bothers me because I kind of want to remind you that – and I’m sorry if this comes out as insulting – but you no longer work for the Mayor.” Continuing, he finished his point. “It’s so important that you bring constituents’ thoughts – and I mean if they don’t like the Squares + Streets... then it’s up to you to say this is not agreeable to Hyde Park.”

HPNA President Mimi Turchenitz referenced Mayor Wu’s campaign planks of transparency and an increased community voice, as well as the expectation of a zoning overhaul and increased housing. “As Enrique suggested, maybe there are things

people can like in this new zoning language, but there’s just not been enough time, and there’s not been enough clarity, and it’s too siloed for us to move forward in this rapid pace.”

Turchenitz contrasted Squares + Streets with the Article 69 process, which involved neighborhood/City discussions, draft review, and adjustments culminating in the Hyde Park zoning amendment. “That’s what should be happening,” she put forward. “And that should be happening all over the city because this is citywide zoning, and it’s going to create tools that then become as of right, and can get dropped over on our Article 69.”

HPNA Vice President Brian Putnam was more receptive, commenting positively on the fact that – rather than continuing to ignore Article 69 – the BPDA is attempting to change the rules to fit its agenda. “It’s not even close to a complete product, but it’s a structure where you ease stuff in,” he said of S+S. “You have to start somewhere.” Nonetheless, he did acknowledge the potential for confusion in the draft’s language and technical terminology, and suggested that the community should focus on clarifying those details.

The floor was eventually closed on Squares + Streets, with Pepén responding to all that he had heard over the prior 20 minutes. “What’s my job?” he asked. “It’s to make sure that I elevate this frustration to the BPDA,” he answered. “And that’s what I will do.”

Visit the BPDA website (www.bostonplans.org) and click on its Squares + Streets link to find out more about the initiative, to see meeting and event schedules, to access a copy of the draft zoning text amendment, and to comment on it until Sunday, Jan. 28.

There will be a Hyde Park/Roslindale Squares + Streets meeting at 6:30 p.m. on Jan. 29. For further information about this and the HPNA, email hydeparkneighbors@gmail.com.



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Public Forum #1 | In-Person Meeting
Beacon Park Yard Regional Framework Plan

JANUARY 24
 6:00 - 7:30 PM

In-Person Location:
Josephine Center A. Fiorentino Community Center
 123 Antwerp St.
 Brighton, MA 02135



Join us in-person for the Context and Community Assets Public Forum for the Beacon Park Yard Regional Framework Plan (BPY Plan)!

- At the event you will find**
- An overview of the BPY Plan
 - Opportunities to offer your insight
 - Interpretation services
 - **Free refreshments!**

We will post the materials on the project website following the public forum. We will **also host virtual office hours** with the project team on January 25th from 2:00 - 3:30 PM, to register, bit.ly/Zoom_OfficeHours1_BPYPlan.

About

The BPY Plan will establish a regional, community vision for dense urban development that provides the City capacity, landowner value, and community benefits to realize a transformational infrastructure and development project at the site shown in the map. Our vision is inclusive and equitable infrastructure and development projects at Beacon Park Yard.

Language Access

Language access services are available to you free of charge. Please contact:


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bpda **BEACON PARK YARD** regional framework plan *Scan the QR code or visit the link below for more info.*

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103 N. Beacon design draws mixed reactions

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) held an Article 80 Large Project Review Impact Advisory Group (IAG) meeting, combined with a public meeting on Jan. 3 in a virtual format with about 30 people in attendance.

The proposal includes 246,500 square feet of new lab and research and development space at 92 feet of height (down one story since the last meeting) and with 3,100 square feet of ground-floor retail space. The proposal also allows for a maximum of 212 parking spaces and a minimum of 160 in a two-level underground garage.

The proponent, IQHQ – who is also handling the redevelopment of the former Sound Museum space at the nearby 155 N. Beacon site – has redesigned the front facade of the building to form parallel setbacks since the last public meeting regarding the site in June. Originally, the project had diagonal lines on the building as the floors ascended, creating a

visual effect similar to a switchback mountain track.

CBT Architects is handling the design, and the group’s representative, Phil Casey, said the change was due to feedback from the BPDA and the Boston Civic Design Commission.

“You changed the whole front huh?” asked IAG member Ellen McCrave. “It’s a box now. It used to have that nice little bit of funkiness to it and less of a box.”

“We’ve evolved that stepped form to bring more of that architectural likeness to the frontage,” Casey said. “In concert with BPDA staff and in response to some of their comments, they wanted to see the building align a little bit better with the street wall and the buildings that are happening along North Beacon Street, but still allowing pedestrian movement and allowing access to that crosswalk there.”

Many residents and IAG members praised the design of the building as well, but McCrave said she felt it wasn’t an improvement.

“That’s too bad,” she said. “I thought it was kind of nice to look at something other than

squares.”

One resident asked about traffic. She said the pedestrian entrance on Arthur Street could potentially clog up the street due to drop offs, and asked if the proposed bike lane for the road could be removed as part of the BPDA project, if in the future it was found that there was too much traffic on Arthur Street.

BPDA Project Manager Quinn Valcich said that was a curb regulation issue that the Boston Transportation Department (BTD) would have to look into.

Howard Stein Hudson Traffic Engineer Liz Peart discussed vehicle trip generation, which includes both vehicles staying for the duration and drop-offs. She said the site would generate around 2,000 vehicle trips per day, about 1,000 vehicles coming and going to the site.

“The site today also has a liquor store that generates trips too, granted not as high as 2,000, but the site is active today and those trips will go away as this site is constructed,” she said. “But developments do generate over the course of 24 hours numbers

that are in that 2,000 ballpark. I’m just saying that because 2,000 can sound scary, but it doesn’t happen all at once.”

IAG member Mary Elarosee asked if this project would direct its linkage money – funding for affordable housing – to the Boston Housing Authority’s Faneuil Gardens redevelopment project. IQHQ representative Kim Thai said they had done that already for the 155 North Beacon St. development, but that for this she was under the assumption that the design and funding for the BHA redevelopment was al-

ready underway.

“We obviously will have housing linkage that will be tied to this particular project as well, but we had not had any further discussions as to whether or not it would be directed at Faneuil Gardens... It’s definitely something we can consider like we did with our last project,” she said.

Residents also asked about bike parking, which Casey said they will have quite a bit of. Residents then asked if electronic bike charging stations

103 N. Beacon
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4	Studio	475	\$1,223	50% AMI	—	—
4*	1BR	688	30% of HH Income	30% AMI	3	1
12	Studio	475	\$1,483	60% AMI	—	1
4	Studio	475	\$1,610	80% AMI	1	—
1	Studio	475	\$2,222	100% AMI	—	—
3	1BR	688	\$1,307	50% AMI	—	—
18	1BR	688	\$1,482	60% AMI	1	—
2	1BR	688	\$1,932	80% AMI	—	—
11	1BR	688	\$2,345	100% AMI	3	—
2	2BR	856	\$1,777	60% AMI	1	—
2	2BR	856	\$2,445	80% AMI	1	—
4	2BR	856	\$2,802	100% AMI	—	—

*8 ((4) Studio and (4) 1BR) 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.

Minimum Incomes					
(set by owner + based on # of bedrooms + Area Median Income (AMI))					
# of BRs	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI
Studio	\$0	\$36,690	\$44,490	\$48,300	\$66,660
1 BR	\$0	\$39,210	\$44,460	\$57,960	\$70,350
2 BR	—	—	\$53,310	\$73,350	\$84,060

Maximum Incomes					
(set by HUD/MOH + based on household size + Area Median Income (AMI))					
HH Size	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI
1	\$31,170	\$51,950	\$62,340	\$83,120	\$103,900
2	\$35,640	\$59,400	\$71,280	\$95,040	\$118,800
3	\$40,080	\$66,800	\$80,160	\$106,880	\$133,600
4	\$44,520	\$74,200	\$89,040	\$118,720	\$148,400
5	\$48,090	\$80,150	\$96,200	\$128,240	\$160,300

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

Applications are available during the application period for 42 days, from Thursday, January 11, 2024 through Thursday, February 22, 2024. To request an online application or to have one sent by email, visit ThePryde.com to fill out the application request form.

We will hold our first informational meetings on Saturday, January 13, 2024 at 10:00 AM at Fenway Health, located at 1340 Boylston St, Boston, MA 02215. Join virtually, too, through the following link: <https://bit.ly/476nGbx>

We will hold a second informational meeting on Saturday, January 20, 2024 at 10:00 AM at Hyde Park Branch of the Boston Public Library, located at, 35 Harvard Ave, Hyde Park, MA 02136. Join virtually, too, through the following link: <https://bit.ly/4anWOH3>

IN-PERSON APPLICATION DISTRIBUTION WILL TAKE PLACE:

- Thursday, January 11, 2024, 3:00 PM – 7:00 PM at Hyde Park Branch of the Boston Public Library, 35 Harvard Ave, Hyde Park, MA 02136
- Saturday, January 13, 2024, 10:00 AM - 2:00 PM at Fenway Health, 1340 Boylston St, Boston, MA 02215
- Saturday, January 20, 2024, 10:00 AM – 2:00 PM at Hyde Park Branch of the Boston Public Library, 35 Harvard Ave, Hyde Park, MA 02136
- Thursday, January 25, 2024, 3:00 PM – 7:00 PM at Hyde Square Task Force, 30 Sunnyside Street, Jamaica Plain, MA 02130
- Saturday, January 27, 2024, 10:00 AM – 2:00 PM at Club Cafe, 209 Columbus Ave, Boston, MA 02116

DEADLINE: Applications must be submitted online or postmarked no later than Thursday, February 22, 2024. Mailed to PO BOX 366341, Hyde Park, MA 02136.

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For more information, language assistance, or reasonable accommodations for persons with disabilities, please call 781-549-9258 or email ThePryde@pennrose.com



The BPS calendar

The Boston Public School calendar has always intrigued me: How many, if any, parents are consulted to give input before it is formalized months beforehand? How much common sense infuses it? Do schools exist for teachers (to work in) or for students (to learn in)?

Let's start in September. Boston Public never returns to school on the Tuesday after Labor Day: school, with few exceptions, opens on the following Thursday; why not open on the Tuesday following Labor Day, and why the delay this past September for pre-K and Kindergarten students to start the next week, on September 11?

This past Christmas occurred on a Monday, but there was no school on Friday, December 22, forcing many parents to scramble for childcare. Why couldn't students go to school on that Friday, 3 days before Christmas? [Interestingly enough, the last day before the Xmas break for BC High, serving 7th graders and above, was December 15. Huh??]

Following the Christmas vacation is the return to school on January 3, again forcing BPS parents/guardians to scramble for childcare, following a nonsensical tradition of having no school on January 2 so that teachers and students can ease back into the schedule with a professional day is the basis for the first calendar stress of every new year.

I understand why there seem



My Kind of Town/
Joe Galeota

to be more snow days called nowadays: the ubiquitous school buses have to negotiate many narrow streets. To its credit, the School Department does call off school the night before to allow for child-care scheduling, although sometimes the huge storms never materialize. Not surprisingly, the announcement of snow days extends the last day even further in June to accommodate the state-imposed 180-day minimum.

I've always bristled at the February vacation: most Boston Public School kids do not go skiing or visit Disney; teachers might but students do not. Delaying the end of the school year

by 4 days—Presidents' Day, occurring on the Monday of the vacation week, is a national holiday—has terrible consequences: very little learning occurs in June, though more might occur this year because of the installation of air conditioning in public school classrooms.

March 17th and June 17th are no longer Suffolk County holidays, meaning that there is school: Evacuation/St Patrick's Day and Bunker/Breed's Hill day have bitten the dust.

While I do espouse the Wednesday before Thanksgiving for being a half day, thus enabling travel for many students and teachers, the half days at the end of the year, in 2024 on June 18 and 20 (June 19 is now a state holiday), cause more childcare problems for working parents. Even if snow days cause the last days of school to occur later in June, there will be at least two half days at the end.

Fortunately, private schools do not have to abide by the state requirement for public schools (except pre-K, K, and 12th grade) to be 180 days. Let's hope the state Department of Education never tries to impose this on schools where equal, if not more, learning occurs in fewer days.

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Parkway Movies

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Cafe around January 2022.

"From the neon signs radiating a sense of old world realness, to the trophies and placards on the wall, I felt that the Pleasant Cafe was perfect for our scenes," explained Ryan Hull, who was the Special Effects Foreman for The Holdovers. "The old school swiveling bar stools, from an era where people were thinner, the booths and the wooden paneling were definitely a hit in eras gone by."

Hull noted that it was slightly difficult to fit the entire crew inside the Pleasant and do camera turnarounds, but they made it work while maintaining film set COVID-19 protocols.

Hull created a smoky atmosphere in the Pleasant Cafe for the movie.

"If this were the 70s, there would be a lot of smoking. Since some of the background actors had lit fake cigarettes, we maintained a perfectly hazy atmosphere down the two long halls of Pleasant Cafe. The booths on each side of the camera were a nice respite for the cramped crew, and by the end of the night, some of us were getting very comfy in those booths," he said.

A set dresser covered the floors inside the Cafe with large rugs since the anti-skid flooring was not period appropriate. Production Designer Ryan Warren Smith removed the modern elements inside, such as the flat screen TVs, and added their own elements for the scene, such as a 1960s pinball machine.

"The Pleasant Cafe is like a time capsule, not much has changed," noted Smith. "One of my favorite details was when one of the owners brought out their own personal Christmas dressing that they'd been using since the 1950s. You can see some of their faux candles in the background behind where Paul Giamatti is sitting."

The film crew said they were thankful for the opportunity to film at the Pleasant.

"The location lent itself well to the atmosphere we were after for The Holdovers in that it felt 'familiar' and very authentic. The story was able to play out perfectly within its inviting atmosphere, the local representatives from the Cafe were friendly and made us feel right at home," explained Justin Sulham, a Grip for The Holdovers. A Grip is responsible for setting up, rigging, and striking lighting equipment on a movie set.

At the end of the day, the crew tasted the famous Pleasant Cafe pizza. "All the new and faded newspaper clippings in the front entryway weren't lying. Pleasant Cafe was actually pleasant," said Hull. "Who would've thought?"

The Pleasant Cafe has been a backdrop in several period films in recent years, including the Boston Strangler starring Keira Knightley, a Whitney Houston biopic, and HBO's Julia. Hull also worked on Julia, which filmed multiple scenes at the Pleasant Cafe. "I had a huge sense of déjà-vu until a crew member mentioned that we had been there eight months prior. It still had its charm, and I was still tickled to see that it was such a perfect setting for shoots from the 1950s to the 1980s. I guess if it ain't broke, don't fix it," Hull said. The Pleasant Cafe shared some screenshots of the movie on their Facebook page at www.facebook.com/pleasantcafe.

While most of The Holdovers was filmed in Western Massachusetts, the city of Boston plays a key part in the movie. New England film crew and actors agree that the Boston area is the perfect place to film a period piece.

"It works well for films set in the 1970s (and many other periods) because you can find many locations that have a sense of history and either haven't changed all that much or are easily adaptable for period pieces. In Boston, they were able to use locations that could be altered to look like the period, and changing signage and cars to look like the 1970s made it very believable and really felt like a time machine going back 50 years," said Bill Mootos, who played Mr. Endicott in The Holdovers, alongside Giamatti's character. The Holdovers is predicted to receive multiple Oscar nominations. The movie won three Golden Globe Awards last Sunday for Best Actor in a Musical or Comedy Film, Best Supporting Actress in a Motion Picture, and Best Motion Picture - Musical or Comedy. In his awards acceptance speech, Giamatti thanked his Boston film crew.

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Virtual Public Meeting

250 Everett Street

JANUARY

30

6:00 PM - 7:30 PM

Zoom Link: bit.ly/3tjUpWy

Toll Free: (833) 568 - 8864

Meeting ID: 161 056 6128



Project Description:

Mill Creek proposes to demolish the existing building and construct a new 6-story multifamily rental building of approximately 250,000 square feet, containing approximately 235 residential units and approximately 117 parking spaces in an underground parking structure.

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，请通过以下方式联系：(stephen.j.harvey@boston.gov) (617-918-4418) 会议定于2024年01月30日，请在会议前5天内申请口译服务。

作為波士頓居民和利益相關者，本會議的信息對您來說是至關重要的。可以提供翻譯服務以傳達本會議的內容，您無需承擔任何額外費用。如果您需要翻譯服務，請通過以下方式進行聯繫：(stephen.j.harvey@boston.gov) (617-918-4418) 會議定於2024年01月30日，請在會議前5天內申請口譯服務。

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:
2/9/2024

Website:
<https://bit.ly/250-everett-street>

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

Squares + Streets *continued from page 1*

tell us which options are appropriate for which parts of your district,” he said. “Then at the end of a small aerial planning process, you would take those zoning changes and make them part of the code.”

Jemison said the planning process will start with carving out density options, about six of them to be precise, for different areas of Roslindale, basically branching out from Roslindale Square.

“And then at the end of a planning process, deciding which of those options are appropriate for which areas of Roslindale,” he said. “So there’s going to be a two-month period where we’re going to be adding those to the code and then a good six-to-nine-month period when we figure out which of those options are best for Roslindale Square.”

Jemison added that Roslindale’s development and zoning experience is one of the reasons they’re starting in the neighborhood.

“We want to start here because we know there’s an infrastructure and people with roots in businesses and neighborhoods surrounding the square for a robust and impactful conversation,” he said.

BPDA Director of Planning Aimee Chambers said they will also be reaching out to various city departments – the Boston Transportation Department, Boston Water and Sewer, the Mayor’s Office of Arts and Culture etc. — to make sure the effort

leaves out as few voices as possible.

“We want to make sure that we’re creating plans that are holistic and what the neighborhood needs, aside from just zoning, which is what the BPDA is really kind of the arbiter of, but really thinking of those other public space needs so when we come out of this public plan we really have a document that serves as a guide to all those departments over the course of the next five-to-seven years,” she said.

Jemison said there will be plenty of public meetings to try to hear as many voices as possible. Roslindale Coalition Coordinator and resident Laurie Radwin said residents are concerned the process is moving too fast and will miss key voices in the district.

“There is great concern across the city about the speed of this,” she said. “Mattapan itself had 150 community meetings about how they were going to change the zoning and how they were going to change their corridors and as you listen to us, I think you should aim for heterogeneity of voices, different points of view and not just variability of demographics.”

Jemison and his staff said they would look into reaching out to different parts of the community to get as many voices as possible, including any recommendations the community has for them to reach out to. Former Roslindale Village Main Streets Executive Director and WalkUP Roslindale mem-

ber Steve Gag said reaching out to the Archdale Housing Development would be a good place to start, and reaching out to local churches was also brought up as a way of bringing in more of the community.

Radwin said in speaking with State Rep. Rob Consalvo before the meeting, they discussed the merits of the current zoning, Article 67, and felt it does have good elements that should be kept.

“We really need to look at what Article 67 got right,” she said. “Sure, some of it has had its day, but some of it may be really worth saving.”

Jemison pointed out that the new zoning will be layered on top of the old and only in certain areas, and so Article 67 would not be lost, just no longer applicable in those specific Squares + Streets areas.

Displacement was brought up during the meeting, with the main questioning as to what happens when the neighborhood gets redeveloped, new buildings bring new people, new people drive up property values and then no one currently living there can afford the rent. Chambers said they want to discuss how to address that not only for residents but small businesses as well.

“There are three or four different ways we could address that issue, and we’re going to try all of them,” Jemison said. “There has to be an anti-displacement strategy that includes both

residents and the commercial users. Commercial users might need to demonstrate that they’re going to have more than one commercial space, one that’s for the one that was there before and one for the expanded development. We may need to require that legally.”

Resident Alan Wright asked how they can incentivize more development in the neighborhood. Jemison said he felt the zoning itself might be an incentive, as well as the potential increase in property value because of what’s legally allowed within the zoning.

“The up-zoning does increase the value of those properties and one of the outcomes may be is they’ll recognize the increase in value and they might look for a partner to create more housing,” he said.

On the other side of the coin, Jemison said the changes the neighborhood makes concerning allowable density and other considerations will make developers less likely to go for zoning variances. Requiring variances opens up a project to

the risk of numerous delays, project changes, and neighborhood opposition. And all that time, the developer is spending money on community outreach, consultants, traffic engineers, architects and more that are increasing costs every day. Jemison said offering a safer but still profitable option will help with that.

“It creates a level of jeopardy for all involved that I think isn’t as healthy as it could be,” he said. “I think we’d rather have something that is reasonable as-of-right, and we’re going to defend very carefully the outer limits of what that is. So it’s a more accurate zoning but it’s not as susceptible to Zoning Board of Appeal (ZBA) approval. I’d like to have the ZBA have half as many cases, so there’s much more clarity and much more of a reasonable expectation of what you can achieve as-of-right.”

More meetings and public outreach are on the way for the Squares + Streets initiative. To stay up to date, go to <http://tinyurl.com/29cxfnys>



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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.

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.

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.

If you are an adult that was raised in a dysfunctional, abusive, or neglectful home, perhaps ACA can help.

Meeting List/Info:
acamassintergroup.org

We are a
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homecenter.boston.gov




Legals

Classifieds

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

INFORMAL PROBATE PUBLICATION NOTICE **Docket No. SU23P2761EA**

Estate of: Evangela Douros **Suffolk Division**
Date of Death: March 9, 2023

To all persons interested in the above captioned estate, by Petition of **Petitioner: Sophia Douros of Boston (West Roxbury), MA**
Sophia Douros of Boston (West Roxbury), 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: 01/11/2024

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

INFORMAL PROBATE PUBLICATION NOTICE **Docket No. SU23P2763EA**

Estate of: Manny Ligeros **Suffolk Division**
Date of Death: June 17, 2023

To all persons interested in the above captioned estate, by Petition of **Petitioner: Magda Ligeros of Roslindale, MA**
a will has been admitted to informal probate

Magda Ligeros of Roslindale, 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: 01/11/2024

HELP WANTED
PC Connection, Inc. has opening in Malden, MA for Search Engine Optimization Specialist. Contribute to the organic search strategy and execution across the company's websites. Bachelor's or equiv + 1yr exp or. Send cv to PC Connection, Attn: Margaret Briddes, 730 Milford Rd, Merrimack, NH 03054. Must ref job title & code: SEOS-XY.



NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 40 Cleveland Street, Hyde Park (Boston), MA 02136

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Suzanne Council to Santander Bank, N.A., and now held by **Santander Bank, N.A.**, said mortgage dated March 4, 2016 and recorded in the Suffolk County Registry of Deeds in Book 55867, Page 314, as affected by Subordination Agreement dated September 6, 2019 and recorded in said Registry of Deeds in Book 61826, Page 255, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on February 5, 2024 at 01:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A CERTAIN PARCEL ON LAND WITH THE BUILDINGS THEREON AND SITUATED IN THAT PART OF SAID BOSTON FORMERLY HYDE PARK, SUFFOLK COUNTY, MASSACHUSETTS AND BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHEASTERLY: BY CLEVELAND STREET, FORTY (40) FEET;

SOUTHEASTERLY: BY A LINE PARALLEL TO BEAVER STREET AND EIGHTY (80) FEET
SOUTHEASTERLY THEREFROM, EIGHTY-FIVE (85) FEET;

SOUTHWESTERLY: BY LAND LATE OF HEIRS OF GEORGE HAIL BY A LINE PARALLEL WITH SAID CLEVELAND STREET AND DISTANT EIGHTY-FIVE (85) FEET SOUTHWESTERLY THEREFROM, FORTY (40) FEET; AND

NORTHWESTERLY: BY LAND NOW OR FORMERLY OF ELLENE. HUTCHINS BY A LINE PARALLEL WITH SAID BEAVER STREET AND DISTANT FORTY (40) FEET SOUTHEASTERLY THEREFROM, EIGHTY-FIVE (85) FEET.

CONTAINING 3400 SQUARE FEET MORE OR LESS.

HEREBY CONVEYING THE SAME PREMISES CONVEYED TO US BY DEED FROM CLARENCE J. BARTLETT AND BARBARA A. BARTLETT DATED DECEMBER 15, 1980 AND RECORDED IN THE SUFFOLK REGISTRY OF DEEDS IN BOOK 9618 PAGE 226.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.

BEING THE SAME PREMISES CONVEYED TO SUZANNE COUNCIL, INDIVIDUALLY FROM RONALD N. RICCI AND DONNA M. RICCI BY QUIT CLAIM DEED DATED 5/7/2001, AND RECORDED ON 5/7/2001, AT BOOK 26286, PAGE 103, IN SUFFOLK COUNTY, MA.

ASSESSORS PARCEL NUMBER: WARD: 18; PARCEL: 11769

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated May 7, 2001 and recorded in the Suffolk County Registry of Deeds in Book 26286, Page 103.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

Said mortgage is subject to a certain mortgage given by Suzanne Council to Mortgage Electronic Registration Systems, Inc. as nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper, dated 09/23/2019 and recorded in Suffolk County Registry of Deeds in Book 61826, Page 239

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Santander Bank, N.A.
Present Holder of the Mortgage
(401) 217-8701

*Hyde Park Bulletin:
01/04/24, 01/11/24, 01/18/24*

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

CITATION GIVING NOTICE OF PETITION TO EXPAND THE POWERS OF A GUARDIAN

DOCKET No. SU06P0174GI

In the Interests of: Maria Schulz of West Roxbury, MA

**RESPONDENT
Incapacitated Person/Protected Person**

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

To the named Respondent and all other interested persons, a petition has been filed by **Parkway Health Rehabilitation Center of West Roxbury, MA** in the above captioned matter requesting that the court: **Expand the powers of a Guardian of the Respondent**

The petition asks the court to make a determination that the powers of the Guardian and/or Conservator should be expanded, modified, or limited since the time of appointment. The original petition is on file with the court.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court before: 10:00 A.M. on the return date of **01/25/2024**. This is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to this petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing a written appearance you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

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

Witness, Hon. Brian J Dunn, First Justice of this Court
Date: January 02, 2024
Stephanie Everett, Register of Probate

*West Roxbury/Roslindale Bulletin:
01/11/2024*

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

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU23P2760EA

Estate of: Dorothy L. Fleming
Date of Death: 04/06/2023

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

To all interested persons:

A Petition for **Formal Adjudication of Intestacy and Appointment of Personal Representative** has been filed by **Donna C. Davis of Malden, 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: **Donna C. Davis of Malden, MA** be appointed as Personal Representative(s) of said estate to serve **With Personal Surety** on the bond in **unsupervised administration.**

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 A.M. on the return day of 01/31/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: December 20, 2023
Stephanie Everett, Register of Probate

*West Roxbury/Roslindale Bulletin:
1/11/2024*

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

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU24P0028EA

Estate of: Phyllis S. Kosky
Also known as: Phyllis Kosky
Date of Death: 10/10/2023

**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: **Chuan-Wei Huang 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: **Chuan-Wei Huang 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 02/16/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

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

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: January 5, 2024
Stephanie Everett, Register of Probate

*West Roxbury/Roslindale Bulletin:
01/11/2024*

Five Washington St-Green St housing developments completed

Richard Heath
Staff Reporter

For 77 years, from 1912 through 1989, the Green Street Orange line station loomed over the Washington-Green intersection. Today, in 2024, mostly four- and five-story residential buildings totaling 326 apartments now occupy that location and will begin leasing this year. These buildings are distinguished by three lawsuits and the success of the ad hoc Union Avenue Neighborhood Association to reduce the number of units and building heights.

Two new residences, a three-condominium building at 194 Green St. and the nearly completed 14-unit apartment house at 21 Glen Rd. were built as-of-right and had no comment from the neighbors.

The Green Street station saga began in November 2013 when Walter Craven, the owner of a welding shop and auto garage, decided to subdivide his L-shaped lot that faced both Green and Washington streets into two buildings with 20 condominiums.

After three years of debate with some Union Avenue neighbors and repeated Boston Planning and Development Agency (BPDA) and Zoning Board of Appeals (ZBA) meetings Craven sold his property to City Realty (CRM) in Feb 2016 for \$2.3 million.

CRM had similar neighborhood difficulties with its proposal for a six-story, 37-unit apartment building due to difficulty con-

forming to the Plan JP Rox, and put the Washington Street half of the property up for sale in August 2017 for \$2.9 million.

In October 2018, CRM proposed a four-story, 23-unit apartment building at 197 Green St. designed by Embarc; this was reduced down from six-stories with a loss of 14 units after the Union Avenue group stepped in. The existing two-story wood-frame house was demolished in October 2020, and the apartment building was completed at the end of 2022. The ground floor retail space was built out in 2023 and remains unoccupied.

There are four affordable artist live-work apartments that were advertised in May 2023 at 17 percent area median income (AMI). The market rate apartments are listed at a range of \$2,700 for a studio to a two-bedroom at \$4,000.

The 3171 Washington St. portion was sold by CRM for \$2.153 million on Jan. 7, 2020, to the Jamaica Plain Neighborhood Development Corporation (JPNDC) and New Atlantic Development.

The JPNDC originally proposed a six-story, 45-unit, fully affordable senior housing apartment building with a new ground floor restaurant for the existing tenant El Embajador Dominican restaurant. Utile was the architect, Ingrid Bengston was the principal designer.

With an array of public monies and tax credits the rents were maintained at 60 percent AMI. The Union Avenue group actively objected both in public and private

meetings and as result the building was reduced to four stories and 39 units.

The ZBA approved the development on Feb. 23, 2021, but three months later Monty Gold, owner of the abutting Turtle Swamp Brewery building at 3377 Washington St., sued to stop the project.

Gold's tenant, Turtle Swamp, contended the affordable senior housing was too close and would ruin the business. The suit was mediated and in June 2021 JPNDC/NAD agreed to redesign the interior of the building and move it back five feet from the lot line.

In another design development El Embajador, in mid-2023 decided it could not wait during construction and declined to re-

locate to the new restaurant space. According to JPNDC, it will convert the restaurant space into a community room.

Turtle Swamp closed on Aug. 19, 2023. A 'For Sale' remains on the building. Demolition has not yet begun for the senior housing. In 2020, construction costs were estimated at \$18.5 million, but with the lawsuit delay and current construction rates the cost is likely over \$21 million.

Gold's lawsuit against JPNDC was filed days after his suit to stop the Pine Street/TCB supportive and affordable housing across Washington Street was resolved after a year.

Reported at length by The Bulletin, the Pine Street housing of 202 units, with 140 apartments

for the formerly homeless is due to open, after five years, in 2024.

Designed by RODE architects, the \$105 million housing development had its share of opposition from the Union Avenue group and a contingent from Lourdes Avenue which went on from March through November 2019, including three BPDA Article 80 meetings; Union Ave N/A convinced Pine Street to remove one story, eliminating 22 apartments.

The lottery for the 46-income restricted apartments was opened on Dec. 7. The largest and arguably the most curious building with its jagged upper-story gables

JP Developments
Continued on page 8



Marie Turley of Union Avenue said she was concerned about the rear design of 3173 Washington St.

COURTESY PHOTO



YOUR PROPERTY PARTNERS SINCE 1990



Margie Vogt, Broker
617-212-7660



Erin Vogt
617-212-7662



Joe Donnelly
617-256-3978



Lianne Rich
617-470-1937



Nancy Killion
617-716-9040



Maureen Hayes Rossi
617-417-1000



Patsy Brennan
857-472-2982



Diana Bradley
617-312-2432



Nancy Knight-Shah
617-678-1969



Alex Macrides
617-571-8746



Jena Verrocchi
781-801-5500



Dave Maguire
617-763-5752



Joe Regan
617-771-3366



Emily Letendre,
508-942-4154



Mina Papoulidis
617-319-6363



Marina Gorodnicheva
617-301-8344



Katerina Bitados
617-281-3043



17A Rainbow Pond Drive, Unit A2, Walpole
3 bedroom, 2 full bath end unit in pristine original condition with fabulous natural light and beautiful views. It has approximately 1500 sq. ft., which does not include the bonus room over the garage—this room is heated and has a big window, could be used as a home office, etc. It is a golfing community and the condo fee includes all the golf, swimming pool, exercise gym, tennis/pickleball courts.
\$499,900
Margie Vogt 617-212-7660 and Erin Vogt 617-212-7662



10 Thurlow Street, West Roxbury
Bungalow style single with 2nd floor apartment with separate entrance. First floor or main level offers living room, dining room, kitchen and 2 bedrooms, semi-finished basement with separate entrance and plumbed for 3rd bath and kitchen. Taxed as a 2 family but city does not have records for 2 family zoning for this property. Two new Navien gas direct vent heating systems with on demand hot water, updated plumbing, separate electricity. Convenient location and walk to Centre Street and Lagrange Commuter Rail. Great potential!
\$675,000 / Margie Vogt 617-212-7660



59 Austin Street, Hyde Park
2 family, 5+6 in good condition, updated gas heat, 2nd floor to be delivered vacant, long term tenant on first floor, solid and spacious walk-up attic for future expansion, needs exterior paint, owner's unit has new kitchen and bath.
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Kathryn "Kathy" M. (MacKinnon) of Roslindale passed peacefully in her sleep on January 2, 2024, after a courageous battle with Interstitial Lung Disease. Kathy was born in Boston on June 14, 1955, the proud daughter of her late incredibly loving and nurturing parents, Patricia A. "Pat" (Leary) and Robert S. "Bob" MacKinnon. Kathy was the beloved former wife and best friend of the late Stephen Foley. Loving and devoted mother of Marguerite Savickas and her hus-

band, Richard of Walpole, Stephen Foley and his wife, Elisabeth of Walpole, Kerryann Foley of Boston and Patricia Jean-Pierre and her husband, Julian of Roslindale. Adored grandmother, "the", of Grace, Stephen, Jr., Sara, Nova and Nolan. Cherished sister of Jim MacKinnon and his wife, Deb of Newburyport, Pat Roth of Norwood, Joan Gainey and her husband, Tom of Holbrook, Roberta "Bobbi" McCarron of Nashua, NH, Mary Sheehan and husband, Rob of West Roxbury, Michael MacKinnon and his wife, Susan Marie of Easton, Karen Straehle and her husband, Mike of Norwood, Joseph MacKinnon and his wife, Leslie of Hyannis and John "Jake" MacKinnon and his wife, Eileen of Brookline. Kathy is also survived by many loving in-laws, aunts, uncles, nieces, nephews, cousins and dear friends. Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. A Mass of Christian

DEATHS

Burial was celebrated at St. Theresa of Avila Church, 2078 Centre St., West Roxbury. Burial in The Gardens of Gethsemane Cemetery, West Roxbury. In lieu of flowers, donations in Kathy's memory may be made to the Pulmonary Fibrosis Foundation, <https://www.pulmonaryfibrosis.org/> or the MA/NH Chapter of the Alzheimer's Association, <https://www.alz.org/manh> For directions or to leave a condolence message for Kathy's family, please visit: lawlerfuneralhome.com Robert J. Lawler and Crosby Funeral Home (617) 323-5600.

KARRELL

Laurice (Kawam) of West Roxbury, January 2, 2024. Beloved wife of the late James Karrell. Dear sister of the late Mary K. Bezreh, Jeannette Sakakeeny and Frederick Kawam. Also survived by several loving nieces and nephews. Funeral from the Kfoury Keefe Funeral Home, 8 Spring St., WEST ROXBURY. A Private Burial Service will be held at a later date. In lieu of flowers, please make con-

tributions in Laurice's memory to St. George Antiochian Orthodox Church, 55 Emmonsdale Rd., West Roxbury, MA 02132 or to St. Jude Children's Research Hospital, 501 St. Jude Pl., Memphis, TN 38105. Guestbook at www.KfouryFuneral.com

KENNEDY

Christopher Paul of New York City, December 29, 2023, age 73. Son of the late Atty Arthur and Helen (O'Rourke) Kennedy. Cherished brother of Bishop Arthur Kennedy, Boston, Kevin Kennedy, NYC, Terrence and his wife Kathleen, Plymouth, Brian and his wife Gail, West Roxbury, and his sister, Maurabeth Chilson, of Yarmouth. He is also survived by many cousins, nephews, nieces, as well as grandnephews and nieces. He graduated from Boston Latin School and studied English literature at UMass, Boston. Chris was a brilliant musician, an insightful script writer and for 15 years served as the musical technician for the Metropolitan Opera. Family and friends are respectfully invited to attend a Memorial Mass on Saturday, January 13th, at 10:00am at Holy Name Church, 1689 Centre St., West Roxbury. There are No Vis-

iting Hours. A Ceremony and Interment will be held in the spring in New York City. In lieu of flowers, donations may be made in his name to St. Jude Children's Research Hospital. For guestbook, gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

MARTELL



David J., 64, passed away peacefully, surrounded by his devoted family, on December 31, 2023, after a courageous two-year battle with melanoma. A 1977 graduate of Christopher Columbus High in Boston's North End, David was an outstanding athlete and student, receiving a baseball

Deaths

Continued on page 9

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Patrick J. Twomey – Bryan F. Higgins – Jerry Locke

JP Developments *continued from page 7*

on the Washington Street/Green corner, the five-story, 45-unit building received its certificate of occupancy on Oct. 23, 2023.

It took seven years, an abutter's lawsuit and a change of owners to make it a reality. Boston Community Ventures had long owned the aging wood-frame building, most recently used as Boston Mayor Michelle Wu's campaign headquarters; BCV proposed a six-story apartment project at a BPDA meeting on April 28, 2016.

It was designed by Deborah Katz of the Philadelphia firm Interface Studio, who reduced the building at Union Avenue N/A request to five stories. Opposed by almost everyone during its associated ZBA meeting, the Board approved it in May 2017. Two months later an abutters group of renters unsuccessfully sued to stop the building alleging that BCV's

supposed high rents would cause displacement. The suit caused a year delay.

BCV changed the make up of the project from ownership to rental units in 2019 but citing financial problems, caused in part by the lawsuit delay, sold the fully-permitted building to Boston zoning attorney Patrick Moloney for \$2 million on Nov. 21, 2021. Moloney kept the original Katz design of the building but hired Monte French Architects to reconfigure the unit sizes, now at 31 apartments, and returned the building to rental.

After securing an \$18 million loan, Moloney began construction in March 2022. Moloney was required to keep the original affordable units from BCV to eight apartments at 50 percent to 70 percent AMI; these were advertised on Sept. 13, 2023.

3353 Washington St. was com-

pleted but not leased out at the end of 2023. The market-rate apartments have not been listed and the ground floor commercial spaces have not been leased yet.

Adjacent to the Pine Street homes, Patrick McKenna of Brighton is slowly completing his three-story, 14-unit apartment building at 21 Glen Rd. on a long vacant 16,000-square-foot lot.

Designed by Arthur Choo with a bold square frame façade, McKenna received a building permit on April 25, 2022.

No affordable units are required because McKenna is building as-of-right. Antonnio Ferrera of HD HUB Development recently sold three condominiums in a long, twin-gable wood-frame house designed by Stephen Souza at 194 Green St. opposite the McKinnley Hotel rooming house.

Replacing a pre-Civil War era gabled house, construction began in August 2022. It required no zoning variances. Vogt Realty Group listed the condominiums at \$1.2 to \$1.3 million.

There appears to be life yet at 3326 Washington St. proposed by Primary Development as 45 compact living apartments in a five-story building with multiple setbacks.

Primary planned to build one of the city's first compact living apartment buildings on the old JP Glass property, and after several rambunctious community meetings received zoning approval on March 31, 2021. But on June 27, 2033 Primary came back to the zoning board asked and received a one-year extension.

As always with Jamaica Plain housing development stay tuned.

COMMONWEALTH OF MASSACHUSETTS
LAND COURT – DEPARTMENT OF THE TRIAL COURT
DOCKET NO. 23 SM 004789
ORDER OF NOTICE

TO: Richard D. Green, as Personal Representative of the Estate of Anne L. Green, Richard D. Green, as Trustee of the Anne L. Green Family Revocable Trust, Richard D. Green, Individually, Robert C. Green, Shirley A. Green a/k/a Shirley A. Argiros, Michael D. Green, Rolfe H. Green and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. C. 50 §3901 (et seq):

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. claiming to have an interest in a Mortgage covering real property in Hyde Park (Boston), numbered 41 Alwin Street, given by Anne L. Green to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns, dated June 11, 2016, and registered at Suffolk County Registry District of the Land Court as Document No. 866341 and noted on Certificate of Title No. 133613, and now held by the Plaintiff by assignment, has/have filed with this court a complaint for determination of Defendant's/Defendants' Servicemembers status.

If you now are, or recently have been, in the active military service of the United States of America, then you may be entitled to the benefits of the Servicemembers Civil Relief Act. If you object to a foreclosure of the above-mentioned property on that basis, then you or your attorney must file a written appearance and answer in this court at Three Pemberton Square, Boston, MA 02108 on or before 02/12/2024 or you may lose the opportunity to challenge the foreclosure on the ground of noncompliance with the Act.

Witness, GORDON H. PIPER Chief Justice of this Court on 12/28/2023.
Attest: Deborah J. Patterson, Recorder

Hyde Park Bulletin: 01/11/24

103 N. Beacon

continued from page 3
could be incorporated into the project.

“That hasn’t been part of the conversation, but it’s definitely something we can talk about,” Thai said.

Concerning the 160-212 vehicle parking space range, Casey said the maximum will be the target.

“There’s a little bit of design iteration that has to happen to narrow it down to the exact number of spaces in the structure,” he said.

To see the project page and all related materials with this project, go to <http://tinyurl.com/3c9xz4yf>

The proposed design of the building as of last June, above, and the proposed design as of the most recent BPDA meeting below.

COURTESY PHOTOS



Deaths *continued from page 8*

scholarship to attend Salem State College. His athletic prowess gave him the nickname of “Super Dave” which stuck with him later in life on the softball fields. David was a treasured friend and mentor to many across his decades of public service in Charlestown and West Roxbury, working for the Boston Center for Youth and Families for 28 years. After leaving the community centers, David joined the New England Golf Corporation, working at the Lost Brook and Pine Meadows golf courses. For anyone who knew him, it was clear that David had found his “dream job” and was never heard once referring to his job as work. A passionate golfer, David had a warm smile and composed demeanor, and loved the colleagues and friends he worked and played with every day. A lifelong Bostonian known for his kindness, and love of his family and friends, David is survived by his loving wife of 27 years Mary (Haskell) Martell and devoted son John (Jack) Martell of Brookline, MA. Raised in Charlestown, MA, David was one of six boys to the late John L. and Margaret M. (Doherty) Martell. Predeceased by his brothers Kevin J. and Paul M. Martell of Charlestown, MA, David leaves his brother, John L. Martell and his wife Cheryl of Billerica, MA, Steven F. Martell, and Daniel G. Martell and his wife Kerri of Reading, MA. His nieces, nephews and grandniece, Shannon, Annie, Owen, Emily, Sadie, Annabelle, Ronan, Orla, Emma, Connor, Melissa, Jennifer, and Paige will remember him for his kindness, compassion, wit and love for fishing and his annual holiday trivia. In lieu of flowers donations can be made to the Charlestown Boys and Girls Club of Charlestown, Mass. For guestbook gormleyfuneral.com.

O'TOOLE



Edward F., lifelong resident of West Roxbury, passed away peacefully on December 31, 2023 surrounded by his loving family. Beloved son of the late Edward J. and Mary (Hanlon) O’Toole both formerly of West Roxbury and Galway, Ireland. Loving brother of Mary E. Piva and her husband Paul, Patrick J. O’Toole and his wife Christine, James M. O’Toole and his wife Mary, and Catherine A. O’Toole all of West Roxbury. Loving uncle of Olivia, Evelyn, Timothy, Patrick, Edward, Mary, and Michael. Nephew of Pat Hanlon, Sean Hanlon, Bartholomew “Bertie” Hanlon, and Margaret O’Toole. Also survived by many cousins. Edward was a graduate of St. Theresa, Catholic Memorial, and Wentworth Institute. He was a member of Local #22 Laborers International Union. He was a long-time labor foreman for Shawmut Construction, Boston. Eddie loved sports and politics. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. West Roxbury. Interment Mt. Benedict Cemetery. Expressions of sympathy may be made

in Edward’s memory to Free to Breathe Your Way, 501 7th Ave., Suite 230, NY, NY., 10018. <https://www.lungcancersearchfoundation.org/get-involved/honor-a-memory/>. For online guestbook pemurrayfuneral.com.

VENTRESCA-BENNETT

Maria D. of Hyde Park passed away suddenly on December 21, 2023. Beloved wife of David P. Bennett of Hyde Park. Beloved daughter of the late Domenic and Maria Rosaria (Presutti) Ventresca. Beloved sister of Francine LaCascia of Nevada and Phillip M. Ventresca of Florida. Beloved sister-in-law of Diana Lemieux of Roslindale and Ellie Yanolis of Dedham. A Funeral Mass will be held in St. Mary’s Church, 420 High St., Dedham, on Saturday, Jan. 20, at 10am. Relatives and friends kindly invited. Entombment will be held in St. Michael Cemetery, Roslindale, at a later date. Donations may be made in Maria’s memory to the Dana-Farber Cancer institute. Online guestbook at gfdoherty.com George F. Doherty & Sons Dedham 781-326-0500.

Obituary policy

The Bulletin Newspaper publishes obituaries from information supplied by funeral homes. Relatives and friends also may supplement information by e-mailing news@bulletinnewspapers.com by Monday at 1 p.m. Photos also will be accepted.

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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE Docket No. SU23P2822EA

Estate of: **William Henry Jones, Jr.** Suffolk Division
Also known as: **Bill H. Jones, Jr.**
Date of Death: **October 9, 2023**

To all persons interested in the above captioned estate, by Petition of **Petitioner Ernest L. Jones of Boynton Beach, FL** a Will has been admitted to informal probate **Ernest L. Jones of Boynton Beach, FL** has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

Boston Bulletin: 01/11/2024

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

DIVORCE SUMMONS BY PUBLICATION AND MAILING Docket No. SU23D2138DR

Kevon Bailey vs. Maria Morris Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114

To the defendant:
The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown.

The Complaint is on file at the Court.

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

You are hereby summoned and required to serve upon:
Kevon Bailey, 343 Norfolk Street, Dorchester, MA 02124
your answer, if any, on or before **02/29/2024**. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: December 27, 2023
Stephanie Everett, Register of Probate

Hyde Park Bulletin: 01/11/2024

CITY OF BOSTON **B D 26**

To the Public Safety Commission
Committee on Licenses
Inspectional Services Dept. Boston, MA December 27, 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 **5 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 100 gallons of gas in the tanks of vehicles.**

Location of land **157 Everett Street** Ward 22
Owner of land **Lolastar, LLC**
Address: **500 Lincoln Street Allston, MA 02134**

Dimension of land Ft. front **53** Ft. deep **125** Area sq. ft. **6625**
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.**

City of Boston. In Public Safety Commission, January 31, 2024. 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 31 day of January at 10:00 o'clock 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 Boston Bulletin 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 1010 Massachusetts Ave, Boston, MA 02118.

A true copy,
Attest: **Brigid Kenny –White, Secretary, COMMITTEE ON LICENSES**
Marc Joseph, Chairman
Paul Burke, Boston Fire
Nicholad Gove, Boston Transportation

Boston Bulletin: 1/11/24, 1/18/24, 1/25/24

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU23P2468EA

Estate of: **Rosann Cacace Madan**
Also known as:
Rosann C. Madan, Rosann Madan
Date of Death: **10/24/2022**

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: **Anil Madan of Charlestown, 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:
Anil Madan of Charlestown, 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 02/08/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court.

Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: December 28, 2023
Stephanie Everett, Register of Probate

Boston Bulletin: 01/11/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET NO. SU24P0035EA

Estate of: **Leonora Taubina**
Date of Death: **07/18/2020**

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

A Petition for **Late and Limited Formal Testacy and/or Appointment** has been filed by **Anastasia Magnitskaia of Arlington, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 02/16/2024.

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

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court.

Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: January 05, 2024
Stephanie Everett, Register of Probate

Boston Bulletin: 01/11/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

Docket No. SU24P0026GD

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

In the matter of: Abdellaziz Mejjout
Of: Hyde Park, MA

RESPONDENT
Alleged Incapacitated Person

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

To The named Respondent and all other interested persons, a petition has been filed by **Beth Israel Deaconess Medical Center of Boston, MA** in the above captioned matter alleging that **Abdellaziz Mejjout** is in need of a Guardian and requesting that **Heather Harper of Hyde Park, MA** (or some other suitable person) to be appointed as Guardian to serve **Without Surety** on the bond.

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

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00AM. on the return date of **02/01/2024**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

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

Witness, Hon. Brian J. Dunn, First Justice of this Court
Date: January 4, 2024
Stephanie Everett, Register of Probate

Hyde Park Bulletin: 01/11/2024

Commonwealth of Massachusetts
Probate and Family Court
The Trial Court

NOTICE AND ORDER Docket No: SU21P0860GD
Petition for Resignation or Petition for Removal Of Guardianship of a Minor

In the interests of **Derick Deberry-Johnson** Suffolk Probate and Family Court
Of: **Hyde Park** 24 New Chardon Street
Minor Boston, MA 02114

NOTICE TO ALL INTERESTED PARTIES

- Hearing Date/Time:** A hearing on a Petition to Resign as Guardian of a Minor or Petition for Removal of Guardian of a Minor filed by **Rene V. Tarrant** on **11/13/2023** will be held **02/02/24 9:00 AM** Review Hearing. Located **Suffolk Probate and Family Court, 24 New Chardon Street, Boston, MA**
- Response to Petition:** You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to:
File the original with the Court;
Mail a copy to all interested parties at least five (5) business days before the hearing.
- Counsel for the Minor:** The minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.
- Presence of the Minor at Hearing:** A minor over age 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.

December 15, 2023
Stephanie Everett, Register of Probate

Hyde Park Bulletin: 1/11/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET No. SU23P2468EA

Estate of: **Rosann Cacace Madan**
Also known as:
Rosann C. Madan, Rosann Madan
Date of Death: **10/24/2022**

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: **Anil Madan of Charlestown, 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:
Anil Madan of Charlestown, 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 02/08/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court.

Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: December 28, 2023
Stephanie Everett, Register of Probate

Boston Bulletin: 01/11/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION

DOCKET NO. SU24P0035EA

Estate of: **Leonora Taubina**
Date of Death: **07/18/2020**

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

A Petition for **Late and Limited Formal Testacy and/or Appointment** has been filed by **Anastasia Magnitskaia of Arlington, MA** requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 02/16/2024.

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

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court.

Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: January 05, 2024
Stephanie Everett, Register of Probate

Boston Bulletin: 01/11/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

Docket No. SU24P0026GD

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

In the matter of: Abdellaziz Mejjout
Of: Hyde Park, MA

RESPONDENT
Alleged Incapacitated Person

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

To The named Respondent and all other interested persons, a petition has been filed by **Beth Israel Deaconess Medical Center of Boston, MA** in the above captioned matter alleging that **Abdellaziz Mejjout** is in need of a Guardian and requesting that **Heather Harper of Hyde Park, MA** (or some other suitable person) to be appointed as Guardian to serve **Without Surety** on the bond.

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

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00AM. on the return date of **02/01/2024**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

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

Witness, Hon. Brian J. Dunn, First Justice of this Court
Date: January 4, 2024
Stephanie Everett, Register of Probate

Hyde Park Bulletin: 01/11/2024

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Boston Bulletin: 01/11/2024

Hyde Park Bulletin: 01/11/2024

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