

WEST ROXBURY ~ ROSLINDALE BULLETIN

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JUNE 9, 2022



The site at 197 Green St. in Jamaica Plain with 3353 Washington St. under construction

PHOTO BY RICHARD HEATH

Brewery, JPNDC reach mediated solution

Richard Heath
Staff Reporter

After a year-long delay, a mediated solution was recently reached between Monty Gold, the landlord of Turtle Swamp Brewery, and Jamaica Plain Neighborhood Development Corporation (JPNDC).

On Feb. 23, 2021, JPNDC received zoning approval for a five-story, 39-unit supportive senior housing facility at 3371 Washington St., currently a Dominican restaurant and auto repair shop adjacent to Turtle Swamp.

Gold's only tenant, Turtle Swamp owner John Licencum, who opened his beer garden in May 2017, argued against the housing because he said the zero-lot line would harm his business.

After receiving zoning approval on Feb. 23, 2021, Gold sued to stop the senior housing on May 10, 2021 only a few days after his lawsuit against Pine Street's supportive housing across the street was resolved.

The mediated solution was that JPNDC would redesign and move its building back five feet.

Brian Goldson of New Atlantic Development, a partner of JPNDC on the project, came on the virtual June 7, 2021 zoning board of appeals meeting to request approval for "this minor footprint change" that was approved.

There was no on-the-record comment from JPNDC to The Bulletin's re-

Lawsuit Resolution
Continued on page 7

Council mulls taking at Sprague Pond

Greta Gaffin
Staff Reporter

The City of Boston is considering taking two parcels near Sprague Pond through eminent domain.

These pieces of land, which are next to each other, would be used by the Parks and Recreation Commission to create a new park. Sprague Pond was designated as a Great Pond by the Massachusetts Department of Environmental Protection last year, which gives the public certain access rights to it. A Great Pond is a pond that is now, or was in the past, at least 10 acres. These parcels together total about 1.23 acres, or 53,500 square feet and is undevel-

oped land.

It had previously been owned by longtime Readville resident John Homer, who died in 2007, but who had maintained the land as a park for his neighbors. Mayor Michelle Wu, who lives in Roslindale, is sponsoring the eminent domain proposal. Rev. Mariama White-Hammond, Boston Chief of Environment, Energy, and Open Space, noted that "we have a number of places where water access is possible, but very little of it do we control at the level where we would be able to in this particular case, because most of our shoreline is controlled by

Sprague Pond
Continued on page 3



While green concessions were made by developer Lincoln Properties, residents were not satisfied as Crane Ledge Woods would still be losing a lot of forest.

COURTESY PHOTO

990 Am. Legion developer and neighbors not seeing eye to eye

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) held a hearing on Monday, June 13 in a virtual format to allow developer Lincoln Properties an opportunity to discuss its recent changes to the proposed housing development at 990 American Legion Hwy.

The planned housing is sited on a parcel of what is commonly referred to as Crane Ledge Woods and proposes building 270 units of housing on 14 acres of the 24-acre wooded tract. Lincoln has an agreement to purchase the property with the Jubilee Christian Church, headquartered on Blue Hill Avenue in Mattapan. The church has owned the site since at least 1999.

Lincoln Properties representative Eric Rosenthal presented the new plans to about 150 people during the meeting. He said they have reduced the private parking spaces from 415 spaces to 283 (30 in a garage)

reduced the amount of blacktop and heat island effect on the area, added 48 parallel public parking spaces, added an emergency access to Ruskin Road, designated that access as a natural trail as well as an ambulance road going to Crane's Ledge Lookout (if Jubilee decides to allow access to the other 10 acres of its property), increased the usable open space from 53 percent to 58 percent, increased the planted area from 44 percent of the site to 48 percent, increased affordable units from 13 percent to 15 percent of the total project, added five more Americans with Disabilities Act (ADA) units for a total of 19, upgraded a nearby MBTA bus stop for a shelter, added electronic vehicle parking and are adding a traffic signal at the driveway entrance. He also said they are applying for Gold LEED Certified efficiency.

The unit mix includes 146 one-bedroom,

Crane Ledge
Continued on page 4



The site at Lakeside Avenue where the city is looking to take over for parkland.

COURTESY PHOTO

JACK CONWAY

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Sprague Pond *continued from page 1*

the state,” and that her office hopes there will be boating and fishing opportunities for this potential park.

The Boston City Council hopes for Boston to be able to “acquire by eminent domain a taking of two parcels on the western shore of Sprague Pond at 0 through 4 Lakeside Ave. in Hyde Park, as a permanently protected parkland to be known as the Sprague Pond Shoreline Reserve, and to use Community Preservation fund monies appropriated to the Parks and Recreation Department to award damages,” said Kendra Lara, District 6 City Councilor and Chair of the Committee on Environmental Justice, Resiliency, and Parks.

These two parcels, located on Lakeside Avenue, were bought by Lakeside Development Partners LLC on March 1 for \$325,000. They listed it for sale on March 24 for \$1.59 million, and then delisted it on Zillow on June 1. This LLC is owned by Darius Gregory, a North Attleboro Town Councilor and real estate investor, and Garnet Brown, a Boston police officer who lives in Mattapan. They will be paid for their land if it is taken through eminent domain.

The Hyde Park Neighborhood Strategic Plan from 2011 suggested Boston acquire this land to increase the amount of public space in Hyde Park. The land is within the Ponkapoag Pond/Fowl Meadow Area of Critical Environmental Concern, which means that any development requires special state consideration. Readville is also considered an Environmental Justice neighborhood,

because of its proximity to industrial zones and its relative lack of open space.

“This fact is a point in our favor when we apply for the state grant money,” said Aldo Ghirin, Senior Planner in the Boston Parks and Recreation Department.

The Massachusetts Historical Commission (MHC) also supports turning this land into a park. It is near the site of Camp Meigs, where the Massachusetts 54th trained during the Civil War.

“This parcel here is pretty much the last undeveloped tract within the original Camp Meigs and can still yield artifacts and other evidence of the occupation by these troops and also we see it as a suitable site for a memorial and interpretation,” said Ghirin.

It is also considered historically significant because it is potentially a location of a former Native American settlement.

“What I look for is four key things: proximity to water, the sites should be high and dry, meaning they’re not going to be wet, the viewshed of the site, and if they’re near other known sites,” said Joe Bagley, City Archaeologist.

The elevation of the site would allow people to live on it and be near water but be safe from flooding. Faries Gray, Sagamore of the Massachusetts tribe, visited the site with Bagley, and pointed out that being near a pond and having a direct view of the Great Blue Hill would have been very important, meaning it

could potentially have been a ritual location as well as a habitation one. It is within the boundaries of the Manor, a MHC designated historic site, as well as close to other sites such as the Blue Hills Multiple-Resource National Register District, the Capen School site, the Neponset Bridge site, and the Woodland period site, which were all locations of Native American settlement.

“There is one standing foundation on the property,” said Bagley. He does not think this is related to the Massachusetts 54th, but rather was connected to the ice house that was located in the area in the early 20th century.

As a result of controversy after a significant amount of land was taken by eminent domain for the construction of I-95 through Boston, Boston no longer frequently takes land by eminent domain. The city is authorized to do this through G.L. Chapter 79, Chapter 185 of the Acts of 1875, and G.L. Chapter 44B, Section 5 (e).

Brown spoke in opposition to the proposal.

“They’re calling me a big developer and I’m not a big developer, I’m a City of Boston employee,” he said. “I was born and raised in this city and all I was trying to do was be a good husband and father to my children.”

Brown said he bought the land to build a larger house for his growing family and so he could provide for them by building a three-unit condo building, which was approved by the Zoning Board of Appeals and the State Environmental Protection Agency. Brown said he felt he had been wronged by this process of eminent do-

main. “Taking our land to honor the 54th has not been the city’s priority,” he said. “One must ask who are the members of the Native American Tribe and the 54th Massachusetts Regiment who have been brought to the table by people claiming to act in their honor? Or have the oppressed been used to oppress those like them? I am a descendant of African American slaves and Native Americans. Rather than commemorating the 54th Regiment, taking our land undermines the legacy by using our heritage against us.”

Lara asked Brown to state how much he paid for the land, which was \$325,000, but Brown said that did not include the soft costs of the “hundreds of thousands of dollars” in lawyers’ fees and the permitting process. He said he could not total those costs, but he said he has taken out loans and a second mortgage on his house since starting the process with his partner in 2018.

The Boston City Council had the item on its agenda on Wednesday, June 14, after The Bulletin’s deadline.

CORRECTION

In last week’s issue, relative to the Corrib Road Race article, there was an incorrect spelling of Catholic Memorial legend Tom Meagher’s last name. This error is particularly egregious because the Publisher of this newspaper group had Mr. Meagher as a history/political science teacher back in the early seventies at CM. Said publisher couldn’t score a good grade back then and would receive even a worse one now. We apologize for the error.

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Crane Ledge *continued from page 1*

116 two-bedroom and eight three-bedroom units. Thirty-five of the affordable units will be priced at 70 percent area median income (AMI). Rosenthal said they expect the market-rate units to go for about 110 or 120 percent AMI, which matches up with the highest level of income restriction in the Inclusionary Development Policy (IDP). Rosenthal said currently that translates to about \$2,400 a month for a one-bedroom apartment. He also said in response to requests from the community that the project team conducted “a detailed inventory” of the location, size, species, age and health of all trees at least six inches in diameter at breast height on the project site, which for most species of trees means they are between six and 15 years old.

Upon opening the hearing to neighborhood input, Resident Hilani Morales said she was against the project outright. She said the location is the main issue, not the development itself, and said this kind of building plan should be emulated across the city.

“I want to give special thanks to the architects and the people who worked with Lincoln around minimizing the footprint of this project, I think that you guys have done an amazing job with that,” she said. “What you’ve presented to us, moving buildings in so as to preserve some of the trees there, decreasing parking spaces or relocating to underground, increasing affordable units, making

greenspace, trails, all of that, that should be the norm not the exception and I applaud you on your efforts because we do live in Boston and there is a housing crisis and we do need development.”

Morales said she might support the project if it didn’t cut down as many trees as it is proposing.

“This project is sited at Crane Ledge Woods, the largest unprotected urban tree canopy in the City of Boston,” she said. “We need this, our children need this, and our children’s children will need this.”

Hyde Park Neighborhood Association (HPNA) President Mimi Turchinets said the neighborhood organization is opposed to the project and advocated for the city to purchase the land, just as the Mount Hope Canterbury Neighborhood Association (MHC) and the Rosebery Ruskindale Road Neighborhood Association have proposed.

“We definitely believe that this can be a win-win situation if Jubilee Christian Church can be made whole with the purchase. We are cognizant of the fact that they need to be made whole, that’s fundamental to the community and would be the best-case scenario,” she said.

MHC Co Chair Rick Yoder said he felt losing the forested area at Crane’s Ledge would be a severe detriment to the neighborhood.

“You can’t replace what a forest does, even if you plant some new trees,” he said. “You’re not

able to equal the effect. You did a tree count and all that information is viable, but when I look at the plans and the construction site, I don’t see how you’re going to save hardly any of them. Replacing one for one, that means any six-inch tree or larger, but nothing about all the trees and saplings that are in the forest.”

Resident Grady Eason said he is a business owner and a carpenter in the city, and he was also opposed to the project. “I don’t feel like this developer did a good job of reaching out to the community,” he said. “This is just bad for the community and I oppose this project.”

Resident Jose Masso said he felt while the project is sound the city needs to look to the future and said the environmental impacts of the project would be too large to ignore. “I’m not anti-development, and I want the folks presenting today to know why I’m opposing, it’s because I’m in favor of the environment,” he said. “You’re proposal is a great proposal, but it’s a great proposal for somewhere where there’s already asphalt, where there’s already cement.”

The project is not expected to need zoning relief, so if and when the BPDA decides to vote on it, it likely will need no other approvals. Comments are still being accepted on the project until June 20. Go to <https://bit.ly/3OacZvm> to comment or see the meeting in its entirety.



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SUFFOLK, ss. DOCKET NUMBER: SU21P0775

To all persons interested in the matter of: Allan Sullivan of Boston in said County of Suffolk, a person under conservatorship.

A petition has been presented to said Court, for license to sell a private sale certain real estate of Allan Sullivan located at 1036 Truman Parkway, Boston, MA in the County of Suffolk, for maintenance and praying that the petitioner Albertina Cerveira-Hajjar may become the seller of said real estate.

Property Description
1036 Truman Parkway, Boston, MA 02136

The land together with the buildings thereon situated in Boston, Suffolk County, Massachusetts, being shown as Lot 12 on a plan entitled “Plan of Land in Boston, Mass., Hyde Park District, dated June 28, 1948, Walter R. Luby, Surveyor, which plan is recorded with Suffolk Deeds. In Book 6475, Page 227, bounded and described as follows:

WESTERLY by State Highway (Now Truman Highway) as shown on said plan, Fifty-eight and five hundredths (58.05) feet;
 NORTHERLY by Lot 13 as shown on said plan, one hundred eight and seventy-six hundredths (108.76) feet;
 EASTERLY by land of owners unknown, fifty-eight (58) feet; and
 SOUTHERLY by Lot 11 as shown on said plain, one hundred eleven and twenty-nine hundredths (111.29) feet.

Containing 6385 square feet of land according to said plan.

If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o’clock in the forenoon on the 22nd day of June 2022, the return day of this citation.

Witness, **Brian J. Dunn**, Esquire, First Judge of said court, this 2nd day of June, 2022

Hyde Park Bulletin: 6/16/22



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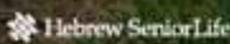
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BPDA reviews 1789 Comm. Ave.

Ariane Komyati
Staff Reporter

A Boston Planning & Development Agency (BPDA) meeting regarding the proposed project at 1789 Commonwealth Ave. in Brighton was held on June 8 via Zoom. The virtual meeting was hosted by Project Manager Quinn Valcich of the BPDA. Around 15 community members attended the meeting.

The proposed project seeks, according to proponent City Realty, "to restore an existing residential structure and erect a five-story rear addition creating a residential development with 39 units, 17 subsurface parking spaces, bike parking and common amenities." City Realty has hired Embarc as the Architect,

Verdant as the Landscape Architect, and Macrosite Historic Advisor as the Historic Consultant.

Jeff Drago of Drago + Toscano LLP spoke at the meeting, as he usually does, for City Realty.

"The MBTA is across the street, which is great for people utilizing transit to get to work - it really makes it an ideal location," explained Drago. "This project has evolved to create housing, but also to fit within the character of the neighborhood. We also know how important affordability is to this community. Seven of the units will be inclusionary in this project."

When Drago said inclusionary units, he was referring to income-restricted units as part of the city's Inclusionary Development Policy (IDP) re-

quiring affordable units for projects of certain size and scope.

Drago also discussed changes made to the project since the last meeting a few months prior.

"There's been a number of significant changes. One was removing the common roof deck on top of the building. We also reduced the size of the fifth floor. The number of units has also been reduced, from 44 down to 41, and now we're at 39 proposed units. We've also reduced the number of studio units, from 17 to 12. At the same time, we increased the number of three bedroom units from four to five," he explained.

Drago also discussed adding a common deck to the back of the building.

Embarc Senior Associate Dan Artiges discussed restoring the existing home on the property.

"After attending many meetings, we decided to keep the existing house and start the rehabilitation and restoration of it, and then do the five-story addition to the rear," Artiges said.

He also discussed restoring a stone wall on the property, as well as retaining trees on the property.

"There are some invasive plants in the area [side of the property] that we are looking to clean up along Commonwealth Ave. We're proposing two new trees, ten biking spaces and a dedicated pick up/drop off area along Comm Ave. We also have a full pick up and drop off area along the driveway, which allows for the full maneuverability for turning around for vehicles and delivery trucks,"

Artiges added.

After the presentation, there was time for questions and comments from community members. One person asked if there was a contractor chosen for the proposed project.

"We have not yet," responded Josh Fetterman of City Realty. "We're still early on in the project. We [City Realty] have done a few other projects in the Brighton area and have used Boston-based Rise Construction, but we haven't started talking to anyone yet." One meeting attendee noted that Rise Construction is an "excellent" developer.

One abutter of 1781 Commonwealth Ave. spoke at the meeting.

"I appreciate all the changes you've made, but I still think it

BPDA

Continued on page 9

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.

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In gratitude for helping me.

—V.C.

Miracle Prayer

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

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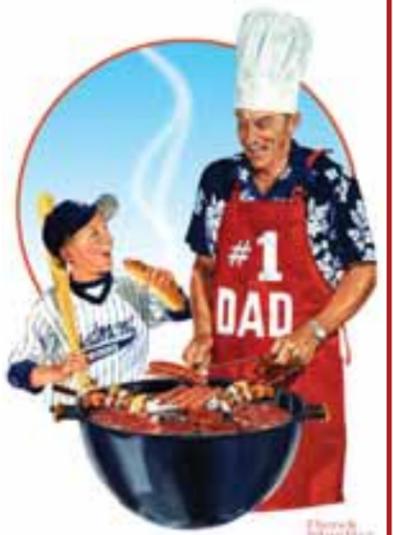
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Electrified BPS buses considered

Jeff Sullivan
Staff Reporter

The Boston City Council met for a hearing recently to discuss accepting a grant for \$350,000 for the purchase of 12 electric buses.

Those 12 buses are part of a 20-bus pilot program the Boston Public School District (BPS) is looking to start in the near future; the endgame of which being a completely electric school bus fleet.

BPS Transportation Depart-

ment Director Delavern Stanislaus said the pilot is part of Boston Mayor Michelle Wu's plan to green the Boston government. She added that while currently the plan is to have the buses recharge through the regular Eversource

grid, which is powered mainly through natural gas at the moment, they are looking to increase green energy usage as much as they can in the future.

"This year the BPS filed for grant funding under the Massachusetts Diesel Emission Reduction Act, and we were awarded funding to support our electric bus pilot that will launch during the school year 2022-2023," she said. "Twenty diesel buses will be removed from the city's fleet and be replaced with 20 electric school buses."

She said this will reduce exposure to diesel both for the children riding and those on the routes. Diesel has been linked to several respiratory conditions, most notably asthma.

District 9 City Councilor Liz Breadon asked where they would charge the buses. BPS Fleet and Compliance Manager Jacqueline Hayes said they are looking at the Freeport Bus Yard and the Readville Bus Yard. Hayes said they are also looking at including photo voltaic power generation.

"At this time, we are still exploring ways to find alternative green charging options," she said. "We are absolutely looking at ways to charge using alternative energy sources that are greener."

Hayes said they would be exploring options throughout

this summer.

Breadon asked about how the buses would work in different weather conditions, as she said electric vehicles don't work as well in the cold. Hayes said the buses they would be working with have been tested in extreme temperatures as far north as Canada.

"The ideal temperature for the buses is 70 degrees for the battery system," she said. But since here in Boston we have such an extreme range of temperatures there is a conditioning system in the buses, which is electric and runs off the battery and keeps the battery in its ideal range, making sure it's not too hot or too cool."

She added that they would reconsider their routes based on extreme temperatures, taking range into consideration.

"Ideally, they're intended to go 200 miles on a charge," she said. "We are going to be careful and deploy under the maximum range, during the pilot especially, so we can learn how to drive the buses effectively to ensure maximum range. I'm sure you're familiar with regenerative braking and all these elements, and so the more efficiently we drive these buses the longer their range will ultimately be."

Boston Water and Sewer Commission (BWSC) 980 Harrison Avenue, Boston, MA 02119

WATER MAIN FLUSHING NOTICE

Boston Water and Sewer Commission will commence flushing of water mains in parts of Hyde Park, Roslindale and West Roxbury: June 19 through August 22, 2022

The approximate boundaries for the areas being flushed are: Cummins Highway to the north, Boston Business Park to the south, Brush Hill Road to the east and Stony Brook Parkway to the west.



The purpose of the Water Main Flushing Program is to improve drinking water quality for residents and businesses.

Water Main flushing will take place between the hours of 10:00 P.M. and 6:00 A.M.

The flushing process may cause discolored water and a reduction in pressure. The discoloration of the water will be temporary and is not harmful. If the condition persists, please contact BWSC's 24 Hour Service at (617) 989-7000.

BWSC appreciates your patience as we work to improve the quality of drinking water we will provide to the residents and businesses of Boston.

If you have any questions, contact BWSC's Night Operations Manager at (617) 989-7000 or visit our website @ www.bwsc.org

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Kathy Casilli 617-285-4186 · Maureen Dwyer 617-676-3078 · stevedoug.com



Lawsuit Resolution continued from page 1

quest later that day.

Change of ownership, along with lawsuits appear to be the modus operandi for Washington Street housing developments.

After apparently trying hard for the last three years, Primary Development (aka Washington Alfa LLC) has put up for sale its fully permitted and approved five-story, 43-unit development plans at 3326 Washington St., the old JP Glass business. It was listed on June 2, 2022 by Cushman and Wakefield for \$3.9 million.

Jenny Shen, one of the principals of Primary, confirmed the sale to The Bulletin.

“The approved project is currently listed for sale,” she said. “With the long duration of time since acquisition [for \$2.9 million in January 2019] the investor’s area of focus has shifted. Primary remains hopeful to see the approved project come to fruition and bring much need housing to the neighborhood.”

Designed by Shen and her business partner Wyatt Komarin, the architect of record is Spaulding Tougias, the building is characterized by multiple setbacks, wide windows and no parking.

The certificate of approval by the Boston Planning and Development Agency (BPDA) on Nov. 12, 2020 will be carried over to the new owner. That owner will be responsible for 10 income-restricted inclusionary development units at 70 percent area median income (AMI), a \$5,000 contribution to Historic Boston for a national register nomination for the old schoolhouse that

JP Glass occupied, and either a museum or virtual display on the history of the Turnpike Schoolhouse.

The housing development of mostly small apartments was not popular, particularly by the Union Avenue Neighborhood Association. Nineteen out of 25 comments to the BPDA were in opposition.

Patrick Mahoney incorporated 3353 Washington Development LLC of Charlestown on Sept. 27, 2021 and three days later filed a letter notifying the BPDA of a change of ownership of 3353 Washington St.

The fully permitted, five story, 45-unit building was bought for \$2 million from Boston Community Ventures.

One of the longest development sagas in Jamaica Plain, it began on April 28, 2016 when Boston Community Ventures announced at a BPDA-sponsored Article 80 meeting that it would replace its two aging, wood-frame buildings and one former brick garage with housing, a corner commercial space and 24 surface parking spots.

Despite seemingly harsh and almost unanimous neighborhood opposition, the BPDA approved it in December 2016 and the Zoning Board of Appeals (ZBA) approved it in May 2017.

Neighbors unsuccessfully sued to stop the project in 2018. The owner changed the plans from condo to rental in 2019 and received a two-year ZBA extension in March 2020. On Jan. 13, 2022 the BPDA-approved the change of ownership. Along with the change of ownership approval is the housing agreement that Mahoney is required to

follow.

The unit mix is now 31 one-bedroom rental units; the IDP units agreed to in 2016 remains at eight, with six offered at 50 percent AMI and two at 70 percent AMI. The 2022 agreement list the rents for the IDP units ranging from \$987 per month for a second floor, one bedroom unit to \$1,410 for a third floor, one-bedroom apartment. A third floor, two-bedroom unit at 50 percent AMI rents for \$1,410. Mahoney has hired Monte French as architect.

The BPDA agreement states that there are “no new design changes” suggesting that the original design, elevations and massing by Deborah Katz of Interface Studio Architects would remain, and French will work on the interior new unit configurations.

Mahoney has apparently wasted no time; after securing an \$18 million mortgage from Hingham Savings Bank, demolition and site work got underway in March 2022.

Nearing completion next to Mahoney’s development is 197 Green St., a four-story, 23-rental-unit apartment building with ground floor retail space designed by Embarc Architects for City Realty (CRM).

The JPNDC/ New Atlantic supportive senior housing at 3371 Washington St. has a shared history with 197 Green St. that goes back almost 10 years and illustrates the impact of neighborhood groups. Originally a single parcel owned by Walter Craven, who proposed in 2013 to build four condominium buildings on his property. Facing increased neighborhood opposition Craven sold his L-shaped lot to CRM in February 2016 for \$2.3 million. CRM proposed two, five-story,

apartment buildings totaling 46 units.

For variety of reasons as reported by The Bulletin in April 2018, CRM decided to break off the property into two pieces and develop only the 197 Green Street part. CRM sold the 3371 Washington St. brick building to JPNDC/New Atlantic in January 2020 for \$2.2 million.

CRM filed for a modest scale four-story building at 197 Green St. in 2018 and, despite opposition from City Life and Union Avenue N/A, received BPDA and zoning approval in 2019.

CRM secured a \$7.8 million mortgage from Needham Savings Bank and demolition of the existing wood frame pre-Civil War house started in October 2020.

Interior finishing work is well underway and, according to CRM, 197 Green Street should be completed in August.

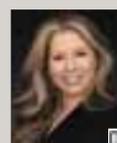
Mr. Patrick McKenna is building as of right at 21 Glen Rd. next to the Pine Street housing.

Site preparation and foundation forms are being set for the 202 units of formerly homeless (140) and fully affordable, five-story housing being built by Pine Street and The Community Builders at 3368 Washington.

At the same time McKenna has poured foundations for his three story, 14-unit apartment building on the long vacant 21 Glen Road lot. The apartments will include 21 on-site parking spaces. McKenna does not need zoning relief so he is not required to provide any affordable units. McKenna is a partner of Glenshane Properties of Brighton. He received a site preparation permit on December 20, 2021 and a building permit on April 25, 2022.



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 Alex Macrides 617-571-8746	 Briana Heaney 781-540-1995	 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	 Ricardo Hernandez-Pinzon (617) 922-4268	 Marina Gorodnicheva 617-301-8344	 Mary Costello 617-435-2324	 William Hines 617-763-2527



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DEATHS

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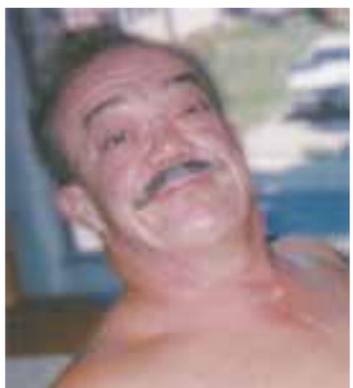
Constance Marie passed peacefully in her home in West Roxbury, MA on June 7, 2022, at the age of 95. Constance was born in Boston on July 12, 1926, the daughter of the late Angelina (Paragona) and Alfonso DiChaira. Beloved mother of the late Michael DiChaira. Dear sister of the late Rose, Mary, Anna, Mildred, Angelo and Ralph. Constance is survived by her loving sister Annette (Jones); granddaughter, Margaret DiChaira; great-granddaughter, Cassidy Beltran; and great-great-grandson Isaac. Constance is also survived by 11 loving nieces and nephews, 25 great-nieces and nephews, and 33 great-great-nieces and nephews. Out of respect to the family and the wishes of Constance, private Services will take place. In lieu of flowers, donations in her memory may be made to the Alzheimer's Association at alz.org For guestbook gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

KENNEALLY

Vincent J. of West Roxbury, June 6, 2022. Dear and devoted husband of the late Mary (Geary). Loving father of Christopher Kenneally of West Roxbury, and Mark Kenneally and his wife Elizabeth Rosin of Kansas City, MO. Dear grandfather of Claudia, Rose and Julia Kenneally. Brother of the late Denise Friedrich. Also survived by several loving nieces

and nephews. Funeral Service Friday, June 17, at 11 a.m. at Our Lady of the Annunciation Melkite Cathedral, 7 VFW Parkway, West Roxbury. Visitation in the Cathedral beginning at 10:30 a.m. Relatives and friends respectfully invited to attend. In lieu of flowers, contributions in Vincent's memory may be made to the Cathedral. Vincent served in the United States Air Force during the Korean War. Interment St. Joseph Cemetery. Guestbook and other information at www.KfouryFuneral.com

LYNCH



Paul F. Longtime resident of Roslindale, formerly of Jamaica Plain, passed away on June 8, 2022. Beloved husband of Ellen (Travis) Lynch. Devoted father of Amanda Lynch of RI, and Elizabeth Lynch of Roslindale. Also survived by several nieces and nephews. Paul worked for the Shattuck Hospital and the Fernald State School as an electrician for many years. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Fu-

neral Home, 2000 Centre St., WEST ROXBURY. Interment private. Expressions of sympathy may be made in Paul's memory to the MSPCA, 350 S. Huntington Ave., Jamaica Plain, MA 02130. For online [guestbook pemurrayfuneral.com](http://guestbookpemurrayfuneral.com) P.E. Murray - F.J. Higgins George F. Doherty & Sons West Roxbury 617 325 2000.

MOSES

Margaret (Byda), formerly of Hyde Park and Dedham, June 5, 2022. Dear and devoted wife of the late James Moses. Beloved mother of Paul Moses and his wife Susan of Wrentham, Deacon John Moses and his wife Gerri of Milton, Teresa Walter and her husband Peter of Walpole, and Deacon Stephen Moses and his wife Carol of Cypress, Texas. Dear "Sitto" of 11 grandchildren and 22 great-grandchildren. Loving sister of John Byda and his wife Lorraine of Dover, Frederic Byda and his wife Ellen of Florida, Christine Byda of West Roxbury, and the late Freida Williams, and Elias, Jeannette and Joseph Byda. Also survived by many loving nieces, nephews, and extended family. Funeral Service was held on June 9, 2022 at Our Lady of the Annunciation Melkite Cathedral, 7 VFW Parkway, West Roxbury. In lieu of flowers, please make contributions in Margaret's memory to the Cathedral. Interment Mt.

Deaths

Continued on page 9

 **Virtual Public Meeting**

4011-4019 Washington St Roslindale

Tuesday, June 28
6:00 PM - 7:30 PM

Zoom Link: bit.ly/4011Washington
Toll Free: (833) 568 - 8864
Meeting ID: 161 462 9380

Project Proponent:
Ron Gold

Project Description:
Meeting of the general public to review the proposed 4011- 4019 Washington Street project in Roslindale. This meeting will be focused on the proposed 4011-4019 Washington Street development. Please note that this is a Public Meeting. The meeting will begin with a 45-minute presentation of the project by the development team, followed by 45-minutes of public Q&A. The information at this meeting is crucial to you as a City of Boston resident, and stakeholder. Interpreting services are available to communicate the content of these documents at no additional cost to you. If you require translation services, please contact the following: Tyler.C.Ross@boston.gov. The meeting is scheduled for 6/28/2022. Please request interpreting services no later than 5 days before the meeting date.

mail to: **Tyler Ross**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 857.334.8952
email: tyler.c.ross@boston.gov

Close of Comment Period:
7/8/2022

Ready to Register?
Scan this QR Code with your smart phone



BostonPlans.org | [@BostonPlans](https://twitter.com/BostonPlans)
Teresa Polhemus, Executive Director/Secretary

Deaths *continued from page 8*

Benedict Cemetery. Guestbook at www.KfouryFuneral.com

STAHL



Joanna Claudet (Slater), a resident of Roslindale, and formerly of Bradenton, Florida and Dumont, New Jersey, died Monday, June 6, 2022 at her apartment in Roslindale. She was 85. Joanna was born October 10, 1936 in Jersey City, New Jersey, a daughter of John and Helen (Konczewski) Stahl.

She worked for Shell Oil Company in New York City and for Penguin Book Company. Joanna enjoyed reading, crewel embroidery, and painting, especially with acrylics. She is survived by her daughters, Gloria Spraguer, Mia Alvarado, Anna Alvarado-Allen, Denise Sorese, Debby Bubar, and Diana Vasquez; two sisters, Irene Brodzinski, and Claire Lewandowski; two grandchildren, Jesse Alvarado, and his wife Alyssa, and Dylan Spaguer, and his wife Marissa; and her five great-grandchildren, Alex, Magnolia, Logan, Conner, and Riley. She was the sister of the late Augustus "Gus" Slater, John Slater, James Slater, Lucille Sudano, Rita Lewandowski, and Jean Fix. Visiting hours will be held Thursday, June 16th, 2022 from 4 to 7 pm at the Folsom Funeral

Home, 63 Belgrade Avenue, Roslindale, MA. Relatives and friends are invited to gather at the funeral home Friday, June 17th starting at 9 am and process with us to the Charles River Church, 1195 Centre Street, Jamaica Plain for her funeral service at 10 o'clock. Interment will be private. In Lieu of flowers donations to the Youth Advocacy Foundation, 75 Federal Street, 6th Floor, Boston, MA 02110 would be appreciated. For obituary and guest book please visit www.folsomfuneral.com

BPDA

continued from page 5

is vastly too large. You're putting this huge project on this small piece of property. It's way too big. You need to reduce the number of units significantly. Not by just taking an additional two units off. That is my opinion. I live next door, you should be concerned about my opinion," the abutter stated.

A renter in the area also made a comment about the proposal.

"I think this is a good project overall. I would've liked to not see the units get cut, and see fewer parking spaces but, overall, this seems like a good compromise. I wish there were a ton more projects like this going up because it would make renting in Allston/Brighton a little bit easier," he remarked.

The comment period for this project is closed. For more information about the proposal, visit www.bostonplans.org/projects/development-projects/1789-commonwealth-avenue or email Valcich at quinn.w.valcich@boston.gov.

Legals

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

INFORMAL PROBATE
PUBLICATION NOTICE

SU22P1024EA

Estate of: Dolores C. DiMarzio

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

Date of Death: 01/01/2022

To all persons interested in the above captioned estate, by Petition of Petitioner **Dennis A. DiMarzio of Hyde Park, MA**

A Will has been admitted to informal probate.

Dennis A. DiMarzio of Hyde Park, 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.

Hyde Park Bulletin: 06/16/2022

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CITY OF BOSTON HOUSEHOLD HAZARDOUS WASTE DAY

Saturday, June 18, 2022 | 9 a.m. - 2 p.m.
400 Frontage Road, Boston, MA

- Proof of Boston residency required.
- We do not accept waste from businesses.
- We accept electronics, clothing, tires, and more! Find the list of accepted items at boston.gov/hazardous-waste

CITY of BOSTON



Public Works

Legals

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

**INFORMAL PROBATE
PUBLICATION NOTICE** 22P0761

Suffolk Division

Estate of: Donna Marie Tessari
Date of Death: December 04, 2021

To all persons interested in the above captioned estate, by Petition of
Petitioner Curtis Naihersey of Hyde Park, MA
Curtis Naihersey of Hyde Park, 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.

Hyde Park Bulletin: 06/16/2022

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

**INFORMAL PROBATE
PUBLICATION NOTICE** SU22P0406EA

Estate of: Stephen B. Kyner **Suffolk Division**
24 New Chardon Street
Boston, MA 02114
(617) 788-8300

Date of Death: 12/14/21

**To all persons interested in the above captioned estate, by Petition of
Petitioner Deborah J. Ellington of Roslindale, MA**
A Will has been admitted to informal probate.
Deborah J. Ellington 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: 06/16/2022



What drives
the internet?

CONTENT

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Bulletin online at
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Commonwealth of Massachusetts
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET SU22P0716EA

Estate of: Bruce Borsari
Date of Death: 12/27/2021

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
Cecelia J. Healy of Bridgewater, 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:

Margaret A. Mulhern of Vero Beach, FL and Cecelia J. Healy of Bridgewater, MA

be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. **You have a right to object to this proceeding.** To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **07/13/2022**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn,
First Justice of this Court**
Date: June 08, 2022
Felix D. Arroyo, Register of Probate

Hyde Park Bulletin: 6/16/2022

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

NORFOLK Division

Docket No. NO21P2882PM

**CITATION GIVING NOTICE OF
PETITION FOR APPOINTMENT
OF CONSERVATOR OR OTHER
PROTECTIVE ORDER PURSUANT
TO G.L. c. 190B, §5-304 &S 5-405**

**In the matter of: James Corcoran
Of: Dedham, MA**

**RESPONDENT
(Person to be Protected/Minor)**

Norfolk Probate and Family Court
35 Shawmut Road
Canton, MA 02021

To the named Respondent and all other interested persons, a petition has been filed by
Central Boston Elder Services, Inc. of Roxbury, MA

in the above captioned matter alleging that **James Corcoran** is in need of a Conservator or other protective order and requesting that

(or some other suitable person) be appointed as Conservator to serve **With Corporate Surety** on the bond.

The petition asks the Court to determine that the Respondent is disabled, that a protective order or appointment of a Conservator is necessary, and that the proposed conservator is appropriate. The petition is on file with this court..

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00AM. on the return date of **07/06/2022**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

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

**Witness, Hon. Patricia Gorman,
First Justice of this Court**
June 01, 2022
Colleen M. Brierley,
Register of Probate

Hyde Park Bulletin: 06/16/2022

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET SU22P0849EA

Estate of: Jean Comeau
Date of Death: 02/16/2022

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
Donna M Bunnell of Jamaica Plain, 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 M Bunnell of Jamaica Plain, MA

be appointed as Personal Representative(s) of said estate to serve **Without Surety** on the bond in **unsupervised administration**.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. **You have a right to object to this proceeding.** To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **07/15/2022**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn,
First Justice of this Court**
Date: June 10, 2022
Felix D. Arroyo, Register of Probate

Hyde Park Bulletin: 6/16/2022

CITY OF BOSTON

B D 26

To the Public Safety Commission
Committee on Licenses
Inspectional Services Dept.

Boston, MA

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 **12 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 of 240 gallons of gas in the tanks of vehicles.**

Location of land **46 Belgrade Ave.**
Owner of land **Belgrade Triangle**

Ward 20
**Address: 709 Centre Street
Jamaica Plain, MA 02130**

Dimension of land Ft. front **135.76**. Ft. deep **100.08**. Area sq. ft. **7,441 sq. ft.** Number of buildings or structures on land, the use of which requires land to be licensed, one. Manner of keeping in **the tanks of vehicles.**

City of Boston. In Public Safety Commission, June 29, 2022. 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 June at 10:00 am. 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 West Roxbury/Roslindale 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
Marc Joseph,
Chairman
John Dempsey
Brad Garrett
COMMITTEE ON LICENSES

*Boston Bulletin:
06/09/22, 06/16/22, 06/23/22*

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET SU22P1118EA

Estate of: Aida Nieves
Date of Death: 04/16/2020

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
Patricia Ann Nieves 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:

Patricia Ann Nieves of West Roxbury, MA

be appointed as Personal Representative(s) of said estate to serve **With Corporate Surety** on the bond in **unsupervised administration**.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. **You have a right to object to this proceeding.** To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of **07/18/2022**. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

**WITNESS, Hon. Brian J. Dunn,
First Justice of this Court**
Date: June 13, 2022
Felix D. Arroyo, Register of Probate

*West Roxbury/Roslindale Bulletin:
06/16/2022*

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