

WEST ROXBURY ~ ROSLINDALE BULLETIN

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Developer Joe Hassell showing off his projects in South Boston and Brighton during the JP SNA meeting recently.

COURTESY PHOTO

Multi use housing planned for Acme and Hatoff's sites

Richard Heath
Staff Reporter

Joe Hassell of Boston Real Estate Capital seems to be starting slowly. He came to the virtual Nov. 13 bi-monthly Stonybrook Neighborhood Association (SNA) meeting to mainly, as he said, "introduce myself and my company."

Hassell proposes to build two residential buildings on the adjacent sites of Acme Auto Body: 3430 Washington St., and Hatoff's gas station.

He came on the call without the usual screen share plans.

"It's not really a proposal," Hassell said. "I'm here to get some feedback and start a dialogue. I hesitate to show more, I don't have a plan yet."

Hassell said he attended the Sept 8 coffee hour held by JP liaison Melissa Beltran, something developers are not known

to do. He also communicated with SNA through e-mail.

"I focus on mid-size, multi-use, multi-family buildings," he told the 30 residents on the call.

The two separately owned sites are among the largest on Washington Street; Acme Auto body is 22,000 square feet and Hatoffs is 37,000 square feet and occupies two corners, Rockvale Circle and Kenton Rd.

"An opportunity came up," Hassell said. "I'm excited about this and looking to engage a community I'm going to be part of. I'm building this but I want to make sure I don't miss anything."

"The plan so far," he said, "is a multi-use, multi-family building compliant with Plan JP Rox with a high percentage of affordability and with neighborhood amenity-based desirable retail."

Hassell showed architect elevations of three residential buildings he has built or are underway in South Boston and Brighton. One at 55 W 5th St. in South Boston was approved by the Boston Zoning Board of Appeals (ZBA) on Oct. 19, 2023 and is a \$13 million, six-story, 45-unit building designed by Arthur Choo.

It also replaced an auto repair shop.

"These are something similar, the same type and style of building," Hassell said of his plans for the two Washington Street sites.

Hassell said he was excited. Carla Lisa Caliga of Burnett Street apparently was too; she interrupted the presentation. She said she's lived in the neighborhood for six years.

Acme Housing
Continued on page 6



The Granada House will be renovating one of its properties in Lower Allston soon.

COURTESY PHOTO

ACA reviews Granada House/ closing businesses

Jeff Sullivan
Staff Reporter

The Allston Civic Association (ACA) met last Wednesday and discussed a host of issues including Granada House renovations. ACA President Tony D'Isidoro said he asked Granada House Executive Director Erik French to come and discuss a renovation at one of its properties.

French said the group owns several houses throughout Allston that serve as halfway houses for those in addiction recovery. He said the organization first started in 1981 around Brighton Marine, and has expanded to properties in Lower Allston as well.

French said they are now starting an extensive renovation at 12 Alcott St. in the next few months. He said the renovations are not expected to require zoning relief from the Boston Zoning

ACA
Continued on page 4

Bussey Street name change idea questioned

Jeff Sullivan
Staff Reporter

Residents and organizations around Bussey Street in the Arnold Arboretum are looking to change the name of Bussey Street, named after Benjamin Bussey, to highlight more neglected historical figures or concepts.

The move was presented by resident Jerry Mogul, who has been helping with the working group for this purpose. Also at the meeting representing the working group were Roslindale

Historical Society member George Wardle and former Roslindale Village Main Street (RVMS) Director Steve Gag.

Gag discussed the history of Benjamin Bussey, who had ties to Harvard University and ended up giving much of the Arnold Arboretum property to it. There are other landmarks in the Arboretum, such as Bussey Hill that share his name and those will not be changing.

"The name will continue to

Bussey St. Renaming
Continued on page 6



Bussey Street could see a name change in the coming months.

COURTESY PHOTO

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JP@Home supports seniors

Susan Kryczka
Staff Reporter

JP@Home held its ninth annual meeting on Tuesday, Nov. 14. As a program of ETHOS and based on a member-driven community model of helping older adults to continue living in their homes, JP@Home also welcomes seniors from West Roxbury, Roslindale, Hyde Park, Roxbury, Mission Hill, and Brookline to be part of their membership community.

“JP@Home is just one shining example of how Ethos has continued to evolve to meet the needs of Boston’s aging adults,” said Valerie Frias, Ethos CEO. She congratulated the group on their nine years in existence and praised their

work and relevance. “Our members are the heart and soul of this initiative. Here’s to many more years of success to JP@Home.”

JP@Home doesn’t just help seniors live at home. It offers numerous activities that help engage seniors on all levels. There are groups for walking, dining out, a men’s group, caregiver support, wine and cheese socials, current affairs discussions, memoir writing and storytelling, member-provided home repairs, technology training, and groups for aging and spirituality. Annual events have included a garden tour, a sunset harbor cruise, and talking to your family about end-of-life issues.

Keynote speaker Bob Linscott, Behavioral Health

Manager for the City of Boston’s Age Strong Commission, started with ETHOS in 2006 and remembers the glimmer of the beginnings of JP@Home. A combination of what JP@Home offers seniors and what Age Strong can provide help for all aspects of aging.

“A lot of people don’t realize the services that are available to the people of Boston. We handle a number of things for every senior living in Boston,” said Linscott. “This includes housing, transportation, and advocacy. Every neighborhood in Boston has an advocate benefit program for things like fuel assistance, utilities with

JP@Home supports seniors
Continued on page 3

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Residents gathered at the recent Ethos meeting to hear the programs offered by JP@Home.

PHOTO BY SUSAN KRZYCKA

JP@Home supports seniors

continued from page 1

discounts, and a dementia-friendly program.” Linscott added that they also obtained a grants network, and a behavioral health unit created in 2022. “Age Strong is a one-top shop for anything a senior may need,” he said.

Linscott conducts classes in stress reduction. “I would be thrilled to come and do something with you. I think that’s really important.” His offer to run an eight-week course in meditation and mindfulness was enthusiastically received. He also will be teaching a course in the spring called Finding Peace in a Frantic World.

“As Bob said, you can call us about anything including art and cultural activities. We do Tai Chi. We do virtual classes,” added Nuria Silva, Outreach &

Engagement Specialist at Age Strong.

“How many senior centers are there?” an attendee asked Linscott. “We only have those two, the East Boston Senior Center and the Veronica B. Smith Senior Center in Brighton. However, there are little pockets of senior centers.” He supports building a senior center in West Roxbury.

The business part of the meeting included a “State of the Village,” report by Lainey Barlas. As an organization, despite its relationship to Ethos, it relies heavily on paid memberships. Recruitment remains an issue. “We have a great new brochure. We have reconstituted our fund-raising effort.” The programs reach those who want to join for one specific

activity and then realize how much more JP@Home has to offer.

Members praise what the group provides. “I was a member before the pandemic and then one of the members called me during COVID to see how I was doing. I learned to access the portal,” said Fabrien Rosen. “Then I tried to join every group I could. I wanted to have fun. I’ve made really good friends. It’s given me a new lease on life.”

Judy Kilgore was one of the founding members of JP@Home. “There was a group of about 10 of us. We went to Ethos. They really stepped up. I needed a social network. It’s been wonderful.”

Resident Lainey Barlas has been a member for 3-4 years. “I originally signed up because I wanted to walk more. I didn’t know anything about them. Everyone was so welcoming. No cliques. You talk with the people standing next to you.” Getting out with others broke the isolation of living alone and a guarantee of an activity three times a week, with unexpected benefits. “I began to get more involved.”

The annual meeting also highlighted an entertainment segment on the agenda spotlighted seven members, the JP@Home Performers, singing “JP at Home” to the tune of “Home on the Range.” It was

such a hit that the membership immediately approved a resolution that the rendition be sung at every annual meeting.

Linscott reflected on the spirit of the group. “It’s just so exciting to be here in a room with so many engaged people. I just wish we had all kinds of young people with their faces pressed against the window. Young people just don’t have a concept of what it’s like to grow older. They just have this vision that we’re all going to be in wheelchairs and then to look at this... just listening to all the programs you all are doing. This is fantastic.”

To learn more about JP@Home, jpathome@ethocare.org or call 617-477-6934.

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Thankful for a special place

I have a special thanks this Thanksgiving for a place in Dedham, admittedly not in Boston but just over the West Roxbury border.

My wife and I usually eschew attendance, now that COVID seems to be over, at the big movie theaters. We patronize a much smaller one, the Dedham Community Theater, because of the offerings and the prices are less expensive (\$12 for seniors any time; \$14 for others, except \$12 again at weekday matinees). We've learned to appreciate the Irish or Scotch movies receiving little or no acclaim in the Boston newspapers. Whereas once it seemed to offer only independently made movies (as opposed to those cranked out by the bigger studios), now some are shown on either of the two screens.

My heart goes out to



My Kind of Town/
Joe Galeota

the owner because whenever we have attended great movies there—usually not on weekday nights—with first runs no less, attendance at those shows seems to be sparse. Now, because of the uptick in movie attendance due to the demise of COVID, it seems that the bigger studios no longer want the smaller, independent theaters to show their movies; they would

rather have them relegated to the huge corporate multiplexes. Having never taken an economics course, I know that there is a value to volume buying, or in this case, volume attendance, but nevertheless I don't know why the large studios, which simultaneously distribute to a number of area theaters, cannot involve the smaller theaters in such distribution.

To draw a parallel, I know the large soda companies would rather fix one of their machines in a high population area, but does this mean they should altogether ignore the plight of a malfunctioning machine in a less trafficked area?

And my last thought: when were you ever thanked by movie management for attending a movie in a theater? It's happened only several times in my life and in those cases it's been by the very grateful and sincere owner-manager of the Dedham Community Theater. How's 'bout them apples?

ACA *continued from page 1*

Board of Appeals (ZBA) and therefore they will not, at this point, ask for approval from the ACA, but he said input is always welcome.

"Alcott Street we had maintained as a graduate house with a maximum of eight residents at any given time, and now we are opening it up as a women's-only program and the occupancy is going to go from a maximum of eight to 16," he said. "So hopefully to allay any concern from our neighbors on Alcott Street, the site is going to be staffed 24 hours a day. We're going to have a staffing and management presence there at all times. The renovations will not change in any way the facade or look of the building or change the neighborhood visually in any way."

ACA member Sal Pinchera asked if they had reached out to direct abutters.

"Not immediately, and I regret I didn't in advance of this meeting," French said. "When we entered into this renovation project I assumed I would have that opportunity in conjunction with a discussion about zoning. It was kind of later in the game when I realized we were not going to have that conversation."

Pinchera said he believes in the mission of the Granada House, but also felt that neighbors should be kept in the loop. "One thing that bothers me Erik is you're kind of saying because you didn't need any variances you didn't reach out to the neighbors about pretty much doubling the occupancy of one of the houses there, right?" he said. "So if you had needed the variances you would have been a little more neighborly? I'm not saying you did anything wrong, but that kind of stinks."

"I do regret not being more proactive," French said. "I had hoped that in the development of our plans it would give a little bit of shape to what I would be approaching the neighbors with, but again, that may be an insufficient explanation."

ACA member Christine Varriale said she supported the expansion.

"Having stable housing is super crucial because it leads to less stress for these folks and stress is definitely a huge factor when it comes to staying sober," she said. "I have an uncle who's lived in a supported group home for awhile and it's definitely the thing that keeps him going and, quite frankly, keeps him alive. I also have some friends on Alcott and Adamson so if you need to start those conversations with neighbors, let me know."

French added that the Granada House will make an application to join the ACA.

"That'd be great," said D'Isidoro. "It's great you guys have taken some time to come and say hi and we look forward to your membership."

In other news, Allston Village Main Streets Executive Director Alex Cornacchini gave a few updates, and relayed the news that a few longstanding Allston businesses have closed in the last couple of months. But, he said, there is a silver lining.

"Stingray's Tattoo Parlor and the Fish Market closed a few weeks ago, which is sad to see, but I've honestly seen a tremendous influx of businesses coming into Allston and looking to come into Allston," he said. "There is a lot of interest for moving into the neighborhood and I don't know if the supply can fill the demand for the commercial real estate. I've been trying to fit around the interests of businesses into locations I think would be successful."

D'Isidoro mentioned he's received a survey from the Boston Planning and Development Agency (BPDA) regarding the entity's pursuit to update the Article 80 Large and Small Project Review processes (the survey can be found at <https://tinyurl.com/ye68c7ud>). D'Isidoro encouraged all at the meeting to take the survey and comment on the process so as to help make the development process better for residents.

"Personally, I think I've said this before and I'll say it again, I don't think the future of Impact Advisory Groups (IAG) looks bright; I think there are just more bad things about IAGs than good and I think that's been coming out of the discussions we've been having: there's got to be a better way," he said. "We've seen a lot of cities around the country do different things that really help the community take a more active and productive role in the process. I think in some ways this IAG system really dilutes the impact of neighborhoods and community people and you'll see there are probably going to be some better ways of community engagement along those lines."

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Residents are concerned about an excess of vehicles parking in their neighborhood in Hyde Park.

COURTESY PHOTO

ERNA cites illegal parking

Jeff Sullivan
Staff Reporter

The East River Neighborhood Association (ERNA), located in Hyde Park, met recently in a virtual format and discussed the issue of problem business neighbors parking on public streets.

There are at least two property owners who are, apparently, using the street to store cars for their mechanic's busi-

ness and/or for car resale. Several residents on the call claimed this to be the case. BPDA Public Engagement Manager Kenya Beaman said despite a lot of disillusionment around the city's 311 non-emergency system, residents should be calling and submitting reports to 311 as often as possible to increase departments' awareness of these issues and, hopefully, get them worked out.

"I don't know if he's some sort of at-home mechanic, but

that is illegal," said Beaman. "If that is happening, you should be reporting these through 311. A lot of people think they don't work, but if you report this through 311, it will get to the Inspectional Services Department (ISD) and they will come

ERNA

Continued on page 7

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Acme Housing *continued from page 1*



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Legals

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To all persons interested in the matter of: Gail Sanden-Barter of Roslindale, MA 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 Gail Sanden-Barter of Roslindale, in the County of Suffolk, for maintenance and praying that the petitioner Jessica Libby, Esquire, may be licensed to sell convey the same of said real estate.

A certain parcel of land with the buildings thereon known and numbered as 73-75 Pinehurst Street, Roslindale, Suffolk County, Commonwealth of Massachusetts and being further described in deed recorded with the Registry of Suffolk Deeds, Book 9466, Page 118 and Book 64297 Page 207. For SELLER's title, see also Estate of Spaulding H. Sanden Suffolk Probate Docket Number SU522047, and Estate of Dorothy M. Sanden, Suffolk Probate docket Number SU14P2248EA.

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 12th day of December, the return day of this citation.

WITNESS, Brian J. Dunn, Esquire, First Judge of said Court, this 13th Day of November 2023
 Stephanie Everett, Register

West Roxbury/Roslindale Bulletin: November 23, 2023

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“What kind of development?” she asked. “So much development is happening. We don’t need any more. It’s really upsetting to me.”

Caliga added that Hassell is shutting down two long-time local businesses.

Stanley Hatoff opened what became a Texaco gas station around 1923 at Forest Hills; it was relocated in 1982 by the MBTA to the current site to allow for the construction of the Forest Hills station.

“This project is not forcing any business out,” Hassell said. “No one is forcing anybody out. They don’t want to operate on Washington Street any more. The owners are looking forward to not doing what they do anymore.”

Concerning mixed-use, Hassell said some of his ideas were based on “feedback and the [JP/Rox] planning studies.”

“There are few places to sit down and eat,” he said. “I could subdivide the space into smaller retail spaces.”

Another idea is for a revived Washington Street business association space. Caliga said she worried about increased traffic she said this project would create. Hassell said a lot of the traffic is generated by Hatoffs. “They get 2,000 cars a day,” he said, add-

ing that he would build a garage for indoor parking.

A caller asked about the sale of the property.

“I can’t discuss private business in public,” Hassell replied. “The details are not for public discussion.”

Hassell explained his affordability plan.

“It’s a mix of two-and three-bedrooms, a lot of 40 percent (area median income [AMI]) to 60 percent (AMI), a few higher. It’s much better with two sites. You can get creative,” he said.

Jon McCurdy asked if Hassell was related to JUMBO Capital. JUMBO Capital proposed a six-story, 100-unit building on the Acme Auto body site at the Jan. 10, 2022 SNA meeting but withdrew the plan in July.

Hassell said he was not part of JUMBO Capital.

“This is not totally new, but I can’t explain why [JUMBO] was stopped,” he said. “I heard it was not financially feasible. Doing one site is harder to do than two. Two is easier to get the affordability.”

In a message to The Bulletin on July 12, 2022 the attorney for JUMBO Joe Hanley wrote there were four reasons that the project was “rendered unfeasible.”

“The affordable housing re-

quirements of Plan JP/Rox; Limited density,” he said. “The density bonus and height allowances were insufficient.”

Trevyn Langsford called in to support the plan.

“This can only be a good thing,” he said; “more housing, more businesses. This is exactly what we need.”

Alcurtis Clark is an SNA steering committee member and, like Langsford, lives on Gartland Street.

“I’ve lived on Gartland Street 32 years,” she said. “I’m really sad to see my neighborhood going away.”

Hassell’s attorney Marc LaCasse came on the call.

“This is pre-pre file-process,” he said. “We’ve not had a pre-file with the BPDA. There will be an Article 80 large project review. Article 80 is undergoing a comprehensive reform process. The zoning code is also going through a comprehensive reform. It’s not a pretty picture. A lot of regulatory change coming,” LaCasse said.

“Plan JP/Rox is not in the zoning code,” LaCasse said, “but the BPDA instructs and guides us to adhere to that plan.”

Hassell closed out his presentation.

“I look forward to working with you guys and coming back,” he said.

Bussey St. Renaming *continued from page 1*

be an important part of the Arboretum on the hill, on Bussey Brook and the Bussey Meadow, which is the recent addition to the Arboretum 15 years ago,” he said.

Gag said Bussey was involved in the triangle trade, which involved taking African slaves from the continent and using their free labor to produce cheap goods to be sold in Europe.

“I mean it’s complicated; there are a lot of paradoxes here,” Gag said. “He did a lot of good for this city and this neighborhood, but he was also involved in the Triangle Trade and slavery. He did not transport slaves himself, but he was involved and you can get a lot of detail on this on Harvard’s website (<https://tinyurl.com/2p8x4yh3>).

2p8x4yh3).”

Mogul said they are looking for renaming nominations for the working group to look at. Anyone can send in nominations by Nov. 29 to RenameBusseyStreet@gmail.com

Mogul said they are looking for nominees with direct association with the land of the Arboretum and who have a story that “is meaningful and consistent with present-day values.” Nominees would also get a boost if they were from an under-represented community, historically or currently, and have achieved something of value which had a positive impact on society. He added that nominees who already have things named after them would not be strong candidates.

“We don’t want someone who’s too famous and recognized and has a building named after them,” he said.

Resident Kevin Schofield said he felt this was a slippery slope and was not in favor of changing the name.

“You know, should we rename Washington Street? Washington had slaves, and what about Bradford Street? He was an Indian killer,” he said. “I don’t think anyone from 200 years ago would stand up to the

standards we have today. Bussey died 170-something years ago. What was happening 175 years ago isn’t what’s happening today.”

Mogul pointed out that a Washington Street renaming would be difficult as there are so many direct abutters, whereas Bussey Street only has two, and apparently they’re both in favor of the change.


“In some ways, Bussey is a stand-in for what was in some respects a very common theme back then among various wealthy landowners in this area and all throughout Boston,” Mogul said.

Mogul repeated that Bussey’s name will remain on several areas listed above in the Arboretum. Wardle added that this is an opportunity to learn something new and that the naming of the street didn’t really have anything to do with Bussey’s contributions to society.

“It was named Bussey Street because it was on his property, not because it was named in honor of him or something,” he said. “He did a lot of good and there are still things named for him.”

“I think you’re erasing history,” Schofield said.

Tell ‘em what you think with a Letter To The Editor



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Please include your name, address & telephone number. Unsigned letters will not be published.

ERNA *continued from page 5*

for a visit because he should not be doing things like that.”

It should be noted that no one reported actual mechanic work on the property, and that also this could be an at-home car resale service. But residents were not apparently happy with commercial business taking public parking spaces.

“This is an ongoing issue,” said Hamilton, adding she has recently met with Boston Chief of Streets Jascha Franklin-Hodge and will try to get him to the area. “I want him to come and see. There are now ‘No Parking’ signs in front of his house. But when the signs went up he moved to other locations, so we need to take some of those signs down because it’s got a ripple effect and I know Pat (Odom) hasn’t been able to park her car in front of her yard.”

Resident Darlene Smith said she’s had similar issues in other areas.

“What they’re doing is they’re buying these cars and shipping them to another country and putting fake plates on these cars and rotating these plates,” she said. “That’s illegal. I’ve called 311 several times and they’d give them a ticket. But they do monopolize the street and that’s not fair. I have someone here who has a two-car garage filled with junk and two cars, and they have three cars on the street in front of someone else’s house.”

Residents said they felt 311 was not responding to their calls.

“They get cited and then that’s it; there’s nothing else they say can be done,” said Smith.

Justin Gardner, the representative for District 5 City Councilor Ricardo Arroyo, said he will flag the issue for ISD.

“I had been in communication with ISD previously about it, and they had visited a couple of times and said they hadn’t witnessed the cars, if I remember correctly, that the vehicles were unregistered, but I can raise it as an issue for them again,” he said. “And I’ll communicate any updates about that as they come.”

Beaman said residents should continue to call 311 and build momentum to get the city’s attention.

“You are stronger in numbers than just one calling every other day or once a week,” she said. “I know it’s a pain in the neck, but if you are persistent and consistent and other neighbors in addition to yourself are having the same issue and complaint, everybody has to call, it has to be a collective effort.”

Beaman added residents should also contact the Boston Police Department Community Service Office and elected officials.

BPDA approves two WR projects

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) met for its monthly Board Meeting on Thursday and approved two West Roxbury proposals.

The first proposal approved is at 1208C VFW Pkwy. for 55 residential rental units with a one-to-one parking ratio and 55 bike spaces. The proposal comes hot off the heels of the completion of the 270 Baker St. proposal from B’nai B’rith, which had 60 units of senior housing built just next door.

The proposal includes nine affordable income-restricted units under the Inclusionary Development Policy (IDP) for the City of Boston. BPDA Project Manager Stephen Harvey said the project first received a letter of intent from the proponents to raze the existing office building and will employ about 120 construction jobs. He added the project will also donate \$15,000 to the

Boston Transportation Department for bikeshare infrastructure, as well as \$20,000 to the local Billings Field construction project, which was re-

cently discussed in the neighborhood.

Project Architect Thomas

BPDA

Continued on page 9

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DEATHS

BADGER

Marguerite B. (Hopkins) In Kingston, formerly of West Roxbury, and Nova Scotia, Canada, passed away on November 13, 2023. Beloved wife of the late John Badger. Devoted mother of Joan Wise of Nova Scotia and John Badger and his wife, Carol of Duxbury. Dear sister of the late Martha Hopkins, Annie Nickerson, Biford Hopkins, Roy Hopkins, Helen Smith and Nancy Hopkins. Loving grandmother of Stefanie Petrucelli and her husband, Joseph of VA and Leslie Badger and her partner, Michael Mulkern of Weymouth. Great-grandmother of Joseph, Jack and Abigail Petrucelli. Also survived by several nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment in Gethsemane Cemetery, West Roxbury. In lieu of flowers, donations in memory of Marguerite may be made to Shriners Hospital for Children at Shriners' Children Boston, 51 Blossom St., Boston, MA 02114 or www.shrinerschildrens.org For guestbook, please visit www.gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

ELIAS

Antonios, 88, of Roslindale, after a long battle with cancer passed away quietly on November 15, 2023, at his home in Roslindale. Antonios was the father, grandfather and great-grandfather of a large family, all of whom will miss him very much. He is survived by his children, Peter J. Elias and his wife, Andrea N. Elias of Taunton, MA, George A. Elias and Patricia H. Elias of Wrentham, MA, Nicholas K. Elias of Roslindale, MA and Vicky M. Elias, also of Roslindale, MA; his grandchildren, Gregory P. Elias and his wife, Ellen B. Elias of Charleston, SC, Donna-Kristina Levas and her husband, Konstantinos Levas of Watertown, MA, Erin Elias, Megan Masse of Dighton, MA, Bradford Elias of Wrentham, MA; and his great-grandchildren, Fotini and Amalia Levas. Antonios is also survived by his sister, Eleni Mitreva and her family of Strumica, Republic of Macedonia. He was predeceased by a brother, Christo; and sister, Cleopatra. Here is the link to read the full obituary for Antonios: <https://www.currentobituary.com/>

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.

member/obit/280034 Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment in St. Joseph Cemetery. For guestbook, www.gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

GRAY

Barbara A. (Sweeney), a lifelong resident of Roslindale passed away on November 16, 2023. She is survived by her adoring husband David Gray; her cherished mother, Dolores Sweeney; her son Michael Gray and his wife, Courtney; her daughter, Christine Pinkley and her husband, James; her beloved grandchildren, Norah, Miles and Amelia. She is also survived by her sister, Constance Miller (Kevin); her brother, William Sweeney; and her nieces, Lisa Kuykendall and Madison Miller; and her cousins Mark Gunning (Gloria) and Steven Gunning (Nancy). She leaves behind many more caring friends and relatives. She was predeceased by her loving father, William Sweeney; her sister, Maureen Rowell and her surviving former husband, Michael and her niece, Michelle Rowell. Relatives Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre Street, WEST ROXBURY. Interment Vine Hills Cemetery, Plymouth. In lieu of flowers, donations can be made to the Office of Development, Attn: Catherine Stephens, BIDMC, (OV), 330 Brookline Ave., Boston, MA 02215. Please make checks out to "BIDMC" and indicate "Dr. David Einstein's Research Fund". For directions and guestbook, please visit lawlerfuneralhome.com Robert J. Lawler and Crosby Funeral Home 617-323-5600.

HAGBLOM

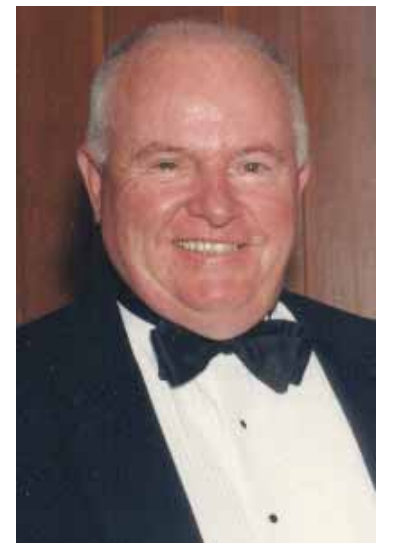
Dianne Marie (Genovese) of Westwood, MA, formerly of Brookfield, MA, passed away on November 15, 2023, surrounded by her family. She was 75 years old. She was the loving daughter of the late Frank and Concettina "Dolly" Genovese. Dianne was the beloved wife of Fredrik Hagblom, with whom she had just celebrated 40 years of marriage. Dianne is survived by her dear brother, Alan Genovese and his wife Linda, of Cohasset and predeceased by her brothers Francis and Paul "Jimmy" Genovese. She is also survived

by many nieces, nephews, grandnieces, grandnephews and cousins, extended family and friends. Dianne was born and raised in Jamaica Plain and graduated from Saint Thomas Aquinas High School. She had numerous jobs in her life, from being a hairdresser to a hostess at Vinnie T's. Funeral from the Robert J. Lawler and Crosby Funeral Home, 1803 Centre Street, WEST ROXBURY, MA. Interment to St. Michael's Cemetery, Jamaica Plain. Guest book and complete obituary at www.lawlerfuneralhome.com 617-323-5600.

McARTHUR

Joyce A. of Waynesboro, PA, formerly of West Roxbury, MA, passed away Sunday, November 12, 2023, at the age of 85. Born in Boston, daughter of the late Arthur and Edna (Howlett) McArthur; she was the sister of the late Arthur McArthur, III. She is survived by nieces, Linda Hannum and Judy McArthur; great-nephew, Matthew Hannum; and cousins, Karen Salvato and Amy Mossman. A graveside service was held Monday, November 20, 2023 in Forest Hills Cemetery, Boston. Donations in Joyce's memory may be made to Angell Animal Medical Center-Boston, 350 South Huntington Ave., Boston, MA 02130. Burke & Blackington BurkeFamilyFuneralHomes.com

WHITE



John P. Jr. (Phil), longtime resident of West Roxbury and Hull, formerly of Jamaica Plain, passed away peacefully at home on November 13, 2023. He was the beloved husband of the late Florence (Conroy) White and

Deaths

Continued on page 9

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.

BPDA continued from page 7

Maistros said the building will fit in nicely, as several other nearby buildings have been converted to residential housing. He said the project will include a complementary courtyard area to the adjacent 270 Baker St. building with landscaping features.

He also said there will be an accessible route from the site to Baker Street that complies with the Americans with Disabilities Act (ADA) for access to residents with mobility issues, as the street is about 17 feet above the ground level of the project site.

The BPDA also voted to approve the proposed 121 rental units in two buildings proposed at 100 Charles Park Rd.. The building will have 91 parking spaces and 124 bike spaces, as well as 20 IDP units for 17 percent of the total unit

count. Harvey also presented this project and said it will have 19,000 square feet of open space, create 150 construction jobs, 20 permanent jobs, enhance the pedestrian space of the area and provide at 15-space Blue Bike station. The unit split for the project is 69 one-bedroom units, 37 two-bedroom units and 15 three-bedroom units.

Development Attorney from Drago + Toscano Jeffrey Drago presented for the developer. He said the old building, which was a headquarters for Uno's, falls over four parcels that will be combined for the project.

"It's all hot top parking and surface parking and then the existing parking," he said. "The building has sat idle for a number of years when that

tenant moved out and even though this is a community commercial zone, there are a number of residential housing developments in this area. The proponent felt that this project, and we're happy to bring it to you, only complements those developments."

Drago said they will be putting in a good deal of open space and greenspace to replace much of the impervious pavement for the parking.

"This particular project went through an extensive community process working with BPDA staff, our IAG members, the community at large and the West Roxbury Civic Association," he said.

Architect Dennis Greenwood said they would also create a landscaped amenity space between the two buildings.

WRFORP says thanks



Board members of West Roxbury Friends of Rosie's Place want to send a big "Thank You!" to everyone who made our Harvest Brunch & Raffle on Nov. 5 at the Irish Social Club, and our Food Drive on Nov. 11 at Roche Bros., which the Friends said were great success. The Friends stated the organization is grateful as well to Brookline Bank, Roche Bros. Supermarkets, Starbucks, and Wegmans, which have all contributed food or funds to their events. "It's wonderful to see so many constant friends and to welcome new ones," said Board Member Lisa Sankowski.

COURTESY PHOTO

ZONING HEARING

The Zoning Commission of the City of Boston hereby gives notice, in accordance with Chapter 665 of the Acts of 1956, as amended, that a virtual public hearing will be held on December 13, 2023, at 9:30A.M., in connection with a petition for approval of the Map Amendment Application No. 766, and a petition for approval of the 6th Amendment to the Harvard University Institutional Master Plan ("6th Amendment"), filed by the Boston Redevelopment Authority d/b/a the Boston Planning & Development Agency.

Said 6th Amendment proposes a mixed-use institutional project for a project site with an address of 175 North Harvard Street in Allston. The Proposed Project includes changes to the building and use program from the project described for that site in the 2013 Harvard IMP. The Sixth IMP Amendment also includes amending Map 7A/7B/7C/7D and 7B/7D, Allston-Brighton Neighborhood District by adding 1120 Soldiers Field Road, a one-story building of approximately 8,800 square feet, to the IMP Area, to permit use of a portion of the building for College and University Uses, including athletic program uses, and removing the building at 1230 Soldiers Field Road, a one-story office building of approximately 16,000 square feet, from the IMP Area.

This meeting will only be held virtually and not in person. You can participate in this meeting by going to https://bit.ly/BZC_Dec2023. Copies of the petitions and a map of the area involved may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to zoningcommission@boston.gov.

Interpreting services are available to communicate information at this hearing. If you require interpreting services, please contact the following: zoningcommission@boston.gov or 617-918-4308. The meeting is scheduled for December 13, 2023. Please request interpreting services no later than December 8, 2023.

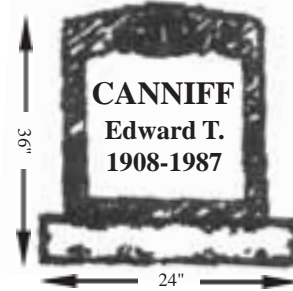
For the Commission
Jeffrey M. Hampton
Executive Secretary

Boston Bulletin:
11/23/23

Deaths continued from page 8

father of the late Patricia White. He leaves behind his son John P. White (Jack) and his wife Linda, daughter Susan Maciewicz and her husband Raymond, daughter Maura Keyes and her husband Kevin, and daughter Lisa Rubenstein and husband Mark. He also leaves behind loving grandchildren Noah and his wife Jen, Morgan, Kyle and his wife Laura, Connor, Colleen, Joshua and his wife Kelsey, and great-grandchildren Jackson, Owen, and Evelyn Rose as well as many caring nieces and nephews. John Philip White Jr. was born on January 30, 1929. He attended Boston Latin School, Harvard University, and Boston College Law School. His distinguished law career centered around criminal, family, and probate law. He was a partner at the firm of White, Inker, and Aronson and enjoyed teaching law at Boston College and Harvard Law School. He was passionate about the law and known for his well-thought-out, competitive arguments in the courtroom. Friends and colleagues called him the lawyers' lawyer. He volunteered to help many neighbors and friends navigate legal issues and was an active member of the Catholic Lawyers Guild. His passions were family, faith, fishing, travel, and historical movies. He loved a competitive game of trivia, and everyone wanted him on their team. He enjoyed his summers chatting with the neighbors in Hull as they walked to and from the beach. He will always be remembered for his kindness, wit, and humanity. Funeral from the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home 2000 Centre St. West Roxbury. Interment at St. Joseph Cemetery. Expressions of sympathy may be made in John's memory to the Franciscan Monastery of Saint Clair, 590 Gay Street, Westwood, MA 02090. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

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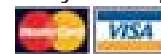
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**Commonwealth of Massachusetts
The Trial Court – Probate and Family Court**

CITATION ON PETITION FOR SALE OF REAL ESTATE BY A PERSONAL REPRESENTATIVE Docket No. SU23P1322EA

Estate of: William T. Hall Suffolk Probate and Family Court
Date of Death: 03/01/2023 24 New Chardon Street
Boston, MA 02114
(617) 788-8300

To all interested persons:

A Petition for Sale of Real Estate has been filed by: Kathy L. McNair of Belmont, MA requesting that the court authorize the Personal Representative to sell the decedent's real estate at a private sale.

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 12/19/2023.

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

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

Date: November 14, 2023
Stephanie L. Everett, Register of Probate

West Roxbury/Roslindale Bulletin: 11/23/2023

Classifieds

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court
CITATION ON PETITION FOR SALE OF REAL ESTATE BY A PERSONAL REPRESENTATIVE
Docket No. SU23P0098EA
Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300
To all interested persons:
A Petition for Sale of Real Estate has been filed by:
Robert A. Auclair of Franklin, MA
requesting that the court authorize the Personal Representative to sell the decedent's real estate at a private sale.
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 12/15/2023. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
WITNESS, Hon. Brian J. Dunn, First Justice of this Court.
Date: November 10, 2023
Stephanie Everett, Register of Probate
West Roxbury/Roslindale Bulletin: 11/23/2023

Legals
THE COMMONWEALTH OF MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE TRIAL COURT
Docket Number: 23 SM 004294
ORDER OF NOTICE
To: Burrell L. Clark III, Trustee of the Burrell L. Clark III and Denise C. Dabney Revocable Trust
and to all persons entitled to the benefit of the Servicemembers Civil Relief Act, 50 U.S.C. c. 50 §3901 (et seq):
Nationstar Mortgage, LLC
claiming to have an interest in a Mortgage covering real property in Boston, numbered 51 Tonawanda Street, given by Denise C. Dabney, Burrell L. Clark a/k/a Burrell L. Clark III to JPMorgan Chase Bank, N.A., dated March 5, 2013, and recorded in the Suffolk County Registry of Deeds in Book 51154, Page 53, 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 January 1, 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 November 17, 2023.
Attest: Deborah J. Patterson
Recorder
22612
Boston Bulletin: 11/23/23

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facility. The sale will occur as an online
auction via www.storage-treasures.com
on 12/13/2023 at 12:00PM. Unless
stated otherwise the description of the
contents are household goods and
furnishings. Mohamed Nimakan unit
#1045; Domingo Montiero unit #1081;
Sanon Jeanine unit #2009; Jerry
Dessalines unit #20322; Charlie Sidoti
unit #20487; Angela Augustin unit
#2066; Jenny Guerrier unit #2073. All
property is being stored at the above
self-storage facility. This sale may be
withdrawn at any time without notice.
Certain terms and conditions apply. See
manager for details.
Hyde Park Bulletin:
11/23/23, 11/30/23

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division
Docket No. SU22P2449GD
NOTICE AND ORDER: PETITION FOR APPOINTMENT
OF GUARDIAN OF A MINOR
In the interests of:
Jose N. Alvarenga Serrano
Of: Allston, MA
Minor
Suffolk Probate and Family Court
24 New Chardon Street
Boston, MA 02114
NOTICE TO ALL INTERESTED PARTIES
1. Hearing Date/Time: A hearing on a Petition for Appointment of Guardian of a
Minor filed on 11/01/2022 by Floridaalma Gavarrete Lopez of Allston, MA will
be held 12/21/2023 09:00 AM Guardianship of Minor Hearing
Located 24 New Chardon St. Probation 3rd Floor, Boston, MA 02114
2. 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; and mail a copy to all interested parties at least (5)
business days before the hearing.
3. 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.
4. Counsel for the Parents: If you are a parent of the minor child who is the
subject of this proceeding you have a right to be represented by an attorney. If you
want an attorney and cannot afford to pay for one and if you give proof that you are
indigent, an attorney will be assigned to you. Your request for an attorney should be
made immediately by filling out the Application of Appointment of Counsel form.
Submit the application form in person or by mail at the court location where your
case is going to be heard.
5. Presence of the Minor at Hearing: A minor over the age of 14 has the right to
be present at any hearing, unless the Court finds that it is not in the minor's best
interests.
Stephanie Everett, Register of Probate
November 3, 2023
Boston Bulletin: 11/23/2023

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
CITATION ON PETITION FOR
FORMAL ADJUDICATION
DOCKET NO. SU23P2327EA
Estate of: Donald P. Hussey
Date of Death: 05/10/2023
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
Maureen F. Hanley of Franklin, 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:
Maureen F. Hanley of Franklin, 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 12/07/2023. This is
NOT a hearing date, but a deadline
by which you must file a written
appearance and objection if you
object to this proceeding. If you fail to
file a timely written appearance and
objection followed by an affidavit of
objections within thirty (30) days of
the return day, action may be taken
without further notice to you.
UNSUPERVISED
ADMINISTRATION UNDER THE
MASSACHUSETTS UNIFORM
PROBATE CODE (MUPC)
A Personal Representative appointed
under the MUPC in an unsupervised
administration is not required to file
an inventory or annual accounts with
the Court. Persons interested in the
estate are entitled to notice regarding
the administration directly from the
Personal Representative and may
petition the Court in any matter
relating to the estate, including the
distribution of assets and expenses of
administration.
WITNESS, Hon. Brian J. Dunn,
First Justice of this Court
Date: October 26, 2023
Stephanie Everett,
Register of Probate
Hyde Park Bulletin:
11/23/2023

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
CITATION ON PETITION FOR
FORMAL ADJUDICATION
DOCKET No. SU23P2457EA
Estate of: Mary A. Moran
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 Adjudication
of Intestacy and Appointment of
Personal Representative has been
filed by
James M. Moran of Naples, FL and
David G. Moran of Melrose, 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:
James M. Moran of Naples, FL and
David G. Moran of Melrose, 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 12/20/2023 This is
NOT a hearing date, but a deadline
by which you must file a written
appearance and objection if you
object to this proceeding. If you fail to
file a timely written appearance and
objection followed by an Affidavit of
Objections within thirty (30) days of
the return day, action may be taken
without further notice to you.
UNSUPERVISED
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PROBATE CODE (MUPC)
A Personal Representative appointed
under the MUPC in an unsupervised
administration is not required to file
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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: November 16, 2023
Stephanie Everett, Register of Probate
Hyde Park Bulletin:
11/23/23

COMMONWEALTH OF
MASSACHUSETTS
LAND COURT
DEPARTMENT OF THE
TRIAL COURT
Docket 23 SM 004193
ORDER OF NOTICE
To: Maria A. Molina; Carlos M.
Molina
and to all persons entitled to the
benefit of the Servicemembers Civil
Relief Act, 50 U.S.C. c. 50 §3901 (et
seq):
HSBC Bank USA, N.A., as
Indenture Trustee for the registered
Noteholders of Renaissance
Home Equity Loan Trust 2005-3,
Renaissance Home Equity Loan
Asset-Backed Notes, Series 2005-3,
claiming to have an interest in a
Mortgage covering real property in
Boston (Dorchester), numbered 374
Geneva Avenue, given by Carlos M.
Molina, Maria A. Molina to Mortgage
Electronic Registration Systems, Inc.,
as nominee for Delta Funding Corp., its
successors and assigns, dated June 30,
2005, and recorded in Suffolk County
Registry of Deeds in Book 37510,
Page 66, and now held by 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 December 25, 2023,
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 November 9,
2023.
Attest: Deborah J. Patterson
Recorder
23-008030
Boston Bulletin:
11/23/23

CITY OF BOSTON B D 26
To the Public Safety Commission
Committee on Licenses
Building Department
Boston, MA November 1, 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 8 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 of 160 gallons of gas in the
tanks of vehicles
Location of land 581 American Legion Highway Roslindale, MA 02131
Ward 18
Owner of land 581 ALH Development, LLC Address 599 E Broadway Boston,
MA 02127
Dimension of land Ft. front 58.5 Ft. deep 55 Area sq. ft. 3217.5
Number of buildings or structures on land, the use of which requires land to be
licensed ONE. Manner of keeping Gasoline stored within vehicle gas tanks in an
8 car garage.
City of Boston. In Public Safety Commission, November 29 2023. In the foregoing
petition, it is hereby ORDERED, that notice be given by petitioner to all persons
interested that this Committee will on Wednesday the 29th day of November 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 Bulletin
Newspapers and by mailing by prepaid registered mail, not less than 7 days prior to
such hearing, a copy to every owner of record of each parcel of land abutting on the
parcel of land on which the building proposed to be erected for, or maintained as a
garage is to be or is situated. Hearing to be held 1010 Massachusetts Ave, Boston,
MA 02118.
A true copy,
Attest: Brigid Kenny – White, Secretary Committee on Licenses
Mark Joseph, Chairman
Paul Burke, Boston Fire
Brad Garrett, Boston Transportation
West Roxbury/Roslindale Bulletin: 11/09/2023, 11/16/2023, 11/23/2023

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