

WEST ROXBURY ~ ROSLINDALE BULLETIN

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DECEMBER 2, 2021



A rendering of the proposed building at 7 Dana Ave.

COURTESY PHOTO

Contentious BPDA project yields as-of-right win Earlier ZBA decision in litigation

Matthew MacDonald
Staff Reporter

The Boston Planning and Development Agency (BPDA) held a virtual community meeting on Tuesday, Nov. 16, regarding the small project review application (SPRA) for a planned residential development that would be located at 7 Dana Ave. in Hyde Park.

If approved, a four-story, 27-rental-unit building with a below-grade parking garage for 30 stacked cars would replace the two-family house now at that address.

The plan – filed as a small project review application (SPRA) with the BPDA – is essentially a duplicate of 11 Dana Ave. – which is under construc-

tion next door. The two properties are owned by HHC One Arnold, LLC, based in Salem, Massachusetts.

The earlier project remains at the center of an ongoing, contentious struggle between the Hyde Park Neighborhood Association (HPNA) and the BPDA, the Inspectional Services Department (ISD), and the Zoning Board of Appeal (ZBA) over their opposing definitions of garage parking, and City Hall's refusal to recognize what the HPNA had argued was a separate neighborhood shopping (NS-2) zoning district.

Although the ZBA ruled against the HPNA's interpretation of these points

Dana Ave.

Continued on page 6



The West Roxbury Main Streets is gearing up for its signature Holiday Market event.

COURTESY PHOTO

Annual Winter Market returning to West Roxbury

Jeff Sullivan
Staff Reporter

The fifth annual Winter Market is returning to the Hastings Street Parking Lot in West Roxbury for a night of music, lights and holiday cheer.

The night kicks off on Dec. 10 from 6 p.m. to 8 p.m. The event, sponsored this year by Brookline Bank, Sazama Real Estate and Top it Off, will feature vendors from all across the West Roxbury neighborhood.

"We skipped a year but this is the fifth year we're having the event," said West Roxbury Main Streets (WRMS) Executive Director Jacob Robinson.

Robinson said he's personally really looking forward to the event, as they haven't been able to bring the

community together for a straightforward celebration in some time.

"It's really fun to put on an event like this for the community, especially after not being able to do events for the past year or so because of the pandemic," he said. "We know how important getting the community together is and so we made it a priority to bring the market back. This is one of our signature events, and we've got a lot of really great vendors this year."

He added the food won't be anything to humbug at either.

"We're bringing in a lot of local food vendors," he said. "Joe's 320 Cafe and Los Amigos will both be bringing food, and we're bringing back

WR Annual Market
Continued on page 5

Development in Stonybrook upsets the neighbors

Richard Heath
Staff Reporter

December will be a big month for two housing developments in the Stonybrook neighborhood and it's exasperating the neighborhood association.

On Dec. 16 the last BPDA meeting of 2021 is expected to vote on 10 Stonley Rd. and the Zoning Board Of Appeals will vote on the Doyle's development Dec. 7, also its last meeting of 2021.

In addition the development team for 75 Stedman is expected to file a project notification in December for a self-storage building that the Stonybrook Neighborhood Association (SNA) opposes. A letter of intent was filed on Nov. 21.

None of this makes the neighborhood association happy, as Peter Fraunholtz of Williams Street summed up at its Nov. 8 monthly meeting.

"It feels like our neighborhood is bearing the brunt of all of this," he said. "It's almost bullying."

Ten Stonley Rd. – now Stonley Brookley – was first proposed on May 13, 2019, a four-story, 46-unit apartment building that would replace the Mello fuel depot.

Opposed by the SNA, it received zoning approval on July 20, 2020 but the association contested the vote and it went into a year-long final arbitration process.

By the time the ZBA finally approved

Stonybrook

Continued on page 8



The Gartland Street housing facade of Doyle's with the rear curtain wall window removed in the design change.

COURTESY PHOTO



**WEST
ROXBURY
MAIN
STREETS**

wrms.org/winter-market

WEST ROXBURY WINTER MARKET

FRIDAY, DECEMBER 10TH

5pm-8pm

1891 Centre Street (Hastings Street Lot)

Come by for a great selection of holiday gifts and craft products from local merchants!

With Live music by Green Line X-tension!

Food from Los Amigos Taqueria and Joe's 320 Cafe!

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Please consider bringing a food donation for Rose's Bounty Food Pantry.



DCR Playground Planner Sandra Libby answers question at Moynihan Playground, Nov. 19, 2021

PHOTO BY MATTHEW MACDONALD

HP playground to benefit from partnership with DCR/CPA

Funds to pay for renovation

Matthew MacDonald
Staff Reporter

On Friday, Nov. 19, a team from the Commonwealth of Massachusetts' Department of Conservation and Recreation (DCR) met with a group of local residents at the John T. Moynihan Playground, located at 920 Truman Pkwy in Hyde Park.

The meeting ran for 45 minutes to discuss, in broad terms,

the renovation project recently approved for the playground through the DCR's annual Partnership Matching Funds Program. In this program, the DCR works with external partners that identify needed park improvements and donate funds for this purpose. The funds are then matched by the department, which also handles any work necessary to complete the improvements.

The project was approved

by the DCR for fiscal year 2022, but the application – filed by the West Fairmount Hill Community Group (WFHCG) – had been in the works since 2018, with an application also filed for Community Preservation Act (CPA) funding through the City. The CPA will be contributing \$200,000 toward the renovation, and the DCR will be matching \$140,000 of that

Moynihan Playground

Continued on page 14

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CREATING OPPORTUNITY FOR OUR CITY'S YOUTH

To the Editor: I often say I love what I do because I love who I do it for and that's the students of Boston Arts Academy. I care deeply about our students, not just because they look like me, but because they represent the true diversity and talents that exist within our city. I want them to have access to all the opportunities they deserve so that they can become the artist, scholar, and global citizen they have dreamed of becoming. Boston Arts Academy is a gateway to opportunity as the only public high school in Boston for the visual and performing arts that is academic-blind and accepts students from all 23 neighborhoods of Boston, including Hyde Park, solely based on talent. It's a rare and needed opportunity to foster the poten-

tial that exists in our neighborhoods. Studies have shown that arts-based education improves participation and engagement; however, only 61 percent of public school students in Boston have access to art classes. BAA celebrates the arts and teaches creativity, a skill that is valued in the workplace today. 97 percent of BAA graduates are accepted to college and there are over 1,700 BAA alumni innovating in their careers. As a community, we have the power to support and continue to provide opportunities to our students at no cost to them. With that, I'd like to ask you to consider donating this holiday season to BAA. You can donate at baafd.org. Thank you.

Denella J. Clark
Hyde Park Resident

Letters to the Editor

NEW MEMBERS OF THE ZBA WITH EXPERIENCE IS CRUCIAL

To the Editor: Regarding the article in last week's issue, '4198 Washington project fails for lack of parking', we as a city are desperately in need of a new Zoning Board of Appeals (ZBA) and overall zoning reform. The recent decision by the ZBA to deny a worthwhile project at 4198 Washington Street in Roslindale Square is just the latest example of why. This is a development with levels of income-restricted housing far exceeding the city minimum requirements. It includes new, enhanced spaces for a community theater and local yogurt

shop; both businesses owned by Asian-Americans. The location is transit-rich, right on the rapid bus lane to and from Forest Hills and close to the commuter rail station. And yet, members of the ZBA pedantically only focused on a lack of on-site parking in evaluating the project merits. The board members put aside support from City Councilor Arroyo, the Mayor's Office, and many residents, and instead gave voice to bad faith efforts put forward by some residents opposed to the project to pit business owners of color against one another in an effort to defeat the project. The ZBA and opponents seem to think parking is more important than anything else including desperately needed homes for people and better spaces for our small businesses. It belies basic logic to think customer parking would be negatively affected by this new building when customer spaces are signed for 2-hours; why would any resident leave their vehicle in a spot to get ticketed every day? Having new customers living a stone's throw from our local businesses would only benefit our business district as is. To hear the board architect proclaim that the community theater could simply be moved to a different, smaller space in the building to accommodate underground parking was particularly shocking, as if she is in any position to tell a business owner what is best for their business or what kind of space they need.

Mayor Wu takes office with the vast majority of ZBA members as holdover appointments on expired terms from prior administrations. It is imperative to have new members of the ZBA appointed that understand we live in a growing city and need to get serious about building new housing, particularly income-restricted housing, and supporting our local businesses, especially owned by individuals of color, that want to stay and grow here. More broadly, we need zoning reform that stops requiring every single development proposal to go through endless community meetings and bureaucratic approvals that only benefit the opponents of progress like happened here. We need to move past this parking-above-else mentality that is stifling progress and keeping us stuck in a place that does not benefit anyone ex-

cept those who simply oppose change, no matter how they disguise it.

Robert Orthman
Roslindale

TIME FOR NEIGHBORHOODS TO BAND TOGETHER

To the Editor: As someone who rents in East Boston, I have seen over the past decade how housing costs, rents, leases and purchase prices have soared to the heavens. I recently read that a first condo in East Boston sold for over a million dollars. The house was a former firehouse on Marion Street. I see this property as the beginning of the end of affordable housing in Boston's working class neighborhoods where the issue of overdevelopment and gentrification has taken on a life of its own.

The two front page news stories in the Boston Bulletin's November 25 issue shows that the Zoning Board of Appeals comes across as a helter skelter operation. On Hyde Park Avenue, the ZBA approved a 34-unit, four story project with only 19 off-street parking spots by American Legion Highway and Hyde Park Avenue. Then, the ZBA denied approval for a 31-unit mixed use, mixed income in Roslindale Square from Adams Park, citing the lack of any parking spots off-street.

As far as I am concerned, both these projects should have been denied approval for lack of sufficient parking. Developers mostly know what they're doing. Parking spots on site cost more for developers trying to maximize their profits. Do we think most of them are great supporters of public transportation or is it about making money off your property? Onsite parking makes sense in densely populated neighborhoods because adding more high-priced units increases the number of motor vehicles and given no onsite parking means more vehicles sharing limited space on the street with the rest of the neighborhood folk.

It isn't just happening OVER THERE, but everywhere. Not just all points north, south or west inside Boston but in surrounding communities too. The only geographic point where additional housing can't

Letters

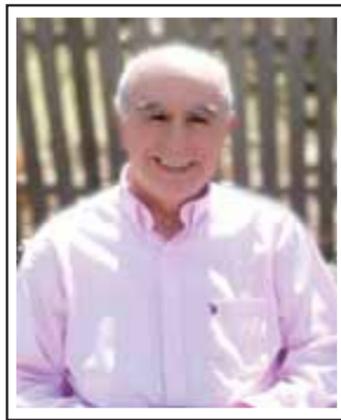
Continued on page 6

Strange school department decision

The Boston School Department recently announced that student enrollment this year dropped below 50,000 students for the first time in decades. The current 48,654, which is a decrease of 2000 students, attend 122 schools at an average per student cost of more than \$22,000.

To counter the enrollment decrease, the BPS intends to advertise, probably at no small cost, in multilingual media, on MBTA vehicles and in stations, and on billboards to increase public school attendance. Why? It's not like a number of parents are home-schooling their kids.

Fewer students means reduced costs—conceivably an admirable goal for a school superintendent and mayor, both of



My Kind of Town/ Joe Galeota

whom do not usually worry about the plights of financially struggling taxpayers.

Furthermore, what is going to be the basis of such ads to

lure students away from other schools? Probably, to save such families money currently paying private and parochial tuitions frequently scraped together with meager spending habits. What is going to be the basis of such ads to entice METCO students away from their frequently distant school destinations? Time riding buses?

Conceivably, the ads incentivizing students to enroll in the BPS might target new and quicker protocols for terminating unsatisfactory administrators and teachers, cleaner student lavatories, isolating combative pupils, more walking to nearby schools, and stand-alone Advanced Work Classes come quickly to mind. I'll be waiting.

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您是否在波士顿拥有自己的房子，并且在住房费用方面需要帮助（抵押贷款还款、公寓费用或水电费逾期未缴）？波士顿的赎回权丧失预防应急基金或许能助您一臂之力。
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QUỖ VỊ CÓ SỞ HỮU NHÀ TẠI BOSTON VÀ CẦN GIÚP ĐỠ CÁC CHI PHÍ NHÀ Ở (TRẢ TIỀN THẺ CHẤP CHẤM, LỆ PHÍ CONDO HOẶC CÁC HÓA ĐƠN TIỀN ÍCH) KHÔNG? QUỖ KHẨN CẤP NGÀN CHẶN TỊCH THU NHÀ BOSTON CÓ THỂ GIÚP ĐỠ QUỖ VỊ
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City of Boston Mayor Michelle Wu 617-635-4663 NEIGHBORHOOD DEVELOPMENT

Commonwealth of Massachusetts
The Trial Court Probate and Family Court
INFORMAL PROBATE PUBLICATION NOTICE DOCKET No. SU21P2024EA
Estate of: Mary Joan Tanos
Also Known As: Mary J. Tanos and M. Joan Tanos Suffolk Division
Date of Death: March 16, 2021
To all persons interested in the above-captioned estate, by Petition of Petitioner: Tuesday N. Thomas of Gloucester, MA
A Will has been admitted to informal probate
Tuesday N. Thomas of Gloucester, 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: 12/02/21

WR Annual Market *continued from page 1*

live music. We'll be having the Green Line Extension back to perform, which is a Jamaica Plain-based group."

Robinson said the Green Line Extension is both an a capella and instrumental group and will be performing holiday songs for the crowd.

In past years, the event was a way for West Roxbury to show its holiday spirit as well as show the community what the local business community has to offer. It's almost like a carnival atmosphere, with food and friends going together like open fires and roasting chestnuts.

Getting the word out about the local businesses in West Roxbury is important, as the pandemic has made keeping a business sustainable harder than ever. It's not like opening a small business was an easy endeavor in the best of times, and so showcasing those still making it work is something Robinson said is really important.

"It's still really tough times for a lot of small businesses," he said. "It definitely depends on the sector and a number of different factors, but there are still pandemic-related challenges at this point, including price fluctuations on the supply chain side as well as labor shortages across the indus-

try."

Robinson said despite these challenges, new businesses are popping up and he said he is particularly excited to showcase their first forays into the community.

"We have so many great businesses in the community and we're just excited to welcome other small businesses that don't necessarily have brick and mortar locations but are based here in West Roxbury to be a part of the market," he said. "They have some really incredible products that they're bringing to the market."

Residents are also encouraged to bring some dried or canned food to drop off for the Rose's Bounty Food Pantry in the spirit of the season.

"We wanted to find a way to involve different community groups in addition to the merchants that we'll have there, and be able to incorporate some beneficial causes to the event and we're excited about partnering with the Rose's Bounty Food Pantry," he said. "They'll have a table at the event and will have drop containers for food donations, dry and canned foods, as well as they'll be there to share information about what the food pantry is doing and detail volunteer opportunities as well."

Robinson said the market won't be as risky as an indoor event, but they're still taking precautions for COVID-19.

"We'll be following all the public health guidelines," he said.

For more information, go to <https://www.wrms.org/winter-market>

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



Please write to: THE BULLETIN, 661 Washington St, Suite 202, Norwood, MA 02062. Tel: (617) 361-8400, Fax: (617) 361-1933, e-mail us at news@bulletinnewspapers.com. Please include your name, address & telephone number. Unsigned letters will not be published.

bpda | **Virtual Public Meeting**

Dorchester Bay City

Wednesday, December 15
6:00 PM

Zoom Link: bit.ly/DBCDec15
Toll Free: (833) 568 - 8864
Meeting ID: 161 288 3276

Project Description:
Kick-Off Public Meeting in connection with the Draft Project Impact Report ("DPIR") for the proposed Dorchester Bay City project. Please note this kick-off meeting will serve as a reintroduction to the project, and will provide an opportunity for initial community review and discussion on how the proposal has evolved through the DPIR. Additional, topic-specific Public Meetings will be hosted beginning after the New Year. Interpretation for this meeting will be provided in Haitian Creole, Cape Verdean Creole, Spanish and Vietnamese. Please contact Aisling Kerr at the email address available below should you require interpretation in a language other than those offered. Please register in advance for this meeting through the link provided above. After registering, a confirmation email from Zoom will contain a personalized link to join the meeting directly.

mail to: **Aisling Kerr**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4212
email: aisling.kerr@Boston.gov

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Dana Ave. *continued from page 1*

last December, the case was subsequently taken up and filed by an abutter, and is in litigation in Superior Court. Nonetheless, the construction of 11 Dana Ave. is nearing completion, and the application for 7 Dana Ave. – requiring only one community meeting because

it’s an SPRA and no zoning relief because of that earlier ZBA decision – is now well underway.

The Tuesday night Zoom meeting, which began at 6 p.m., was scheduled for just over an hour but finished in just under 40 minutes. It drew about a half

dozen community attendees to hear the development team – led by attorney John Pulgini (Pulgini & Norton, LLP) – present its design plan for the project, and to ask questions and offer comments. Milan Patel – principal owner of HHC One Arnold, LLC – was also in attendance.

If approved, the proposed

development’s 27 rental units would be divided into 18 one-bedroom apartments and nine two-bedroom units, with two apartments voluntarily made available for the City’s Inclusionary Development Policy (IDP) affordable housing. Three of its two-bedroom units would be fully (Group 2) accessible to disabled residents.

Amenities would include a roof deck that architect Peter Vanko (Vanko Studio Architects, LLC) explained would meet the project’s open space requirement; a 34 space bike room; and the planting of 15-20 trees around the building, as estimated by landscape architect Katya Podsiadlo (Verdant Landscape Architecture).

As at 11 Dana Ave., the building’s garage would be accessed at ground level and descend to six feet below grade, with its full height including all of the first floor’s 10 feet.

The question and answer period that followed Pulgini’s introduction and Vanko and Podsiadlo’s design presentation ran about 20 minutes and featured voiced questions and texted ones that were read off by BPDA Project Manager Caitlin Coppinger.

The first question, voiced by an attendee identified in the chat room as MP, focused on traffic – a concern that has been raised at every community meeting for every Hyde Park project currently in, or about to enter into the BPDA’s pipeline.

Specifically, the participant brought up the regular congestion at the intersection of Hyde Park Avenue and River Street that bottlenecks across the railroad bridge to the intersection of River and Business streets and Gordon Avenue, one block away, while also referencing the school buses and school children in the area, saying that, “I think that it needs to be looked at, and I was just wondering what the City’s thinking about there.”

While Coppinger explained that each Article 80 project that goes through the BPDA gets reviewed for potential traffic impacts in that area, she added that – since she isn’t on the BPDA’s transportation planning team – she was unsure of what is on its agenda for that intersection, but that she would get that information and relay it.

“That would be great,” the attendee responded. “Because I know, as of now, there are three projects within half a mile of where Dana Ave. is, so all of that area is going to get impacted.” The three nearby small BPDA projects are at 11 Dana Ave., 34 Oak St., and 1318 River St. (at the River-Business-Gordon intersection). An additional 63-unit building, proposed for 1201 River St., was presented to the HPNA earlier in November.

All are within about a three block radius of 7 Dana Ave.

After another commenter helped to clarify that traffic analyses are not always done for small projects, the first commenter continued in more detail. “My concern is that, because there are multiple projects of this size – and even bigger – within blocks of each other, does the summation of these projects activate a traffic review of this area?”

Coppinger reiterated what she had said earlier, further stating that “we have an entire BPDA transportation team,” and following that with, “Unfortunately, the transportation planner on this project wasn’t able to join tonight,” before finishing with, “So this is something that they definitely look at on a daily basis,” and adding that every City and State agency, including the T, receives every SPR application for review.

Caitlin Coppinger can be reached at Caitlin.coppinger@boston.gov

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Cote Village Apartments
 820 Cummings Highway, Mattapan, MA 02126
 52 Affordable and Income-Restricted Rental Units

# of Units	# of Bedrooms	Estimated Square Feet	Gross Rent	Maximum Income Limit	# built out for mobility impairments	# built out for vision impairments and deaf/hard of hearing
6*	1	634 SF	30% of HH Income	30% AMI	---	2
5	1	634 SF	\$1,510	60% AMI	---	---
3	1	634 SF	\$1,895	80% AMI	---	---
3	1	634 SF	\$2,517	100% AMI	---	---
3*	2	879 SF	30% of HH Income	30% AMI	---	1
2	2	879 SF	30% of HH Income	50% AMI	---	2
14	2	879 SF	\$1,812	60% AMI	---	---
8	2	879 SF	\$2,274	80% AMI	---	---
4	2	879 SF	\$3,020	100% AMI	---	---
2	3	1060 SF	\$2,094	60% AMI	---	---
1	3	1060 SF	\$2,628	80% AMI	1	---
1	3	1060 SF	\$3,322	100% AMI	---	---

*Five (5) Homeless Set-aside units (Three 1-Bedroom and Two 2-Bedroom) will be filled through direct referral from HomeStart. For more information please contact us at the email address or phone number below. For direct referrals, please visit <https://www.homestart.org/bostonhsa>.

Minimum Incomes					
Set by owner + based on # of bedrooms + Area Median Income (AMI)					
# of Bedrooms	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI
1	\$0	N/A	\$45,300	\$56,850	\$75,510
2	\$0	\$0	\$54,360	\$68,220	\$90,600
3	N/A	N/A	\$62,820	\$78,840	\$99,660

Maximum Incomes					
Set by DND + based on household size + Area Median Income (AMI)					
Household Size	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI
1	\$28,200	\$47,000	\$56,400	\$70,750	\$94,000
2	\$32,200	\$53,700	\$64,440	\$80,850	\$107,400
3	\$36,250	\$60,400	\$72,480	\$90,950	\$120,800
4	\$40,250	\$67,100	\$80,520	\$101,050	\$120,800
5	\$43,500	\$72,500	\$87,000	\$109,150	\$145,000
6	\$46,700	\$77,850	\$93,420	\$117,250	\$155,700

Applications are available during the application period from **Thursday, November 4, 2021 – Sunday, December 19, 2021**

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After careful consideration and an abundance of caution, the City of Boston has decided to cancel the in-person application distribution period. If you cannot complete the application online, please call us at **617-209-5444 | Relay 711**, to request that we mail you one and to ask us for any support or guidance you might need to complete the application.

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Letters *continued from page 4*

crop up like weeds is due east because there’s too much water in the harbor to do anything.

The elections are over and now it is time to hold our newly elected city councilors and mayor’s feet to the fire. Stop with all those nice sounding promises how they are with us when it comes to needed housing. Actions always speak louder than words, campaign promises and the like.

It is time for community groups across the city to band together and speak with a loud and clear voice. We can’t let elected officials decide to use the usual divide and conquer strategy. That works for them, not us. Boston Neighborhoods Strong. We can be the power of us.

*Sal Giarratani
 East Boston*

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**Letter To
 The Editor**



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Designers said the idea is to keep the building in line with those around it.

COURTESY PHOTO

Boston Landing shrinks hotel proposal, last on site

Jeff Sullivan
Staff Reporter

Proponents from NB Development met with the Allston and Brighton communities on Nov. 29 for a notice of project change meeting held in conjunction with the Boston Planning and Development Agency (BPDA).

NB Development Group Director Keith Craig outlined the scope reduction of the project at the beginning of the meeting, and said this would be the last project to be developed at the site on Guest Street.

“We hope we’re designing a building that really completes the vision of the campus,” he said. “The primary change that

you’re going to see is that the original design of the hotel was approximately 205 feet tall and the current version of the hotel design is 120 feet, so a substantial difference in height downward.”

Architect and Principal at GroupOne Partners Harry

Boston Landing
Continued on page 10

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Stonybrook *continued from page 1*

the development in July 2021, the developer Brooksted LLC determined the project wasn't financially feasible, in part because the five affordable units were self-financed, and sought a buyer.

Traggorth Company and JPNDC stepped in and signed a memorandum of understanding for a purchase on Aug. 26.

The BPDA sponsored a virtual notice of project change meeting on Nov. 16. BPDA project manager Tyler Ross told the callers that the notice was based on four criteria.

- Change of ownership. -

Change in affordability from 22 percent to 100 percent - and a change from rental to homeownership at a range of 80 percent to 100 percent area median income (AMI). - Change in architectural team. Jonathan Garland is now the project architect. Ross explained that the notice was not about design.

The interior would be reconfigured by Garland to accommodate an increase in two- and three-bedroom condominiums, now up to 12.

The five artist live-work units would all be one-bedroom,

The Bulletin

all marketed at 80 percent AMI and set around the center 19-space garage on the first floor.

JPNDC consultant Matt Henzie explained that the partnership is not seeking state funds because that cycle is slower; instead they will apply to the MassHousing Homeownership Program. Henzie emphasized why the renamed Stonley Brookley is important.

"Affordable homeownership is harder to come by," he said.

SNA member Jennifer Urhrane said she wanted all of the five artist live-work homes to be on the Brookley Road side for better visibility and the affordability reduced to 60 per-

cent; she said artists, of which she said she was one, don't make a lot of money.

Frequent caller George came on to argue that 60 percent was feasible for more of the units and he wanted the developers "to work on that."

David Traggorth of Traggorth Company agreed that 60 percent AMI is "a good policy discussion" but it "creates a budget problem."

"The previous owners realized they couldn't self-finance at 22 percent affordability [at 70 percent AMI]," he said. "It's really challenging to get below 80 percent AMI and we're very reluctant to do it. Revenues from the sale of homes goes back into the building, 60 percent means less revenue."

What concerned SNA the most was time.

Henzie said that the BPDA vote on Dec. 16 was critical to the purchase and sale because it had already been extended twice.

"The sale is dependent on the BPDA vote. Traggorth and JPNDC don't own the site," he said.

Urhrane and Paige Sparks wanted the comment period extended to Dec 14 so the SNA could vote at its Dec. 13 meeting, but Ross explained that was not possible; he could only extend it to Nov. 30.

Urhrane was obstinate.

"The neighborhood is being squeezed by development," she said. "SNA is being pushed to a [BPDA] vote. It's unfair. The neighborhood is not being respected. It's disenfranchising the neighborhood."

The redevelopment of Doyle's by Watermark Development has been the subject of many community meetings since Watermark's Lee Goodman hosted an on-site parking lot meeting on Oct. 1, 2020.

It's gone through significant design changes and affordability as reported by The Bulletin.

However, the Oct. 14 BPDA vote to approve the development and its affordability mix seemingly shocked the SNA; they said they had not been informed in advance that a vote would be scheduled before they had voted on it.

SNA declined to vote on Doyle's at its regular Nov. 8 monthly meeting and Alan Ihrer, in part, explained why on that zoom call.

"Lee [Goodman] has mischaracterized the zoning on the site. He's spreading false information to the [JP] zoning committee," Ihrer said.

The JP zoning committee convened virtually on Nov. 17 and 29 people called in to hear about the Doyle's development.

The Doyle's is three buildings with 23 condominiums, a grocery space and Brassica kitchen in an enhanced new Doyle's space.

The biggest change is the six 100 percent affordable homeownership units in the corner.

As committee chair Dave Baron noted, these are big apartments, two four-bedroom and two three-bedrooms for large families.

For 69 Williams St. Water-

December 2, 2021

mark partnered with JPNDC and executive director Teronda Ellis was on the call.

"It's great to work with Watermark on this project," she said. "It's rare to find three- or four-bedroom homeownership for families. This solves the gap for working families who don't meet the criteria for affordable rental units."

SNA co-chair Jon McCurdy said that 69 Williams does not meet the current zoning. Goodman said it does.

"The BPDA voted on it and said it complies with Plan JP Rox as part of a scattered-site program," he said. "That really should be the end of it. Talk with Lance Campbell at the BPDA, he'll explain it to you."

Ihrer said that parking "is a real issue."

"People in my neighborhood rely on their cars," he said. "We're underparked."

Ihrer said that Goodman should buy a vacant lot nearby and use it for Doyle's parking.

Committee member Will Cohen reminded callers that Ihrer lives in a neighborhood that's one-quarter mile from the T.

"What you're asking is unfair and unreasonable," Cohen said.

SNA member Sue Cibulsky said, "I support this project."

"I really like it. It had a good community process. The developer made changes after listening to the neighborhood. It has housing that we sorely need."

Zoning committee member Marie Turley seemed to speak on behalf of the SNA.

"SNA requests a vote to defer," she said. "They haven't voted on it yet. SNA was not informed of the BPDA vote. This threw folks for a loop. Respect the neighborhood process."

Baron appeared puzzled. "Didn't the SNA meet on Nov. 8?" he asked. "Couldn't it vote then?"

Paige Sparks, who chairs the Doyle's subcommittee, said there was no vote because there was no consensus.

"There's a real gulf. The BPDA vote was rushed," she said, although she admitted support for the development.

Committee member Kevin Moloney made a motion to approve and it was quickly seconded.

But Turley disagreed. "How quickly the BPDA assigned a vote is a concern," she said. "Lee should have agreed to delay. The SNA subcommittee process is important. I abstain from taking a vote."

Baron said he was in favor. "I don't think this was disrespectful to the neighbors," he said. "I also don't hear any vociferous opposition. This is a well-thought-out process. There's real affordable units."

Nine members voted to approve; Turley and architect Kendra Halliwell abstained. Two years after it closed the ZBA will vote on a reincarnation of Doyle's Dec. 7.



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District 3 City Councilor Frank Baker said he had some questions about how the free bus fare pilot will be funded in the future.

COURTESY PHOTO

Council wary of free bus fares

Jeff Sullivan
Staff Reporter

The Boston City Council met on Monday, Nov. 29 to discuss an \$8 million grant to expand free fare service on the MBTA 28, 23 and 29 bus routes with the Boston Transportation Department (BTD).

BTD Director of Planning Vineet Gupta fielded questions on the expansion from councilors, mainly focused on the aims of the free fare program and why those three routes were chosen. Gupta said why those routes were chosen was pretty straightforward: they are underserved areas for the rapid-transit rail system (Red Line, Green Line, Orange Line, Blue Line and Fairmount/Indigo Line), they have high instances of con-

gestion and traffic, and residents in areas served by the lines are typically moderate- to low-income families.

“For low-income families, transportation costs are a higher percentage of their overall household budget compared to families who are better off,” he said. “So we think in the long run, families who take advantage of free fares on these routes will have more expendable household incomes for other essential needs. That’s our general approach, but I will say we are working with the Boston Planning and Development Agency (BPDA) and they’re doing an economic analysis of the impacts and benefits of free fares on these three routes.”

District 8 City Councilor Kenzie Bok asked the question

that many residents in other parts of the city might be asking themselves: if there are free fares here, why not in my neighborhood? Gupta said aside from income considerations, because of the reasons listed above the city felt this was an area of the city in the most need. He added that these lines also only serve Boston, as the MBTA has lines that go throughout the Greater Boston area and not just within the city itself. He said that Boston’s government cannot fund other municipalities’ fares without their involvement, but he didn’t say it was out of the realm of possibility. And as for expanding the program into other lines, Gupta said they hope to use

Bus Fares

Continued on page 11

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.

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.

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HP hears proposal for housing

Jeff Sullivan
Staff Reporter

The team from Hyde Park Health Associates met with the Hyde Park neighborhood on Wednesday, Nov. 10, for an informal meeting regarding a planned proposal for a new building for the practice that includes housing.

Attorney representing the proposal Nick Zozula said he wanted to stipulate that nothing

has been filed and the project is definitely open to change through community input before they file anything with the city.

The proposal, from owners Dr. Jean Bonnet and Practice Manager Clifford Bonnet, would add 26 housing units to the site at 745 River St. The plan calls for three affordable units under the city's Inclusionary Development Policy (IDP) in six stories. Bon-

net said the ground floor would remain a doctor's practice, and be upgraded to provide more services to the community. The total square footage for the project would be 38,996 square feet, and therefore will require approval from the Boston Planning and Development Agency (BPDA) Article 80 Small Project Review Process (which means more public meetings than a project less than 20,000 square feet).

"The building is falling apart," Clifford Bonnet said. "It needs a nice little, for lack of a better term, a reface, but unfortunately I am not a physician to continue that project, and Dr. Bonnet shall be retiring soon enough. But the plan is to recreate the facility to make it better, provide additional services but also, as we're facilitating that, it made sense to add housing there too."

Architect Jonathan Garland said there would be 11 surface parking spaces at the rear of the site with 26 bicycle parking spaces. He said the project would need zoning relief as well, and so would need approval from the Boston Zoning Board of Appeals (ZBA) for additional lot area, floor area ratio (2 required 4.6 proposed), front and sideyard setback (0 proposed, 20 and 10 feet required respectively), building

height (three stories 35 feet required, six stories 65 feet proposed) and usable open space per unit (21 square feet proposed 400 square feet required).

"Part of this development would also include new pedestrian sidewalks," Garland said. "The sidewalks are pretty beat up right now, the widths are very tight, which means it's tight to get a wheelchair and baby stroller passing at the same time. So as part of this development, we'll be pushing the building back from the property line to give additional sidewalk back to the city and the public realm, which will make sure we also get street trees here."

Garland added they would also be installing public bike storage posts and will be using

HP Housing

Continued on page 11



Virtual Public Meeting

309 Summit Avenue

Monday, December 13
6:00 PM - 8:00 PM

Zoom Link: bit.ly/3qXp8vp
Toll Free: (833) 568 - 8864
Meeting ID: 161 242 3902

Project Proponent:
309 Summit Ave LLC

Project Description:
The BPDA is hosting a Virtual Public Meeting for the proposed residential project located at 309 Summit Avenue in Brighton. The purpose of the meeting is to discuss the Small Project Review Application (SPRA) project update. The meeting will include a presentation followed by Q&A and comments from the general public. 309 Summit Ave LLC (the "Proponent") proposes to construct a new 4-story building containing 19 residential condominium units, located at 309 Summit Avenue, in Brighton, totaling approximately 22,200 gross square feet including off-street parking for 11 vehicles, a dedicated bicycle storage room to store 24 bikes and a 1,400 square foot privately owned public space. The unit mix will consist of (8) one-bedroom units, (7) two-bedroom units and (4) three-bedroom units (the "Proposed Project").

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

phone: 617.918.4311
email: lance.campbell@boston.gov

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



Virtual Public Meeting

St Elizabeth's IMP & Parking Garage

Thursday, December 9
6:30 PM - 8:00 PM

Zoom Link: 160 566 5856
Toll Free: (833) 568 - 8864
Meeting ID: bit.ly/3DERCOF



Ready to Register?
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Project Description:
The BPDA is hosting a Public Meeting for the St Elizabeth's Medical Center Institutional Master Plan (IMP) and Draft Project Impact Report (DPIR) for the proposed Parking Garage project located in Brighton.

The IMP filed by Stewards/St Elizabeth's Medical Center includes five Proposed Institutional Projects, construction of an approximately 203,000 square-foot parking garage; demolition of Garage A; demolition of the Quinn Building; upgrades to the Center for Biomedical Research Building ("CBR"); and improvements to the Nevins Street entryway to the SEMC campus. The DPIR described the Proponent's proposal to redevelop the Project Site at 253 Washington Street, Brighton into an approximately 203,000 square feet (sf) parking garage, accommodating 610 parking spaces, a 64-space secure bike room, and a rooftop solar array.

The meeting will include a 30-minute presentation followed by Q&A and comments from the public.

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

phone: 617.918.4425
email: nupoor.monani@boston.gov

Close of Comment Period:
1/4/2022

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

Boston Landing

continued from page 7

Wheeler said the reduction was to bring the hotel in line with the rest of Boston Landing.

"We thought this was important to reduce the height of the building for a variety of reasons, one in order to make it an affordable and cost-effective hotel project, two, is it brings this density down to a pedestrian level," he said. "None of the projects at Boston Landing have this towering or imposing presence on Guest Street. They're not blocking the sun that much and they're creating this pedestrian-type scale, even at 100 feet. So we wanted to do the same thing with this building and not have an imposing structure on this corner. Just something solid and identified with great architectural treatments."

The new design would still have 175 hotel rooms. Wheeler said that when considering the design, they looked at other buildings around the area to make sure the building fit in with the neighborhood.

"We have some great architecture here around us that we're being inspired from and we want to connect with," he said. "You can see that a lot of the projects around here utilize glass and metal panels, and these are all signature buildings that have their own personality. And also we are kind of connecting to the right side of the Allston Yards development which has significant height, mass and density. It's a little bit larger in scale than Boston Landing."

Resident Eileen Houben pointed out that the site on which the hotel will be located is currently greenspace with several trees planted. Craig said the area has always been a temporary greenspace. He pointed out that the total greenspace for the project, minus the site of the hotel, is 1.6 acres.

"Which makes up about 10 percent of the buildable land area at Boston Landing," he said.

"But most of it is not visible to pedestrians?" Houben asked. "Aside from the part that's about to disappear and become a hotel, most of it is not visible to those walking or driving on Guest Street, is that correct?"

Craig said much of the greenspace or hardscape open space will be at-grade or on a terrace.

"A terrace achieved through stairs or interior elevators within the buildings," he said.

Representative of the Sheetmetal Workers Union Local 17 Rick Keogh asked if the project was going to use union labor. Craig said it's still too early to commit to anything yet on that, but added that they've done all the other projects in the development with union labor. Keogh said he agreed and that it's been a good project for the workers and residents so far.

"I do like this project; I would like a higher project, but I do like this project," he said.

Wheeler added that his father was a sheet metal union member and that he felt they have done a great job with Boston Landing so far.

"Thank you guys for all your help," he said.

Bus Fares *continued from page 10*

the BPDA analysis as a guide.

“It will help us think through, if we do it right, what else we should have done; how can we expand the program and what other partnerships we need,” he said.

District 6 City Councilor Matt O’Malley asked Boston’s Director of Strategic Partnerships Casey Brock-Wilson whether increased ridership along the original three routes would mean more funding for additional bus routes and transit service. Brock-Wilson said it was not yet a direct promise, but it would provide them more ammunition with the federal government as to the usefulness of the program.

“It is an unknown at this point, and it needs to be in partnership with the MBTA and our federal partners as well, and so I think that’s why we’re starting with this pilot to really jumpstart that conversation about further term costs,” she said.

Brock-Wilson added that the program currently is funded through American Rescue Plan Act (ARPA) funds that will expire in 2024, so there will need to be a further conversation on funding sources.

“There will be a line item in

the City of Boston budget that pays for, and again that’s us, that’s our tax dollars, my tax dollars, there will be a line item in the budget in two years?” asked District 4 City Councilor Frank Baker. “Does anybody but me have a problem with this? We’re looking at \$8 million now, so in two years we’re talking two lines, probably \$6 million each, because in two years it will probably go up, that’s a line item in the City of Boston budget. Can anyone answer that question?”

No one answered Baker’s question.

“Exactly,” he said. “That’s \$12 million in three years probably.”

Brock-Wilson said they are looking into how to fund the program in the future.

“I think we all want a sustainable funding source,” she said. “That’s why it’s going to take additional partners beyond the city to find a sustainable funding source, which is why I think we’re doing this pilot for two years to get to a place where it’s a team effort to get this done. That’s where we are at this point. I don’t think we have a clear answer or a commitment either way.”

“So if we don’t have a ‘team,’”

HP Housing *continued from page 9*

special brick paving and concrete sidewalk for a more pleasing area.

Garland showed a slide with a massing of the proposed project at 30 Thorn St. in the background. The project calls for six stories of residential comprised of 45 units and 37,760 gross square feet. Belnel Family Neighborhood Association President Helena Tonge said she felt that the presentation’s inclusion of the 30 Thorn St. project nearby set a bad precedent for the neighborhood that the six-story building proposed for 745 River St. is looking to take advantage of. She said though the BPDA has approved the project, it has not yet been permitted.

“We’ve been focused on getting additional information on that building for a while, seeing if finances have been a problem etc. etc.,” she said. “I think we need to focus on the fact that it’s in a corner and that it does eclipse the Hassan apartments there. But if we look at a six-story building on the front of River Street here for this proposed development, and we look at the building directly across the street at four floors and then all the other residential buildings on that street, they’re four or five floors. I know that’s one of your variances you’re going to be seeking relief from, but I’m going to ask in advance: What is your solution to that? Because 30 Thorn St. can’t really be the precedent.”

Tonge added she felt that 30 Thorn is also stepped back into a side street and isn’t as directly looming or visible from a main road.

Garland said the reasoning for the additional four stories above the medical facility is to pay for the improvements to the medical facility itself. He said the economics were the driver to try to maintain the health center as a community asset, especially considering the pandemic.

“That being said, we tried and did cut the massing back,” he said. “I think our hope is that from certain vantage points the eye will read this as a five-story building, with some sort of creeping up at the top from some vantage points, not all. When you’re looking dead on from River Street, you will see additional height here. But your point is well taken. This is no ‘magic bullet’ answer to this, but we’re coming to you transparently saying this is a six-story building.”

Zozula said they are willing to come to the Belnel meeting on Dec. 16 to present more to the neighborhood.

Baker said, air-quoting the word team, “It’s a budget line item, which will probably be closer to \$10 million. I need that answered. Everybody’s patting themselves on the back, that’s well and good. The Red Line’s not on it, we’ve got three bus lines, so what about everybody else? You know what I’m saying? I’m happy for it, I’m glad we’re providing the service, but in two years it does not end. Where is the money coming from? What pot of money is this going to get cut out of? Is it going to be cut out of the Parks Department? The

Police Department? Public Works? The Traffic Department? Where’s it going to be cut out of? Because there’s only so much pie here.”

Brock-Wilson said it would be part of a public budget process in two years.

“I would also say we’re keeping a close eye on both the public infrastructure bill and the Build Back Better Bill to understand if there are federal sources for this funding as well,” she said. “We don’t have a clear answer for you at this point in time, but that conversation will be part of the public process.”

“So we’re going to hope the feds save us and keep dumping money and we’re going to hope for that and then we have no clue to how else it’s going to get paid and it’s probably going to expand also,” he said. “This is municipal finance of old. We would not care about bills in the present, let’s kick the can down the road for the next administration, for the next council. I think we should have an intelligent response as to what this looks like in year three. One, two we got paid for, what do years three, four, five, six and the future look like?”



Virtual Public Meeting

1201 River Street

Tuesday, December 14
6:00 PM - 8:00 PM

Zoom Link: bit.ly/3CMwnll
Toll Free: (833) 568 - 8864
Meeting ID: 161 090 3707

Project Proponent:
CCC River Street LLC c/o B'nai Brith Housing New England

Project Description:
The BPDA is hosting a Virtual Public Meeting for the proposed residential project located at 1201 River Street in Hyde Park. The purpose of the meeting is to discuss the Small Project Review Application (SPRA) recent filing. The meeting will include a presentation followed by Q&A and comments from the general public. The Proposed Project at 1201 River Street includes a 4-story, approximately 49,800 gross square foot, 63-unit all-affordable apartment community for seniors and older adults ages 55 and up with approximately 1,130 square feet of ground floor commercial space, a fitness center, community room, library, laundry center, mail and package room, management office, 32 bike parking spaces and approximately 40 vehicular parking spaces. The development also includes an outdoor courtyard with a grilling and seating area, a bocce court, benches, a yard, and landscaping.

mail to: **Lance Campbell**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4311
email: lance.campbell@boston.gov

Close of Comment Period:
1/7/2022

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



Virtual Public Meeting

11-21 Bromfield Street

Wednesday, December 15
6:00 PM - 8:00 PM

Zoom Link: bit.ly/3DWtp1J
Toll Free: (833) 568 - 8864
Meeting ID: 160 107 0807

Project Proponent:
Midwood Investment & Development

Project Description:
The Proposed Project will involve the demolition of the existing buildings and the construction of the new 22-story retail/office building. The building will include two levels of retail space as well as one below-grade level of retail totaling approximately 59,000 square feet of retail space along Bromfield and Washington Streets, and approximately 368,000 square feet of office space above, for a total of approximately 427,000 square feet of gross floor area. The building entrance will be on Bromfield Street, with retail entrances and public realm improvements along Bromfield and Washington Streets.

作为波士顿居民和利益相关者, 本会议的信息对您来说是至关重要的。可以提供翻译服务以传达本会议的内容, 您无需承担任何额外费用。如果您需要翻译服务, 请通过以下方式取得联系: (Lance.Campbell@boston.gov) (617-918-4311) 会议定于 2021 年12月15日 (2021/12/15), 请在会议前5天内申请口译服务。

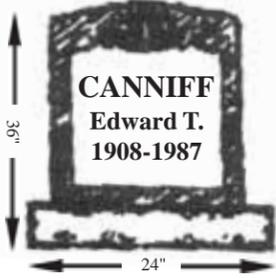
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mail to: **Lance Campbell**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4311
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Close of Comment Period:
1/14/2022

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DEATHS

BROWN

Eleanor, Loving mother, grandmother, and friend of Bloomfield Township, Michigan, and Naples, Florida, died peacefully at home on November 2, 2021, at age 83. She will be fondly remembered as a kind, thoughtful, strong, independent woman, who cared deeply for her family and friends. Eleanor Ann Coppola was born to Michelangelo (Angelo) Ralph Coppola and Margaret (Peg) Ronan Coppola, in Boston, Massachusetts, on August 6, 1938. She grew up in Jamaica Plain and graduated from Newton College of the Sacred Heart with a degree in French. Eleanor married George V. Brown III. After teaching for a short time, she became a full-time mother and the family moved from Needham, Massachusetts, to Birmingham, Michigan, in 1969, where she raised her four children. Once her kids were older, she earned a degree in Business Administration from Wayne State University and became a Certified Public Accountant. Eleanor further completed a master's degree in taxation from Walsh College. She had clients in the Detroit Metro area and in the Naples area, enjoying her work and her clients. She did tax planning and compliance work for many years and stopped doing so only very recently. Eleanor was intelligent, independent, hardworking, and very responsible. She was also compassionate, had a great sense of humor, and loved to laugh. But most of all, she loved her children, grandchildren, and extended family, and enjoyed spending time with them all. Eleanor had a special bond with her siblings and enjoyed many trips to Maine to see Mary Devine (the late Walter), Joe (Susan) Coppola, and John

(Martha) Coppola and all her nieces and nephews. She always found joy in planning trips with her sister Mary, together having visited China, France, United Kingdom, and cruising the Mediterranean. She had a special love of Italy. She would stay in an apartment for weeks, to enjoy classes in Italian language and cooking, with friends and family visiting her. Eleanor is survived by her children, George Brown IV (Loren), Elizabeth Gates (Bill Walker), Andrew Brown, and Peter Brown (Jay Chen), who all valued her advice, caring, and support. She was so grateful to know her children loved and respected her, and she often expressed how fortunate she was to be able to see them as often as she could and in recent years, whenever she asked. She has left a legacy of a binder with all her Christmas letters that document her children's lives with humor and grace that will be cherished. She is also survived by her truly loving grandchildren who brought her such joy; Ryan Gates, Amanda Gates (Logan Sabo), Emmett Brown, Ray Brown, Alyssa Vincent, Lucius Brown, Jasper Brown, Imogen Brown, and Graham Brown. Eleanor was "Nana" who was always interested in their lives and so proud of the young adults they have become. She celebrated every accomplishment they had and appreciated all their communications about their lives. Eleanor is preceded in death by her parents, her brother in law Walter Devine, and by her former husband, George Brown. A Funeral Mass will be held at St. Thomas Aquinas Church, in Jamaica Plain, Massachusetts, on Saturday, December 4, 2021, at 10am. Further details will be available from the Lawler & Crosby Fu-

neral Home, WEST ROXBURY, MA. In lieu of flowers, the family requests memorial tributes to Loyola High School, 15325 Pinehurst, Detroit, MI 48238 <http://loyolahsdetroit.org/donate-now/> or The Italian Home for Children, 1125 Centre Street, Jamaica Plain, MA 02130 <https://www.italianhome.org/about-italian-home/> or to a charity of your choice. Lawler & Crosby Funeral Home 617-323-5600.

CROWLEY



Dolores T. (Power) "Dee" of Hopkinton, formerly of Dedham and Port Charlotte, Florida, passed away on November 23, 2021, at the age of 97. Beloved wife of the late Paul Crowley. Devoted mother of Dennis P. Crowley and his wife Mary of Medway, and the late Janice Ann Crowley. Loving grandmother of Dennis Paul and his wife Chelsea, Jonathan Ryan and his wife Jaclyn, Katie Collins and her husband Brian. Great grandmother of Madelyn, Merritt, Via, Willa, Mars, Foster, and Samus. Loyal sister of Stephen Power

Deaths

Continued on page 13

Anderson Tree Lighting draws big crowd for return



Hundreds came out for the annual Anderson Tree Lighting in Hyde Park. Mayor Michelle Wu came out, as well as District 5 City Councilor Ricardo Arroyo and hundreds of others.

COURTESY PHOTO

Deaths *continued from page 12*

and his wife Eileen Power of Punta Gorda, FL. Dee is also survived by her good and loyal friend for 57 years, Anne Sheridan. Dee and Anne were referred to as the "Q Tip Sisters". Dee's career as an insurance broker spanned over 40 years. Longtime member of the Massachusetts Association of Insurance Women. Original and devoted parishioner of St. Susanna's Church in Dedham. Gam, as her grandchildren called her, loved to winter in Florida and was involved in many activities. She made many friends with her happy and friendly ways. An avid card player who was always willing to challenge anyone in a game of cribbage. She will be missed by her family and many friends. Funeral from the Chesmore Funeral Home, 854 Washington St., Holliston. Interment private. In lieu of flowers donations may be made in Dolores' memory to Children's Tumor Foundation C/O Neurofibromatosis, mail code 6895, P.O. Box 7247, Philadelphia, PA 09170-0001. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

DRISCOLL

M. Clare, Long time resident of West Roxbury passed away on November 28, 2021. Beloved daughter of the late William (Ret. Sgt. BPD) and Helen (Weymouth) Driscoll. Devoted sister of Rosemary R. O'Reilly and her husband Jim of Cataumet, and the late Patricia Courtney. Loving aunt of John, Janet, William, and Michael Courtney. Visiting hours will be held at the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home 2000 Centre St. West Roxbury on Thursday, December 2nd from 4-7pm. Funeral from the funeral home

on Friday, December 3rd at 9am, followed by a Funeral Mass at St. Theresa of Avila at 10am. Relatives and friends kindly invited. Interment private. In lieu of flowers donations may be made in Clare's memory to the Salvation Army of Massachusetts P.O. Box 55876, Boston, MA 02205-5876. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

KEANEY

Mary E., longtime resident of West Roxbury, formerly of Jamaica Plain, passed away on November 28, 2021. Beloved daughter of the late Coleman and Ellen (Barrett) Keaney. Devoted sister of the late John F. Keaney and his wife Rita (Torsney) Keaney, Joseph Keaney, and James Keaney. Loving aunt of Dr. John F. Keaney Jr. and his wife Donna (Larson) Keaney of Hingham, Ellen Marder and her husband Eric Marder of Lynnfield and Jacqueline Wilson and her husband David Wilson of Hanover. Great-aunt of Dr. John F. Keaney, III., Christopher Keaney, Patrick Wilson, Suzanne Wilson, Emily Marder and Michelle Marder. A Visitation was held at P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre St. WEST ROXBURY on Wednesday, December 1, 2021 from 10-11am. A Funeral Mass followed at Holy Name Church, West Roxbury. Interment Mt. Benedict Cemetery, West Roxbury. In lieu of flowers, donations may be made in Mary's memory to South Shore Support Services, P.O. Box 890126, Weymouth, MA 02189. For directions and guestbook, pemurrayfuneral.com P.E. Murray - F.J. Higgins George F. Doherty & Sons West Roxbury 617 325 2000.

RAFUSE

Janet A. of Hyde Park, passed peacefully on November 20th at the age of 67. Daughter of the late Horace Ann Rafuse; cherished sister of Lenley Rafuse and his wife Ramona of Attleboro, Katherine Konkell and her husband David of Texas and the late Mary Comer. Also survived by many loving nieces, nephews and friends. A Mass of Christian Burial was held on December 1st at St. Pius X Church, Milton. Interment at Fairview Cemetery.

SERRA

Maria Luisa (Villalba) of Jacksonville, FL. Formerly of Boston, MA, and Madrid, Spain. Devoted wife of Alfred; loving mother of Anthony Serra and his wife Janine (N. Attleboro, MA), Anne Serra and her husband Peter Tomkins-Russell (Jacksonville, FL), Christopher and his wife Sheila (Boston, MA). Cherished grandmother of Max and Sophia. Also survived by many nieces and nephews. Al and Luisa met over 60 years ago while he was stationed with the U.S. Air Force in Madrid, Spain. They married and returned to the U.S. where they started a family, built a life together and remained married for 58 years. Luisa was many things, an excellent wife, mother, homemaker, cook, artist, and educator. Funeral Mass and Interment at San Jose Catholic Church, 3619 Toledo Road, Jacksonville, December 2, at 10 A.M. In lieu of flowers, please consider a donation to the American Cancer Society. Stream the Mass live at: <https://www.youtube.com/channel/UCnS6b7L5ZW6y4QePevc3gaQ>

Roslindale lights the lights into the night for the holiday season



The Roslindale Village Main Streets, local community organizations, the City of Boston and several hundred Roslindale residents came out on Saturday for the annual Holiday Tree Lighting at Adams Park in Roslindale Square. Of course Santa Claus (who looked only somewhat slightly like Roslindale Community Center Board member Dennis Kirkpatrick) and Mrs. Claus were on hand to celebrate the season, but Main Streets stated the group also wanted to thank local emcees Glenn Williams, Boston Mayor (and Roslindale resident) Michelle Wu and Courtney Pong.

COURTESY PHOTO



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Moynihan Playground *continued from page 3*

amount for a total project budget of \$340,000.

The current playground was built in 2005 and is part of the upper portion of a 14 acre recreation area that is mostly bor-

dered by Truman Parkway and Wakefield Avenue, and is across the street from the Franklin D. Roosevelt elementary school (95 Needham Rd.).

The DCR is working on con-

ceptual designs that are anticipated to be presented to the public early in 2022, with construction expected to occur next year, as well.

Improvements proposed for the site include the addition of play equipment for 8-12 year olds, and accessibility and increased continuity throughout the entire recreation area, which goes up the west side of Fairmount Hill from its base at Truman Parkway.

The application – rejected for CPA funding in 2018 and 2019, before finally being approved in 2020 – was the brainchild of WFHCG member Nathaniel Thomas:

“It all started when my son kept asking me why our play-

ground wasn’t as nice as the other ones,” he said, standing near the play tower as the meeting broke up. “And then I was at other playgrounds and ran into neighbors who live in this neighborhood, and they were there for the same reason: that their kids liked those other playgrounds as opposed to this one. And so, from there, I just decided to write a CPA application at the time.”

With the Moynihan renovation in its formative stage, the meeting itself was an overview of what the project may entail, with the four members of the DCR team assigned to it taking questions and suggestions from the dozen or so in attendance.

A major topic of discussion

concerned trash and the possibility of additional onsite trash cans. Responding to this, Director of External Affairs Jennifer Norwood explained that DCR parks are planned as carry-in/carry-out, in terms of belongings and trash, noting that more trash barrels attract more trash, not just from park users, but from households as well. She added that the infrastructure needed to manage barrel trash is so great that it’s actually easier for staff to visit regularly and pick up litter. “It actually keeps the park cleaner,” she explained. “I know that it sounds counterintuitive, but it’s very, very true.”

Accessibility and continuity were recurring topics, with the steep slope and the worn down flight of stairs connecting the park’s two levels already part of the plan. Speaking of the DCR’s proposed solutions to these challenges, Project Design Manager Katherine England noted that the stairs would be removed, and that they would try to flatten out slopes wherever possible. “Our hope is that we’ll be able to get an accessible route up from the lower level,” she said. “So it might involve a switchback, but it will be a route that is accessible for people in chairs and with other maneuverability [issues].” England also noted that drainage issues due to the sloping would be addressed.

Children’s input regarding the playground’s enhanced design was also brought up more than once, with England suggesting that parents talk to their children about their preferences, or that perhaps a checklist could be submitted to their classes to conduct a survey. Landscape Architecture Section Head Ruth Helfeld also suggested that they bring their children to other parks and see what they might enjoy using when they play.

All of which led back to Thomas, and his inspiration for putting that CPA application together. “Kids will do that to you. When you don’t have an answer, you’ll go looking.”

Classifieds

HELP WANTED

Nova Biomedical has an opening in Waltham, MA for a Software Engr. III. Demonstrated knowledge of Node.js and frameworks, HTML, CSS, and AJAX, dev. exp. designing object-oriented JavaScript and SVG, server-side CSS preprocessors & web libraries and frameworks. Bachelor or equiv in Comp. Sci. + 5yrs exp. Send resumes to Nova Biomedical, Attn: Mike Gatti, 200 Prospect Street, Waltham, MA 02454. Must ref job title & code: SEIII-JF.

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Legals

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department

SUFFOLK Division **Docket No. SU18P2126GD**

NOTICE AND ORDER: PETITION FOR RESIGNATION OR PETITION FOR REMOVAL OF GUARDIANSHIP OF A MINOR

In the matter of: Ijahn M Mitchell **Suffolk Probate and Family Court**
Of: Boston, MA. **24 New Chardon Street**
Minor **Boston, MA 02114**

NOTICE TO ALL INTERESTED PARTIES

- Hearing Date/Time:** A hearing on a Petition to Resign as Guardian of a Minor or Petition for Removal of Guardian of a Minor filed by **Lavonne L. Sanderson on 8/9/21** will be held **12/15/2021 8:30 AM Motion. Probation Department 3rd floor**
Located **Suffolk Probate Court 24 New Chardon St. Boston MA 02114**
- 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.
- Counsel for the Minor:** The minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.
- Presence of the Minor at Hearing:** A minor over 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.

Witness, Hon. Brian J. Dunn, First Justice of this Court
November 16, 2021
Felix D. Arroyo, Register of Probate *West Roxbury/Roslindale Bulletin: 12/02/2021*

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

SUFFOLK Division **Docket No. SU21C0176CA**

CITATION ON PETITION TO CHANGE NAME **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
617-788-8300

In the Matter of: David Michael Ross
A Petition to Change Name of Adult has been filed by **David Michael Ross of Roslindale, MA** requesting that the court enter a Decree changing their name to: **Dana Rose Ross**

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: **Suffolk Probate and Family Court** before 10:00 a.m on the return day of 12/28/2021. This is NOT a hearing date, but a deadline by which you must file a written /appearance if you object to this proceeding.

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: November 16, 2021
Felix D. Arroyo, Register of Probate *West Roxbury/Roslindale Bulletin: 12/2/21*

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

SUFFOLK Division **Docket No. SU21P2406GD**

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

In the matter of: Tyron Douglas **RESPONDENT**
Of: Boston, MA **Alleged Incapacitated Person**

To The named Respondent and all other interested persons, a petition has been filed by Mass. Department of Mental Health of Westborough, MA in the above captioned matter alleging that **Tyron Douglas** is in need of a Guardian and requesting that

(or some other suitable person) be appointed as Guardian to serve Without Surety on the bond.

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

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00AM. on the return date of **12/16/2021**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

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

WITNESS, Hon. Brian J. Dunn, First Justice of this Court
Date: November 18, 2021
Felix D. Arroyo, Register of Probate *Boston Bulletin: 12/02/2021*

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET SU21P1817EA**

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

Date of Death: 08/27/2020

To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by **Kristianne E. Pike 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:
Kristianne E. Pike of West Roxbury, MA and Gerald M. Pike of San Francisco, CA be appointed as Personal Representative(s) of said estate to serve 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 **01/05/2022**. 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: November 24, 2021
Felix D. Arroyo, Register of Probate *West Roxbury/Roslindale Bulletin: 12/02/2021*



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