

WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 21, Issue 43

OCTOBER 28, 2021



The West Roxbury Neighborhood Council heard from Beacon Compassion, which is switching its proposal from strictly medical cannabis to medical and recreational adult-use.

COURTESY PHOTO

WRNC votes in favor of adult use marijuana on VFW

Jeff Sullivan
Staff Reporter

The West Roxbury Neighborhood Council (WRNC) held a meeting on Tuesday to talk about zoning, the installation of a sign at Catholic Memorial and the updates to Beacon Compassion, a marijuana dispensary that changed from solely medical to adult use.

The meeting was held at 7 p.m. The first issue on the docket was to change the name of Millennium Park to "Mayor Thomas M. Menino Park," which passed unanimously.

The next issue was an update to the status of Beacon Compassion's proposal. Peter D'Agostino and Paul Barrett represented the company and updated the board on where Beacon was headed and what changes are proposed, the biggest being a medical use only provider to including adult recreational use as well.

"We moved from the basement to the ground floor to the yoga studio based on feedback from the (Boston) Zoning Board of Appeals (ZBA)," said D'Agostino. "What we're really talking

about is changing which customers can come in the same business. So we'll have one store, one business, and more customers would be eligible to go in."

Beacon has been trying to open its doors since 2017 as a medical facility, but with swift changes in state cannabis regulation the company has not moved into its proposed location at 1524 VFW Pkwy.

Most of the comments by attendees were centered around the property on which

WRNC

Continued on page 8



Elevation of 127 Amory St. It backs up against the Orange Line.

COURTESY PHOTO

Two major changes in approved housing developments

Richard Heath
Staff Reporter

The impacts of time caused in part by the lengthy community review process have significantly affected two housing developments in Jamaica Plain.

At the Oct. 19 Jamaica Plain Housing Committee meeting John Harding, a new project manager at The Community Builders (TCB), explained the changes at 127 Amory St. in the extensive new three-building redevelopment of the BHA 125 Amory St. campus.

Harding admitted he had no institutional knowledge of this development that began in 2015.

"We are looking for support letters for the notice of project change for funding applications," he said.

The proposed 127 Amory St. project is a six-story residence and is one of three new buildings on the six-acre 125 Amory site that originally totaled 350 mixed-income apartments and the complete renovation and upgrade of all 209 low-income units at the Boston Housing Authority's (BHA)-125 Amory Street; the BHA building has been completed.

A project notification form (PNF) was filed on behalf of the partnership of Urban Edge, The

Stonybrook

Continued on page 14

ACA considers recreational cannabis, 40 Soldiers Field Place

Jeff Sullivan
Staff Reporter

The Allston Civic Association (ACA) heard project proposals from a development at 40 Soldiers Field Place, off of Soldiers Field Road near the Leo Birmingham Parkway.

The building will be sited in between 1550 Soldiers Field Rd. and 44-46 Soldiers Field Place, which are under construction and approved, respectively.

"We're looking at 40 Soldier's Field Place as a con-

tinuation of that conversation for the opportunity of transforming this particular section at the outskirts of North Brighton," said development attorney representing the project Joseph Hanley. "To kind of help heal from the 1960s sprawling single-story commercial uses to a more contributing healthy use. We want to make it more sustainable and residential to create more pathways and connections and open space in an

ACA

Continued on page 10



The Allston Civic Improvement Association heard an update about the proposed project at 40 Soldiers Field Place.

COURTESY PHOTO



VOTE NOVEMBER 2
KENDRA HICKS
 FOR BOSTON CITY COUNCIL, DISTRICT 6

“I'M PROUD TO ENDORSE KENDRA HICKS AND HER ENVIRONMENTAL PLATFORM, WHICH CENTERS A BOSTON'S GREEN NEW DEAL AS A TOP PRIORITY. HER UNDERSTANDING OF THE INTERSECTIONALITY OF CLIMATE, HEALTH, ECONOMIC, AND RACIAL JUSTICE AND DEEP EXPERIENCE WORKING WITH ENVIRONMENTAL JUSTICE GROUPS WILL GIVE DISTRICT SIX A POWERFUL VOICE IN BOSTON'S DECISION-MAKING. KENDRA HICKS HAS A PROVEN RECORD OF BRINGING PEOPLE TOGETHER TO CREATE PRAGMATIC SOLUTIONS WHILE PROVIDING LEADERSHIP AND A VISION FOR THE FUTURE.

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ScrubuDub on American Legion is planning to renovate its site, with additional lanes and vacuums as well as landscaping and screening updates.

COURTESY PHOTO

Zoning board approves ScrubaDub renovation on Am. Legion

Jeff Sullivan
Staff Reporter

The Boston Zoning Board of Appeals (ZBA) approved a renovation at the ScrubaDub Carwash at 565 and 569 American Legion Hwy.

The Board had to review the renovation because the use of a car wash – a use that was existing in the 1950s before zoning came into Boston – is nonconforming to the neighborhood and therefore a

conditional use. Owing partner Matthew Paisner said his family has owned the business since the 1960s and the car wash on American Legion is one of the company’s oldest sites.

Attorney Ryan Spitz of Adams & Morancy said the proposal is two parcels, since ScrubaDub acquired the adjacent land at 569 American Legion from a former liquor store. The project required an extension from the ZBA of the nonconforming use to

extend the car wash to the new property. Spitz said there will be building renovations as well as traffic improvements, by way of creating three entry lanes into the car wash itself rather than its existing one lane.

“This will improve the current traffic flow on American Legion Highway that’s due to idling of vehicles trying to enter the current one-lane entry into the car wash,”

ScrubuDub Renovation
Continued on page 13

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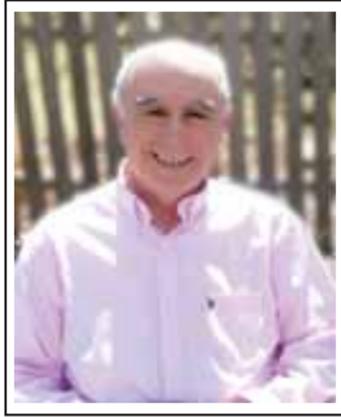
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A nomination for November 1

November 1 occurs the day after Halloween, which gets its name from All Hallows' Eve, the day before All Saints Day.

We all personally know saints. We all know people who have not been canonized—the official recognition by the Catholic Church—yet deserve such a title. We know people who care heroically for spouses, the elderly, and for special needs children—not just the staff who receive compensation but for parents, siblings, aunts, uncles, grandparents, who toil without pay.

The person whom I have in mind has a snowball's chance of soon getting into the elite group of canonized saints—and this according to well-known Jesuit James Martin. Father Martin takes this somewhat pessimistic position because he knows the wheels



My Kind of Town/ Joe Galeota

of the Vatican grind slowly, not because Father Mychal Judge is undeserving.

If Father Judge's name is familiar, it is because of the iconic photograph by Shannon Stapleton of CNS/Reuters of his lifeless body being carried out of and over the Twin Tow-

ers rubble on 9/11 by five rescue personnel: a police lieutenant, at least two who are firefighters because of their outfits, and another person wearing a shirt with "O.F.M."—Orders of Friars Minor, another name for the order founded by St. Francis.

On the morning of Sept. 11, 2001, Father Mychal, a Franciscan friar and fire department chaplain, arrived at the World Trade Center shortly after the first plane hit. And as firefighters and other rescue personnel ran into the North Tower, he went with them.

Video shot by a French film maker accompanying a battalion chief show him inside the North Tower in a fire department helmet standing near other battalion chiefs: his lips are silently moving so as to not interrupt their decision making amidst all impending chaos. A nearby firefighter mentioned afterward that when he saw Father Judge's lips moving in prayer, he knew something REALLY serious was about to happen—something catastrophic loomed.

The Franciscan soon began ministering to a dying FDNY member in the lobby of North Tower.

The police lieutenant in the photo attributes his life to helping carry out the body. When

Letters to the Editor

WRCIA GIVES THANKS

To the Editor:

I want to take this opportunity to thank Mayoral candidate Michelle Wu, District Council candidates Mary Tamer and Kendra Hicks and the Boston Police for attending the first West Roxbury Civic Improvement Association meeting and candidate forum in over two years. The WRCIA recognizes that there will be a new Mayor and City Council this year, and our membership, particularly our seniors, were grateful to have the opportunity to meet and talk to the candidates and police about their concerns and ideas to make Boston a better city we can all live in.

I also want to personally thank the West Roxbury Bulletin for covering all of our meetings during the pandemic. Without the Bulletin newspaper, our association would not have been able to communicate to the residents of West Roxbury and Roslindale about what was happening in their backyard.

Thank you!

Kerry Castor
President of the West Roxbury
Civic Improvement Association

the South Tower collapsed, a huge amount of debris flew into the lobby of the North Tower. When the dust cleared, a Lieutenant Cosgrove went a couple of steps and told a fire chief that somebody was on the floor in the dark. When the fire chief shone his light onto the body, he recognized Father Judge and checked for vital signs: there were none. Then Cosgrove and a group of firefighters emerged from the rubble, carrying Father Mychal's body. The group carried his body up the steps, as one of the firemen yelled

at a photographer to get out of the way, but the photograph was snapped anyway.

Perhaps this was the first heavenly intervention attributed to Father Judge. Cosgrove was sure that if he had not found the priest's body and helped carry it out, he would have stayed in the North Tower looking for more bodies and when the North Tower fell, he would have been buried alive in the tons of rubble.

Father Judge was not the first victim to die on 9/11 but

Galeota

Continued on page 5



PHOTO BY SHANNON STAPLETON OF CNS/REUTERS

VOTE for Erin Murphy for Boston City Council At-Large



Erin is proud to have more than 45 endorsements including: •Boston Firefighters •Boston EMS •Boston Police •Mass Nurses Association •IBEW Local 103 •Laborers Local 223 •Congressman Stephen Lynch •State Reps. Mike Moran, Kevin Honan, Dan Hunt, Aaron Michlewitz, Dan Ryan, David Biele, Ed Coppinger •Senator Nick Collins •City Councilors Ed Flynn & Frank Baker •Register of Deeds Stephen Murphy

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Council nixes parking minimums at affordable housing sites

Jeff Sullivan
Staff Reporter

The Boston City Council met for its regular meeting on Oct. 20 and unanimously passed an amendment to the City of Boston Zoning Code eliminating parking minimums at affordable housing developments with 60 percent or more income-restricted units.

The impetus behind the amendment was two lawsuits brought against two affordable housing proposals in Jamaica Plain: one at 3371 Washington St., which is for affordable housing and the other at 3368 Washington St. for formerly homeless individuals. In both cases, owner of Turtle Swamp Brewing, 3377 Washington St., Monty Gold, has sued to block those developments because they do not have the required number of parking spaces under the city's zoning code. The Boston Zoning

Board of Appeals approved zoning relief on both projects, and so Gold is suing the city and holding up these two buildings.

"They were probably the two least controversial projects that my district has seen in 11 years," District 6 City Councilor and amendment co-sponsor Matt O'Malley said at a recent hearing on the ordinance. "There was broad-based community support, and in this case the same individual, in my opinion, is using the parking minimum as a weapon when it's not an appropriate use."

Parking increases development costs. The average cost of building garage parking for example is \$40,000 per space. Requiring developers to include excessive parking increases the cost of the development and, in effect, reduces the number of affordable units that can be built.

"This is not about getting rid of parking," said Committee on

Government Operations Chair and District 1 City Councilor Lydia Edwards. "This is about making sure that if we're going to be increasing affordability, in this case at least 60 percent of the units having to be 100 percent of the area median income (AMI) or less, there has to be an exchange, not just with the developers but with the neighborhood. We don't want people to be subjugated or prevented from being housed because one person doesn't want those kinds of people in their neighborhood. That's what prompted our colleagues today to push this forward."

Co-sponsor and District 8 City Councilor Kenzie Bok said the amendment is a targeted measure to prevent similar lawsuits based on granted variances from the Boston Zoning Board

Parking Restrictions
Continued on page 11

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Galeota *continued from page 4*

the New York City Medical Examiner lists his name at the top of its roster of the dead.

Father Judge was well revered by the FDNY. His gayness did not diminish their loyalty to and admiration of him. His friends describe him as a deeply devout Catholic who began his days kneeling in silent prayer. He regularly prayed the rosary, carried \$1 bills in

his pocket to give to the homeless during his daily walks and volunteered to minister to dying AIDS patients by washing their feet.

Meanwhile, the prayer he wrote for his own inspiration and guidance has a quirky finale: "Lord, take me where You want me to go; Let me meet who You want me to meet. Tell me what You want me to say. And keep me out of Your way."





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FOR DISTRICT COUNCILOR



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District 2



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District 3



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District 6

VOTE ON NOVEMBER 2ND



The BPDA approved three buildings, one of which rendered above, for the Nexus project at the corner of Western Avenue and Everett Street.

COURTESY PHOTO

BPDA approves Nexus development in Lower Allston

Jeff Sullivan
Staff Reporter

The Boston Planning and Development Agency (BPDA) voted unanimously during a public hearing at the group's regular Board Meeting this month to approve the Nexus Development at 250 to 280 and 305 Western Ave. in Lower Allston.

The three-building project will include 35 residential

units, a total of 514,900 square feet of office and research life sciences space, 21,900 square feet of ground-floor commercial and restaurant space, and 2,500 square feet of civic public open space.

BPDA Project Manager Nicholas Carter said the buildings will also create around 1,500 permanent jobs while they are in operation and fully occupied. He said the project is designed to replace several va-

cant buildings, including an auto body shop and several parking lots, at the three addresses. Carter said there will be nine income-restricted Inclusionary Development Policy (IDP) units, with incomes limited to 60 percent to 90 percent area median incomes (AMI).

"The proposed project also includes an 11,000-square-foot solar panel photovoltaic array,

BPDA

Continued on page 11

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Council chipping away at wage theft

Jeff Sullivan
Staff Reporter

District 5 City Councilor Ricardo Arroyo called for a hearing at the most recent Boston City Council Meeting to try to adopt an ordinance that would clamp down on wage theft.

Arroyo said wage theft is running rampant in the city, particularly in the construction industry.

“If you’ve seen what we have related to wage theft documentation, which I had not seen until I started to craft this, already on the books in the City of Boston, it’s one page and about two paragraphs,” he said. “It doesn’t go nearly as far as it should.”

Arroyo said they have already been working to put together an ordinance with the Boston Carpenters Union Local 327 and many surrounding

municipalities to craft an ordinance to help crack down on wage theft. Arroyo cited a recent study from the University of Massachusetts Amherst (<https://bit.ly/3GejwSG>) that detailed an estimated \$30 million to \$40 million in wage thefts just in the construction trades.

“Which is money that takes away from employment insurance, it’s for people who don’t have benefits, it’s people who

get injured on the job and have to pay those bills themselves and are basically liable for their own injuries and are put in precarious positions,” he said.

The ordinance would create a city advisory committee to review wage theft complaints, publish an annual report about each complaint and what action would be or had been taken. It would also create a data rating system for contractors and subcontractors who have been disbarred for wage theft violations and exclude them from city contracts and refine the city’s

request for proposal (RFP) process to help cut down on wage theft.

“And it allows the city to sanction bidders, contractors and subcontractors if they’re in violation of the conditions set out by the ordinance,” Arroyo said.

Arroyo said the problem is that wage theft is seldom reported or prosecuted when it happens.

“This creates safeguards to

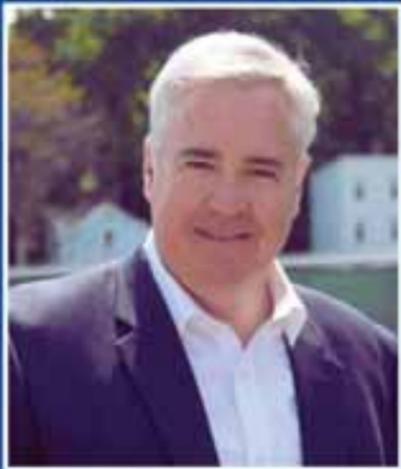
Wage Theft

Continued on page 11

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Michael Flaherty

for Boston City Council At-Large
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WRNC continued from page 1

the facility is located. Many council members asked for some type of upkeep and management of the property.

“I think sprucing up the landscaping. There’s a lot of signage on that property. I would just love to see that property brought up to another level,” said WRNC member Jeremy Rosenberg. “I think it’s a bit of blight on Providence highway and this is a lucrative endeavor and I feel like there should be some investment in that property.”

Most board members were fine with the change from medical to adult-use. When the state voted to approve recreational adult use of cannabis, many medicinal dispensaries already operating or, like in the case of Beacon, in the pipeline to gain approval, moved swiftly to take advantage. Beacon Compassion pitched this idea during previous meetings with the West Roxbury Civic Improvement Association and others, basically saying that they wanted to be able to offer medicinal products to people who might not necessarily want to or need to go through the entire process to get a medicinal card.

In previous meetings with Beacon, WRNC Chair Larry Costello said allowing Beacon to go recreational would be the lesser of two evils. Basically, if Beacon remains medicinal then it would allow another company to come near that location and provide recreational adult-use. The city requires that there be a half-mile buffer between all recreational dispensaries and medicinal dispensaries, but if

there is one not providing the other then two entities could coexist within that half-mile buffer.

The board voted 7-1 to approve Beacon’s move from medical to adult use. D’Agostino also made it clear that adult-use at the site will not be available until April 2022.

“I think over time, three years from now you know, no one will be talking about medical marijuana because you don’t have to go get a note from your doctor to buy Budweiser. As long as you’re 21 it’s a legal product and you can go get it,” said Costello.

The other major discussion was the request to install a sign outside of the front entryway of Catholic Memorial to help visitors and students easily navigate the entrance. The proposed sign would be nine feet tall and was designed by Poblocki Sign Company.

“This past summer we did a little bit of work at the front main entry which looked very 1957ish before and we’re having trouble with marking out what is the front entrance to the school,” said Assistant Head of School and Head of the Middle School Brian Palm. “From a safety perspective, having folks enter from one main entrance is really important for us to maintain security and safety of our students and our staff.”

The board unanimously voted in favor of the sign, with many members saying they’re impressed by the improvements made by the team and are excited to see what comes next for Catholic Memorial’s campus.

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SWBNA discusses senior issues

Jeff Sullivan
Staff Reporter

The Southwest Boston Neighborhood Association (SWBNA) met in a virtual medium recently and discussed several issues facing the Parkway.

The biggest concern was senior housing in the area, more specifically the Rockingham Glen Apartments off of Washington Street. According to SWBNA Co Chair Cathy Slade, the seniors at that location are sharing the building with younger, disabled residents.

“There’s a lot going on that the seniors are even afraid to talk about,” she said.

Member Beth Columbo said there are ongoing issues of cleanliness to say the least.

“Someone defecated on the floor and it wasn’t cleaned up for three days, and these young people are just hanging around outside, drinking, smoking and playing loud music until midnight,” she said. “I heard the police go by and they probably can’t do anything because it’s on private property. The seniors just don’t feel safe. I know some people who live there, and when they come in at night from their car, they take a phone, call their friend and say ‘Watch me come into the building please.’ That’s how they feel.”

Boston Age Strong Commissioner Emily Shea was at the

meeting and said hopefully they can work with the Mayor’s Office, the management company and the Boston Police Department to try to improve the situation.

“We would be happy to work with folks, convene a meeting and see if there’s any way we can work with the management company to make things better,” she said. “We will take the lead about convening a meeting about it and talk to (Rockingham Glen Management Company) Beacon Properties to see if we can work out some of the issues there.”

A member who identified herself as only Kaysi said this is a big problem throughout the country where seniors are living with younger residents who are maybe more rowdy than seniors are used to.

“This is a systemic problem that affects seniors all over the country,” she said. “At some point the law decided that senior buildings should allow young people and a lot of the young people who come in, I think we all know, have alcohol and drug problems. Every one of my senior relatives from New York to Washington to Virginia, it’s something that needs to be handled at a higher level beyond the local level all across the country. It’s not fair for seniors to be in buildings with young people who are behaving like young people. It’s dangerous.”

Resident Dennis Kirkpatrick said this is not a new issue.

“I’m fairly active on social media and as a result of that I have seen case after case of people expressing their problems with assault, not feeling safe, smoking in the building, trash, fecal matter, and it’s all over,” he said. “It’s at Cliffmont, it’s at Rockland, it’s at Rockingham. Many of these have had police reports that can easily be sorted out. So to be clear, this is not new and this is ongoing. Certainly there have been complaints registered to management, and it should also be documented by the Boston Housing Authority (BHA), which has some jurisdiction over this. Several of my friends have had problems, and some have been relocated to senior housing in other cities because no matter where they went, they were in an unsafe condition. It’s time to do something, and if people cannot follow the rules, maybe it’s time for a place for people who don’t follow the rules.”

Shea said that if there are ever specific cases residents want to discuss, they can reach out to the Commission at 617-635-4366 or AgeStrong@Boston.gov.

“I definitely hear what people are saying and there are challenges in senior buildings where there is a mix of people,

especially in the federally-funded buildings and the BHA buildings have a mandated mix of 80 percent older adults and 20 percent people with disabilities,” she said. “But even in a building with all older adults, sometimes there are issues that arise, and if there’s a way we can bring people together to try to solve those issues, we’d be happy to try and do that.”

Shea also discussed the various programs the Age Strong Commission provides, including volunteer opportunities for

people aged 55 and older who want to get involved in the community, a 30 percent discount for homeowners over the age of 65 from the Boston Water and Sewer Commission, the Senior Save program which helps to replace furnaces for senior residents (\$8,000 for a new fuel efficient furnace for residents who qualify), and the property tax work-off program. For a full list of all programs the Commission offers seniors, go to Boston.gov/departments/age-strong-commission.

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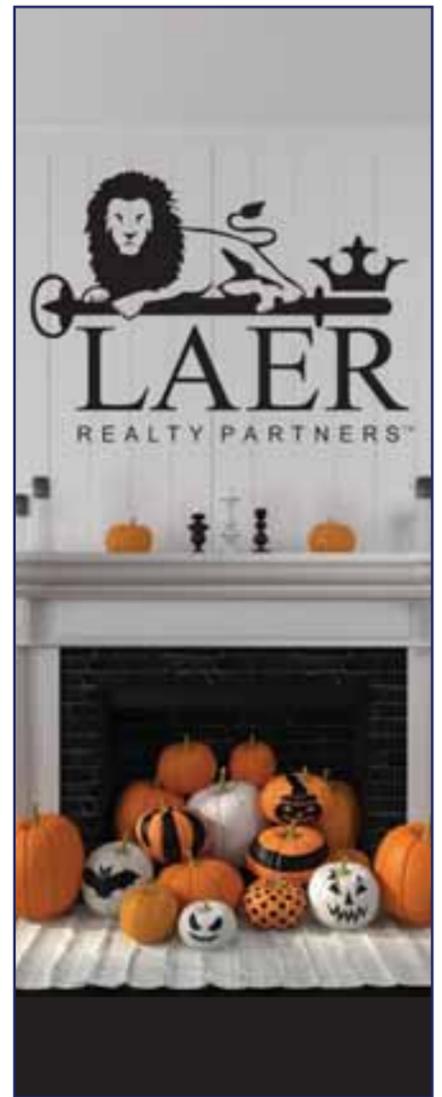
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ACA *continued from page 1*

area that currently has none.” Right now, the project is proposing 67,835 square feet, with 61 units and 44 parking garage spaces. Hanley said they have been having pre-file meetings with the ACA and the Brighton Allston Improvement Association (BAIA) to reduce and reform the project with neighborhood input before they start the Article 80 Large Project Review process. Hanley added this project will have to form an Impact Advisory Group (IAG) made up of community members.

He said the unit mix will have five three-bedroom

units, 36 two-bedroom units, 15 one-bedroom units and five studio units.

“We think we’re enhancing the residential ecosystem there,” he said.

Hanley said the area is “still evolving” and has a parking space-to-unit ratio of .71, but he said they’ve heard from residents that they want more parking spaces, which he said the developer is considering. The project is in a community commercial zone, and will need zoning relief for being a multifamily use, having 3.55 floor area ratio (FAR) when the required is 1 FAR, front yard and rear yard

setbacks and having a building height of 69 feet when the limit is 35.

Hanley also said they will have the project’s Inclusionary Development Policy (IDP) affordable units on site, but the number and nature of those units is still up in the air.

The ACA also heard from Eric Lawrence and Maya Gaul for a cannabis recreational dispensary from Marijuana United for Social Equity (MUSE) at 116 Harvard Ave. in Allston. Lawrence said the location is one of six shuttered buildings at the block.

“We are proposing to revitalize this location and do some work to the facade and obviously to the inside with a complete renovation,” he said.

Lawrence said they have 2,000 square feet of street-level retail space and 2,000 square feet of basement space.

“Back in July we entered into a 10-year lease agreement on this building with two five-year options,” he said. “The area is commercially-zoned, we are not abutting any schools or any residents and so we feel we have an appropriate area for adult-use recreational marijuana dispensary.”

Gaul said the community benefits for the site include 3 percent of gross profit tax

goes to the City of Boston, increased patronage to neighboring businesses, investment into the building facade, support for local initiatives including the Harvard Avenue Community Clean Up, a promise to work with other businesses to combat graffiti and joining the Allston Village Main Streets and the ACA to participate in monthly meetings.

“Having a positive impact is super important to us,” she said.

Gaul also said that the store will work to provide product tracking to reduce diversion into the black market. She said customers must have acceptable ID to enter and they can bar any customer from coming in at any time for any reason. Gaul added that they will only participate in state-approved marketing initiatives and use only audience appropriate packaging and labeling.

Lawrence said they have to present to the Boston Cannabis Board, create a host community agreement and will have more community meetings before the final anticipated approval and license granting in December of 2022. Construction is anticipated to go from July 2022 to December 2022.

ACA member Bob Pessek asked about a potential decrease in customer demand

when or if the city builds all 54 of its allowable dispensaries by state law.

“It’s done based on the number of liquor stores, and it’s one cannabis shop for every four liquor stores,” he said. “I think Allston, Brighton and Brookline have been attractive locations because of the establishments and demographics and densities of these areas. We do feel there’s enough to go around. To speak to that point also, gone are the days where there’s only one game in town and there’s a lot of problems, nuisances and lines and so forth. We’re trying to look at cannabis now as more normalized as any other business. Yes, there’s pro formas that need to be done, they’re based on demographics, based on how many people we think we can get through the door and yes it has to be sustainable. So there’s all kinds of studies we’ve done. We have been in Allston for the last week doing community outreach. The foot traffic is phenomenal, and we have more than 700 signatures of residents and people who work there on Harvard Avenue who support the project. We feel there’s a good indication that we can have a viable business there.”

The ACA is scheduled to meet again for its monthly meeting on Nov. 17 at 6 p.m.

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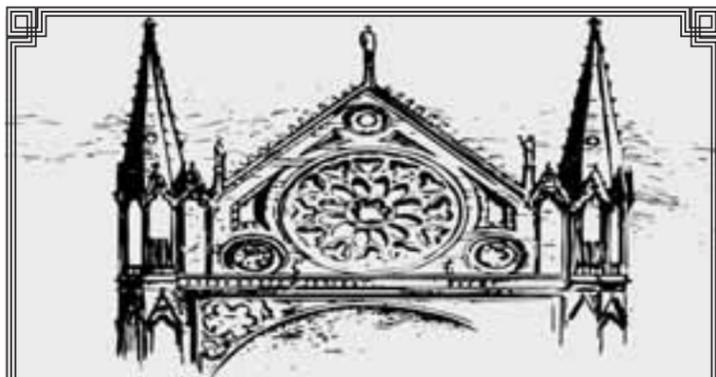
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Wage Theft

continued from page 8

make sure we no longer do that in the City of Boston,” he said. “And that we create the kinds of safeguards that protect our workers and ensure that folks who are working hard, not just in construction, but in other fields, are not dealing with these problems of having to rely on a system that does not see or hear them when it comes to these kinds of complaints.”

Co-sponsor and At-Large City Councilor Julia Mejia said the issue is personal, as members of her staff have personally experienced wage theft at previous places of employment.

“Reliving those experiences brought some incredible things to light,” she said. “It’s not the

CEO, the CFO, or the general manager, it’s the low-income workers, the people out on these work sites doing the work. It’s the people that if \$100 or so is missing out of their paycheck, it can’t just be written off. That money is for food, shelter, heat, medical bills and more. While \$100 here and there might not seem like a big deal, it sure does add up.”

Mejia pointed to the American Federation of Labor and Congress of Industrial Organizations (AFL-CIO) that reported that Massachusetts workers of all fields are losing about \$1 billion, with a B, annually. And that the state is losing the associated tax revenue there as well.

BPDA

continued from page 7

capable of supplying 128 megawatt hours annually,” he said.

Carter added that while the project was originally proposed before the Western Avenue Corridor Study, the developer has been watching its proceedings closely, and has promised that it will abide by the study, and has changed setbacks on the site to conform with what’s been discussed so far.

King Street Properties representative Mike Dominico reviewed the public benefits package for the project. He said the 1.1-acre of public green space will be split up between Artists’ Way (between 250 and 280 Western Avenue) and the Westford Green (a path from 280 Western to Westford Street south of the 250 Western).

“Artist Way is the heart of the project,” he said. “This space is used for a dual purpose, most of the day it is a pedestrian-only zone. There’s flexible hardscape so there can be food truck festivals and other events for the community. We really want to activate this space. And there’s a civic space that opens up on to it and restaurant and retail space on the sides.”

Dominico said for peak hours, the Artists’ Way will be used for exiting the garage so that traffic flow will not clog up the surrounding residential streets. He said there will be physical barriers up when the area is a pedestrian way.

“So vehicles cannot drive down the walkway,” he said. “During festivals and use of the space during the day, it will be safe for pedestrians to use the entire space.”

For Westford Green, Dominico said the public park will be maintained by the owner of the building.

“It’s a way for the neighborhood along Westford Street to connect up north to the side, but really it’s a tranquil pocket park with a lawn and seating,” he said. “We want to provide a mix of spaces that can be used for the community.”

The developer is also boasting a \$5 million community linkage payment to the City of Boston and will provide a learning lab for Boston Public School District students of Boston and workforce development.

Project Impact Advisory Group (IAG) member Troy Brogan said the developer has responded to most if not all of the IAG’s and community’s concerns.

“The proponents have really worked hard to try to modify the project in accordance with our requests,” he said. “Increasing the affordable unit number from 13 percent, for example.”

Resident Sara Brazzillo said she’s a direct abutter and said she is in full support of the project.

“It will be a great addition to the neighborhood,” she said.

Resident and Boston Plumbers Union Business Agent Barry Keady said his union has submitted 120 letters of support to the project.

“We fully support this project and we ask the Board to move it forward,” he said.

No residents spoke in opposition, but Carter read an email from Max Roam, who commented that there is too much parking on the site and building more infrastructure for cars will only invite more cars and congestion to the area.

Parking Restrictions

continued from page 5

of Appeals. O’Malley said during the council meeting that Gold allegedly “weaponized” the parking requirement to hold up the two Washington Street developments, despite nearly 100 percent support from the local community.

“Both of these projects had robust community processes where the community came together, hammered out issues around parking, gentrification, affordability, height, shadows, environmentalism and you run the gamut, and both projects were supported by almost every neighborhood group and civic association,” he said. “That’s no small feat in Jamaica Plain ladies and gentlemen. Both of these were as positive and as supported projects as I have ever seen and both have been held up by the same individual under the guise of parking. What we’re seeking to do here is to have a simple but impactful change to the zoning code that will no longer allow parking minimums to derail otherwise supported projects.”

Department of Neighborhood Development (DND) Deputy Director Tim Davis said at the recent hearing on the ordinance that the proposed amendment would not eliminate all parking from affordable housing.

“While this ordinance would create no parking requirements, DND is committed to assuring DND-funded affordable housing projects will have sufficient parking to meet the needs of residents based on actual usage patterns of affordable properties,

the populations to be served by the project, the proximity to transit and citywide maximum parking guidelines being established by the Boston Transportation Department,” he said.

Deputy Director for Regulatory Planning at the Boston Planning and Development Agency Bryan Glascock warned after a question from At-Large City Councilor Julia Mejia at a recent hearing that basically, there’s not much to stop these kinds of things in the future. They’ve just closed one loophole while many other avenues exist.

“The issue that Councilor Mejia in her somewhat dark question of what’s the next thing people are going to use to try and stop affordable housing development; I think the short answer is anything they can,” he said.

“There are people who would fight things for a variety of reasons, some better than others, and some really pretty cynical. Anything that needs zoning relief, it has the potential of getting delayed or derailed completely by people with standing, meaning direct abutters or abutters who are being disproportionately affected by a particular development who can get to court and challenge the city’s grant from the Zoning Board of Appeals for zoning relief. It’s a little bit of a question of whack-a-mole; what’s the next thing. Broadly speaking, we need to be crafting affordable housing development projects that can be otherwise done as of right. There are going to some that are going to be tripped up by the need for off-street parking, and I think this proposal is a way of addressing it.”



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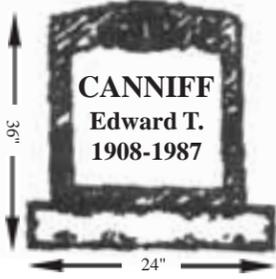
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ASIA

Betty D. (Burnett), Age 74, of Hyde Park, Massachusetts died Wednesday, October 13, 2021 at Brigham and Women's Hospital of Boston, Massachusetts. Betty was born June 5, 1947 in Sargeant's Village, Christ Church, Barbados. She was the daughter of late Lionel and Mildred Carlotta (Sullivan) Burnett. Betty worked as a Registered Nurse (RN) for Mattapan Hospital and Boston Medical Center for over 31 years. Betty is survived by and a proud mother of Nicole (Kenneth) Boyd and Andrea (Daniel) Sandell. Blessed grandmother of Kendall and Kenneth Boyd, Jr. Beloved sister of Keith (Delores) Burnett, Ted (Shirley) Burnett, and Molly and the late Martin Williams. She also leaves to cherish in her memory a host of other family, relatives, and friends. Services were held on Saturday, October 23, at the Floyd A. Williams Funeral Home, Inc., 490 Columbia Road, BOSTON 02125. Interment Fairview Cemetery, 45 Fairview Avenue, Hyde Park, MA 02136.

DOW

Rose Marie (Ganem) of West Roxbury, October 21, 2021. Dear and devoted wife of the late Emil Dow. Beloved mother of Carol Migliore and her husband Vincent, Diana Dow, John Ferris Dow and his wife Miranda, Nancy Rose Dow and her husband James Gregoric. Loving grandmother "Sitto" of Zachary & Zoe Gregoric, and Emil, Harrison & Helen Dow. Funeral from the Kfoury Keefe Funeral Home, 8

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Interment Mt. Benedict Cemetery. Rose was very active for many years in several community organizations, including the American Arabic Benevolent Association (AABA), the N.G. Beram Veterans Ladies Auxiliary, and organizations at Our Lady of the Cedars of Lebanon Church. In lieu of flowers, please make contributions in Rose's memory to Our Lady of the Cedars of Lebanon Church, 61 Rockwood St., Jamaica Plain, MA 02130 (ourladyofthecedars.org) or to AABA, 18 Cheriton Rd., West Roxbury, MA 02132 (aabausa.org) or to the Lebanese-Syrian Ladies Aid Society, P.O. Box 722, Westwood, MA 02090. Complete obituary and guestbook at www.KfouryFuneral.com West Roxbury, MA 02132 617-325-3600.

LEVIN

Francis S. "Frank" of Hyde Park, on Tuesday, October 19, 2021. Former husband of Dorothy (Sherer). Devoted father of Jonathan Levin of Hyde Park. Dear brother of Joey Levin of Boston, Dickie Levin of Tewksbury, Cathy Levin of Tewksbury and the late Patricia Levin. Loving uncle of many nieces and nephews. Graveside services were held at the Workmen's Circle Cemetery, 99 Canterbury Drive, Peabody on Friday, October 22. In lieu of flowers, remembrances may be made to the charity of your choice. Levine Chapels, Brookline 617-277-8300 www.levinechapel.com

REILLY

James J. of West Roxbury, went home to be with the Lord October 22, 2021. Beloved husband of the late Agnes P. (Prior) Reilly; loving father of Michael and his wife Carla of Leominster, Regina and her husband David DiGiusto of Braintree, Thomas and his wife Mary of Ashburn, VA, James Jr. and his wife Elizabeth of Newton, Theresa of Roslindale, Matthew of McLean, VA, and Mark and his wife Jennifer of Charlotte, NC; loving grandfather of Lyndsay, Lauren, Lisa, Julie, Stephen, Emily, Joseph, Michael, Bridget, William, Isabella, Liana, Harrison, Adriana, Reagan, Brenna, Quinn and Brendan; loving great-grandfather of Andrew, Alexis, Abigail, Clara, Giselle, and Daniel; loving brother of the late William, Robert, John, and Margaret Reilly. Also survived by many nieces and nephews. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY, Thursday, October 28 at 9:00 am, followed by a Funeral Mass in St. Theresa of Avila Church at 10:00 am. Visiting Hours Wednesday 5 pm-8 pm. Relatives and friends respectfully invited. Interment St. Joseph Cemetery. Jim was raised and married in Somerville. He graduated from Boston College in 1955 and spent his entire career as a Budget and Cost Accountant at the John Hancock Life Insurance Company. Jim lived in the same home in West Roxbury for the past 60 years where he raised his seven children with his beloved wife of 59 years. Jim was a devout Catholic and dedicated his life to generously sharing his love and his faith with his wife, his family and all he encountered. In lieu of flowers, donations in Jim's memory may be made to Saint Francis House, 39 Boylston Street, Boston, MA 02166, stfranchishouse.org. For directions and guestbook, www.gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

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Meeting Description:
The BPDA is hosting a public meeting for the 7 Dana Ave project located in Hyde Park. The purpose of the meeting is to discuss and take comment on the Small Project Review Application. The meeting will include a presentation followed by Q&A and comments from the general public.

Project Description:
The proposed project is a four-story 27-unit building comprised of 18 (one bedroom) and 9 (two bedroom) residential units, with a residential lobby on the first floor. Parking for 30 cars is provided below grade and will be accessed via a ramp from Dana Avenue. Additionally, there will be 34 bicycle spaces provided in a dedicated bike room.

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Teresa Potemus, Executive Director/Secretary

ScrubaDub Renovation *continued from page 3*

he said. “New sound improvements to the vacuums will now be located onto 569, and the enclosed dumpster pad will also be on 569 American Legion, which will be at the rear of the property. Other improvements to both parcels will consist of new pavement, a site drive, drive aisles, landscape aisles, security fencing, parking, drainage structures and faster payment.”

ZBA Chair Christine Araujo said currently, customers will park their cars in the front after the wash to dry off them off. Paisner said the vacuum sites on the west side of the building – where a washed car will come out of the machine wash – will be available for drying as well.

“There will be vending machines and complimentary towels and window cleaner all along the property we purchased, which is where the liquor store was,” he said. “The dry off area and vacuum area will all be relocated to the new property. The existing car wash will remain, and the objective here is to improve safety and to improve equipment and the design.”

Araujo asked about screening, and Kevin Solli – of Solli Engineering – said the rear of the property abuts a residential area, and so they are proposing additional fencing along the property line to provide screening, along with additional landscaping.

ZBA member Eric Robinson said the plans were adequate.

“I wash my own car, but I do think that the reorganization of the site is going to be quite successful,” he said. “But I do echo some concern about the perimeter buffering, but I do think that’s something we address when we make a motion.”

Araujo said that as someone who uses the car wash, she feels this is a vast improvement.

Mount Hope Canterbury co-chair Rick Yoder said he felt the design was a vast improvement, but he still had some concerns. He said though the reduction of the curb cut there to 30 feet was a move in the right direction, he felt it could be better.

“My objection has to do with the curb cuts,” he said. “It’s a great improvement there, but I think 30 feet is excessive over the ordinance requirement of 24, and I think the right-hand side should be entrance-only and the left hand side exit-only. The curb cut would be decreased to 12

feet. The reason is the two 30-foot curb cuts would still be challenging for pedestrians on that sidewalk and I do not see the need for the in-and-out. If someone has a need for a vacuum, they can use the right-hand side.”

ZBA member Mark Elrich made a motion for approval with Boston Planning and Development Agency design review, with particular attention paid to the screening and that they look at the curb cut requirements.

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Virtual Public Meeting

96-100 Rockwood Ave

Tuesday, November 9
6:00 PM

Zoom Link: bit.ly/3aSgbKF
Toll Free: (833) 568-8864
Meeting ID: 160 220 9543

Project Description:
The BPDA is hosting a public meeting for the 96-100 Rockwood project located in Jamaica Plain. The purpose of the meeting is to take comment on the Project Notification Submission form. The meeting will include a presentation followed by Q&A and comments from the general public. Project Description: Rockwood Partners is proposing a development that will include approximately 36 residential units consisted of 24 duplexes in 12 structures and 12 units in 4 structures along with a new internal roadway, resident clubhouse, and associated infrastructure on an approximate 12.1 acres lot of land. The total Proposed Project is approximately 120,256 gross square feet.

mail to: **Caitlin Coppinger**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4280
email: caitlin.coppinger@boston.gov

Close of Comment Period:
11/19/2021

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Legals

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division Docket No. SU21P2158GD

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: Francklin Lavilette **RESPONDENT**
Of: Hyde Park, MA **Alleged Incapacitated Person**

To The named Respondent and all other interested persons, a petition has been filed by **Beth Israel Deaconess Medical Cen of Boston, MA**

In the above captioned matter alleging that **Francklin Lavilette** is in need of a Guardian and requesting that **Claudette Jeanty of Hyde Park, MA** (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 10:00A.M. on the return date of **11/18/2021**. 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
October 19, 2021
Felix D. Arroyo, Register of Probate

Hyde Park Bulletin: 10/28/21

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION **DOCKET No. SU21P2106EA**

Estate of: Audrey B. Eaglen
Also known as: Audrey Eaglen **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA. 02114
617-788-8300

Date of Death: 08/20/2020

To all interested persons:
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by **Gail E. Curley of Norwood, 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:
Gail E. Curley of Norwood, 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 **11/29/2021**. 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 18, 2021
Felix D. Arroyo, Register of Probate

West Roxbury/Roslindale Bulletin: 10/28/2021

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Stonybrook *continued from page 1*

Community Builders and the Jamaica Plain Neighborhood Development Corporation (JPND) on Sept. 28, 2017.

One new building, Holtzer Park at 137 Amory St., is nearing completion, a 64-unit income-restricted residence built and owned by Urban Edge.

“There are major changes for the general envelope,” Harding said. “It will be fully affordable using low income housing tax credits.

“Originally it was 140 units with 25 percent affordable,” he said. “The building now has been reduced by 45 units to 96 apartments, but we’re adding more two-and three-bedroom units; lots of room for families.

“The underground parking has also been eliminated and parking will now be inside the building in one wing of the ground floor.”

Parking has been reduced from 100 to 30 spaces.

Designed by Icon Architects, the interior spaces will now need to be reconfigured for a build-out of fewer units but more bedrooms in the units.

Harding said that the income range will be in thirds, one third at 30 percent, one third at 50 percent and one third at 80 percent area median income (AMI).

Housing committee member Carolyn Royce seemed impressed.

“It’s not often we hear about an increase in affordability,” she said. “What’s up with that?”

Committee vice chair Micah Sachs closed off further discussion before Royce could get an answer and called a vote of support for the project changes in affordability and unit mix for more family units. This passed and will go to the full council at its Oct. 26 meeting for approval.

Speaking with The Bulletin the next day Andy Waxman, vice president of TCB, answered Royce’s question.

“The market has changed since the original Article 80 was approved [August 2018] so that the current proposal is not feasible. Construction

costs are much higher and rents have slowed down due to COVID. Also, there is more federal and state funding for affordable housing.

“These lead to the changes in the number of units,” Waxman said. “The size of the building is still the same but before it was mostly studios and one-bedrooms; an affordable project typically has more two bedrooms and three bedrooms. We are bow fitting bigger units but fewer units over all.”

Waxman said the underground parking garage has been eliminated; parking will now be at-grade. The parking ratio has been reduced from .51 to .31 per unit.

On the other side of town, at 10 Stonley Rd, there is a new partnership of the Traggorth Companies and JPND as first reported by The Bulletin.

Dave Traggorth and Matt Henzie of JPND went into more detail about those changes for the housing committee.

10 Stonley Rd, designed by Embarc Architects, is a four-story, 45-unit residence.

“The big difference by this development team is that it has gone from rental to homeownership,” said Henzie. “The crux of the project is that it’s fully approved for us to acquire and turn into homeownership.

“What we inherited was heavy on studios and ones [bedrooms],” Henzie said. “Now that unit count has changed.”

The Traggorth/JPND iteration for 10 Stonley is 28 one-bedroom units, nine studios and seven two-bedroom units. There is only one three-bedroom unit and that is at 80 percent AMI.

The original five artist live-work units will remain.

“There will be changes in the design of the interior and some exterior changes,” Henzie said. “The image might change and our architect Jonathan Garland will come back in November with new

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court Department

Suffolk Division **Docket No. SU19P2777EA**

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
617-788-8300

Estate of: Joseph Pepino DiRoma

A Petition for Order of Complete Settlement has been filed by:
Michael J. Tobin of Roslindale, MA

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

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. **You have a right to object to this proceeding.** To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00a.m. on the return day of **12/06/2021**.

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: October 25, 2021
Felix D Arroyo, Register of Probate

West Roxbury/Roslindale Bulletin: 10/28/21

drawings.”

Henzie displayed a chart that described the total development cost at \$20,300,000.

Traggorth later told The Bulletin that the total cost includes the sale price.

Henzie only briefly passed over one item which caused the most concern when he said that the affordable deed restriction would be for 15 years.

This change caught committee members off guard because the time limit is usually 30 to 50 years.

The Stonybrook Neighborhood Association (SNA) heard this first.

As is common practice in JP, the local neighbors saw the proposal and heard about the deed restriction change before the larger community at the housing committee.

The 10 Stonley Rd. sub-committee met with the development team on Oct. 6 and Royce Abel reported back to the SNA at its Oct. 18 meeting

“What’s interesting is that not a lot has changed but the 15-year affordability time limit,” Royce said. “They said that this will help under-represented communities to attain wealth. Give them wealth after 15 years. It’s an interesting concept.”

Henzie said the deed restriction change has been discussed at length within the JPND and no policy has been announced, but “it’s really about race equity and wealth-building.”

Henzie and Taggorth both said time is tight. They expect a Boston Planning and Development Agency (BPDA) board vote in December and a support letter in advance of that would be essential.

Jennifer Urhrane is not a member of the housing committee but called in; she wanted more time to consider the changes before any vote.

Rebecca Mautner, Director of real estate for JPND, put it in focus.

“Our ability to purchase this building requires approval by the BPDA in December,” she said. “We can meet and talk in November but we would like a support letter for the December BPDA vote.”

Traggorth later explained to The Bulletin that the time line “is really dictated by the affordable housing funding cycles and applications, but they also require agreement with the seller.”

Committee members Aiden Foley and Pam Bender called for a vote to support the changes so as to get the funding applications. The motion passed with Carolyn Royce voting no.

“I’m not really clear about the 15 year deed restriction,” she said.

But Urhrane still wanted more meetings before any BPDA vote.

“We want the final SNA process first,” she said. “We’ll hold a vote on this project before it goes any further.”

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