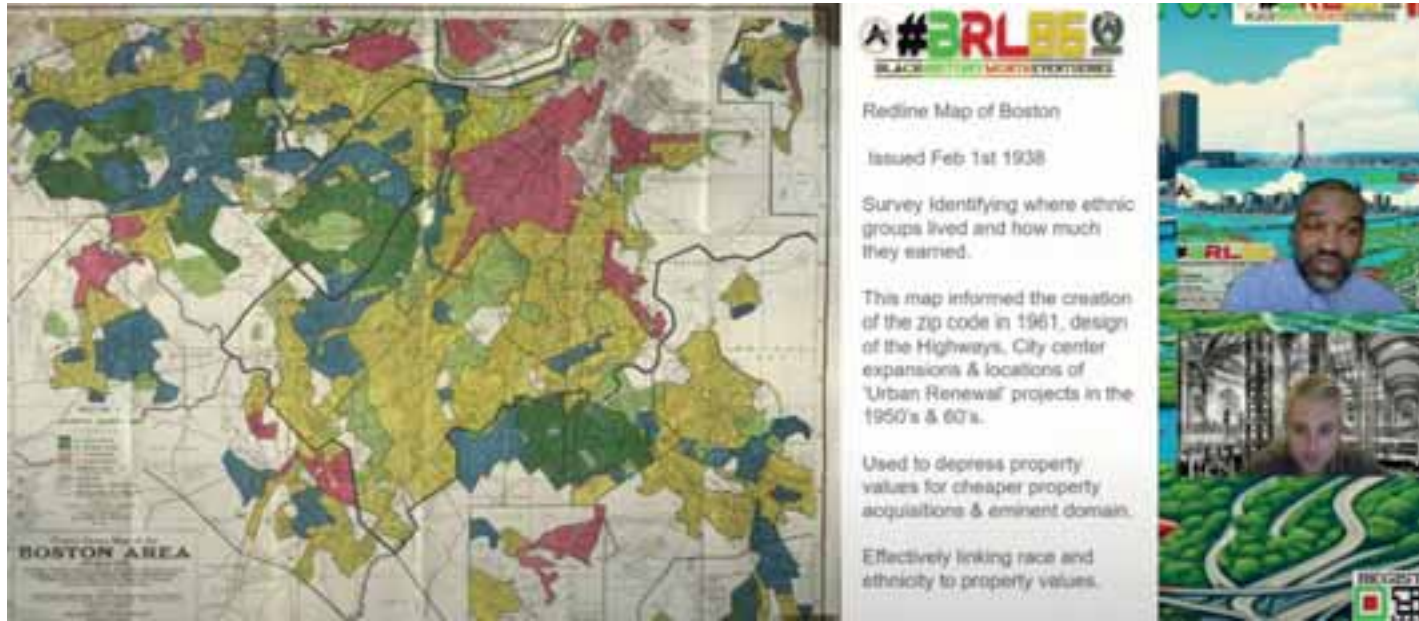


WEST ROXBURY ~ ROSLINDALE BULLETIN

Volume 24, Issue 7

FEBRUARY 15, 2024



Hyde Park's Marlon Soloman, top, and architect Adam Susaneck, bottom, held an hour discussion recently on redlining and how it has affected Boston throughout the 20th century and beyond.

COURTESY PHOTO

Centre Street four months later

Ariane Komyati
Staff Reporter

It has been about four months since the highly controversial Centre Street redesign (also known as the "road diet") was implemented. The redesign includes a reduction in car travel lanes from four to two, dedicated turning lanes, changes to traffic signal timing, flex posts, additional pavement markings, and bike lanes.

The changes aim to calm traffic on Centre Street and make it safer for pedestrians. The Boston Transportation Department (BTD) is collecting speed data and conducting traffic counts, intending to analyze and compare the information against the 2023 dataset to determine whether speeding has decreased on Centre Street.

It should be noted that there has been only one recorded collision on Centre Street at the time of publication according to the City of Boston Vision Zero Crash Map from November 2023 to Jan. 31, 2024 (<http://tinyurl.com/2bkm63b6>). The crash was recorded as concerning only vehicles and took place on Dec. 26 at 11:56 a.m.

Over the past five years, many residents vehemently voiced their opposition to the Centre Street redesign plan. Critics of the plan claimed that the redesign would cause more traffic congestion, redirect speeding vehicles to residential side streets, and that parking changes would cost local businesses customers. Some residents were concerned about parking spots being reduced, but the City of Boston stated on its website that

Centre Street
Continued on page 9

Redlining outlines Boston's past and future

Jeff Sullivan
Staff Reporter

As part of a Black History Month Series focusing on redlining maps and the racist policies that led to much of the city's current infrastructure, Aframerican Academy Founder Marlon Soloman and architect Adam Paul Susaneck discussed the designs and impacts of Boston's and out cities' redlining maps at a recent talk on Feb. 1.

Susaneck, who is a New York City architect by day, has been working on his personal project, Segregation By Design, that shows the impacts of racist policies by detailing the reasons behind how, when and where cities have traditionally decided to build highway projects and urban renewal projects. The result, according to Susaneck, is that most times nonwhite families were

displaced to make way for projects serving suburban white communities.

The term redlining refers to the 1938 practice of banks in the United States to rank communities of color as bad investments and essentially deny all those who lived in the redlined areas any access to credit and/or mortgages, and it has essentially robbed many families of color a basis for building generational wealth. The Federal Reserve Bank of Boston made headlines about a decade ago detailing data it found showing that the average net worth of Black households in Greater Boston was about \$8, while white counterparts were around \$247,000 (<http://tinyurl.com/mucz769k>).

That's not to say redlining only affected residents of color. What 1938 bankers saw as white and what is considered white today are two different things, and so while some white com-

munities in Boston weren't as badly affected, many historically Jewish and Italian neighborhoods of the West End and the Jewish enclave of Mattapan and several areas of the Polish Triangle in Dorchester and South Boston were similarly downgraded and later gutted.

Susaneck and Soloman pointed to the West End as a classic example, as it shows a near complete cycle of how redlining can transform neighborhoods. The neighborhood was redlined in 1938, and then the existing communities were gutted and removed during urban renewal and the construction of the highway system in the West End a few decades later. The purpose of the redevelopment of the neighborhood, according to Susaneck, was to bring back white money that had left the city during the 'White Flight'.

Redlining
Continued on page 6

Housing still meets JP resistance

Richard Heath
Staff Reporter

Calls for more housing in Boston from the governor, the mayor and housing advocates have not convinced some Jamaica Plain neighbors; housing of any size continues to meet resistance.

Most recently in JP, it's been the planned conversion of a one-story home built out of a garage to a two-story home at 104 Child St. and the approved eight-unit townhouse cluster at 61 Montebello.

The proposal at 61 Montebello, put forth by Adam Sarbaugh, has been making multiple rounds through the Egleston Square Neighborhood Association (ESNA) Housing Com-

mittee and the Jamaica Plain Housing Committee (JPHC) since June 2022. The second appearance at the Jamaica Plain Zoning Committee (JPZC) was Dec. 20, on the same agenda as the first hearing for 104 Child.

Despite strong neighborhood opposition and denial by the Jamaica Plain Neighborhood Council (JPNC), the Boston Zoning Board of Appeals (ZBA) approved 61 Montebello on Jan. 9, 2024.

The 104 Child St. proposal was one of the earliest accessory dwelling units (ADUs), before that concept was even recognized. Built in 1924

JP Housing Resistance
Continued on page 11



Residents have been calling the proposal at 81 Montebello "the great wall."

COURTESY PHOTO

MHC discusses \$4K rents, the 32 Bus and more

Jeff Sullivan
Staff Reporter

The Mount Hope Canterbury Neighborhood Association (MHC) met on Feb. 8 and broached a wide range of topics.

First off, resident Eugena Williams asked State Rep. Russell Holmes about issues with the MBTA Route 32 Bus, which she said has been having problems. She said she saw

three 32 buses going down Hyde Park Avenue, in the opposite direction around Shaw's, and then the next bus to come to her stop took about 40 minutes to get there. Generally, the 32 runs every 10 minutes.

Holmes said any time a resident is facing this to let him and/or his office know.

"This is the first complaint I've heard about the 32 in four years," he said, and proceeded to give his cell phone number out to the patrons of the meeting. "The 32 is something I've been passionate about for a long time."

Holmes' office number is (617) 722-2220.

He said the MBTA has been hiring a lot of drivers recently, and in discussing the incident with Williams, he guessed that since the incident took place in the early-to-mid afternoon, those four buses were getting ready to take on the surge of students that take the bus during that time.

"So whenever you have a problem with the 32, I need to you to let me know," Holmes said. "So what happens is the bus shift is split, there's a morning shift and an afternoon shift to try to beat rush hour. And

when the shift change happens they all go back to try to get prepared for the schools to let out, which is why that many went and they were waiting for those kids to get out."

Holmes said, however, that the school prep should not affect regular service. That's not how the plan is set up. "That still doesn't explain that 40-minute gap," he said. "I don't have an answer for that; I'll have to ask about that."

Another topic was the recently posted rents for the newly-constructed building at 289 Walk Hill St. MHC Co-founders Rick Yoder and Lisa Beatman said they were concerned about the project, since originally it was supposed to be homeownership units and the original developer changed it to rentals, and then sold the project to another company. Beatman said the rents for this building were extremely high — \$3,800 for a three-bedroom unit — and the fact that there are three bathrooms in each three-bedroom unit infers to her that these will be roommate situations or students rather than families moving into the neigh-

MHC

Continued on page 8



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The proposal for 50 Sutherland Rd. in Brighton generated no opposition in the neighborhood.

COURTESY PHOTO

50 Sutherland generates questions but no objections

Susan Kryczka
Staff Reporter

The virtual public meeting held by the Boston Planning and Development Agency (BPDA) on Tuesday, Feb. 6 was to discuss 50 Sutherland Rd, the project at Chestnut Park at Cleveland Circle in Brighton. The meeting produced a few questions but no objections. It was the first public meeting of the project, with about 10 in attendance, of which half were representatives of the development team.

Chestnut Park is part of Benchmark Senior Living and operates 11 stand-alone com-

munities specializing in mind and memory care. Benchmark hopes to add 10 assisted living first floor units in the space being vacated by a JCC day care facility and also add six more assisted living units in underutilized space on the ground floor of the building. Other internal upgrades will be made to the common areas including the first-floor dining and reception area. Exterior changes will include a balcony for memory residents and new landscaping. The 16 total units to be added will not increase the footage of the existing building.

“Overall, little to the exte-

rior of the building will change,” said Lee Castignetti, the development manager for Benchmark. The outside space used by the day care center will be replaced with trees, planters, and patios, “all good things for the community. All good things for our residents,” he said, describing the exterior upgrades. Exterior renovations will make it easier for memory care residents to access more outdoor space on the ground floor of the property and via a new balcony on the top floor. Currently, staff must individu-

50 Sutherland
Continued on page 6

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Cry me a river. . . with these tiers

There's no sarcasm or cynicism in the title here. Nor does it refer to anyone depressed over a romantic break-up. But the tiers created by the Boston School Committee for admission to the exam schools are causing no small amount of angst with parents who want to continue living in our fair (?) city.



My Kind of Town/
Joe Galeota

The tiers intend to increase economic and racial diversity among the student body, as well as to shoehorn students, many with an inferior education from public schools, into the exam schools. While diversity is noble—very noble—to strive for, the methods to accomplish such are suspect.

As a mere part of the draconian protocols — there are several others — for admission to Boston's exam schools, the School Department uses the American Community Survey (ACS), which randomly surveys just 3.5 million addresses out of a possible 140 million—2.5% of addresses across the country—to annually update socioeconomic data for each tier using 5-year ACS averages. Income is

not one of the criteria to score the census tracts, but five other criteria are used: percentage of persons below the poverty line, percentage of households not occupied by the owner, percentage of families headed by a single parent, percentage of households in which English is not the primary language, and educational attainment.

The tiers range from 1-8, with 8 being the tier with the most attractive income, down to tier 1, indicating the most economic struggle. Thus

most, if not all, of West Roxbury and Roslindale are in tiers 7-8. But there are some surprises: Neponset is in tier 8, as is much of Charlestown and East Boston. In fact, a lot of Back Bay is tiers 6 and 7 with a splash of tier 8. And yet, arguably the nicest street in the South End is Union Park which mostly falls into tier 1. In fact, the second most expensive home ever sold in the South End—5 Union Park for \$10.7 million recently—specifically falls into tier 1. There are horror stories of one side of the street assigned a certain tier but right across the street the tier increases or decreases by several integers.

As bad as the current tier system is now, it is an improvement over what it used to be.

The tier structure is nothing to sniff at: a child assigned

Hyde Park student hits 1,000

Hyde Park resident, senior at the Boston Trinity Academy and captain of the basketball varsity team there Wellbi Perez-Valera scored 22 points last week against Gann Academy, bringing his total high school career score to 1,000 points. The team celebrated his accomplishment during a break in the game.

PHOTO BY KELWIN MEJIA



to tier 6 could be admitted to an exam school with a good test score of 86, while another student assigned to tier 7 is rejected with an astounding test score of 95. Hard to justify any sumus primi with this logic.

A modicum of fairness might be to allocate seats to tiers based on the number of applicants: instead of giving x number of seats to 150 applicants from tier 6, don't give the same number of seats to tier 3 applicants if there are 500 applicants—give more seats. If the fallible tier formula must be adhered to, proportionality should be invoked.

Ultimate equity for admission to the exam schools would be a math exam with no word problems; thus no language barrier would exist even for new immigrants. But the student, should he/she gain admittance, would be terribly behind others if there were reading hurdles. So, I guess a student's reading ability has to be taken into account. Why not an exam heavy on the math and reading? Wait a minute: this sounds familiar.

[To find out in which tier a home is located, enter "Tiers for Boston exam school admissions"; then scroll down to "Boston Exam Tier Map"]

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BPD hosts WR kids at BU bball game



Officers from the Boston Police Department E-5 West Roxbury Community Service Office recently collaborated with Boston University to offer a unique opportunity to teenagers from the Ohrenberger Community Center. As part of this partnership, the teenagers were treated to a basketball game hosted at Boston University's campus. This initiative not only provided the teenagers with a chance to enjoy a thrilling sports event but also fostered community engagement and positive interactions between local law enforcement and youth in the area.

PHOTO BY BPD



In-Person Public Meeting

Cleary Squares + Streets

FEBRUARY

25

10:30 AM - 1:00 PM

Registration (RSVP) Link:

bit.ly/RSVP-ClearySq

Location:

Hyde Park YMCA
1137 River St, Hyde Park, MA 02136



Project Description:

The BPDA is hosting an open house to kick off the 6-9 month planning and engagement process for the Cleary Square Squares + Streets plan! At this event, community members can learn more about the Squares + Streets planning & zoning processes while helping us understand their priorities for Cleary Square.

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50 Sutherland *continued from page 3*

ally escort a resident downstairs via the elevator to get some fresh air. “The changes to the facade of a deck on the top floor are entirely for our memory care residents. Outside of that, all the work will be interior renovations.”

Castignetti also addressed future traffic patterns. “What we find, our population base being an average of 87 years old, is that there is not a lot of vehicle transportation in general. We also have vans on site for trips and doctors’ appointments. What we’re going to see overall is a general reduction in the traffic. I think this is good for anyone living in the neighborhood,” he said. Currently, the day care center generates busy morning and afternoon pick-ups by car.

Relief will be required on parking, as the BPDA requested that more parking not be added and to keep the additional space open. Specific details of the exterior improve-

ments to the building, including the balcony, are still being worked on with the Aberdeen Architectural District Commission (AADC), as the site is within this district requiring additional review and approval.

Philip Tackel, who has lived in the neighborhood since 1977, talked about the possibility of community benefits. Previously, a conference room had been made available for community use. “Would it be possible for that amenity to be granted to our local community association now called, ABRA, Aberdeen-Brighton Residents Association? We sincerely hope you will take that under advisement,” he said.

“It’s definitely something we will seriously take into account. It’s kind of new to us and we’re kind of digesting it at this point...community engagement is important for us. Let us work behind the scenes

and see what can be done,” said Castignetti. Tackel added, “I’m pleased with the plans. I don’t see anything that I had an issue with. I know there’s a great demand for these services.”

Jana Abramson, an abutter, asked about increased parking. Castignetti replied, “It was a request by the BPDA to not add additional parking,” said Castignetti. “How long do you anticipate the constriction to be going on?” Abramson asked. “We’re tracking at about a year for completion. Overall, if we were to start Sept 2024, construction would be complete by Sept. 2025.”

Wenzheng Wang asked to see the change on the street side sidewalk in front of the building. Castignetti said, “The plan is to update the landscaping throughout, new mulch, new plantings, etc. The landscaping would be refreshed, revamped.” “That’s good to know,” said Wang.

Redlining *continued from page 1*

But what caused white flight? Between 1960 and 1980, the population of Boston dropped by about 200,000 residents, about a third of the population. That large tax base left, mainly because they could, and would commute into the city to work either through the new highway system or the commuter rail.

Those in redlined areas who could leave to live in the suburbs did, and because many of Boston’s suburbs had racial covenants – laws that forbade Black or Brown residents from buying housing there – and exclusionary zoning policies, few non-white residents could leave. And because the redlining meant that residents who owned land there couldn’t take out mortgages and had to redevelop using only their own capital (something relatively unheard of today), those areas fell into disrepair because of the lack of investment.

Soloman pointed to Urban Renewal – the bulldozing of neighborhoods with little or no compensation to the owners because they were deemed “blighted” – as the final step in what he felt could be seen as a coordinated effort.

“They were physically decaying, the redlined neighborhoods, and so cities then leveraged funding from the 1949 Housing Act and used federal funding to clear out this decay,” Susaneck said. “They used this federal money and this decay as an excuse to clear out their civic cores for the convenience of the people who left. They were trying to attract them back.”

Soloman added that the city played an active role in trying to move the neighborhoods out in stopping municipal services like trash removal.

“I mean, you have these counter-factual stories, right, like they say the West End was a slum but we have the North End, which was architecturally identical,” said Susaneck.

“And it’s still standing today,” Soloman said. “Exactly, it’s still beautiful and it’s one of the most famous parts of the city,” Susaneck said. “It was also the same with Beacon Hill.”

But the West End was cleared and now caters to sports fans and other commutable events that attract many out-of-towners looking to spend money, which the pair agreed was a classic example of city resources being used for the benefit of those who don’t live in the city and who likely could have left because of redlining in the first place, almost like a self-fulfilling prophecy.

The pair pointed to more overt examples of infrastructure changes that primarily affected communities of color. Susaneck pointed to the fact that many public pools were closed when cities were forced to integrate, using Baltimore as a prime example. He said many municipalities just stopped providing public pools rather than let integrated communities use them.

“What’s interesting in this is that in the name of upholding segregation and avoiding integration, we destroyed a public good and made it private,” Susaneck said. “We made it only available to people who can afford to build pools in their backyards. That affects nonwhite communities, but it affects white communities as well. It affects everybody except the rich, and that’s to avoid integration. And to some extent, that’s what we did with public transportation. This is a little glib, but they say Rosa Parks integrated the bus, and so we turned around and made the bus terrible. I mean that’s what happened in a lot of cities.”

Soloman and Susaneck then discussed the impact of this kind of privatization of public benefits on transportation infrastructure. They pointed to the city’s former trolley system, which Susaneck pointed out was transformed mostly into bus lines, save for the Green Line, which serves many affluent communities.

“There’s now no lateral movement,” Soloman added. “So after they remove the trolleys, to take the train, you have to go to the center of the city and transfer. You can’t go in between, and it’s similar to what we discussed with the swimming pools: it was given up. Rather than working for the public good, it’s just better that nobody goes there.”

For more information on the Boston Redline86 project and its slew of upcoming events, go to <https://linktr.ee/afrimericanone>. For the full discussion on redlining from Feb. 1, go to <https://www.youtube.com/watch?v=dCr5TeaZfA0>

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.

Novena to St. Clare

Ask St. Clare for three favors, 1 business, 2 impossible. Say nine Hail Marys for nine days, with lighted candle. Pray whether you believe or not. Publish on the ninth day. Powerful novena. Say “May the Sacred Heart of Jesus be praised, adored, glorified, now and forever, throughout the whole world. Amen.” *Your request will be granted, no matter how impossible it may seem.* —V.C.

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Urban Wilds hosts Learn and Serve in Roslindale

Emma Stout
Staff Reporter

This past Saturday morning, a group of about 15 community members gathered at the Roslindale Wetlands – loppers and pruners in hand – for a Winter “Learn and Serve” walk.

They were met by Taylor Andrews, the Foreman of the City of Boston’s Urban Wilds program, which is an initiative that works to protect and manage 29 wild environments, called Urban Wilds, across the city.

Urban Wilds has been conducting these Learn and Serve walks in the Roslindale Wetlands – a 10.5-acre triangle of land located at 25 Coniston Rd. – since the Spring of 2023. The events are now hosted quarterly.

The first hour of the walk was the “learn” portion, in which Andrews identified six woody invasives and their native look-a-likes. The invasives included the Norway Maple, Sweet Cherry, Crabapple, Glossy Buckthorn, Cork Tree, and Burning Bush. In the second hour, attendees lopped, pruned, and sawed down pre-designated Crabapples in the Northeastern corner of the wetlands.



More than a dozen residents came out to the Roslindale Wetlands to clean up and learn about native and invasive species.

PHOTO BY EMMA STOUT

Many attendees were members of a community-based organization founded in 2003 called the Roslindale Wetlands Task Force (RWTF). According to their website, the task force “represents hundreds of area residents concerned about the future of the wetlands” and their mission is “to work with community residents, city government, environmental organizations, and businesses for the benefit of this unique natural asset.”

“[The task force] was started because there were plans for development along the edge there,” said Jim Taff, a Roslindale resident and original member of RWTF,

Learn and Serve
Continued on page 10

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 Margie Vogt, Broker 617-212-7660	 Erin Vogt 617-212-7662	 Joe Donnelly 617-256-3978	 Lianne Rich 617-470-1937	 Nancy Killion 617-716-9040	 Maureen Hayes Rossi 617-417-1000	 Patsy Brennan 857-472-2982	 Diana Bradley 617-312-2432	
 Nancy Knight-Shah 617-678-1969	 Alex Macrides 617-571-8746	 Jena Verrocchi 781-801-5500	 Dave Maguire 617-763-5752	 Joe Regan 617-771-3366	 Emily Letendre, 508-942-4154	 Mina Papoulidis 617-319-6363	 Marina Gorodnischeva 617-301-8344	 Katerina Bitados 617-281-3043

**NEW LISTING! OPEN HOUSE:
FRIDAY 4-6 PM & SATURDAY 12-2 PM**

**1330 River Street
Hyde Park**
Lovely 4 bed, 2 bath Colonial with many updates, including kitchen, roof, windows, boiler, water heater and 200 amp electric. Nice farmers porch.
\$559,900
Dave Maguire 617-763-5752



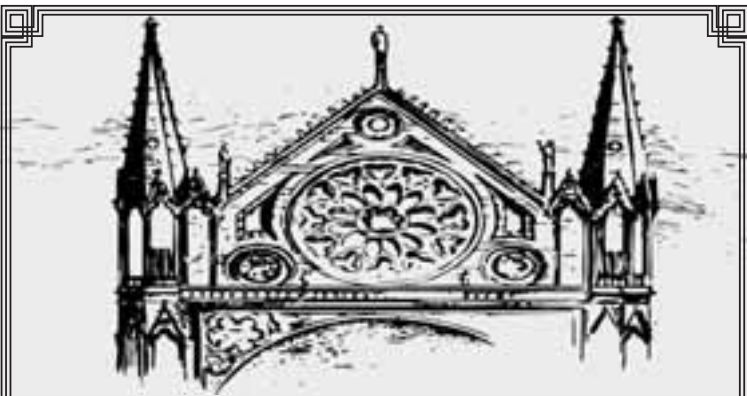
**745-747 VFW Parkway
West Roxbury**
Solid, brick 2 family in a great location. 2 car garage, separate utilities, 2 beds plus bonus room in each unit. Ready for condo conversion.
\$1,040,000
Patsy Brennan 857-472-2982 and Maureen Hayes Rossi 617-417-1000

COMING SOON!

360 Corey Street, West Roxbury
NEW Construction custom built by premier builder. High Ceilings and gorgeous moldings/millwork adorn this 4 story Colonial. 1-car garage to finished basement/mudroom, main level offers open and airy layout but defined spaces, fireplace family room + adjacent chef's kitchen with huge island, Quartz countertops, custom backsplash, high-end appliances, easy access to beautifully landscaped enclosed lot, two additional rooms for versatile living complete the 1st floor, 2nd floor offers primary suite and 2 additional bedrooms and laundry, 2 room suite 3rd floor suite with another gorgeous bath, 4 bedrooms and 3.5 baths. Must see!
\$1,675,000
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Despite recommendations to deny from the BPDA, the ZBA approved the replacement of this house on Hyde Park Avenue with eight condo units.

COURTESY PHOTO

ZBA approves 820 HP Ave., 3915 Washington St.

Jeff Sullivan
Staff Reporter

The Boston Zoning Board of Appeals (ZBA) met recently and approved eight units on the Hyde Park/Roslindale line and six units on the Jamaica Plain/Roslindale Line.

First up is six units proposed for 3915 Washington St. on the Roslindale and Jamaica Plain line approaching Forest Hills. Attorney representing the project Ryan Spitz said they have zoning vio-

lations for lot frontage, lot width, no parking, and multi-family use is forbidden. The proposal would utilize the existing structure and turn the current vacant lot into six units.

Spitz said no parking is in conformance with the city's goals of reducing parking in transit locations.

"The code requires 1.25 parking spaces per unit, and we are providing zero to be consistent with the city's goals of reducing dependency on private vehicles

in a transient location in the city," he said. "Lastly, I would like to say that this proposal is a good example of what the new initiative, Squares + Streets, is trying to accomplish; providing more housing near transit on main streets within all neighborhoods of Boston."

The Board asked about affordability.

"There's no requirement here

ZBA

Continued on page 13

MHC continued from page 2

borhood. The project changed from homeownership to rental, and rental proposals have been

heavy in the MHC and surrounding neighborhoods.

The MHC has been pushing for more homeownership units, and Beatman said the continuing trend of rentals being proposed in the area makes her think financiers will see it as precedent and either not think to build for homeownership or actively try to make everything rentals.

"We have concerns about the banks possibly continuing to redline this area," she said.

"I would call it that," said Holmes.

"We have said this, we will continue saying this to (District 4 City Councilor Brian) Worrell, we need homeownership," said Beatman. "We need affordable homeownership. No more rentals along American Legion. It's just been tons of rentals, many affordable, but all rentals and so the wealth inequality is not getting addressed."

In other news, Boston Police Department District E-18 Community Service Officer Paul Broderick reviewed crime reports for the last month.

Broderick reported three assaults, two larcenies and one major motor vehicle collision

involving a vehicle exiting the Scrub-a-Dub car wash and losing control. The vehicle jumped four lanes of traffic and the median, "coming to a stop up against a tree."

Broderick reported there were no reported robberies, breaking and entering calls, auto theft, vandalisms or drug arrests. He said overall crime in the district from 2022-2023 was down 10 percent and comparing Jan. 2023 to Jan. 2024, crime is down 48 percent.

Beatman also discussed the upcoming city zoning plan Squares + Streets, which will be changing the zoning in Roslindale and Hyde Park. She urged residents to get educated on the plan, as it may come up in the neighborhood later.

"I've been putting out information on the city's new zoning initiatives and I just urge everyone to read them," she said. "Click on the link and learn about them, because our eastern Roslindale neighborhood may not get very affected by it at this point, but a lot of places close by will, and we might."

For more information on Squares + Streets, go to: <http://tinyurl.com/29cxfnys>

bpda | In-Person Public Meeting

Roslindale Squares + Streets

FEBRUARY
24
10:30 AM - 12:30 PM

Registration (RSVP) Link:
bit.ly/RozzieSquareOpenHouse



Project Description:

The BPDA is hosting an open house to kick off the 6-9 month planning and engagement process for the Roslindale Square Squares + Streets plan! At this event, community members can learn more about the Squares + Streets planning & zoning processes while helping us understand their priorities for Roslindale Square.

BPDA ap òganize yon jounen ouvè pou lanse ofisyèlman 6 jiska 9 mwa pwosis planifikasyon ak angajman pou plan Plas ak Ri Roslinda! Nan evènman sa, manm kominote a ka aprann plis sou pwosis planifikasyon ak separasyon zòn Plas ak Ri pandan y ap ede nou konprann priorite yo, istwa, ak espwa yo pou Roslindale Square.

mail to: **Eileen Michaud**
Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201
phone: 617.918.4343
email: eileen.michaud@boston.gov

Website:
bostonplans.org/roslindale-square

Centre Street *continued from page 1*

only a few parking spots were removed to enhance visibility. About 95 percent of the parking spaces have been retained.

Now that a few months have gone by, what are the sentiments among residents and community members regarding the recent changes? Many people have observed that vehicles have slowed down.

“As both a pedestrian and a driver, before the redesign, I felt uneasy navigating Centre Street due to the fast-paced traffic. Since the changes, the traffic has slowed down considerably, creating a much safer environment for both pedestrians and drivers like myself,” remarked West Roxbury resident Mike Sullivan.

Another West Roxbury resident, who was opposed to the Centre Street redesign, admitted that she has noticed that vehicles have slowed down, but she believes the crosswalks and markings are a bit confusing.

“I have not yet seen a bike using the paths, but didn’t expect to see them either, due to our harsh winter weather. With the next mayor, I will continue to ask for crossing lights [at every crosswalk], because I do believe that will actually be safer,” she said.

The Boston Transportation Department [BTD] explained that the crossing signals allow for the safe movement of pedestrians and vehicles, but they also introduce delays for people walking and driving. According to the BTD, installing traffic signals at all un-signalized crosswalks would lengthen driver travel times, compounding the stop-and-go issues on Centre Street.

Other residents and community members said they have noticed an increase in bikers on Centre Street, even in the winter months. Electric bikes, or e-bikes, which have become increasingly popular over the

past few years, are also used on the new bike lane.

West Roxbury resident Michael Zulch primarily walks and bikes on Centre Street. He has noticed fewer speeding vehicles and feels safer crossing the street since the redesign has been implemented.

“As a cyclist, the experience is even better. I no longer face cars tailgating or need to merge into traffic to avoid double-parked vehicles. I’m excited to see how the redesign impacts the area this summer, especially with warmer weather encouraging more use of the bike lanes and crosswalks,” said Zulch. He said he occasionally drives on Centre Street, and has not noticed any significant delays or traffic.

Community member Martin Hanley grew up visiting his grandfather (no relation to Hanley’s Bakery) on Corey Street a few decades ago and watched West Roxbury grow over the years. Hanley remarked that even back then he exercised caution while traveling on Centre Street due to the prevalence of speeding cars.

“I learned to avoid Centre Street since I witnessed people driving carelessly as if they were still on Route One. Cars have become more powerful and bigger over the years since the original configuration of the road with no adjustment until recently,” he stated.

Since the changes have been implemented, Hanley said he has noticed people driving more slowly.

“Centre Street was never meant to be a cut-through from the suburbs into Downtown. I think the new design punctuates that. Change is tough, but I trust the people who do this engineering work for a living,” he said. With spring around the corner, Hanley said he hopes that

people will be able to enjoy the fresh air and feel safer when walking on Centre Street

Carolyn MacNeil, who has been living in West Roxbury for over 30 years, said she feels that the changes have made an overall positive impact on Centre Street. She does not think the redesign is perfect, but believes it is much safer and has noticed fewer speeding vehicles. She added that there have been too many accidents involving pedestrians over the years on Centre Street – she said she even witnessed one of them, and said it was “absolutely horrific.”

She believes traffic is still an issue, but noted that traffic has been increasing over the past few years.

“Everyone lacks patience, me included. I think it’s easy enough to avoid Centre Street by going the Parkway or Washington Street, both of which parallel Centre Street and have the ability to handle more traffic,” MacNeil stated. “I do feel bad for the businesses because there just aren’t enough parking spots to run in and grab your pizza, but I think most people are loyal enough that they will find a way to continue to patronize the businesses along Centre Street. I know I have and will!”

She also wonders if more people would have been supportive to the changes if the phrase “road diet” was not so hideous sounding.

New District 6 Councilor, Benjamin Weber, said that he has received many positive comments from West Roxbury residents since the changes have been made. He has also received a few complaints, mainly about access to handicap parking spaces. “My office has received some complaints about access to handicap parking spaces and backups trying to leave Roche Bros. We have brought

them to the City’s attention,” he explained. Weber said that he has driven on Centre Street in WR during the morning and evening rushes and “hasn’t run into any traffic jams”.

A local group, called the West Roxbury Safety Association (WRSA), had been very vocally against the road diet.

WRSA founder Steve Morris said he has noticed a sharp increase in traffic all around the area of Centre Street.

“The traffic is as bad as expected,” he said. “There’s traffic basically running from the VA to the Faulkner.”

Morris said the side streets have also been clogged up, at least from his experience. “I was turning onto Corey Street from Montview and, for the first time in my life, I was the seventh car in line,” he said. “I take that route probably around four times a day.”

He’s had six businesses reach out to him saying they’ve lost a lot of business when compared this time last year. “They reached out unsolicited, just because of my role at the WRSA, and they’ve had their business drop off dramatically,” he said.

Morris added he has not seen any cyclists on the road since construction, and despite the winter weather, he said he feels there were cyclists last year around this time.

“It’s gone from three to zero,” he said.

Prior to the implementation of the redesign, some businesses on Centre Street hung the red anti-road diet signs from the WRSA in their windows, citing concerns about the parking and traffic hurting their business. The Bulletin reached out to multiple Centre Street businesses for comment, but none of responded.

For more information about the Centre Street redesign, go to <http://tinyurl.com/yh4bjzbb>

BOSTON STATE COMMUNITY TRUST, INC. REQUEST FOR GRANT PROPOSALS

The Boston State Community Trust, Inc. a subsidiary of the Boston State Hospital Citizens Advisory Committee, Inc. is requesting grant proposals from community-based organizations located in the neighborhoods of Roxbury, Mattapan, Dorchester, Jamaica Plain, Hyde Park, and Roslindale.

This funding round invites proposals in the following funding categories:

**Education & Job Training Initiatives;
Youth Recreation & Social Development Initiatives;
and Mental Health Initiatives.**

A maximum of \$10,000.00 per organization will be distributed in this funding round.

The Request for Proposals (RFP) will only be available for distribution to interested parties via electronic mail on **Friday, March 1, 2024 between 8:00 am and 6:00 pm.**

On March 1st, interested parties must submit an electronic mail request for a copy of the RFP.

All RFP requests must identify the organization that is requesting the RFP.

If the organization is not identified, the RFP will not be distributed.

NO REQUESTS WILL BE PROCESSED AFTER 6:00 p.m.

NO REQUESTS WILL BE HONORED “PRIOR” TO MARCH 1st .

Upon submission of the request, an electronic version of the RFP will be forwarded to each respondent.

The electronic mail request must be submitted to: bjohnson@bevcoassociates.comcastbiz.net.

The Boston State Community Trust reserves the right to suspend, withdraw, or amend the aforementioned RFP without prior notice.

Legals

Learn and Serve *continued from page 7*

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

INFORMAL PROBATE PUBLICATION NOTICE **Docket No. SU24P0194EA**

Estate of: Robert E. Curran **Suffolk Division**
Date of Death: November 1, 2023

To all persons interested in the above captioned estate, by Petition of **Petitioner: Mary E. Curran of Boston, MA**
a Will has been admitted to informal probate
Mary E. Curran of Boston, 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.

Boston Bulletin: 02/15/2024

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

Notice of Petition for Termination Of Parental Rights G.L. c. 210 § 3 **Docket No. WO24A0049CW**

In the matter of: Aurora Riley **Worcester Probate and Family Court**
225 Main Street
Worcester MA 01608
(508) 831-2200

To: William Shabazz of Dorchester, MA
and any unknown or unnamed father, parent(s) of the above named child.
*A putative father will not have standing as a party to this case without a voluntary acknowledgment of parentage or an adjudication of paternity.

A petition has been presented to said court by Bright Futures Adoptions Center, Acton, MA 01720 representing that the parent(s) of the child lack(s) current ability, capacity fitness and readiness to assume parental responsibility for the child; that the petitioner's plan for the child will serve the child's best interests, and, requesting that this Honorable Court enter a decree under the provisions of the General Laws of Massachusetts, Chapter 210, Section 3, that shall have the effect of terminating the rights of the person(s) named herein to receive notice of or to consent to any legal proceeding affecting the custody, guardianship, adoption or other disposition of the child named herein.

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT: **Worcester** ON OR BEFORE TEN O'CLOCK IN THE MORNING (10:00 AM) ON: **5/14/2024**

YOU ARE ENTITLED TO THE APPOINTMENT OF AN ATTORNEY IF YOU ARE AN INDIGENT PERSON. An indigent person is defined by SJC RULE 3:10. The definition includes but is not limited to persons receiving AFDC, EAEDC, poverty related veteran's benefits, food stamps, refugee resettlement benefits, medicaid, and SSI. The Court will determine if you are indigent. Contact an Assistant Judicial Case Manager/Adoptions Clerk of the Court on or before the date listed above to obtain the necessary forms.

WITNESS, Hon. Leilah A. Keamy, First Justice of this Court
Date: February 8, 2024
Stephanie K. Fattman, Register of Probate

Boston Bulletin: 2/15/24, 2/22/24, 2/29/24

**COMMONWEALTH OF MASSACHUSETTS
SUFFOLK, SS. Docket No. SU23E0121PP**

To Luis Ferando Arboleda Garciano, L.K.A. 214 Malden Street, Apt. #2, Revere, MA 02151 and to all other persons interested

A Petition has been presented to said court by Sonya F. Bettencourt of Revere in the County of Suffolk representing that he holds as 50% share as tenant in common undivided part or share of certain land lying in Revere, MA in said County, and briefly described as follows:
Unit #214-2 Percentage Interest: 13.508% Area: 680 Square Feet
Parking Spaces: 6 and 7
Unit Post Office Address: 214 Malden Street, Unit 2, Revere, MA 02151

GRANTOR, Owner of the above referenced UNIT in the MALDEN STREET CONDOMINIUM created by Master Deed, dated August 5, 2005, recorded with Suffolk Registry of Deeds in Book 37739, Page 100; (the "Master Deed") in accordance with the provisions of Massachusetts General Laws Ch. 183A, grants the UNIT to GRANTEE with QUITCLAIM COVENANTS for the CONSIDERATION state above.

The UNIT contains the AREA listed above and is laid out as shown on a plan recorded herewith which is a copy of a portion of the plans filed with the Master Deed and to which was affixed a verified statement in the form provided for in Massachusetts General Laws Ch., 183A, Section 9

Setting forth that he desires that all the following described part of said land may be sold at private sale for not less than \$329,000.00 dollars.

And praying that partition may be made of all the land aforesaid according to law, and to that end that a commissioner be appointed to make such partition and be ordered to make sale and conveyance of all, or any part of said and which the Court finds cannot be advantageously divided either at private sale or public auction, and be ordered to distribute the net proceeds thereof

If you desire to object thereto you or your attorney should file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 29th day of February 2024, the return day of this citation.

Witness, Brian J. Dunn, Esquire, Ent Judge of said Court, this 26th day of January 2024.
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 02/01/24, 02/08/24, 02/15/24

motioning to the Southwest side of the wetlands. The development plans extended "out into the wet swamp, but [the developers] dropped that right away because it was unfeasible."

"The signs of damage are still here," said Kelsey Kingman, the newest member of the Task Force, as she turned over a piece of asphalt on the main trail with her boot tip.

"We had a 20-year fight against the developers," said Taff, "and in the middle of that we got recruited by the Urban Wilds program who was interested in doing these [Serve and Learns]."

According to local resident and historian George Wardell, "the wetlands used to be a dump." The most aggressive invasives before habitat restoration efforts, which gained speed just a few years ago, were Japanese Knotweed, Multiflora Rose, and the Nor-

way maple.

"[The Knotweed] is kind of a sneaky plant – it grows amongst the natives," said Andrews. The plant reproduces via its fibrous root network and rhizomes, an underground plant stem that produces horizontal roots, similar to root vegetables. Because of this, Knotweed is very difficult to remove; you need to remove as much of the root system as possible.

Thanks to the efforts of the Task Force and the Learn and Serve walks, much of the Knotweed has been successfully removed.

Before, the plot could not even be considered a forest due to the amount of invasives and lack of native plants.

"Now it's a forest, so this stuff is actually doable" said RWTF member Siobhan Kelleher.

There is still a lot of work to do. According to Kingman, the newest member of the Task

Force, "the woods are still missing a lot of its middle layers." A healthy forest has three lush layers – the forest floor, the understory (the middle section), and the canopy (the top). "This canopy is dominated by invasives," said Kingman, which means that many native midsection plants are unable to grow.

Additionally, the proximity of the Arnold Arboretum also creates problems for the Roslindale Wetlands. Since the arboretum is a mere 170 feet away from the Northeastern corner of the Wetlands, invasive seeds can spread very easily via wind and water.

"When in doubt, plant natives," said Andrews. "Even if things are not on the state vigilant list [of invasives], we should still be cautious and proactive. With the more exotic species, we don't know how they're going to behave with climate change." It poses as a potential challenge, therefore, that the arboretum is so close to the wetlands, because they have brought in many exotic species.

Last Saturday's Learn and Serve helped manage some of these issues. According to Kelleher, the best practice is to do "targeted removal of invasives with planting and protecting natives. It's not enough to just remove the invasives. Once [the natives] are established, they'll block out the invasives." Removing the crabapple will help protect the native shrubs and trees that the Task Force recently planted.

Some of the natives that the group is prioritizing and that already exist in the wetlands include the Sugar Maple, which can be easily confused by the Norway Maple (invasive), Red Maple, Black Cherry, American Elm, Winterberry Holly, Ash, Arrowwood Viburnum, Spicebush, and American Sycamore.

Hopefully, many of these species will continue growing once the invasives are cut back. But as Mark McCallum, a resident whose home is situated right on the edge of the wetlands, said, "Humans are the most invasive species of all."

**To advertise, call the Bulletin
at (617) 361-8400**

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

INFORMAL PROBATE PUBLICATION NOTICE **Docket No. SU24P0037EA**

Estate of: Elaine L. Carney **Suffolk Division**
Date of Death: May 25, 2023

To all persons interested in the above captioned estate, by Petition of **Petitioner Jason Carney of Foxborough, MA**
Jason Carney of Foxborough, MA
has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

West Roxbury/Roslindale Bulletin: 02/15/2024

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

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT **Docket No. SU22P1280EA**

Estate of: Francis J. Lennon **Suffolk Probate and Family Court**
24 New Chardon Street
Boston, MA 02114
(617) 788-8300
Date of Death: 04/11/2022

A Petition for Order of Complete Settlement has been filed by: **Edward C. Lennon of West Roxbury, MA** requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, First & Final and other such relief as may be requested in the Petition.

IMPORTANT NOTICE


You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 03/07/2024.

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

Witness, Hon. Brian J. Dunn, First Justice of this Court
Date: January 31, 2024
Stephanie L. Everett, Esq., Register of Probate

West Roxbury/Roslindale Bulletin: 2/15/2024

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



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

JP Housing Resistance *continued from page 1*

as a cinder block car repair garage, it was converted into a single-family house by Lew Welty in 1988. Welty did not seem to face as much controversy as the current owner, Dr. Teresa Spillaine, who proposes to add a first-floor garage and a doctor's office below a second-story residence designed by Chris Hosford, of Helios Architects.

Spillaine told the JPZC on Dec. 20 the reason why. "We want to age in place," she said. "We want to stay in our home." An office and waiting room for her practice would be on one side and a car garage on the opposite side of the two-story residence.

There were four neighbor complaints expressed by several callers: No meetings with abutters, "major adverse affect on abutters," "massively large, far too large," "privacy encroachment," "[patients] walking to the doctor's office is a big problem, it's a business in your house."

When it seemed likely the issue would be denied, Spillaine's attorney, Larry DiCara, asked for and received a deferment, and was later scheduled for Feb. 7. Dr. Spillaine returned on Feb. 7 and her architect explained that after meeting with abutters, "basic changes" had been made to "satisfy their concerns."

The house has been completely redesigned from a shed roof with hip roof dormer to a mansard roof with an inset covered porch. Although all the homes on Child Street are higher, Hosford reduced the height from 29 feet to 23 feet, six inches, apparently to mollify the rear abutters on Lee Street.

The front side yard had been set back on the right side leading to the office and waiting room to eight feet, six inches, with a four-foot planted edge to satisfy the next-door owner of 108 Child.

Zoning committee member Kendra Halliwell thanked the architect for his "creative solution" and Julian Harvey of 26 Lee St. said she was "appreciative" of the changes. But Margaret Williams, at 20 Lee St., did not seem appreciative; she wanted a solid fence to shield her backyard property.

After a lengthy discussion Williams agreed to a six-foot glass wall and the zoning committee agreed with that proviso. Zoning committee member Kevin Moloney seemed appreciative of the

vote. "It's up to the owners to make changes to satisfy the neighbors," he said.

Regarding Montebello Rd., Sarbaugh is not new to ESNA, which approved the two three-family gabled buildings he built at 12-14 Ennis Rd. in 2021. These were completed in July 2022 and the average condominium sale was \$810,000. Sarbaugh planned on doing something similar at 61 Montebello Rd.; raze the existing 1880 house and build three, three-unit buildings on the 10,500-square-foot lot.

The ESNA disapproved; members of its housing committee wanted to preserve the old house and build it out with three units.

Sarbaugh came back to ESNA in February 2023 with a new design by his architect Arthur Choo (who designed the Ennis Road buildings) of eight condominiums; three in the existing house and five in a four-story addition. At neighbors' request, Sarbaugh even paid for a shadow study, which is rare for a four-story building.

This plan remained through 2023 as Sarbaugh went back and forth with a series of meetings with ESNA and the JPZC; ESNA flat out opposed more than three units in the existing house and the JPZC voted to deny the plan on Dec. 20, 2023.

Zoning Committee chair Dave Baron seemed bothered by the vote. "I don't know how these things happen," he said. "We're asked to back up ESNA, but I'm concerned about how keeping the existing house would make it more costly."

Armed with this denial, neighbors nevertheless took no chances and came out in numbers at the Jan. 9, 2024 ZBA hearing. It was touch and go; the BPDA at first wanted to deny without prejudice because it wanted less on-site parking, but last minute negotiations on Jan. 4 with Sarbaugh's attorney Joe Hanley resolved the issue.

According to Hanley, "The BPDA saw this as infill housing for larger families."

Among the several speaking in opposition, two neighbors seemed to represent the consensus. Sue Pranger from ESNA said the developer "is only out to make more profit."

"This is an eight-unit, 80-foot long building on the downhill slope of Montebello Road. I strongly oppose," Pranger said. "It's already a dense neighborhood with the majority as naturally afford-

able," Pranger added. "We have 132 units already at 3193 and 3200 Washington St."

Dasha Mikic said she was a registered Massachusetts architect and lives at 89 Montebello Rd. She said she had prepared and submitted to the ZBA a series of images to show the relationship of the new building to Montebello Road. "I superimposed the street elevation on the [new] building," she said.

"The building [61 Montebello] is alien to the neighborhood," Mikic said. "It's an unrelenting wall, the great wall of Montebello."

In a rare precedent, despite the amount of opposition, ZBA member Katie Wethell made a motion to approve, which passed.

At the Feb. 5 ESNA meeting Pranger, in her update report, said 61 Montebello Rd. had been approved by the zoning board. "The abutters are reviewing the decision," Pranger said. "I don't know what will happen next."

Obituary policy

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

Parkway Orchestra presents a family concert

Parkway Concert Orchestra presents a family concert on Sunday, March 3 at 3 p.m. at Holy Name Parish Upper Church, 1689 Centre St, West Roxbury. Music Director Thomas Kociela conducts the 50 piece non-profit orchestra in an exciting program including Capriccio Espagnol by Rimsky-Korsakov, Spiderman by Elfman, An American in Paris Suite by Gershwin, The Walk to Paradise Garden by Delius, and other selections.

This concert is presented by Holy Name Enrichment Program and is sponsored by Vogt Realty Group in memory of Gene and Ann Vogt. The program is supported in part by an operating support grant through the Cultural Sector Recovery Grants for Organizations program from the Mass Cultural Council. During intermission, the audience will have a chance to meet and learn about the orchestra instruments at an instrument petting zoo. Concert admission is free. Doors will open at 2:30 p.m. For more information, please call 617-792-4277, visit the orchestra's web site at www.parkwayconcertorchestra.org or visit us on Facebook at www.facebook.com/parkwayconcertorchestra.

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Virtual Public Meeting

Faneuil Gardens

FEBRUARY

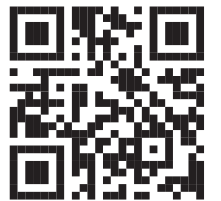
28

6:00 PM - 8:00 PM

Zoom Link: bit.ly/481YhAr

Toll Free: (833) 568 - 8864

Meeting ID: 161 717 8434



Project Proponent:

The Community Builders

Project Description:

Faneuil Gardens is a redevelopment of an existing public housing community. Along with replacement units for all current public housing apartments, the intent is to add new income-restricted units, resident amenity space, and potential commercial/cultural spaces.

mail to: Camille Platt

Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

phone: 617.869.7098

email: camille.platt@boston.gov

Close of Comment Period:

3/15/2024

Website:

bit.ly/faneuil-gardens

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CASTELLANO

Dolores A. (Rubino) of Roslindale, February 8, 2024, age 85. Beloved wife of the late Joseph "Big Joe" Castellano. Loving mother of Joseph A. Castellano and his wife, Vikki-Lynn, of Roslindale. Cherished grandmother Bethany Gina Castellano of Dorchester and Anthony Joseph Castellano of Milton, as well as her grandpuppies, Jules & Jerry. Sister of the late Jean Zaccardo, Angelina Violante, Virginia Lloyd, Mary Wildes, Bella Bruzzese, Rose Rubino, Thomas Rubino, and George Rubino. Also survived by her nephew, Sunday Okojie, and his late wife Joanne Violante, of Malden. A Funeral Home Service was held on Tuesday, February 13, 2024. Interment took place at Saint Michael's Cemetery in Roslindale. In lieu of flowers, memorial donations in Dolores's name may be made to All Sato Rescue at PMB 595, P.O. Box 194000, San Juan, Puerto Rico 00919-4000 or by visiting <https://allsatorescue.org/>

COYLE



Anna (Munof) of Roslindale, formerly of East Boston, February 2, 2024. Dear and devoted wife of the late George R. Coyle, Jr. Loving mother of Alisa Coyle Kallianiotis and her husband Anthony and Christina Pagano, all of Roslindale. Cherished grandmother, "Gram," of Anna Kallianiotis and Alexandria Pagano. Loving daughter of the late Ignazio and Ida (Carota) Munof. Dear sister of the late Lucy Restagno, Anthony Munof, Catherine Munof, Mary Popovski and Josephine Jurasek. Also survived by many loving nieces and nephews. Funeral from the Kfoury Keefe Funeral Home, 8 Spring St. (at the corner of Centre St.), WEST ROXBURY. In lieu of flowers, contributions in Anna's memory may be made to the MSPCA, 350 S. Huntington Ave., Boston, MA 02130, Mass General Brigham (www.massgeneralbrigham.org), or to the Dana Farber Cancer Institute (www.dana-farberbrigham.org). Interment St. Michael's Cemetery, Roslindale. Guestbook and other information at www.KfouryFuneral.com

HOGAN



Phyllis (Gutowski) formerly of Roslindale and Quincy, passed away on February 10, 2024. Beloved daughter of the late Henry

DEATHS

and Chessie (Bochonowicz) Gutowski. Wife of the late Joseph Hogan and the late Bill Donovan. Loving sister of Paul Gutowski of West Roxbury, John Gutowski and his wife Mary of Weymouth, Janet Wilk and her husband Dan of West Roxbury, and the late Alice and Eddie Gutowski. Aunt of Joseph, Nancy, Daniel, Julie, Cheryl, Karen, and the late Steven (KIA, U.S. Army). Great aunt of Kyle, Kate, Amelia, Steven, and Alice. A visitation will be held at the P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home 2000 Centre St. West Roxbury on Friday, February 16th from 10-11am, followed by a Funeral Service in the funeral home beginning at 11am. Interment Forest Hills Cemetery, Jamaica Plain. Arrangements by P.E. Murray - F.J. Higgins, George F. Doherty & Sons Funeral Home, West Roxbury, 617-325-2000.

LANG



Elizabeth Marie (McMahon) Lang, a longtime resident of Hyde Park, died Friday, February 9, 2024 at Traditions in Dedham after a short illness. She was 89. Betty was born May 22, 1934 in Boston, Massachusetts, the only child of James Bernard and Elizabeth Gertrude (McLay) McMahon. She graduated from Girl's High School in Boston. She started working at Boston Gas Company, moved to working as a bookkeeper for the Perkit Folding Box Corporation in Hyde Park, and spent the last dozen years of her working career at Dedham Wholesale Tire Company in West Roxbury until her retirement in 2013. Betty was a very active parishioner at St. Anne's Church in Readville where she was a member of the St. Anne's Ladies Sodality, the Our Lady of Fatima Legion of Mary, a member of the Catholic Daughters, and a member of the Parish Council at St. Anne's Church. She was also a member of the Red Hat Society and St. Mary's Exercise Group. Betty was the beloved wife of the late George Henry Lang who predeceased her in 2017. She is survived by her two daughters, Sharon M. Germano, and her husband John, of Dedham, and Gail S. Lang-Rubenstein, and her husband Barry, of Norwood; by her six grandchildren, Christopher (Andrea), Daniel, Michael (Andrea), Katherine (Zachary), Jacob (Katherine), and Jessica (John); as well as two great grandchildren, Madelyn and Riley. Betty's family would like to thank Ramona Barros for her loving care this past year. Also thanks to the residents and staff of Traditions for their love and friendship during her time there.

Visiting hours will be held Thursday, February 15th from 4 to 8 pm at the Folsom Funeral Home, 87 Milton Street, Dedham. Relatives and friends will gather at the funeral home Friday, February 16th starting at 9:30 am and proceed with us to St. Anne's Church, 90 West Milton Street, Hyde Park for her funeral mass at 10:30. Interment will follow in St. Mary's Cemetery, Grove St, West Roxbury. Donations to St. Anne's Church, 90 West Milton Street, Hyde Park, MA 02136 would be appreciated.

IARROBINO



Frank Anthony Jr., age 92, of Alexandria, VA, formerly of West Roxbury, passed away peacefully in his sleep on February 2, 2024. Frank was the son of the late Frank Iarrobino Sr. and Maria Iarrobino (Garafano). Husband of the late Celia Iarrobino (LaCambria) brother of Rosemarie Testa of Sarasota, FL and his late sisters, Florence Cerullo and Nancy Tomasetti. Frank is survived by his children Elaina Nunn of Safety Harbor, FL, Rosemarie McGillicuddy of Cohasset, Frank Iarrobino of Hull, Charles Iarrobino of Walpole, Paul Iarrobino of Portland OR and Deana Burke of Providence, RI. He is also survived by his grandchildren Isabella, Alexandria and Sloane. Frank graduated from Commerce High School in Boston, Class of 1948. He was a long term Business Agent for Local #18 of the Boston Tile, Marble and Terrazzo Workers. Frank was elected First Executive Vice President of the International Union in the Washington DC. After Frank retired from his long career in organized labor, he enjoyed a second career as sales manager for Hawaiian Pool & Patio in Alexandria, VA. Frank was born in The North End of Boston during The Depression where at an early age he learned the importance of doing good work for its own sake and that the art of persuasion was actually a science. Although he had relocated to the Washington DC area his thoughts always returned to the strong sense of identity and community he grew up in so that one could say he never truly left The North End's main streets and alleyways of the Urban Village that was The North End. Funeral from the P.E. Murray - F. J. Higgins, George F. Doherty & Sons Funeral Home, 2000 Centre Street, West Roxbury. Interment at St. Joseph's Cemetery in West Roxbury. In lieu of flowers, donations can be made in Frank's memory to the St. Jude's Children's Research Hospital. For online guestbook pemmurrayfuneral.com. Arrangements by P.E. Murray - F.J.

Deaths

Continued on page 13

ZBA *continued from page 8*

for affordability as we don't meet the threshold of 10 units," said Spitz. "We do understand that the mayor's goal is to reduce that threshold down to seven units, and again we fall outside of that. So affordability, according to the Office of Housing, this would not be affordable, but we consider it affordable because as these are rentals, they will be open to the Section 8 Voucher."

Office of Neighborhood Ser-

VICES Liaison Conor Newman said there had been an abutters meeting as well as a meeting with the Jamaica Plain Neighborhood Council (JPNC), where the council voted to oppose the project. The Boston Planning and Development Agency (BPDA) also recommended denial because it did not conform to the three-family context of the neighborhood.

Spitz said they have a "difference of opinion" with the

BPDA on the context of the neighborhood, noting several other nearby projects that are much denser than this one being approved by the ZBA and BPDA.

The ZBA approved the project with the proviso that the BPDA sign off on design review.

Next up is the proposed nine-unit, four-story homeownership project at 820 Hyde Park Ave. abutting American Legion Highway. Attorney representing the project John Barry said they are looking to

build eight units on the single-family zoned site. The project needs relief for having insufficient front yard and side yard setbacks, insufficient lot frontage, excessive floor area ratio, insufficient open space, multi-family is a forbidden use and excessive building height.

Barry said there are several buildings around the site that are very dense condo buildings, including a 34-unit project abutting the proposal at 804 Hyde Park Ave.

"As we were working through our community process and with the BPDA on this particular proposal, we did remove one of the units on an eight-unit proposal with eight private parking spots on the site accessed by the existing curb cut," he said.

The BPDA also recommended denial for this project. BPDA Deputy Director for Zoning Jeff Hampton said it was because of the heights around the area being about two-to-three

stories. He said though the adjacent 34-unit 804 Hyde Park Ave. building currently under construction is the same height, the BPDA would like to have 820 stepped down from four stories.

"We're really looking at a building that is smaller in scale and has more open space," he said. "With this particular case, we're not so much opposed to the number of units, but it's the stepping down and the massing of the building that we're very interested in having reduced a little bit."

Barry said they have made design changes since Hampton's recommendations to make the building smaller, but said the parking is the obstacle to reducing the height further.

The Board voted unanimously to approve the project with BPDA design review and a proviso that the BPDA provide feedback on the overall massing so that the fourth floor is stepped back and is distinct from the first three floors.

Around the Neighborhood

FIFTH ANNUAL BRIGHTON WINTER FARMERS MARKET

The Presentation School Foundation (PSF) Community Center is hosting our fifth annual Brighton Winter Farmers Market every other Saturday at Oak Square (located at 640 Washington Street, Brighton, MA 02135). We hope to provide community members with the opportunity to experience a vibrant local economy, access to fresh, healthy food, and enjoy a gathering space throughout the winter months.

WARD 20 DEMOCRATS TO CAUCUS

The Caucus to Elect Delegates to represent Boston Ward 20 at the Massachusetts Democratic Convention on June 1st in Worcester will be

held Feb. 17th at the BPD Area E Community Room 1708 Centre St. West Roxbury. Doors open for registration at 9:00a.m. Caucus begins at 9:30a.m. For more information email W20boston@gmail.com

CHILDREN'S WINTER FESTIVAL RETURNS TO BOSTON COMMON FEBRUARY 21

Mayor Michelle Wu and the Boston Parks and Recreation Department present the annual Children's Winter Festival on the Boston Common Parade Ground on Wednesday, February 21, from 11 a.m. to 2 p.m. Visit boston.gov/winterfest for more information about this family-friendly school vacation week event.

The free festival is open to all and offers music, give-

aways, winter activities, treats, and crafts. Featured attractions include large inflatable installations such as the All-Star Challenge, and a Fun House Maze. Kids and their caregivers can also enjoy rides in the park on the Trackless Train, a ski lift photo booth, the alpine slide, snow throw, and much more.

The Boston Common Parade Ground is located at the corner of Beacon and Charles Streets. Call (617) 635-4505 or email parks@boston.gov for more information. To stay up to date with news, events, and improvements in Boston parks, visit boston.gov/Parks, join our email list at bit.ly/Get-Parks-Emails, and follow our social channels @bostonparksdept on Twitter, Facebook, and Instagram.

Deaths *continued from page 12*

Higgins, George F. Doherty & Sons Funeral Home, West Roxbury.

KELLY



John Joseph of West Roxbury died Sunday, February 4, peacefully in his home, surrounded by his family. Loving husband of Joan (d'Entremont) Kelly. Loving father of John Kelly (Karen) of West Roxbury, Jim Kelly (Ellen) of Ashland, Trisha Hughes (Mike) of Norwood, Tom Kelly (Debbie) of West Roxbury, Stephen Kelly (Maribel) of Dedham and Brian Kelly (Tina)

of Milford; grandchildren, Laura, Matthew K., Michael, Erin, Ashley, Jamie, Lcpl Shawn (USMC), Daniel, Kaitlyn, John, Liam, Matthew T.; and many nieces and nephews. He also leaves his sisters, Mary Nelson, Sr. Patricia Kelly; brother, Andrew "Jerry" and the late James Kelly. John was born on September 19, 1934 in Dorchester, MA and raised in Savin Hill. The son of the late Joseph and Mary Kelly. He was a graduate of Cathedral High School and served in the United States Army in Germany. John worked for New England Telephone Company for over 40 years. After marriage in 1964, John and Joan settled in West Roxbury to raise their family. He was a member of Saint Vincent de Paul of Holy Name Church in West Roxbury and an active parishioner. John was a long-time baseball coach for Parkway Little League and always available to volunteer for any community activities, including Bingo Night at the Boys Club. He was well-loved for his portrayal of Santa Claus and brought joy to many children and adults at Christmas parties and holiday events in addition to many charity events. John was an avid hockey fan and loved the Bruins, he also played hockey himself into his 50s. Funeral from the Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY. Burial will be at a later date. In lieu of flowers, a donation may be made to Saint Vincent De Paul Holy Name Church, 1689 Centre Street, West Roxbury, MA 02132.

SULLIVAN



Patricia H. (Hayes) of West Roxbury passed away peacefully on February 2, 2024. Beloved wife of the late Joseph A. Sullivan. Loving mother of Maura and her husband, John Hoey of West Roxbury, Sheila M. Sullivan of West Roxbury and Brenda and her husband, Mark King of Hanover. Loving grandmother of Brendan and Liam Hoey and Sofia, Declan and Jaclyn King. Loving sister of Catherine Hayes of Braintree and the late James Hayes of Milton. Funeral from the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY. Interment in Saint Joseph Cemetery. Pat was a source of strength and support to her goddaughter, Patsy, who has been diagnosed with ALS. In lieu of flowers, please consider continuing support in Pat's name to Hope for Patsy on her GoFundMe Page, <https://gofund.me/ac6f9fe7> or to <https://projectals.org> For directions and guestbook, gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600.

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Commonwealth of Massachusetts
The Trial Court – Probate and Family Court

Docket No. SU24D0119DR

DIVORCE SUMMONS BY PUBLICATION AND MAILING
Julia Roa Chala vs. Manuel Eduardo Roa Chala

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

To the Defendant:

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

The Complaint is on file at the Court.

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

You are hereby summoned and required to serve upon:

Julia Roa Chala, 136 Fawndale Road, Apt. 1, Roslindale, MA 02131

your answer, if any, on or before 03/08/2024. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

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

Date: January 24, 2024

Stephanie L. Everett, Esq. Register of Probate

West Roxbury/Roslindale Bulletin: 02/15/2024

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division Docket No. SU22D1703DR

DIVORCE SUMMONS BY PUBLICATION AND MAILING
Robert Colome vs. Elvia Esperanza Seclen

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

To the Defendant:

The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown of the Marriage

The Complaint is on file at the Court.

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

You are hereby summoned and required to serve upon:

Robert Colome, 12 Powellton Road Apt. 1, Dorchester, MA 02121

your answer, if any, on or before 03/21/2024. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

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

Date: December 28, 2023

Stephanie L. Everett, Esq. Register of Probate

West Roxbury/Roslindale Bulletin: 02/15/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

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

Docket No. SU13P1355GD

In the interests of:
**Brett Coleman
of: Brighton, MA**

**RESPONDENT
Incapacitated Person/Protected
Person**

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

To the named Respondent and all other interested persons, a petition has been filed by

Department Of Mental Health of Boston, MA

in the above captioned matter requesting that the court: Expand the powers of a Guardian of the Respondent.

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

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 AM on the return date of **2/27/2024**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

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

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

Date: January 30, 2024

Stephanie Everett
Register of Probate

Boston Bulletin:
02/15/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court
Department

Docket No. SU24P0187GD

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

In the matter of: **Jose Torres
Of: Jamaica Plain , MA**

**RESPONDENT
Alleged Incapacitated Person**

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

To The named Respondent and all other interested persons, a petition has been filed by

Department of Developmental Serv of Boston, MA

in the above captioned matter alleging that **Jose Torres** is in need of a Guardian and requesting that **Julio Torres of Providence, RI Samantha Arias of Stoughton, MA** (or some other suitable person) to be appointed as Guardian to serve on the bond.

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

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00AM. on the return date of 03/05/2024. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

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

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

Date: January 29, 2024

Stephanie L. Everett, Esq.,
Register of Probate

Boston Bulletin:
02/15/2024

Commonwealth of Massachusetts
The Trial Court

Docket No. SU24P0260GD

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

In the matter of: **Joshua Osemwegie
of: Roslindale, MA**

**RESPONDENT
Alleged Incapacitated Person**

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

To the named Respondent and all other interested persons, a petition has been filed by **Mass. Dept. Of Mental Health of Westborough, MA** in the above captioned matter alleging that **Joshua Osemwegie** 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 a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 AM on the return date of **3/5/2024**. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

IMPORTANT NOTICE

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

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

Date: February 6, 2024

Stephanie Everett, Register of Probate

Hyde Park Bulletin:
02/15/24

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET No. SU23P2592EA

Estate of: **Daniel M. Benmosche**
Date of Death: 09/23/2023

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

To all interested persons:

A Petition for S/A - Formal Probate of Will with Appointment of Personal Representative has been filed by

Pamela Bardhi 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:
Pamela Bardhi of West Roxbury, 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 03/14/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

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

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

Date: February 01, 2024

Stephanie L. Everett, Esq.,
Register of Probate

West Roxbury/Roslindale Bulletin:
02/15/2024

Commonwealth of Massachusetts
The Trial Court
Probate and Family Court

**CITATION ON PETITION FOR
FORMAL ADJUDICATION**

DOCKET No. SU23P2710EA

Estate of: **Constance Lynn Packard**
Also known as:
Constance L. Packard
Date of Death: 08/31/2023

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

To all interested persons:

A Petition for S/A - Formal Probate of Will with Appointment of Personal Representative has been filed by:

Paula Snizek of Somerset, 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:
Paula Snizek of Somerset, 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 03/11/2024. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

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

Date: February 12, 2024

Stephanie L. Everett, Esq.,
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