

WEST ROXBURY ~ ROSLINDALE BULLETIN

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MARCH 8, 2018



Transit Matters is proposing that the MBTA extend the Orange Line through the Parkway and into Needham.

COURTESY PHOTO

Transit Matters proposing Orange Line to Needham

Jeff Sullivan
Staff Reporter

Transit Matters, a transit advocacy group, recently released a large report stating that the MBTA needs to start focusing on regional rapid rail transit rather than traditional commuter rail.

The report, filed on the group's web site at transitmatters.org/regional-rail, stated that specifically there is a long-term and a short-term solution for helping to ease Boston's transit woes in terms of wait times and access. Both of these items are focused on increas-

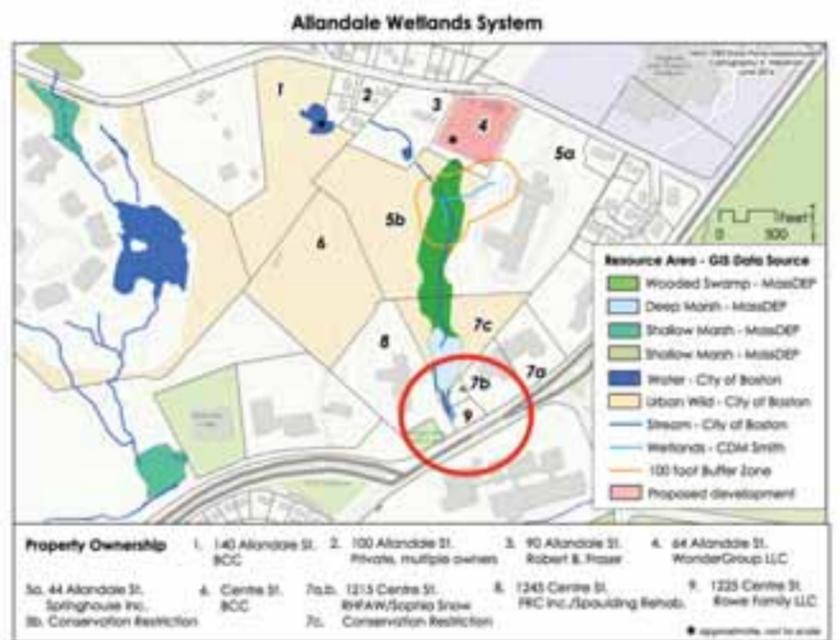
ing train frequency at stops in a big way.

The first is a long-term solution that proposes the MBTA at least look at making the Needham Line rapid transit rather than commuter rail. Transit Matters co-founder Marc Ebuna said though he realizes this would take a lot of work, it is something the MBTA should be looking into and something the Paris Reseau Express Regional already uses.

Ebuna said the MBTA could extend the Orange Line through the Commuter Rail Stations and extend

Transit

Continued on page 2



Some residents are concerned a building at this site could negatively impact the local vernal pool and Urban Wilds.

COURTESY PHOTO

Friends to oppose 1231 Centre St. plan

Jeff Sullivan
Staff Reporter

The Friends of the Allandale Woods group – first formed to oppose the 20-town house development at 64 Allandale St. – said they are now working to oppose a new development proposal at 1231 Centre St.

The location is directly below the border of the Allandale Urban Wilds and, according to Friends member Tony LaCasse, could endanger one of two of the city's official vernal pools. The proposal looks to put eight condominium units in one building on the site – just one unit away from trigger-

ing the Boston Planning and Development Agency's Small Project Review Process – but will face numerous zoning variances. The proponent, Gary Martell, was also scheduled to appear before the Conservation Commission on Wednesday after the Bulletin's deadline.

"There's about less than three-quarters of an acre and more than 90 percent of the land is conservation land," said LaCasse, meaning that 90 percent of the land in the proposed development is within the 100-foot wetlands buffer required by law for

1231 Centre St. Plan

Continued on page 11

Budding plan for HP Ave. marijuana dispensary

Matt MacDonald
Staff Reporter

The Hyde Park Neighborhood Association (HPNA) gathered on Thursday evening, March 1 in the community room of the District E-18 Police Station, drawing a crowd of about 30 local residents and presenters for the monthly meeting.

The main item on the evening's agenda had to do with a proposed medical marijuana dispensary that would be located at 883 Hyde Park Ave., about a block from American Legion Highway.

Representatives of newly founded Evergreen Farms went before the Association to give some background on

the project, present the basic business plan for the dispensary, and to answer questions.

Roslindale native Kris Krane, President of 4Front Ventures – a firm that works with businesses to open high end retail medical cannabis facilities – and advisor to the project, did most of the talking, though each member of Evergreen Farms leadership also spoke of their background with medical marijuana.

Evergreen Farms is currently in the process of applying to the City for a letter of non-opposition, which is a mandatory component of the approval process overseen by the Department

Medical Marijuana

Continued on page 11



The building at 883 Hyde Park Ave. is the proposed site of a medical marijuana dispensary owned by Evergreen Farms, a company comprised of Roslindale and greater Boston residents.

PHOTO BY MATT MACDONALD

Transit *continued from page 1*

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the Green Line to Needham Heights. For the Green Line, Newton, Needham and the MBTA are already looking into a rail right of way on that route for Green Line Service.

Ebuna said it would be expensive for sure, but it definitely would help increase service for riders commuting and it would take a lot more vehicles off of city streets. There are two problems facing the transfer of the Commuter Rail to rapid transit, the first of which being platform heights. Areas where there are no high platforms would be the most expensive; around \$4 to \$5 million for each station to install high-level platforms.

“Each Commuter Rail station has situational differences and there are additional costs to accommodate that,” Ebuna said.

The second problem is that

in some areas there are not two rails in place. At Peter’s Hill in the Arnold Arboretum, the line combines into one rail from two and does not split back until Baker Street.

“Our estimates are that there are some small and some not-so-small bottlenecks where you would need double track service to ensure that trains aren’t waiting for other trains to get through their sections,” Ebuna said. “It is possible for us to do both double tracking and Orange Line extension for more frequent service throughout.”

The idea for extending the Orange Line at least to Roslindale Station has been floated as well for the Go Boston 2030 Transportation Plan, but estimates there put that small extension at \$35 million, though Ebuna said that in the long term for this plan the MBTA could realize a huge savings through maintenance. The MBTA maintains a Commuter Rail fleet of 125 locomotives with about 85 in active service, and Ebuna said those machines are big, clunky and expensive to maintain and break down frequently.

“They have a lot of moving parts and they fail far more frequently than even than the worst-performing electric multiple units like those in use to-

day in New York City, for example,” he said.

Ebuna said the more short-term issue in their plan revolves around the Fairmount Line. Ebuna said the first thing would be to electrify the whole line and they would also run into the station platform height problem. He said the cost for electrification isn’t all that expensive compared with any other capital investment the MBTA is currently going through.

“It’s about \$4 million per route, mile for nine miles plus \$20 million for the two remaining stations, putting it at \$80 million for the whole thing,” he said. “For the Fairmount Line, we think \$80 million is a relatively small appropriation to take to get real rapid transit on the Fairmount Line... This would ensure more frequent service for the communities of color and the transit justice communities in Dorchester and Mattapan”

The report goes a bit farther than that, calling for electrification of the entire Providence Stoughton Line and the procurement or use of electric multiple units on the whole system. This would require cooperation, however, between all the municipalities affected, the MBTA and the State of Rhode Island.

Age Old WISDOM
 by Deborah L. McPhee, Community Relations
MARRIAGE-MINDED SENIORS

Since there is no known cure for dementia, researchers are looking for ways to avoid this age-related condition. Currently, they have identified modifiable risk factors such as smoking, diet, inactivity, and alcohol consumption. Recently, researchers have also discovered that being married may also be added to the list of things that individuals over the age of 65 can do to avoid dementia. According to an analysis study of over 800,000 individuals involved in fifteen studies on four continents, lifelong single individuals were 42% more likely to develop dementia than married individuals, even after taking into account age and gender. It is thought that because married individuals are more likely to engage in social interactions, their cognitive function is better preserved.

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Residents are once again fearful that a development near the street at 108 Walter St. could overflow into the wetlands behind.

COURTESY PHOTO

Roslindale Wetlands under proposed development again

Jeff Sullivan
Staff Reporter

The Roslindale Wetlands Task Force (RWTF) is once again gearing up to protect the site at 104-108 Walter St.

Developer Feeney Brothers are again proposing to place six condo buildings, 12 units and a paved driveway network at 104-108 Walter St. along the edge of the Roslindale Wetlands Urban Wild. The company originally

proposed an almost identical plan in 2005, and after many discussions, an agreement was reached with Feeney, residents and then-Mayor Thomas Menino.

Residents have created a petition (which can be found at change.org/p/mayor-marty-walsh-refuse-development-abutting-the-roslindale-wetlands-to-protect-the-environment-prevent-floods), citing the same problems they had with the proposal before, in

that storm runoff from the site could damage the wetlands nearby. RWTF member Jim Taff said they though the agreement would hold up.

“The mayor reported that there would be no development and that was the end of it on 104 and 108, which is the land that remains in the Feeney’s position,” he said. “But there was no deed restriction. That was a problem for some of us in the community at the time, but the mayor

stated he believed, I think, that by conveying the large 1-acre of squishy and saturated land further out that what was remaining was too small to build anything at all.”

Taff said they had requested a deed restriction directly from the city, but there was no reply at the time.

“We requested a deed restriction of some kind after this 2005 gathering, and actually we never spoke to the mayor directly about that, and the feeling was that there wasn’t enough land or frontage; it’s too close to the wet-

Wetlands
Continued on page 6

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Editorial

THE WHEELS ON THE BUS

At-Large City Councilor Anissa Essaibi-George is demanding to know why the cost savings promised by the Boston Public Schools Transportation Department have not yet been realized. Instead, for Fiscal Year 2018, there is a transportation cost overrun.

The short answer: anytime the government promises to save money, it doesn't. Taxpayer dollars will always be tucked into a corner where it is "needed."

Last fall, the BPS promised a cost savings of around \$10 million from new efficiency programs, including a controversial route-mapping change engineered with MIT.

In fairness to the school department, overhauls of this sort do take time. And, those new bus routes and times were despised despite the savings.

Here, however is the real problem. At a recent meeting, Chief of BPS Operations John Hamlin said that one of the biggest issues facing the BPS is half of students served by BPS Transportation are not BPS school students.

For the BPS, the department transports 33,545 BPS students to 133 sites every day, 166 students to 63 sites for private special education, 1,853 students to 43 sites for private or parochial schools and 7,406 students to 29 charter sites.

This is the travesty that needs to be fixed. We have high praise for a parochial education and support charter schools, but the extra rides need to stop even if it takes legislation to do so.

Yes, we understand you are all taxpayers and should have equal access to the services public schools have. But why should City schools subsidize competitors to such a lopsided degree? Nearly 10,000 kids ride to school on Boston's dime while students get up at dawn to work their way across the city by MBTA. Let the charter kids do some of that same creative travelling to get to school each morning.

At the very least invest in some cheaper form of transportation for these kids.

Then, indulge us; there is still the idea of returning to neighborhood schools. That, however, is an argument for another day.

TIP OF THE WATERLOGGED CAP

Our propensity for late winter storms has certainly continued this year, with two terrible, flood-inducing beasts back-to-back. As we should do more often, let's take a minute to praise all the firefighters, EMS crews, and police who have done an exemplary job of keeping us safe. It takes a special breed to rush into a storm, not seek shelter from it. We, as a city, are very lucky to have dedicated servants of this quality.

Oh, and the repair and construction crews out there. We haven't forgotten your hard, cold, and sometimes thankless work. Restoring power to so many people must be an absolute nightmare, yet it is amazing (despite the inevitable critics) how fast the job is getting done. Your work is appreciated!

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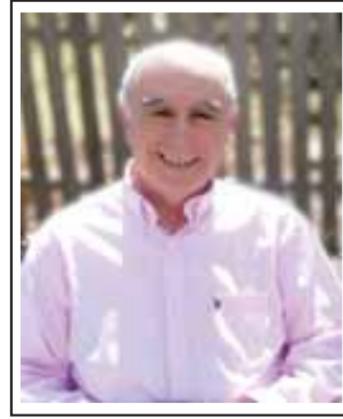
Woman beats train in 100-yard effort

Most boys growing up in Boston dream about running 100 yards on a football field untouched by any opponent. The venue for such a fantasy might be White Stadium, East Boston Memorial Stadium or the fields abutting West Roxbury High, English High, Catholic Memorial or BC High.

More than half a century ago I did such, but I was not on a football team. I was a summer groundskeeper at White Stadium, and had the whole field to myself on several occasions when I would gallop from one end zone to the other.

No sprinter's or football player's dash could match in importance as that done by 19-year-old Ashley Aldridge on Sept. 15, 2015. A recent National Geographic reference, too brief as a matter of fact, outlines this truly amazing woman's sprint; subsequent on-line investigation into her deed revealed much more to extol her act.

Working in the kitchen of her mobile home in a small central Illinois town, she had an obstructed view of the railroad grade crossing about a football field's length away. Having just finished feeding lunch to her 1 and 2-year-old children, she noticed through the kitchen window that a wheelchair in the middle of the grade crossing was stuck. The wheelchair occupant was yelling for help, but at least three vehicles blew by him



My Kind
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without stopping.

Aldridge asked a neighbor to watch her two kids so that she could go help. Suddenly she heard a train horn blast and the clanging of the crossing gate's bell. Barefoot, she realized that now she needed to run at full speed and on the railroad's rocky stone bed to the 75-year-old man.

When she reached the wheelchair, which was motorized, the train was less than half a mile away down the straight track. Approaching at almost 80 miles per hour, the locomotive's horn was already blaring.

She could not dislodge the heavy wheelchair, nor could she lift the heavy septuagenarian out of the wheelchair. As the train barreled toward them, with the blaring of the horn almost deafening both of them,

she gave one final heave - was it an adrenaline rush or the kindness of our God or a combination of both? - to yank him free in a literal nick of time. Both fell backwards as the roaring locomotive smashed the wheelchair, pushing parts of it a half mile down the track.

The saved man was neither her grandfather nor uncle, nor did she even know him.

Auburn, Ill., is a small town of 4,700 citizens; the man was an utter and complete stranger, who would later claim that Ashley was his "guardian angel."

Her reward was meager by today's standards of giveaways on television quiz programs. AMTRAK gave her a couple of free tickets, and the Chatham Country Market in the nearby town of Chatham, Ill. (population 12,000) gave her three minutes to pile anything she wanted into a grocery cart. No fool she, Aldridge went straight for the higher priced items that she would not normally buy.

"I'm pretty excited because we haven't been able to buy a whole bunch of food for the kids. I'm glad I can finally make them real food and not macaroni and cheese all the time," she said.

The \$187 windfall certainly came at the right time. Before the rescue, someone broke into their trailer home and stole money meant for food and other bills.

Our God certainly works in strange ways.

Letters to the Editor

A LOT OF SQUAWKING ABOUT THE HEN HOUSE

To the Editor:

I could not let another day go by without commenting on your article about the two hens and chicken coup on Corey Street.

In West Roxbury, where there are three and four-story condos going up anywhere there is a vacant gas station, parking lot, abandoned house, or just green space, the fuss over two hens seems laughable.

The contractors and developers just ask for a variance from the zoning board if their buildings do not meet

local codes and are granted the variance.

I cannot imagine said zoning board refusing to grant a variance for a chicken coup when they grant them all the time for very large condos on very small lots. All this regardless of what the adjoining neighbors want.

I wonder if the people who are complaining are as worried about traffic, lack of adequate parking height of buildings and density of people from all these condos as they are about the two hens.

Mary Kelly
West Roxbury

WHEN THERE IS A WILL, WE CAN FIND A WAY

To the Editor:

While I am skeptical that anything will happen on a federal level in terms of gun control, I still commend the students of the school in Parkland, Fla. for going to the state capitol and demanding something be done on a state level.

As expected, people who do not share their views have tried to belittle them on social media. They say why listen to them when they come from the same generation that swallows TIDE detergent pods. One Florida state representative aide called some of them paid crisis actors.

Nobody can deny they have made a difference. Florida, for the first time, is considering gun control measures. Walmart and Dick's Sporting Goods are increas-

Letters

Continued on page 9

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The Editor



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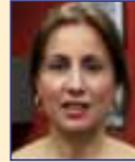
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As the recent storms came through the area, the wetlands behind 104-108 Walter St. flood already, without the added stormwater of a building.

COURTESY PHOTO

Wetlands *continued from page 3*

lands and they wouldn't be able to anything if they wanted to," he said. "It was something that we had to accept and it certainly made us nervous."

At the time of publication, 845 residents have signed the online petition at Change.org to be sent to Boston Mayor Marty Walsh, District 5 City Councilor Tim McCarthy and At-Large City Councilor (and Roslindale resident) Michaelle Wu. The petition demands that the city recognize the proposal is "ill-advised and contrary to the interest of the community and the City," and that the city honor the previous agreement reached between Menino and the task force. The problem with Walter Street is that the developers propose three structures in the rear of the site which bump up against the wetlands.

The RWTF claims those structures would increase the threat of flooding, since the wetlands soak up rainwater, present a danger to the natural resources in the area and increase the risk of traffic collisions with more vehicles on the road.

The Longfellow Area Neighborhood Association will be discussing the proposal with Martell on March 12 at the Longfellow School on 885 South St. at 7 p.m.

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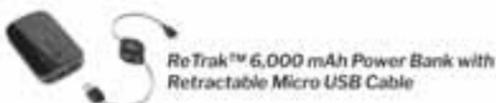
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More plaintiffs added to Palladino/Nasif Ponzi reclamation suit



While Steven Palladino is still serving his prison term, many victims of his Ponzi scheme are still seeking restitution.

Jeff Sullivan
Staff Reporter

As Steven Palladino still serves his 10-year prison sentence for one of the largest Ponzi schemes in the history of Boston, victims are still trying to recoup the funds lost to his scheme, and now a new plaintiff has joined the lawsuit to recoup the funds against Palladino's former business partner, Ernest C. Nasif.

Lorraine DeLuca has joined the suit in the Norfolk District Court, claiming that she entrusted Nasif himself with \$117,220 – which he allegedly put into he and Palladino's infamous Viking Financial Group. The group

conned dozens of people out of about \$12 million over the years. DeLuca claimed that Nasif approached her to invest funds into his company, which he said was completely his, in return for high promised returns at 10 percent.

DeLuca said she received the 10 percent interest from Nasif or Nasif's brother, Gerald Nasif – the former co-owner of the West Roxbury Motors on Centre Street – in cash. Nasif has been ordered to pay back many of the victims since Palladino was sentenced to jail. Recently, he sold his home for \$1.2 million to Joseph Mousalli, who was in business with Ernest's younger brother Gerald Nasif.

Mousalli and Gerald Nasif sold the business after being subpoenaed for dispositions from some of the earlier plaintiffs that money had been funneled through the business. None of those dispositions have been proven, and both Gerald Nasif and Mousalli have denied any knowledge or involvement in the Ponzi scheme.

The pair's financial group, Viking, sought out victims for the Ponzi scheme basically by going through friends and family. DeLuca said in her affidavit that Ernest Nasif was her cousin, and approached her on several occasions during family functions about investing with the group before

FILE PHOTO

the scheme became public. Palladino was sentenced in 2014 for 10 years and then an additional two for failing to comply with court orders to freeze his assets. Basically, he refused to stop spending the money that it was later proven to be ill gotten gains from the Ponzi scheme.

During a Securities Exchange Commission forensic analysis of both Palladino's

and Ernest Nasif's accounts, they found that \$8 million had been entered into various accounts associated with Palladino and Viking, and \$1.8 million was paid to Nasif himself. Said forensic accountant determined that because of that evidence and more, Nasif had assisted Palladino

Nasif

Continued on page 8



Martin J. Walsh, Mayor

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City Council talks BPS transportation, medical cannabis

Jeff Sullivan
Staff Reporter

The City Council met last week to discuss several issues facing the city, most notably school transportation and a medicinal cannabis facility in West Roxbury.

The council voted unanimously to extend a letter of non-opposition for a new medicinal cannabis facility at 1524 VFW Pkwy. in West Roxbury. District 6 City Councilor Matt O'Malley said the area's neighborhood groups have sent letters of non-opposition for the facility so long as the facility remains strictly a medical dispensary and does not delve into recreational cannabis sales. O'Malley added that he wanted to make sure that the zoning approval of this facility (to be discussed at a Zoning Board of Appeals hearing in the future) would be contingent on that and that Beacon Compassion Center – the facility proponent – reach out to all said neighborhood associations as they have done over the past year.

"I am very satisfied that they have agreed to both," he said. "We are dealing with this now because it seems to be the law of the land, and there seems to be some confusion as we get to recreational, but one of the reasons I feel so strongly that medicinal is needed is because that's precisely what this is. This is medicine. We

don't have to get into it because we all know the scourge of opiates has been and in many cases, for many patients, medicinal marijuana is a far preferable treatment for someone who is dealing with a chronic or fatal disease."

O'Malley recounted the battle with cancer from which he lost his sister three years ago and how medicinal marijuana helped improve her quality of life during that time.

"The fact that she could eat half a cheeseburger and keep it down was something that will always be a great memory in an otherwise incorrigible time," he said. "That's what this is about, and I heard from some people who are very upset about this and I understand it, this is a change, but the fact that we're talking about a medical facility staffed by medical professionals is why I support non-opposition to this site as medicinal only, and that's precisely what Beacon Compassion has agreed to."

The council also received a message from Boston Police Department (BPD) Commissioner William Evans regarding Federal Immigration, Customs and Enforcement Agency (ICE) detainer requests for the calendar year of 2017. According to Evans' letter, the BPD received 68 requests from ICE for prisoners in their custody. The BPD reportedly

gave all 68 access to the Bail Commissioner. Eighteen posted bail and were released from custody prior to arraignment, while 50 were transported to court by ICE. Evans also noted that the BPD did not receive any reimbursement from the federal government for holding these individuals.

At-Large City Councilor Anissa Essaibi-George also called for more hearings regarding the Boston Public School District (BPS) Transportation Budget. She said the district is expecting a total spend for the fiscal year 2018 to be \$123 million on transportation in the district.

"That's a total of \$7 million more than what we were presented with during the fiscal year 2018 budget process," she said. "Much of this rise is due to the cost of our driver and bus contract and related costs to the exception times, which is when the driver is driving beyond what is designated as part of their contract and for standby drivers who are acting as back up drivers performing routes when active drivers are not available."

Essaibi George said the current contract the BPS has with Trans Dev, the district's current vendor, is expiring at the end of this school year and the BPS is currently putting together a request for proposal for a new contract with possibly a new vendor for the next school year.

The council also voted to

approve a resolution brought forth by District 2 City Councilor Lydia Edwards to support the March for Our Lives and Comprehensive Action to Halt the Epidemic of Gun Violence being held in major cities across all the United States on March 24. The march is a response to the Parkland school shooting that occurred earlier in February and, according to the March's web site, Boston's will take place on March 24 at noon at Charles Street.

"This is a very serious issue and we need to also recognize that as our young people lead the way, as they always do – young people are always at the forefront of all important social justice issues – that we will be there with them, that we will acknowledge their pain and that we will hear their voice and give them space

to lead the way," said District 7 City Councilor Kim Janey.

Janey added that Boston also needs to look at ways of reducing gun violence in the city, as many residents of the city see gun violence every day.

"I think that we also need to recognize that while we are very fortunate that we have not had a serious mass shooting here in Boston, our young people every single day are experiencing gun violence and trauma in their own communities and they too have been organizing and fighting against this issue," she said. "So we need to do more as a body and as a city to make sure that our young people have the resources that they need and not just the resources that deal with the trauma in our communities."

Nasif continued from page 7

but, according to DeLuca, Nasif had told her that none of her funds were tied up in that case and encouraged her to invest more money with his company. When she became suspicious and tried to remove her principal investment from the fund, she found Nasif to be nonresponsive.

Nasif was not found guilty in any criminal court, but the civil action is still moving forward to return funds from the scheme to victims.

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The Bay State Rail Museum opened its doors for the first time in 2018 over the weekend to the delight of hundreds.

PHOTO BY JEFF SULLIVAN

Crowds never disappointed in museum open house

Jeff Sullivan
Staff Reporter

The Bay State Rail Museum (BSRM) in Roslindale Square hosted one of its two yearly open houses over the weekend to the delight of hundreds passing in and out of the mountainous room on South Street.

Locomotion was in the air as dozens of locomotives and hundreds of carriages

roamed through the room as children and adults alike looked on in fascination. BSRM Landlord and Director of Shows Jeremy Hartwell said the museum has a long history going back nearly half a century.

“It was just a bunch of guys who loved model trains who decided they needed to find a place where they could do it together,” he said. “It was either they would meet up at other train

clubs together or they would meet at the hobby shops and eventually a few guys got together and decided to start a club. So it was started in 1968 over on the other side of the square above the Greek grocery store.”

Hartwell said the move to its current location at 760 South St. came kind of by accident. He said they were es-

Trains

Continued on page 10

Letters *continued from page 4*

ing the age of people who can buy guns and are going to stop selling assault style weapons, and marches will be taking place on March 24 around the issue of gun control.

Each mass shooting feels like that movie Groundhog Day where we say the same things over and over again. Thoughts and prayers everyone says, and while that is good we can't stop there. The other phrase you hear time and time again is, “now is not the time.” There will never be a good time to discuss a mass shooting, but we need to discuss it. The NRA stays quiet for a few days and then their answer is to increase the number of people who have guns.

Arming teachers is not the answer, and increasing the availability of guns is not the answer. Teachers perform many roles, but arming them to prevent the next shooting should not be one of them. Mass shootings do not happen only at schools. They have happened at churches, workplaces, and movie theaters to name just a couple of places. Are we going to arm church ushers and ticket takers next?

President Trump says we have to harden schools but, how hard? I want schools to be safer, but not make schools feel like

prisons.

Why am I pessimistic on a federal level? Let's go back to the Las Vegas shooting where, I believe, 51 people lost their lives. One reason was the shooter was able to attach a bump stock to the semi-automatics which allowed him to fire many more rounds from his hotel room.

There was a big call afterwards to ban bump stocks. Now, guess what happened since then. Only one state has banned them, Massachusetts.

People will say this is not about guns, they blame the mentally ill.

We have to do better with the way we treat the mentally ill, but do not use them as the excuse for mass shootings.

One phrase that really upsets me after a mass shooting is that there is nothing we can do. That is not correct. It would be more correct to say there is not the will legislatively to do anything. Look around the world, we own the title of mass shootings champion. I know guns are intertwined with the history of this nation, but mass shootings only started to spike in the 1990s.

We need to find the will and, maybe, those students and parents from Parkland are showing us how to do it.

*Stephen Smith
West Roxbury*



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Trains continued from page 9

sentially accidentally evicted in 1980.

“By then we had grown, so we were awful tenants,” he said with a laugh. “No, the owner of the building had decided he wanted to retire, and I’ve heard different stories, but I believe the real story was that he thought we wouldn’t be willing to pay the higher rent for

the building. He assumed we wouldn’t want it.”

Hartwell said that that landlord was also selling this current building on South Street at the time, so they made a lateral move.

“We came to a vote with one person in the majority to buy the building,” he said. “As soon as we bought the building, we renovated,

made sure we had tenants who had everything they needed, and tore the walls down and built this and we’ve been here since 1981.”

Hartwell said the looks of fascination and exhilaration on the kids’ faces when they come in is a great motivation to keep up the trade.

“They are so excited and smiling, or they can be a little shy when they come up, but they’re usually crying when they are required to go

home,” he said.

Hartwell said that while they are at high capacity function and open to the public twice a year, they are open every Wednesday at a lower capacity function if residents would like to come up, on a limited basis, from 6 p.m. to 9 p.m.

“It’s our club days, we come, we do work on the layouts, we run trains, it’s just our time to enjoy the hobby every Wednesday evening, and the doors are open,” he said. “If someone wants to come upstairs and enjoy the club they’re wel-

each sought the perfect vantage point to get in close to see the model locomotives go. Mall said he brought his daughter several times before and she seemed to enjoy it every time, but he thinks she’s now old enough to remember it.

“I wanted her to see this again. We live in Roslindale and we’ve heard about it over the years,” he said. “She likes all of them; she likes the Thomas the Tank Engine the best, but also the ones she recognizes like the T Lines, she knows the Amtrak, too. It’s pretty cool.



Kids of all ages lined up to see the vast array of miniature trains and towns at the museum.

PHOTO BY JEFF SULLIVAN

come to, but we’re open and in a position where we’re running a lot of things and everything’s cleaned up and it’s an actual show twice a year.”

Hartwell said that if residents see something different each time they come to the museum, that’s not by accident. He said part of the hobby is remaking the world built around the trains, as well as making sure that all the electric circuits required by the trains are in proper working order.

“We’re working on it every week, just to maintain it sometimes, I mean if a track stops working properly or a machine underneath the turnout tracks stops working, we’re always working on it,” he said. “We’re also always trying to make something better, so we’ll tear it apart and redo it and that’s not just the trains, we’ve probably redone these mountains about three times.”

Resident Andrew Mall and his daughter, Michaela,

I’m really impressed by the intricacy of the entire model making; the details in this little city are amazing.”

Residents Jane Rousseau and her husband Craig Eram agreed, saying it’s always fun to see what’s new in the little world of the museum, especially for their young daughter, Ada.

“It’s such a cool thing to see in our neighborhood and five minutes from our house, too,” she said. “It’s just really great.”

Rousseau’s parents, Rich and Linda, also came to the museum to see the sites and spend some time with their granddaughter.

“We came down from New Hampshire to see our family,” she said.

Residents Brendan and Allison Carey said they’ve come out several times now for the event.

“The kids love the trains,” said Brendan. “This is our third time here, and it’s a great time. It’s usually super packed.”

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PROJECT DESCRIPTION:
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Medical Marijuana

continued from page 1

of Public Health.

“The way that Boston has laid out its zoning rules, there will be a dispensary in basically every neighborhood in the city,” Krane said.

According to Evergreen Farms CEO Ben Smith, there could be up to 41 dispensaries allowed throughout the city.

Focusing on the inevitability of a medical marijuana dispensary coming to the community in one way or another, Krane presented the local make up of the Evergreen Farms ownership –most of whom are either residents of Roslindale or the greater Boston area – as a favorable selling point of the project.

“We would certainly be more accessible than any other company that could possibly come here,” he said.

The industry, which is heavily regulated, requires all dispensary employees to go through a background check with the Board of Health before being hired. As Krane explained, Evergreen Farms will also have its own separate comprehensive training program for all new employees.

Krane also went into detail regarding how the process would work for a patient visiting the dispensary.

Only patients with a valid medical marijuana identification card can access dispensaries, which are open from 10 a.m. - 7 p.m. seven days a week.

At the dispensary entrance area, security personnel will check for the card and then send the visitor in to the reception area, where staff will run the card to make sure there are no problems with it or with the patient’s account. From there, the patient will be allowed into the limited access waiting area and, from there, will be buzzed into the dispensing area, where a patient care professional will assist.

Krane also informed the audience that there are State imposed limits on how much cannabis a patient is allowed to purchase over any given two week period, which is tracked on the State’s database system.

The marijuana that would be available at the Evergreen Farms dispensary would be grown by the company at a 65,000 square foot warehouse in Worcester. Here, all of the product in its different forms will be packaged, labeled, and sealed for delivery to the retail site at 883 Hyde Park Ave.

The marijuana that would be for sale at the dispensary would not be covered under insurance and would be competitive with the black market price.

“If we charge too little, then there’s an incentive for people to purchase it and then go and flip it on the black market,” Krane explained, although he did add that a discount program would be made available for low income patients as well as military veterans.

Responding to a question regarding security measures for the site, Krane described an elaborate obstacle course that any potential thief would have to get through, involving cameras, motion detectors, no less than five locked doors, a biometric vault door, and a combination safe within the vault.

“Anybody who’s looking at this as a potential target is going to have a lot better luck trying to rob the local package store or gas station than they are a facility like this,” he concluded.

Additionally, he explained that there would be cameras in the immediate neighborhood surrounding the building, as well as a security guard at the front door during high traffic hours.

Krane was asked another question about why Evergreen Farms had chosen to pursue the more rigorous medical marijuana dispensary rather than a recreational one and if it intended to switch over at some point in the future.

Krane prefaced his answer by explaining that recreational permitting was not yet in place within the city.

“It’s possible that down the road, we may have the opportunity to apply to convert that to a recreational dispensary, but we don’t know if we’ll have the opportunity and we haven’t made any decisions about whether or not we would do that,” Krane said. “If we had the opportunity, we don’t know what the zoning rules are going to look like for that yet, so it’s just not a decision that we’re contemplating at this point.”

As Evergreen Farms continues with its application process, its representatives will continue to check in with the HPNA to update it on its progress.



The site is vacant now but is sometimes occupied by ambulances waiting for calls. The location also raises concerns among residents for increased traffic along an already severely-congested Centre Street.

PHOTO BY JEFF SULLIVAN

1231 Centre St. Plan

continued from page 1

the vernal pool. “I don’t know how he can build something there.”

LaCasse said the Mayor’s Office of Neighborhood Services will be hosting a public abutters meeting at the District E-18 Boston Police Station at 6 p.m. on Wednesday, March 14. The proposal also is asking for several zoning violation variances, including excessive height, excessive floor-to-area ratio, insufficient lot size for residential use, insufficient side yard, insufficient front yard, insufficient rear yard and for having the maximum number of dwelling units per acre.

LaCasse expressed his disappointment with the whole

process, as they are still working against the 64 Allandale proposal in a lawsuit against the developer.

“There’s a lot of frustration on this kind of thing where we have to deal with this parcel by parcel development,” he said. “I don’t think people would object to a rezoning if it was part of a community process and was transparent, but now we have politically connected developers who are able to get what they want and we have to go to court and spend tens of thousands of dollars to get the city to enforce its own laws.”

LaCasse added that he feels there is a problem when a developer can go to the Conservation

Commission without having any community dialogue.

“Somehow, the developer has gotten this on the Conservation Commission agenda this Wednesday evening despite not having conducted a community process,” he said. “It is a mystery as to what the road map for this community process is supposed to be. That the City of Boston is even willing to entertain a development proposal on a lot that is nearly 90 percent wetlands buffer for one of Boston’s last two vernal pool sites is a major statement on how little respect that some developers have for community-based zoning standards and the importance of decades old conservation protections.”


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CITYWIDE

HAMILTON COLLEGE CHOIR TO PERFORM IN BOSTON

The Hamilton College Choir will visit Boston during its March Northeast tour. The choir will perform on Sunday, March 11, at 3 p.m., at Old South Church, 645 Boylston St. The performance is free and open to the public.

Hamilton's 70-member choir, under Director of Choral Activities and Vocal Studies and Assistant Professor of Music Jace Saplan, will be touring during the College's spring break, performing a repertoire from all over the world.

The Hamilton College Choir boasts an uninterrupted tradition of fine choral singing that dates back for over a century. This year the choir will perform concerts in Boston, New York City, Philadelphia, and Fairfield, Conn. Additional information about the college can be found at www.hamilton.edu.

BOSTON TEENS INVITED TO SUMMER JOB AND RESOURCE FAIR

Boston teens ages 15 to 18 interested in a summer job through SuccessLink, the Mayor's Summer Jobs program, are encouraged to attend the City of Boston SuccessLink Youth Job and Resource Fair on Saturday, March 10 at the Reggie Lewis Track & Athletic Center at Roxbury Community College. The hours are 10 a.m. to 2 p.m.

The Job Fair will feature:

Over 100 Employers; come find the right fit for your summer job; game stations that will bring you up to speed on essential job skills; youth resource tables with important information and opportunities for teens; raffles; swag bags for the first 200 youth who RSVP; free food, music and more!

Every employer that hires young people through SuccessLink will be present to engage with youth about what a potential summer job would be like. Registration for SuccessLink will end March 30. Don't miss out on this opportunity to see what jobs are available and connect with employers! SuccessLink is managed by Boston Centers for Youth & Families' Division of Youth Engagement & Employment. Over 3,000 young people are hired every summer through SuccessLink and placed in a variety of jobs across the city.

HYDE PARK

MUSICAL STORYTELLING

Join us on Saturday, March 10, 2018, 11:30 a.m. – noon for a special musical story time with Sarah Yeo-Wang, a student at the New England Conservatory. She will tell the classic picture book "Story of Ferdinand the Bull" by Munro Leaf with an accompanying harp. In the story, Ferdinand likes to sit quietly and smell the flowers, but one day he gets stung by a bee and his snorting and stomping convince everyone that he is the fiercest of bulls. Free and open to the public. No registration required. Located at the Hyde Park Branch of the Boston Public Library, 35 Harvard Ave., Hyde Park.

EASTER EGG HUNT

The Boston Police Department Area E-18 & the BCYF Hyde Park Community Center invites you to join us for an Easter Egg hunt, Sunday, March 25 from 12:30-2 p.m. (egg hunt to begin promptly at 1 p.m.) Hop on down to the community center for an egg hunt, spring activities, light refreshments and FUN! 1179 River St., reservations required please call 617-635-5178 or email michellehpc@gmail.com by March 19. Event is for children 9 and younger.

BCYF SUMMER CAMP

The BCYF Hyde Park Community Center is currently accepting applications for summer camp. Camp is for children 7 - 12 years old and runs for 6 weeks starting on July 9. Stop by the community center to pick up your application today. Hyde Park Community Center, 1179 River St. Call 617-635-5178.

LEARN TO PLAY GOLF PROGRAM FOR YOUTH AND ADULTS

Boston Parks and Recreation will be offering a learn to play program at the BCYF Hyde Park Community Center. The program starts on Thursday, March 29 and runs for 6 weeks. The junior session, designed for 7 to 17-year-olds, runs from 6 to 7 p.m. and the adult session runs from 7 to 8 p.m. Registration is first come, first serve. Register today!

WEST ROXBURY/ROSLINDALE

ST. JOHN CHRYSOSTOM'S PARISH ANNOUNCES FALL TRIP TO FATIMA, LOURDES AND BARCELONA

St. John Chrysostom's Parish, 4750 Washington St., West Roxbury, announces a new trip for Fatima and Lourdes to be scheduled this fall, with an included journey to Barcelona, Spain. It will be booked through the Collette Gateway. An informational presentation will be given in the Parish Center at 4740 Washington St. on Monday, March 19 at 6 p.m. The trip is scheduled from Oct. 14-23. For more information, please contact Fr. John Carroll at 617-323-4410 or johncarroll4@aol.com

ANIMAL TALKS: A MONTHLY PET MINISTRY AT THE STRATFORD STREET UNITED CHURCH

An open, welcoming meditation and conversation about the animal companions we love, care for and remember, whether they're still with us, or have left us. The Stratford St. United Church (Corner of Stratford and Anawan streets, West Roxbury), second Sunday of every month at 5 p.m. starting April 8, 2018.

ROTARY CLUB AND ROSLINDALE MEMBERS VOLUNTEER WITH ROSE'S BOUNTY FOOD PANTRY

Once a month on Tuesdays the members of the Parkway Rotary Club volunteer at Rose's Bounty Food Pantry. They restock shelves, shop with guests, load grocery bags into cars, and build community.

In addition to make sure Rose's Bounty is able to serve 175 area families a month in the West Roxbury and Roslindale area, the Parkway Rotary Club is donating an air conditioner and freezer to Rose's Bounty. The money was raised through private and public fundraising efforts of the Club, and a matching District Managed Grant from Rotary District 7930.

For food drop offs, bring donations to the Roslindale Farmer's Market held at the Sons of Italy Lodge on Birch Street in Roslindale any Saturday from 10 to 2 p.m.

WR FRIENDS OF ROSIE'S PLACE COMMUNITY DINNER

Get ready to have some fun and support a worthy cause! The West Roxbury Friends of Rosie's Place (WRFORP) will hold its 16th annual Spring Community Dinner fund-raiser on March 24.

The Community Dinner benefits Rosie's Place, a sanctuary for poor and homeless women, the Roslindale Food Pantry, and provides summer camperships for homeless and needy children. A representative from Rosie's Place will join us and share how your support makes a difference. Gift certificates, gift baskets, sports items, and more will be raffled during silent and live auctions. You can also try your luck at a 50/50 auction. Wonderful items for reasonably priced bids will be yours to take home. Our friend and neighbor, Beth Germano, will be the Emcee for the evening. As many of you know, Beth is an Emmy award winning reporter with WBZ-TV.

In addition, we are very fortunate to have a wonderful evening of music thanks to MCO Productions in Brighton. The dinner will be held at St. George Antiochian Orthodox Church, 55 Emmonsdale Rd., West Roxbury. The church is handicapped accessible and a short walk from several MBTA bus routes. Tickets for the event are \$30 per person and includes dinner and beverages. To reserve your place, make checks payable to WRFORP and return to WRFORP, P.O. Box 320076, West Roxbury, MA 02132 or go to our website westroxburyfriendsofrosiesplace.org. Questions?

Contact Doris Corbo (617) 327-5902. The WRFORP is a non-profit all volunteer organization. We are so fortunate to have so many loyal supporters. We look forward to having you join us on March 24 for a good time for a worthwhile cause.

PARKWAY YOUTH SOCCER LEAGUE IS ACCEPTING APPLICATIONS

Parkway Youth Soccer League is accepting applications for the 2018 season. Games begin in April. There will be two seasons, spring and fall, played at Millennium Park, West Roxbury. Applications may be downloaded and printed from the

DEATHS

DeANGELO

Ruth Gloria (Hovey) 78, of West Roxbury, passed away Friday, March 2, 2018. She was born on Sept. 23, 1939 in Albuquerque, N.M., where she met the love of her life, the late Joseph D. DeAngelo. They were happily married for 23 years, until his passing in 1985. She is the beloved mother of Daniel J. DeAngelo and his wife Ilene of West Roxbury, and Francie DeAngelo Lynch and her husband Rob of Tarzana, Calif. She was the proud grandmother of Joseph, Stephen, Robert and Thomas DeAngelo and Devin, Caitlin, Peter and Eamon Lynch. She is also survived by her sister Patricia (Hovey) Cordova and her husband Eddie of Albuquerque and aunts, Marcella Garcia of Albuquerque, Kathryn Paroline of Pasadena, Calif. and uncle, Eustacio Lucero of Rio Rancho, N.M. She thoroughly enjoyed spending time with her family, especially on Maranacook Lake in Maine. She cherished the friendship of many lifelong friends, neighbors and colleagues at the Law office of Bruce Weinstein. Ruth was loved by her family and brought joy to all of them. She will be deeply missed. As she intended, she will be laid to rest at the side of her husband in Golden Gate National Cemetery, San Bruno, Calif. Family and friends honored and remembered Ruth's life by gathering for visiting hours in The Robert J. Lawler & Crosby Funeral Home, 1803 Centre St., WEST ROXBURY on Wednesday, March 7, from 4 to 8 p.m. and again on Thursday, March 8, at 9 a.m., before leaving in procession to St. Theresa of Avila Church, West Roxbury, where a Mass of Christian burial will be celebrated at 10 a.m. Relatives and friends are invited to attend. In lieu

of flowers, donations, in her memory, to the Adult Leukemia Fund in care of Daniel DeAngelo, Dana-Farber Cancer Institute, 450 Brookline Avenue, Boston, MA 02215. Lawler & Crosby Funeral Home

DOUKAS

Peter P. Of West Roxbury, March 4. Beloved husband of Helen (Georgaklis) Doukas. Dear father of Maryann Zitoli and her husband Paul of Westwood and Charles Doukas and loving companion Kathleen Walsh of Dedham. Devoted grandfather to Peter Zitoli and his wife Katie and Lauren Zitoli and her loving companion Oren Wolpe. Also survived by many loving nieces and nephews. Dear brother of the late Ida and Theodore Doukas. Visitation was held Tuesday at St. Nectarios Church, 39 Belgrade Ave., Roslindale, followed by his Funeral Service. Interment was in Mt. Hope Cemetery, Boston. In lieu of flowers donations to the Dana Farber Cancer Institute, PO Box 849168, Boston, MA 02284; or to St. Nectarios Church at the address listed above would be appreciated. For obit. and to sign guest book, please visit web site. Folsom Funeral Home

EASTMAN

Rita E. (Shea) 87, of West Roxbury, passed away on Feb. 26, 2018 at Wingate of Sharon from complications of Parkinson's Disease. Rita was the daughter of the late Peter and Eileen Shea. She was born and raised in Jamaica Plain and graduated from J.P. High. Beloved wife of the late Robert W. Eastman. Devoted mother of Christine Eastman and her husband David of Ramsgate, England and Elizabeth O'Hear and her husband

Edward of East Walpole. Cherished grandmother to Sam and Rachel. Sister of the late Eileen Shea, Thomas Shea, Mary Lawton, Peter Shea, Theresa McBrien and Francis Shea. Also survived by many nieces and nephews. Rita was an avid reader, great cook, loved to discuss politics, and had a wonderful sense of humor. She spent many vacations with her family in England or up in Maine. She worked many years as a medical secretary at the Veterans Admin. Hospital in West Roxbury. The family would like to thank the staff at Wingate for their kindness and compassion. She will be sadly missed. Private services were held. For guestbook www.gormleyfuneral.com. William J. Gormley Funeral Service 617-323-8600

MORLEY

Nora (Maxwell) Of Hyde Park formerly of County Mayo, Ireland, March 1, 2018. Beloved wife of the late William Morley. Devoted and loving mother of Maureen Aloumanis and her husband Peter of Boca Raton, Fla. Cherished grandmother of Elias and Jacqueline. Sister of Tony Maxwell and Mary McNally of County Mayo, Ireland and the late Jim Maxwell. Also survived by many nieces and nephews. Visiting hours in the William J. Gormley Funeral Home, 2055 Centre St., WEST ROXBURY on Thursday, March 8 from 9 a.m. – 11 a.m. followed by a Funeral Mass in Sacred Heart Church at 11:30. Relatives and friends are kindly invited to attend. Interment New Calvary Cemetery, Roslindale. For directions and guestbook, please visit: gormleyfuneral.com William J. Gormley Funeral Service 617-323-8600

Neighborhood *continued from page 12*

'parkwaysoccerwestroxbury' site on Google. Applications may also be picked up at the Roche Family Center, Phil's Barber Shop in West Roxbury, Elie's Barber Shop in West Roxbury and Sebastian's Barber Shop in Roslindale.

Parkway Youth Soccer is in its 40th season. Children born between Jan 1, 2003 and Dec. 31, 2013 are eligible to play in the regular league. High school students born between 2000 and 2002 are eligible to play in the Senior Division. Applications received after Feb. 28 will depend upon availability of space. For more information, contact 617-962-4271.

PRESENTATION AND DISCUSSION OF IMAGES FROM KEW GARDENS

Roslindale Green & Clean, the organization that maintains several of the green spaces around Roslindale Square, is sponsoring an Armchair Gardening session on Tuesday, March 27, at 7 p.m. at Roslindale House at 120 Poplar St. The event, which we call "a breath of spring at the end of winter," is a presentation and discussion of images from Kew Gardens and from Sissinghurst Castle (both in England), and the Fenway Victory Garden.

The event is free and light refreshments will be served. For more information - rgc.plantsale@gmail.com

FREE DROP-IN HOMEWORK HELP

Boston Public Library locations offer free after-school homework help and mentorship provided by trained, high-achieving high school students. Homework Help is available Monday, Tuesday, Wednesday, and Thursday afternoons between 3:30 and 5:30 p.m., Sept. 18 through May 24. Open to students in grades K-8. No registration is required.

Program is not available on

Boston Public School holidays, early-release days, or long weekends.

Homework Help mentor trainings provided by Harvard University's Public School Partnerships Team, the developers of SmartTalk, a program that uses research-based tools, strategies, and resources to support students during homework time. Located at West Roxbury Branch of the Boston Public Library a 1961 Centre St.



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Legals

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

CITATION ON PETITION FOR FORMAL ADJUDICATION DOCKET No.SU18P0255EA

Estate of: Anthony W Manna Jr Suffolk Probate and Family Court
24 New Chardon St.
Boston, MA. 02114
617-788-8300

Date of Death: 06/22/2017

To all interested persons:
A Petition for **Formal Probate of Will with Appointment of Personal Representative** has been filed by:

Marianne Waszak of Hyde Park, 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:

Marianne Waszak of Hyde Park, MA
be appointed as Personal Representative(s) of said estate to serve on the bond in **an 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: 10:00a.m. on the return day of 03/22/2018. 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 14, 2018

Felix D. Arroyo, Register of Probate

Hyde Park Bulletin, 03/08/2018

**SALE OF REAL ESTATE
UNDER GLM 183A:6**

By virtue of a Judgment and Order of the Boston Municipal Court, West Roxbury Division (Docket No. 1706CV0246) in favor of the Trustees of The Village at Cleary Square Trust against Carlos Rosario establishing a lien pursuant to GLM 183A:6 on the real estate known as Unit 21A of The Village at Cleary Square Condominium for the purpose of satisfying such lien, the real estate will be sold at Public Auction at Twelve (12:00) o'clock P.M. on the Twenty-Ninth (29th) day of March, A.D. 2018 at 21A Business Terrace, Hyde Park, Boston, Suffolk County, Massachusetts 02136. The premises to be sold are more particularly described as follows:

Description: The condominium unit known and numbered as Unit 21A, with a mailing address of 21A Business Terrace, Hyde Park, Boston, Massachusetts 02136, (the "Unit"), in the condominium known as The Village at Cleary Square (the "Condominium") located at 54-64A Business Street and 2-33 Business Terrace, Hyde Park, Boston, Massachusetts 02136, created pursuant to Master Deed dated as of April 1, 2005 and recorded with the Suffolk County Registry of Deeds in Book 36794, Page 211, as amended by First Amendment to Master Deed dated June 29, 2005 and recorded with the Suffolk County Registry of Deeds in Book 37434, Page 126, by Second Amendment to Master Deed dated February 14, 2006 and recorded with the Suffolk County Registry of Deeds in Book 39341, Page 225, and by Third Amendment to Master Deed dated November 17, 2006 and recorded with the Suffolk County Registry of Deeds in Book 40839, Page 116 (the "Master Deed").

The premises are conveyed subject to all easements, restrictions, building and zoning laws, agreements, rights of way, and encumbrances of record to the extent in force and applicable, including without limitation a certain Notice of Activity and Use Limitation dated March 29, 2005 and recorded with the Suffolk County Registry of Deeds in Book 36794, Page 170. The premises are also conveyed subject to and with the benefit of the terms and conditions of (a) the Master Deed, (b) the Condominium Documents (as defined below), and (c) Massachusetts General Laws Chapter 183A.

The Unit is shown on the Master Floor Plans of the Condominium recorded with the Master Deed and on the Unit Plan of the Unit (the "Plan"), which is attached [] as Exhibit A [to the Quitclaim Deed recorded with the Suffolk County Registry of Deeds in Book 43642, Page 54], and which contains a verified statement of a registered architect in the form required by Massachusetts General Laws, Chapter 183A, Sections 8 and 9.

The premises are conveyed together with (a) an undivided 2.824 percentage interest in both the common areas and facilities of the Condominium and the organization of unit owners through which the Condominium is managed and regulated, and (b) such other rights and easements appurtenant to the Unit as may be set forth in any document governing the operation of the Condominium, including, without limitation, the Master Deed, the Declaration of Trust dated as of April 1, 2005, and recorded with the Suffolk County Registry of Deeds on April 4, 2005, in Book 36794, Page 314, and any administrative rules and regulations adopted pursuant thereto (all of which are hereinafter referred to as the "Condominium Documents").

The Unit is further conveyed with the exclusive right and easement to use Parking Space No. 39 as described in the Master Deed and as shown on the Site Plan of the Condominium recorded with the Master Deed.

The Unit shall be used for residential purposes only.

Terms of sale: A deposit of ten thousand dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the office of Schofield Law Group, LLC, 20 Park Plaza, Suite 1115, Boston, Massachusetts 02116 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in the Quitclaim Deed recorded with the Suffolk County Registry of Deeds in Book 43642, Page 54 shall control.

Other terms to be announced at the sale.

The Trustees of the Village at Cleary Square Trust, Lienholder, by their attorneys: Schofield Law Group, LLC, 20 Park Plaza, Suite 1115, Boston, Massachusetts 02116, (617) 557-4545.
2018

Hyde Park Bulletin, 03/08/2018

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division Docket No. SU18D0037DR

DIVORCE SUMMONS BY PUBLICATION AND MAILING

Glenny Cirino vs. Carlos Cirino Cruz

Suffolk Probate and Family Court, 24 New Chardon St., 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 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: **Glenny Cirino 234 Garfield Ave #184 Hyde Park, MA 02136** your answer, if any, on or before **04/12/2018**. 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.

February 7, 2018

Felix D. Arroyo, Register of Probate Court

Hyde Park Bulletin, 03/08/2018

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division Docket No. SU18D0282DR

DIVORCE SUMMONS BY PUBLICATION AND MAILING

Ange M. Excellent vs. Leslie C. Bansie

Suffolk Probate and Family Court, 24 New Chardon St., 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: **Ange M. Excellent, 1409 River St. Apt. #7, Hyde Park, MA 02136** your answer, if any, on or before **04/19/2018**. 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.

March 1, 2018

Felix D. Arroyo, Register of Probate Court

Hyde Park Bulletin, 03/08/2018

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

TRUST CITATION DOCKET No.SU18P0259PO

**In the matter of: Debrosse Realty Trust Suffolk Probate & Family Court
24 New Chardon St.
Boston, MA 02114
617-788-8300**

To all interested persons:

A Petition has been filed by:

Gregory Debrosse of Roslindale, MA

requesting Termination of the Non Charitable Trust (G.L. C 203E sec. 411) Due to the fact all of the Beneficiaries do not consent to the Termination of the Trust and under (G.L. C 203E sec. 412) where Petitioner requests termination of the Non Charitable Trust due to the Trustees whereabouts are unknown and he has been unresponsive to all communication for the past 3-4 years with the Beneficiaries.

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have the 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 03/22/2018 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 date, action may be taken without further notice to you.

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

Date: February 14, 2018

Felix D. Arroyo, Register of Probate

West Roxbury/Roslindale Bulletin, 03/08/2018

Commonwealth of Massachusetts
The Trial Court – Probate and Family Court Department
SUFFOLK Division Docket No. SU18P0330GD

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

**In the matter of: Michael A Ryan RESPONDENT
Of: Hyde Park, MA. Alleged Incapacitated Person**

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

Patricia A Tierney of Hyde Park, MA

In the above captioned matter alleging that **Michael A Ryan** is in need of a Guardian and requesting that

Patricia A Tierney of Hyde Park, MA

(or some other suitable person) 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 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 **03/29/2018**. 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

February, 21, 2018

Felix D. Arroyo, Register of Probate

Hyde Park Bulletin, 03/08/2018

Classifieds

ROOM WANTED

In law suite wanted or similar 508-734-5038

STATISTICIAN (AKA PROGRAMMER ANALYST) (MULTIPLE OPENINGS)

Perform statistical analysis. Use Access and Visual Basic. Send resume to: Piper McPherson, Hebrew Rehabilitation, 1200 Centre St, Roslindale, MA 02131

Commonwealth of Massachusetts
Probate and Family Court Department
Docket No. SU13P0669PM

**CITATION GIVING NOTICE
OF CONSERVATOR'S ACCOUNT**

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

**In the matter of:
Alice Callahan
Of: Roslindale, MA**

Protected Person/Disabled
Person/Respondent

To The named Respondent and all other interested persons you are hereby notified pursuant to Rule 72 of the Supplemental Rules of the Probate and Family Court, that the **first and final account(s)** of

Regina Bragdon of Lowell, MA
EDWARD CALLAHAN of
Easthampton, MA

As Conservator of the property of said Respondent has or have been presented to the Court for allowance

You have the right to object to the account(s). If you wish to do so, you or your attorney must file a written appearance and objection at this court on or before 10:00A.M. on the return date of **03/29/2018**. This day is NOT a hearing date, but a deadline date by which you have to object to the account(s). If you fail to file the written appearance and objection by the return date, action may be taken in this matter without further notice to you, including the allowance of the account(s).

Additionally, within thirty days after said return day (or within such other time as the Court upon motion may order), you must file a written affidavit of objections stating the specific facts and grounds upon which each objection is based and a copy shall be served upon the Conservator pursuant to Rule 3 of the Supplemental Rules of the Probate and Family Court.

You have the right to send to the Conservator, by registered or certified mail, a written request to receive a copy of the Petition and account(s) at no cost to you.

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
February 28, 2018

Felix D. Arroyo, Register of Probate

West Roxbury/Roslindale Bulletin,
03/08/2018



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Commonwealth of Massachusetts
The Trial Court Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE **DOCKET No.17P1813EA**

Estate of: Ashley E. Anderton
Also Known As: Ashley Elizabeth Anderton
Date of Death: 06/22/2017

Suffolk Division

To all persons interested in the above-captioned estate, by Petition of Petitioner Derek R Van Beever of Roslindale, MA a Will has been admitted to informal probate Derek R Van Beever of Roslindale, MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

West Roxbury/Roslindale Bulletin, 03/08/2018

Commonwealth of Massachusetts
The Trial Court Probate and Family Court

INFORMAL PROBATE PUBLICATION NOTICE **DOCKET No.SU18P0064EA**

Estate of: Elizabeth A Steeves
Also Known As: Elizabeth Steeves
Date of Death: December 15, 2017

Suffolk Division

To all persons interested in the above-captioned estate, by Petition of Petitioner WALTER J KELLY of WEST ROXBURY, MA a Will has been admitted to informal probate WALTER J KELLY of WEST ROXBURY, 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, 03/08/2018

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