Dorchester Reporter

"The News and Values Around the Neighborhood"

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50¢

Codman Square in revival mode: Spiffing up three historic 'gems'

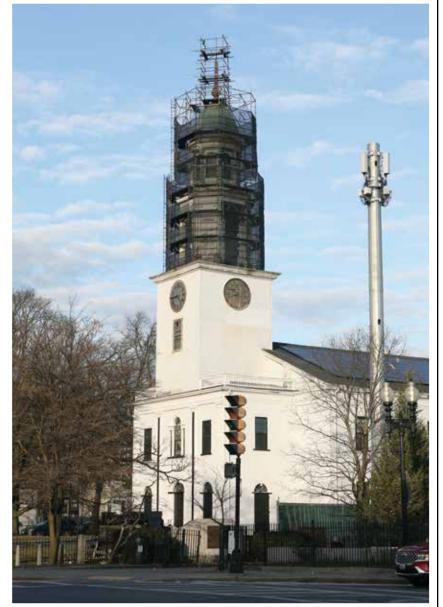
By Seth Daniel News Editor

While everyone else is bringing in the new for 2023, it's the old that leaders in Codman Square hope might bring revival to the area this year. Fueled by funds from the Community Preservation Act (CPA), the Henderson Foundation, and the Amelia Peabody Charitable Fund, significant revamps are set this year for The Second Church, the Great Hall, and the Codman Burial Ground.

"You have these gems in this area and nobody knows about them," said Rev. Dr. Victor Price of Second Church. "Sometimes we undervalue ourselves and de-value ourselves because we don't know. It is a de-valuing of the community if you don't know the significance of what you have. Dorchester is known for its violence, but not for its gems."

Second Church was formed in 1804 and is the oldest wooden church structure in Boston that still hosts an active congregation. Rev. Price leads that Nazarene church community, but he also uses the space as a church incubator for three other smaller churches and a number of non-profit organizations.

The church has seen significant interior work done over the last 25 years, according to historic preservation consultant Jeff Gonyeau, a Dorchester resident. This year, the focus will be on restoring the most visible part of the church—its steeple, down to the clock faces.



The Second Church steeple is set for nearly \$1 million in restoration work.

Seth Daniel photo

Dot historians offer deep dive into your house

By GINTAUTAS DUMCIUS
MANAGING EDITOR
An attempted murder.
The Popes of Dorchester.
A hidden-away home.

Every house has a story, and four members of the Dorchester Historical Society are digging into the digitized past to unearth and share them with homeowners and neighbors interested in finding out more about where they live.

The idea for the house histories started with house markers. The



This property at 11 Windermere Rd. on Jones Hill is one of dozens of properties that have been the subject of in-depth reports conducted by the Dorchester Historical Society.

Image courtesy DHS

Society decided to offer plaques that residents could affix to their homes. They were also planning to offer classes for people who wanted to look up the history of their homes. But when the pandemic hit, the organization shifted gears, and said it would do the histories themselves, for a small fee of \$75.

Among the four of them
— Earl Taylor, Marti
Glynn, Vicki Rugo, and
Kayla Skillin — they've
written 429 house histo(Continued on page 10)

Bowdoin-Geneva gets what it has asked for: BPD officers are now walking their beats

By Seth Daniel News Editor

Boston Police officers are once again walking the beat along Bowdoin Street and Geneva Avenue this winter in response to community requests for increased visibility.

Citing an infusion of 16 new officers late last year from the Boston Police Academy that made it possible to beef up the deployment, District C-11 Capt. Shawn Burns said that after a field training period, two officers, Anildo Miranda and Jade Cheek, started walking the streets two weeks ago.

"Officer visibility is a big thing and getting people on the street is a goal of mine," said Burns, who took command at C-11 last summer. "This has been at the forefront for me, especially for Bowdoin-Geneva because they've' been very intent about getting visibility. We're not going to dictate how we police communities. We're going to work with the community and see what they want."

Added police presence has been an urgent request from residents, civic organizations, and merchants
(Continued on page 16)

A flood of comments on Comfort Inn plan

'Nays' edge out the 'yeas' as more than 400 weigh in

By Gintautas Dumcius Managing Editor

Elected officials, religious leaders, and the public weighed in during the designated time for comment on Pine Street Inn's proposal to convert the Comfort Inn on Morrissey Boulevard in Neponset into permanent supportive housing for formerly homeless people.

The period for feedback on the controversial project, which remains under review by the Boston Planning and Development Agency (BPDA), ended on Friday, Jan. 6. The BPDA's website and email inbox pulled in hundreds of comments, according to a review of documents provided to the *Reporter*.

Letters and emails expressing opposition edged out support, with more than 200 letters or emails on each side. Some weighed in both through email and on the website. The comments, with people on both sides touting longtime residency in Dorchester, came

(Continued on page 14)

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Police, Courts & Fire

Woman said to have loaded gun stopped at courthouse entrance

A 22-year-old Mattapan woman who prosecutors say tried to bring a loaded handgun into Suffolk Superior Courthouse last week was ordered held without bail pending a dangerousness hearing this week. District Attorney Kevin Hayden said that Octavia Kelly was detained after security staff detected a handgun in her bag as she entered the courthouse on Jan. 5 to support her boyfriend, who was himself being arraigned on a gun charge. Kelly said she was unaware that the firearm was in her bag. Her arrest followed the arrest and arraignment last week of a man who attempted to bring a loaded gun through a TSA security checkpoint at Logan International Airport.

"In both of these cases the security equipment and the operating personnel did precisely what they are supposed to do—detect and secure dangerous items, in both of these cases loaded guns," Hayden said.

A 43-year-old Mattapan man was arrested last Friday (Jan. 6) after Boston Police say they found a loaded AK-47 assault rifle and a quantity of illegal drugs while executing a search warrant on Boyden Street. Police say that Kenneth Wallace was the target of an "ongoing drug investigation" by the C-11 Drug Control Unit and the FBI. Among the confiscated drugs were 39 grams of Fentanyl, crack cocaine, and Methamphetamine, according to the police report, which also listed a handgun and ammunition in the seizure. Wallace was due to be arraigned in South Boston District Court.

A Dorchester teenager was arrested on Saturday evening following a foot chase in the Meeting House Hill area. Police say the 17-year-old male suspect fled when police approached a group of people on Draper Street. Officers in pursuit say the young man "discarded" a handgun on the ground as he ran. It was later found to be a loaded .40 caliber weapon. The juvenile, who was arrested on nearby Longfellow Street, was to be arraigned this week in Dorchester court.



The US Postal Inspection Service is offering a reward of up to \$50,000 for information leading to the arrest of a man who robbed a letter carrier at gunpoint on Dec. 4. The incident happened around 3 p.m. outside of 8 Atherstone St. The suspect is described as a Black male, roughly 5'8", around 19 years old. If you can assist, reach out to law enforcement at 1-877-876-2455.

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MBTA workers were still making repairs to the pedestrian walkway at JFK/UMass Station on Monday morning.

Gintautas Dumcius photo

JFK/UMass Columbia Rd. entrance may reopen before weekend, T says

The Columbia Road entrance to the JFK/UMass MBTA Station, closed since Nov. 20 due to "structural concerns," could reopen before the end of this week, according to the T.

The station was closed over the weekend to Red Line customers as repairs got underway and shuttle buses ran back and forth from Broadway Station to Ashmont as well as to North Quincy on the commuter rail line.

The station was open to customers on Monday morning, but the Columbia Road entrance and the pedestrian walkway were still closed.

Several workers could be seen squeezing themselves under the walkway and atop the roof of the Braintree-side platform. An orange Home Depot bucket sat nearby.

"After crews finish up some remaining work the next couple of days, the MBTA anticipates opening the pedestrian bridge before the end of the week," a T spokesman said in an email to the Reporter on Monday.

JFK/UMass Station

serves the Dorchester and Quincy legs of the Red Line, several bus lines, and three commuter rail lines.

Separately, a staircase leading to Sydney Street, on the southern end of the station, has been closed for months.

- REPORTER STAFF

UMass institutes mask mandate; other districts are slow to follow

By Carrie Jung WBUR

UMass Boston and Chelsea Public Schools have re-instituted a mandatory mask policy for students and staff amid an ongoing surge of Covid-19 cases. But education watchers expect few other school districts to follow suit this time around.

"People are going to be very careful and very cautious because last year and the year before there was an awful lot of political tension around the issue of masking and people were relieved to take the masks off," said Glenn Koocher, executive director of the Massachusetts Association of School Committees. Chelsea school officials said the decision to require masks at this time adheres to a policy the school committee passed last April: that masks remain optional unless the CDC raises the Covid community risk level in Suffolk County. The CDC elevated the county to "high risk" last Thursday.

On Dec. 30, BPS officials sent a letter to the school community asking that students and staff mask up until Jan.13, but emphasized that it was "not a mandate."

Case counts and hospitalizations are rising and a new contagious Covid strain, XBB.1.5, now accounts for nearly

three-quarters of cases in New England.

Chelsea school committee member Roberto Jiménez-Rivera says, so far, there has been little pushback against the mandate—and that any opposition to the policy has come from people outside the school community.

"It is a lot of pushback from people who have been advocating against mask mandates across the state," he said. At the same time, there wasn't a huge wave of excitement over re-instituting masks within the school district

Over at UMass Boston, health officials also note there is a fair amount of pandemic fatigue on campus. But Robert Pomales, the executive director of University Health Services, says the decision to mandate masks still felt pretty

"Clearly we were aware of the potential for resistance, but it was not a difficult decision to make," Pomales said. "Partly because we made the decision early on to be very closely connected to the CDC guidelines."

He anticipates that the mask policy at UMass Boston will be in place for several weeks.

This article was first published by WBUR 90.9FM on Jan. 9. The Reporter and WBUR share content through a media partnership.

UPCOMING CIVIC MEETINGS AND COMMUNITY EVENTS

A public meeting will be held virtually on Wed., Jan 18 at 6 p.m. to discuss a proposed retail cannabis dispensary at 770 Gallivan Blvd. The meeting will be held via WebEx. See page 15 for link. If you have any questions, contact Conor Newman in the Mayor's Office, 617-635-2093 or conor.newman@boston.gov.

The BPDA will host a virtual public meeting on Wed., Feb. 1 at 6 p.m. to discuss a proposal by Lincoln Avenue Capital to build a new, five-story residential building at 1471 Blue Hill Ave. in Mattapan. The proposed building would house 48 affordable rental units. See page 15 for details on the Zoom meeting.

The Morrissey Boulevard Community Advisory Committee will meet virtually on Wed., Jan. 18 from 6-8 p.m. The committee will discuss the Dorchester Bay City proposal. For more information on how to join the meeting, see page 15. Neponset River Watershed meeting -The Neponset River Watershed Association (NepRWA) will host a virtual public meeting on Tues., Jan. 24 at 6:30 p.m. to discuss plans to reduce future flood risk in the region. Additionally, NepRWA invites residents and business owners to complete a survey to help identify high-risk areas in their communities and relay their experiences with flooding. Meeting registration

and survey information can be found Neponset.org. For more information, contact NepRWA Advocacy Director Kerry Snyder at snyder@neponset.org or 781-575-0354.

The John F. Kennedy Presidential Library hosts a free Celebrate! performing arts program for families on Monday, Jan. 16: Benkadi Drum and Dance performs traditional West African rhythm and movements on Martin Luther King Jr. Day at 10:30 a.m. Make reservations online at jfklibrary.org/celebrate or call 617-514-1644.

Mayor Michelle Wu will deliver her first State of the City address at MGM Music Hall at Fenway on Wed., Jan. 25. The entire program will be shown live on boston.gov/SOTC from 7-8 p.m.

In honor of Martin Luther King Jr. Day, Franklin Park Zoo and Stone Zoo will offer free admission on Mon., Jan. 16. Throughout the day, there will be keeper chats, animal encounters and more to explore! Guests are invited to write messages of hope and peace on murals located within the Tropical Forest Pavilion at Franklin Park Zoo and within the Animal Discovery Center at Stone Zoo. For a schedule of activities, 9 a.m. – 4 p.m. visit zoonewengland.org.

SEND IN EVENT NOTICES TO NEWSEDITOR@DOTNEWS.COM

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Cannabis businesses eye Gallivan Blvd., Polish Triangle sites

By SETH DANIEL NEWS EDITOR

Two cannabis proposals in Dorchester are getting their first public airings this month, with one retail operation eyeing a high-profile location on Gallivan Boulevard in Neponset and a delivery-only operation hoping to open at the corner of Mt. Vernon and Boston Streets in the Polish Triangle.

The 770 Gallivan Blvd. location—formerly home to a Bickford's Restaurant and a Verizon retail store—will be the subject of an online community meeting organized by the Mayor's Office, on Wed., Jan. 18. at 6 p.m., where the proponent— Surf's Up Cannabis Ventures—will make a presentation, according to a public notice published in the Reporter last week.

The owners of Surf's Up for this story did not respond to the Reporter's attempt to reach them for comment. Conor Newman of the Mayor's Office of Neighborhood Services did not respond to e-mails seeking more information.

The new proposal marks the second time the Gallivan location has been eyed by an adultuse cannabis retailer. In 2020, CNA Stores of Amesbury considered



A rendering of the proposed retail cannabis dispensary at 770 Gallivan Blvd. in Neponset. An ownership group from the South Shore wants to open the adult-use retail space in a location that was rejected by the community for another cannabis operator in 2020. An online community meeting on the matter is scheduled for 6 p.m. on Jan. 18.

Image from the filers' application.

the site after their initial plan to open at a different Gallivan location was met with opposition from local civic groups.

According to Surf Up's application with the Boston Cannabis Board, the business would lease the space from owner Alexander Argiros, who heads up a trust that controls the property.

Christine Argiros of Greentech 770 Ventures (Norwood), and Richard Parsons and Michelle Foley of Surf's Up Cannabis Operations (South Weymouth and Quincy) are the partners in Surf's Up Cannabis Ventures. They have a lease on the building and detail a 2,136 square-foot retail showroom in a 4,576 square-foot building with partial access to the large parking lot on the property.

The first-year rent, according to the 10-year lease, would be \$49,573 per month, and would

escalate to \$72,216 per month in year 10. The group filed the application on June 1.

Delivery only in Polish Triangle

A second cannabis company, known as Doobie, had its public meeting to discuss the proposed Polish Triangle location on Jan. 10. The proponent, Ericca Kennedy, said she and her husband Justin bootstrapped their first effort in Wareham as long as they could and

have partnered with Joseph Rubin and Jessica Powell, who have since moved to Massachusetts from out of state. They plan to offer retail direct delivery by vehicle to customers in the area who are 21 and over, using the Gem Auto Parts location at 1 Mt. Vernon St. as a warehouse and vehicle hub.

"We are not open to the public for them to come in and shop so there is no foot traffic," she said, noting that if they are approved, they would start with four to eight delivery vehicles and scale up when business increases.

"One thing about this location is that we have the ability to store all the delivery vehicles inside our delivery hub so there wouldn't be any on-street parking taken up by any of our vehicles," she said. "We are really striving to be good neighbors."

She said they chose to locate their second location in Dorchester because a good deal of their customer base was from the Boston area and having a location at the corner of Mt. Vernon and Boston streets was ideal. She added their company is build for a post-pandemic world where deliveries are easy and contact-free, noting that they don't believe they will eat into any existing retail dispensaries in the area. There is a retail store dispensary currently operating on nearby Clapp Street.

"There's room for everyone to flourish," she said.

Neither proposal has a hearing date with the Boston Cannabis Board. They are currently in the community meeting and outreach stage of their proposals.

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CURBSIDE MATTRESS RECYCLING IS HERE!

Starting in January 2023, the City of Boston is launching a free, curbside mattress and box spring recycling service Citywide.

To learn more and find out how to prepare your mattress for collection, visit boston.gov/mattress-recycling

CITY of BOSTON





Virtual Public Meeting

Dorchester

555-559 Columbia Road **Community Meeting**

January 19, 2023 6:00 PM - 7:30 PM Zoom Link: bit.ly/555-559ColumbiaRd Toll Free: (833) 568 - 8864

Meeting ID: 160 982 3231



Project Description:

Tanpri rejwenn nou pou yon reyinyon kominotè sou redevlopman nan 555-559 Columbia Road nan Kwen Uphams nan Jedi, 19 Janvye nan 6pm. Toulède ekip devlopman yo ki te soumèt pwopozisyon yo pral prezante plan yo pou sit la epi reponn nenpòt kesyon. Ou ka rejwenn reyinyon an an pèson nan biwo DSNI ki lokalize nan 550 Dudley Street, oswa rejwenn vityèlman: bit.ly/555-559ColumbiaRd. Si ou gen nenpòt kesyon, imèl natalie. deduck@boston.gov.

Acompáñenos en una reunión comunitaria sobre la reurbanización de 555-559 Columbia Road en Upham's Corner el jueves 19 de enero a las 6 p. m. Los dos equipos de desarrollo que presentaron propuestas presentarán sus planes para el sitio y responderán preguntas. Puede asistir a la reunión en persona en la oficina de DSNI ubicada en 550 Dudley Street o participar de forma virtual en: bit.ly/555-559ColumbiaRd. Si tiene preguntas, envíe un correo electrónico a natalie.deduck@boston.gov.

mail to: Natalie Deduck

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

Boston, MA 02201

phone: 617.918.6250

email: <u>natalie.deduck@boston.gov</u>

website: www.bostonplans.org/planning/planning-initiatives/uphamscorner

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Teresa Polhemus, Executive Director/Secretary

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Gov. Healey arrives with string of policy pledges

By Colin A. Young State House News Service

Less than one year since she launched her gubernatorial campaign in East Boston, Maura Healey last Thursday (Jan. took the oath of office as the 73rd governor of Massachusetts, asking the people of the Bay State to join her in writing "the next chapter of the Massachusetts story."

Healey took the oath of office administered by Senate President Karen Spilka at 12:32 p.m. Thursday, ascending to the state's top job after two terms as attorney general and pledging to tackle the "barriers that are holding back our peo-ple and our state," like the "out of control" cost of housing, the "nightmare of high costs" for everyday goods, the "unacceptable" state of transportation infrastructure, and the "climate crisis."

"We have untold wealth in the commonwealth. But record public revenue does little good when families can't pay the rent, buy a house, heat their homes, or pay for child care. Our health system is the envy of the world. Yet our hospitals are desperate for staff," Healey said in her inaugural remarks. She takes office on the heels of a



Gov. Maura Healey delivers her inaugural address in the House Chamber after she was sworn into office Thursday afternoon. Sam Doran/SHNS

nearly \$5 billion state it together, into the next surplus and nearly \$3 billion in automatic tax returns to taxpayers.

She added, "Our companies are eager to expand, but they can't find workers with the skills they need. Communities and people are yearning to grow and thrive, but they haven't been given the tools to do it. This is -- this is -- the greatest state in the union. It is, but people are leaving ... giving up on the Massachusetts story."

Drawing on the theme of Massachusetts as a home for all of its residents, the Democrat who grew up in New Hampshire asked Bay Staters to help her "chart a path forward and walk chapter of our Massachusetts story."

Massachusetts, Healey's

inauguration makes her

the first out lesbian gov-

ernor to take office in any

state in America. She

was also the first sitting

Massachusetts attorney

general elected to the

corner office since AG

became an elected, not

appointed, office more

than a century ago and

just the third Democrat

elected governor of the

Bay State over the last

And along with Lt.

Gov. Kim Driscoll, the

new governing duo

represents one of two

all-woman gubernatorial

leadership teams in the

country. Healey brief-

ly acknowledged, but

downplayed, the historic

nature of her ascension

40 years.

Healey, 51, had been considered the Democrats' odds-on favorite to become the state's chief executive for a good portion of her two terms as attorney general. She won 1,584,403 votes in the November general election, easily topping Republican Geoff Diehl in the race to succeed Republican Gov. Charlie Baker, a popular chief executive whose decision not to seek a third term further cemented Healev's status as frontrunner in the race.

In addition to being the first woman and first openly gay person elected governor in

AllofUs

Mass General Brigham

BOSTÓN MEDICAL

to the state's highest office and the many firsts that it represents in her inaugural speech.

"But every one of us, every one of us, is a first. You may be a first-generation immigrant choosing Massachusetts as the foundation for your American dream. You may be the first in your family to go to college, the first in your neighborhood to start a business," Healey said. "In this state, we are all trailblazers. We are all leaders. That's why we live in Massachusetts. Now what story will we write together?

After a campaign during which she was criticized for being light on details, Healey made a handful of firm commitments in her inaugural address to a joint session of the House and Senate, and to the people of Massachusetts. She pledged to:

Create a standalone secretary of housing to "work across government and support every city and town to make sure we meet our goals" within her first 100 days;

Have her administration and finance secretary "identify unused state-owned land that we can turn into rental housing or homes within one year;"

Expand tax deduc-

tions for renters;

Include in her first budget proposal a "Mass-Reconnect" program to make community college free for people 25 and older without a college degree:

Increase funding to the state university

Appoint a safety chief at the MBTA within 60

Fund the hiring of 1,000 new workers to focus on the operation of the MBTA within her first year;

"I've already called out the Legislature; I'm not afraid to stand up to powerful interests, Healey said during her second gubernatorial debate.

While there was a lot for legislative Democrats to like in Healey's speech, it also revealed what could be an early point of friction: While the new governor said she will propose free community college for people 25 and older, Spilka made making community college "free for all students" a central part of her session-opening speech on Wednesday.

Healey addressed tax relief in her remarks Thursday and painted it as a point of early agreement between her and the Legislature.



*All participants will receive a \$25 gift card after completion of their visit. To complete the visit, participants must create an account, give consent, agree to share their electronic

health records, decide whether they want information about their DNA, answer health surveys, have their physical

measurements taken (height, weight, blood pressure, etc.)

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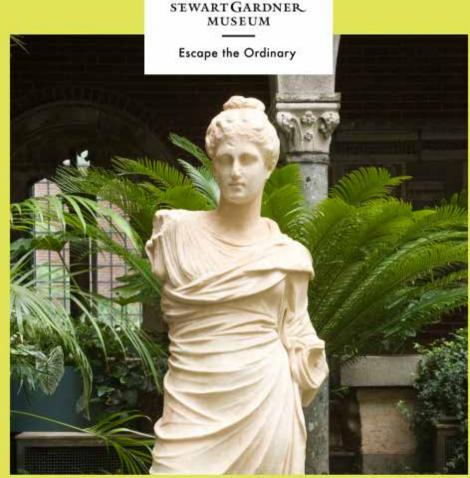
and give blood and urine samples, if asked

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Ward 15 gathers to salute Andelman, Jones



Attorney General-elect Andrea Campbell accepts the Lifetime Achievement Award on behalf of Janet Jones from Councillor Brian Worrell, State Rep. Chris Worrell and Ward 15 Chair Ed Cook.

Seth Daniel photos

By SETH DANIEL NEWS EDITOR

Members of the Ward 15 Democratic Committee held a winter gathering last Saturday at the First Parish Church Hall to celebrate the new year and bestow awards to long-time Bowdoin-Geneva leaders Davida Andelman and Janet Jones. Unfortunately, medical issues prevented both of them from attending, but the party

went on with a hearty ham dinner and a hall full of guests, including Attorney General-elect Andrea Campbell, who accepted the awards on behalf of Andelman and Jones.

Ward 15 Chair Ed Cook noted that Jones has been active in the community for many years and has volunteered in any number of activities during that time.

The Boston Transportation Department (BTD cited Andelman for her extensive work on the Bowdoin Geneva Transportation Action Plan, which is now being implemented. BTD Senior Planner Pat Hoey was in attendance and presented a special award to Andelman for her advocacy.

He recounted that she had an extensive research paper already written when he walked Seth Daniel photos in for the first Bowdoin Geneva meeting. "She had already done all the work for me," he said with a laugh, adding, "that allows partnerships to be forged and working relationships and drives change."

Hoey noted that the Bowdoin Geneva plan will be the first time that the BTD will implement speed humps outside of the Slow Streets program.

For her part, Camp-



Ward 15 Chair Ed Cook comments on the Lifetime Achievement Award given to Janet Jones of Ward 15 for her long-time activism.

bell pointed out that it was Jones and Andelman, who, among others, pushed for the traffic improvements when she first became came a city councillor. So, it was full circle for her to be accepting the award for Andelman as the changes were about to be implemented.

Added Cook: "If you think about it, this one person is affecting so many of our lives in this neighborhood. One person can make a difference and Davida really is an example of that."



BTD Senior Planner Pat Hoey presented the Community Champion for Safer Streets Award to Ward 15's Davida Andelman. Hoey said Andelman did a tremendous amount of research to help them design the Bowdoin-Geneva Transportation Action Plan in 2022.

BPDA Income-Restricted Rental Opportunity

Avalon Brighton 139 Washington Street Boston, MA 02135

# of Units	# of Bedrooms	Estimated Square Feet	Rent	Maximum Income Limit (% AMI)	# Built Out for Mobility Impairments	# Built Out for Deaf/Hard of Hearing
5	0	520–791	\$1,257	70%	0	0
7	1	705–791	\$1,473	70%	0	0
9	2	1,047–1,289	\$1,668	70%	0	0
3	3	1,406–1,578	\$1,869	70%	1	0
1	0	520	\$2,372	150%	0	0
1	1	887	\$2,840	150%	0	0
1	2	1,064	\$3,289	150%	0	0

Minimum Incomes

Set by owner + based on # of bedrooms + Area Median Income (AMI)

	,			
# of Bedrooms	Minimum Income 70% AMI	Minimum Income 150% AMI		
0	\$30,168	\$68,751		
1	\$35,352	\$78,551		
2	\$40,032	\$98,151		
3	\$44,856	N/A		

Maximum Incomes

Set by BPDA + based on household size + Area Median Income (AMI)

Household Size	Maximum Income 70% AMI	Maximum Income 150% AMI
1	\$68,750	\$147,250
2	\$78,550	\$168,250
3	\$88,350	\$189,300
4	\$98,150	\$210,300
5	\$106,050	\$227,150
6	\$113,900	\$243,950

***Minimum incomes <u>do not apply to households</u>
receiving housing assistance such as Section 8, MRVP,
or VASH.

Applications are available for 14 days, from January 9, 2023 to January 22, 2023.

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To have a hard copy of the application mailed to your mailing address, please call **774-500-3440**.

After careful consideration and an abundance of caution, the City of Boston has decided to cancel the in-person application distribution period. If you cannot complete the application online, please call us at 774-500-3440, to request that we mail you one and to ask us for any guidance you might need to complete the application.

Fully completed + signed applications must be submitted online or postmarked no later than January 22, 2023.

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160 Boylston St. ATTN: Avalon Brighton Lottery Chestnut Hill, MA 02467

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News about people in and around our Neighborhoods

Dr. Monica Vohra takes helm as chief medical officer at DotHouse

Dr. Monica Vohra, pictured with a patient, this week began her duties as chief medical officer at DotHouse Health. where she has worked as a primary care physician since 2019, with a special focus on depression monitoring, reducing psychosocial barriers to diabetes management, and integrating and enhancing telehealth services.

Michelle Nadow, the president and CEO of DotHouse, said Vohra "is dedicated to delivering healthcare services through the lens of health equity. Her



Dr. Monica Vohra, right, is shown caring for a patient. Photo courtesy DotHouse Health

leadership will help us evolve to meet the challenges and opportunities of the changing health care environment and our patients' needs."

In addition to her duties at DotHouse, Vohra has served as medical director at MassHealth for almost three years, developing an expertise on justice-involved individuals and for transgender and gender non-binary individuals. Prior to working at DotHouse, Monica was a primary care provider at a federally qualified health center in Washington



Vivienne Nguyen-Veth and Junior Pena (pictured above, center) celebrated the grand opening ceremony of their newest Fields Corner venture, My Sister's Sandwich Café, on Saturday, Jan. 7. The café sells Bahn Mi sandwiches, beverages, and other delicacies at their location at 1544 Dorchester Ave., near Town Field. The new shop has been completely renovated and joins their other Fields Corner ventures including My Sisters Crawfish III restaurant and Kim's Flower Shop. Lion Dancers from the traditional school run by Johnny Ho danced and gave their blessings to the new establishment, drawing a crowd of well-wishers. Paul Losordo photo

Spending time with Boston's 'street doctor'

The life and times of Boston's indefatigable "street doctor," Jim O'Connell, who set aside his plans to set up a practice in internal medicine in 1985 when he was asked by his mentor at Massachusetts General

Hospital, the late Dorchester physician Tom Durant, to take a year's assignment to set up a "health care program" for Boston's homeless population (38 years later, he's still at it) is the subject of a new book by the renowned author Tracy Kidder entitled, "Rough Sleepers: Dr.

Jim O'Connell's urgent mission to bring healing to homeless people."

A lengthy treatment of the book, which will be launched on Jan. 17, was the cover story in last Sunday's New York Times Magazine



Tot gets boost in her cancer fight from BPD -Volunteer police officers with the organization Cops for Kids with Cancer organized a special day out for five-year-old Dorchester resident Celia Jan, who has been battling childhood leukemia. Celia and her family were picked up by Boston Police from their home across the street from the Richard J. Murphy School in Neponset and escorted with a caravan of cruisers and motorcycles to the Area C-11 station on Gibson Street. In a brief ceremony at the stationhouse, retired BPD Capt. Paul Ivens joined current C-11 commander Capt. Shawn Burns and a bevy of C-11 officers in presenting Celia and her mom, Nicole MacKinnon, with a check for \$5,000 to assist in her

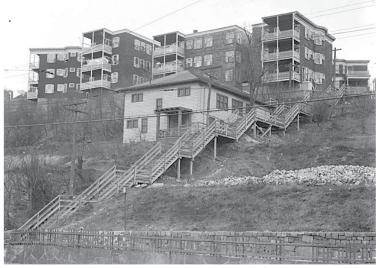
medical care. Celia, who has responded very well to her treatments at Dana Farber Cancer Institute in Boston since her diagnosis at age 3, plans to attend the Murphy School this year. She also received a bicycle and other gifts from the group, which has helped raise and donate more than \$5 million to more than 900 children fighting cancer over the last two decades. Cops for Kids with Cancer will host a cornhole tournament on Sat., Jan. 21 to help raise more funds for their work. It will start at 2 p.m. at Article 15 Brewing Co. in Rockland. See copsforkidswithcancer.com for more information.

Bill Forry photo

YESTERYEAR ARCHIVE

DORCHESTER HISTORICAL SOCIETY The Hundred Steps

Jack Frost wrote this for the Boston Herald about the original staircase: "The fatigue-inspiring stairway shown in the sketch connects Hancock Street and Downer Avenue in Dorchester on Jones Hill. There are more than a hundred steps and thirteen landings. The granite wall shown in the foreground was built by the PWA. The three family houses are common to the hill. The building part way up the steps is a dance hall, well known in Dorchester. After the city had been scoured pretty thoroughly, these Jones Hill steps were the longest wooden ones found—and wooden steps are not as abundant today as they once were."





The stairway that leads from Hancock Street to Downer Avenue on Jones Hill contain more that 100 steps. The concrete stairway at top replaced the wooden stairway below, pictured between 1918 and 1926.

the Jacqueminot Bungalow at Street (the three-decker in the capacity of the function hall cal posts can be viewed on the The dance hall mentioned in 136 Hancock Street, apparent-photo). In 1922, the building as 223. Jack Frost's description was ly legally part of 134 Hancock department reported the *The a*

The archive of these histori- society.org.

blog at dorchesterhistorical-

Editorial

Keep public meetings on big projects virtual

The debate over the proposed conversion of a Morrissey Boulevard hotel into supportive housing has generated a fierce debate over the merits of the project itself. But it has also fueled a back-and-forth over the city's continued use of virtual Zoom meetings to engage the public in oversight of large projects and other planning initiatives.

Critics say that the pandemic-era switch over to virtual meetings should now revert to in-person gatherings where, they argue, a more robust discussion is possible. But others have made the point that the virtual model allows for broader access and participation for people who might otherwise find it challenging to get to an in-person meeting.

It's true that some of the dynamics of a pre-pandemic public forums are missing from the virtual process. It's harder, for example, to strike up a sidebar conversation with other attendees or to pick up unrelated nuggets of neighborhood news and insights. And there's a camaraderic that can come from encountering neighbors in the flesh and joining together in a common cause.

But there has long been a downside to in-person meetings that must be acknowledged: They can get nasty, disruptive, even intimidating when one side or another seeks to dominate the proceedings and shout down alternate views. That's less of a problem in the virtual setting when moderators can exercise more control over microphones and move through a discussion at a quicker pace, allowing for more viewpoints to be shared.

And, of course, let's not forget that even though many of us feel very comfortable attending gatherings, there are plenty of neighbors who are apprehensive due to valid concerns about public health, including Covid, flu and other illnesses that continue to stalk our ranks.

Importantly – as evidenced by the review of the 900 Morrissey proposal – it creates a record of the meeting that can be viewed by people who could not make the initial meeting, but who want to get a full picture of the issues at stake and the arguments on all sides. Then, they too can make an informed comment online or via email or letter to support their chosen position on the matter.

The convenience of Zoom meetings has become increasingly important in the Dorchester context because of the frequency of large project reviews directed by the Boston Planning and Development Agency (BPDA). In some instances over the last calendar year, there have been multiple BPDA meetings on the same night, and certainly in the same week, as the focus of growth and new buildings shifts ever-so-clearly in our direction. Add in other smaller project reviews, civic association meetings, and longer-range planning efforts like the mammoth Dorchester Bay City effort, and that's a lot to ask of neighbors who care not just about a building project on their immediate block, but also about long-range planning on things like coastal resiliency, adding center bus lanes on Blue Hill Avenue, or rebuilding Morrissey Boulevard.

Dorchester is best served by expanding our universe of engaged residents and stakeholders and giving them the opportunity to be heard on pressing matters under City Hall review. There's still ample opportunity to gather in groups large and small at a more granular level, like a crime watch or civic group. But, for the purposes of getting a full read of public sentiment and — hopefully, consensus—the Zoom meeting should become a permanent tool in municipal government's toolbox. —Bill Forry

The Reporter

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Commentary

The problem with our zoning code

BY BILL WALCZAK REPORTER COLUMNIST

Metropolitan Boston surely has a housing crisis. Our rents are second highest in the US and the cost of housing is a major reason why the state is now losing population despite thousands of unfilled jobs. The problem is that the haphazard, piecemeal approach for residential development in the city during the last three decades is not solving the housing crisis and has had negative impacts on our neighborhoods.



Bill Walczak

Parcel by parcel, projects are brought to civic associations for community input because they are in violation of zoning laws. I can't remember the last time I participated in a civic association planning committee meeting that didn't have Boston Zoning Board of Appeal (ZBA) requests to increase the number of units

on a parcel of land. In some cases, it's about adding units to an existing building; in others, it's about demolishing the building and creating a multi-unit condo or apartment building in lots that are zoned for one, two, or three units.

That these requests are regularly approved by the ZBA creates dangerous precedents for Dorchester's neighborhoods. In just a few blocks near the new Dot Block development in Glover's Corner, we can see three examples:

The Scally and Trayer's Funeral Home on Pleasant Street, formerly a single-family house on a parcel zoned for 2 units, was purchased for \$1.6 million in 2016, with plans for a 21-unit building. The notion of returning the funeral home to a single-family house was never in the cards, because the ability to easily turn the lot into an apartment or condo project made the parcel a developable sit rather than a home for sale.

Huge profits can be made when the ZBA allows single family homes to be demolished to make way for multiple unit developments. Eventually, the ZBA allowed 17 units to be built on the Scally lot.

Afterwards came a proposal by the owners of a nearby three-decker on Pearl Street to tear it down for an eight-unit development. If this is granted, will all the three-deckers on Pearl Street be able to do the same? How about the next street?

The same thing is currently going on at a property a few blocks away on High Street on Meeting House Hill that is zoned for two-family houses. The former rectory of the First Parish Church, a historic Greek Revival house at 29 High St., sold for \$1.75 million and was later demolished to accommodate a 23-unit project. This was followed by the purchase and demolition by South Boston's Volnay Capital of another single-family house at 22 High Street to build 15 units.

You can also see this playing out in the project proposed by Trinity Financial on a site next to Shawmut Station, where the \$3 million price insisted on by the Fitzpatrick Brothers auto repair business was set not by what zoning would allow, which is 8 units, but by what the ZBA would likely approve.

The result is a proposal for 74 units, a density that neighborhood residents oppose, but that is required because the value of the lot is set by the likely actions of the ZBA, not by market forces based on what the land is zoned for.

These piecemeal, parcel by parcel projects, done without any comprehensive planning or thought on how neighborhoods will accommodate the cumulation of them, fly in the face of what zoning is supposed to provide our city, and what the ZBA is supposed to do.

Let's take a look at Boston's zoning language and regulations. The current zoning code was established in 1965 to "promote the health, safety, convenience, morals and welfare of the inhabitants of the City; to encourage the most appropriate use of land throughout the City; to prevent overcrowding of land; to conserve the value of land and buildings; to lessen congestion in the streets; to avoid undue concentration of population; to provide adequate light and air; to secure safety from fire, panic, and other dangers; to facilitate adequate provision for transportation, water, sewerage, schools, parks and other public requirements; and to preserve

and increase the amenities of the City."

In practice, this zoning language has resulted in different sections of the city being zoned for commerce, industry, and residential housing. Most of the residential areas of Dorchester are designated for one to three units.

The zoning code allows for exceptions to zoning, called "variances" by a Board of Appeal (ZBA), based on the following rules:

"Article 7.3 The Board of Appeal shall grant a variance only if it finds that *all of* (my emphasis) the following conditions are met:

(a) That there are special circumstances or conditions, fully described in the findings, applying to the land or structure for which the variance is sought (such as, but not limited to, the exceptional narrowness, shallowness, or shape of the lot, or exceptional topographical conditions thereof) which circumstances or conditions are peculiar to such land or structure but not the neighborhood, and that said circumstances or conditions are such that the application of the provisions of this code would deprive the appellant of the reasonable use of such land or structure;

(b) That, for reasons of practical difficulty and demonstrable and substantial hardship fully described in the findings, the granting of the variance is necessary for the reasonable use of the land or structure and that the variance as granted by the Board is the minimum variance will accomplish this purpose:

(c) That the granting of the variance will be in harmony with the general purpose and intent of this code, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and

(d) That, if the variance is for a Development Impact Project, as defined in Section 80B-7, the applicant shall have complied with the Development Impact Project Exaction Requirements set forth in Section 80B-7.3, except if such variance is for a deviation from said requirements.

In determining its findings, the Board of Appeal shall take into account: (1) the number of persons residing or working upon such land or in such structure; (2) the character and use of adjoining lots and those in the neighborhood; and (3) traffic conditions in the neighborhood."

Note that nowhere is it stated that variances should be granted to allow for maximum profit by the landowner or by the purchaser of the land by maximizing the number of units on parcels.

These variances to allow for greater density on lots zoned for one, two, and three units are happening all around Dorchester. Whether it should be happening is not being debated, except by some residents expressing opposition or support for each individual proposed development. It's the wrong debate. The real debate needs to be focused on Boston's zoning code, how city government plans for the impacts of growth, and what the ZBA is allowed to consider in granting variances.

Giving the ZBA such broad authority skews the market values of parcels. As a result, we do not have a workable zoning code and the ZBA is our de facto zoning board. Nearly anything can be proposed for any lot, depending on the size of that lot, which results in houses on larger lots being seen as developable lots rather than homes with yards. It also means that the prices for those lots will be far greater than what would be if the zoning code were enforced, virtually ensuring that the house will be demolished or radically altered.

Before she became mayor, Michelle Wu produced a report on "Fixing Boston's broken development process." She noted that "we're not planning for our best future," citing "an onslaught of zoning variances and special approvals," and that the "development process is making our problems worse." The Boston Planning and Development Agency is under new leadership with plans for reforming this process. It needs to start with making zoning real in our neighborhoods. We have a housing crisis, but there are better ways of handling it than what we do currently, and the state has a role in ensuring that it's not just Boston that has to deal with the crisis.

Until reforms are implemented, I suggest that Mayor Wu put a moratorium on the ZBA for appeals to increase the number of units of individual parcels, until an open and transparent public process has been undertaken to clarify what type of housing density is desired in each of Boston's neighborhoods.

Pitting neighborhood volunteers and civic associations against developers in negotiating development projects is unfair to the neighborhoods. We need different rules for ZBA interactions. The financial interests of real estate developers should not be the effective driving force of Boston's land use planning.

Commentary

Be wary of mental health 'experts' on social media

By Carla B. Monteiro SPECIAL TO THE REPORTER

The past two years were filled with fear and uncertainty, exacerbating a mental health crisis with an increase in anxiety, depression, suicide rates, and substance abuse.



Carla B. Monteiro

I see the devastating effects of this crisis in our community, emergency departments, and substance use treatment centers through my roles as an emergency psychiatric and addiction Clinical Social Worker. I have a master's degree in Social Work and am a Licensed Certified Social Worker (LCSW). I cite my credentials up front because it is essential to establish trust and

credibility for what I want to share.

Storytelling can be part of the healing process in one's mental health journey. But sharing false or inaccurate mental health guidance on social media can lead to potentially dangerous outcomes.

It is one thing to share your own experience living with mental illness, but to suggest that mental illness is not real or should be dealt with without the guidance of a trained professional can be harmful. As a mental health professional, it is alarming for me to watch folks on social media mock mental illnesses, invalidate symptoms, and share misleading information.

My concern is not unwarranted. PlushCare, an

online mental health care platform, recently published a study that found that 84 percent of advice given on TikTok was misleading, and 14 percent of the videos included content that could be potentially damaging. Only 9 percent of the people – out of the 500 surveyed for the study – had relevant qualifications in their respective fields.

It is essential that anyone sharing mental health-related advice has the proper credentials. In some cases, people have changed their titles or portrayed themselves as "Mental Health Experts," but do not have the training, degrees, or licensure, making them unqualified to impart recommendations regarding diagnosis and treatment.

This is of immense concern for vulnerable populations, especially in communities where mental illness has a history of being taboo - like in communities of color here in Dorchester. False or misleading information perpetuates the stigma of mental illness and can contribute to feelings of inadequacy or lack of self-worth. It gaslights people into thinking they are not unwell and delays or deters those who are ill from seeking treatment or following a treatment plan created with a credentialed provider.

The next time you stumble on a social media post about mental health, stop to see who posted it and if they have a degree or license in social work, mental health counseling, psychology, psychiatry, or medicine, for example.

People who need help should turn to trusted sources. A good place to start is the US Department of Health and Human Services administration, which operates a suicide and crisis Lifeline. Dial 988 on your phone to get free and confidential support services.

Carla B. Monteiro is a Licensed Certified Social Worker (LCSW).

Change comes from the Center

4 Ways to Give Back in the New Year

Looking to make giving back to your community part of your New Year's Resolution? There is no better time than the present to start making an impact in your neighborhood.

St. Mary's Center for Women and Children is a multi-service organization serving over 500 women, children, and families experiencing homelessness each year. Located on Jones Hill at the site of the former St. Margaret's Hospital, St. Mary's Center has a long history of supporting community needs in Dorchester.

1. Volunteer Your Time By joining St. Mary's Center's **Young Professionals Network** or

Women's Partnership Program, you have the opportunity to connect with likeminded peers, participate in volunteering and mentorship opportunities, and engage in a variety of events, all while supporting our families.





2. Make a Gift \$0.89 of every dollar donated directly supports St. Mary's Center's programs. Visit www.stmaryscenterma.org/donate to give today!

3. Physical Item Donations From personal hygiene products to bedding, towels, clothing and outerwear, baby gear and more, St. Mary's Center is happy to accept **brand new** items for distribution to our families who may not have these basic necessities during their

4. Host a Donation Drive Gather your friends and family to support a good cause! Collections of items including gift cards, books, and more go a long

way in helping our families.

time living in residential shelter.

We invite you to join with us this new year in the fight to break the devastating cycle of intergenerational poverty and homelessness.

To learn more, please email the St. Mary's Center Development team contact@stmaryscenterma.org.

Change comes from the Center

5-story building on Allstate Rd. gets OK

The Zoning Board of Appeal on Tuesday approved a developer's proposal for a 5-story building with nine apartments and one floor of commercial space on Allstate Road at Willow Court across from the South Bay mall.

Developer Adam Sarbaugh's proposal calls for ten parking spaces - nine for residents and one for the 3,700-square-foot office. The plan, first submitted in 2020, does not have any affordable units. However, Sarbaugh's attorney, Nick Zozula, said the firm's larger proposal nearby, at Willow and Baker courts, would have 26 out of its 99 condos sold as affordable.

At five stories, the building is taller than called for by the lot's zoning, but Zozula said other buildings in the fast-changing Allstate area are, or will be, six stories. The board's approval calls for Sarbaugh to work with the BPDA on redesigning the first floor to move bicycle storage away from the building trash area.

City Councillors Frank Baker, Erin Murphy, and Michael Flaherty, state Sen. Nick Collins, the

or reach us on **Twitter @DotNews** Newmarket Business and the McCormack Civ-

Improvement District, ic Association supported

DotHouse Patient Vaccine

the proposal. - REPORTER STAFF

Clinic Hours

Horario de la Clínica de Vacunas para Pacientes de DotHouse



Monday/ lunes/ Thứ 2

8:30am - 10:30am (8:30 sáng - 10:30 sáng)

Wednesday/ miercoles/ Thứ 4

4:00pm - 6:00pm (4:00 chiều - 6:00 chiều)

Saturday/ sabado/ Thứ 7

8:30am - 2:00pm

(8:30 sáng - 2:00 chiều) * 1st and 3rd Saturday/ 1er y 3er sábado/ Thứ Bảy thứ 1 và thứ 3

Do you have news to share about you and your family? Send in your people items to newseditor@ dotnews.com

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DotHouse Health

Historical Society offers deep dive into your house

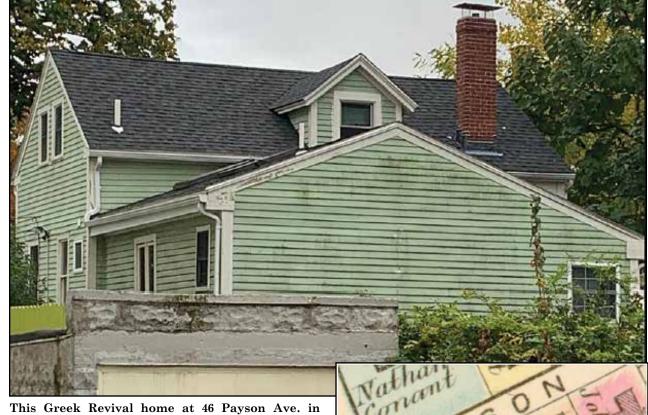
(Continued from page 1) ries. Glynn had guessed that they would end up doing about 100 a year, but during the height of the pandemic, the foursome cranked out 172 reports.

The requests come from people who want to know about the house they grew up in or that their grandparents owned. Others are just curious about a house they pass by every day. They can find out when the house was built, who the original owner was, the builder, the architect, and what changes have been made over time.

"There's a lot of different kinds of information you can come up with and most of it is available online," Rugo said, pointing to scanned deed books for Suffolk County, which absorbed Dorchester in 1870 when the town was annexed by the city of Boston. Before then, Dorchester was in Norfolk County.

There are also genealogy websites, the US Census, and newspaper archives.

As they've completed the histories, the four researchers have seen the ebbs and flows of the local and national economy. "When you do a history of a particular house, you see the evolution of the



Dorchester was the subject of an in-depth report produced by Marti Glynn of the Dorchester Historical Society. She calls the home the neighborhood's "best kept secret." Inset: The house at 46 Payson DHS images shown on a period map.

occupants," Rugo said. "Some houses stay in the same family for a long time, while others, such as multifamily homes, see a lot of turnover.

"It's also easy for the history searchers to go down rabbit holes," she added. "Somebody owned a shoemaking business and you get into the story of what they did produce, how did they advertise it.'

They also noticed trends as family estates started to get divided and subdivided into smaller lots. Once trains started to come through Dorchester, the middle class and working class moved in because it was close to the heart of the city. "They were the first

suburban commuters, I guess," Glynn said.

The homes of the Popes, of Pope's Hill, have surfaced in the history reports, including the one at 12 Butler St. in Lower Mills. Brothers James and Albert had bought land along Adams Street. "Many people purchased land in the mid-19th century in anticipation of the annexation of Dorchester," Rugo noted in her writing.

James later took over some of Albert's share, and the 12 Butler home was built sometime between 1865 and 1873. It was handed down to another Pope, Stephen, who apparently killed himself in another home after experiencing troubles with his business. "The press did not hold back on the details, which were surely hard for the family to read, confirming that the news as entertainment is hardly a new phenomenon," Rugo wrote in her report.

Before television, radio, and the internet, newspapers were the main source of information and entertainment. In researching the history of a three-decker on 83 Van Winkle St., behind the Ashmont MBTA Station, Skillin came across another tragedy through an 1894 newspaper sketch of a shed near the property.

The Beal family owned land and property in the area, and had built the shed as a workshop. But it became the scene of an attempted murder, when a boarder living in one of their Carruth Street units, James G. Paul, attempted to shoot a young woman named Ella Whitfield.

"Apparently, James had promised to marry Ella, but that night he revealed to her that he was still married and told her

that they could no longer be together," Skillin wrote. "Unsurprisingly, this led to an argument, which escalated to such a point that Ella was shot."

She was disfigured by the gunshot but survived, and Paul was found guilty of attempted murder, and sentenced to ten years in prison.

Skillin, who grew up behind Ashmont Station and now works for the city archives, has a few favorite houses, including 22 Radford Lane, built in 1890. She used to take piano lessons in the front living room. Herbert Carruth, a wealthy landowner who partook in the construction boom that hit Dorchester, was its first owner, and the home was designed by Edwin Lewis Jr., an architect who worked for the firm that designed the Custom House Tower and the Dorchester Heights Monument.

Glynn singled out 46 Payson Ave., which is located between Hancock Street and Columbia Road. She called it Dorchester's "best kept secret. Payson Avenue was once farmland and named for a blacksmith who bought it. His descendants would include John Baker Payson, who set off for San Francisco, drawn there by the "Gold Rush.'

But the origin of the house at 46 Payson, tucked away from the street, behind another home and built in a late Federal or early Greek Revival style-home, is a mystery. Payson moved it to its current location, and a four-family home was built in front of it. "Unless you know it's there you can't see it from the street," she said.

Glynn then ticked through a couple of other houses throughout Dorchester. "I always feel like the one I'm writing about now is my favorite house, whatever one it is," she said.

For more information— and to read full house histories— go to dorchester historical society.org.



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Developer unveils plans for housing by Shawmut Station

By Gintautas Dumcius MANAGING EDITOR

Dorchester-based developer Trinity Financial this week released images of its plans for the site of the longtime Fitzpatrick Bros. auto body shop steps from the Shawmut MBTA Station.

The renderings were included in a Jan. 3 filing with city officials as the project, which has gathered opposition from abutters, is being reviewed by the Boston Planning and Development Agency (BPDA).

Trinity Financial, owned by Dorchester resident Jim Keefe, was also behind the development of the Carruth building by the Ashmont MBTA station, and the nearby Treadmark building on the site of the former Ashmont Tire business.

The size of the 150 Centre St. proposal has steadily shrunk as Trinity has gone back and forth with neighborhood residents on what it hopes to do on the property. It started at 91 units, but the proposal now calls for a four-story building with 74 residential units, including 45 (61 percent) marked for affordable housing. The units would be mostly be one-bedroom (42), with the rest made up of two-bedrooms (19), and studios (13).

A below-grade garage would have 39 parking spaces, and storage space for 74 bicycles. There is no retail component planned for the 0.66-acre site.

Trinity is looking for the building to have fos-



The developers behind the 150 Centre Street project, pitched for the site of an auto body shop next to Shawmut MBTA Station, included an aerial rendering in their latest filing. Image from ICON Architecture/Trinity Financial via BPDA



A view of the proposal for 150 Centre Street.

Image from ICON Architecture/Trinity Financial via BPDA

sil-fuel free HVAC systems and it's "exploring the use of an innovating Cross Laminated Timber structural systems, which take less carbon to produce than steel or concrete and, as a wood product, stores carbon," according to the filing.

The development team said the project will "fit perfectly with the Wuadministration's laudable efforts in fighting both the housing crisis and climate change."

If its proposal gains the necessary approvals, the project team is eyeing a May 2024 construction start, with a wrapping up by May 2026.

The developers have been battling with opponents in the neighborhood for years, with some abutters still saying the project remains too big for their area. There has also been a clash with the neighboring Epiphany School, whose leaders attempted to make a competing offer to buy the Fitzpatrick Bros. site last summer. School officials backed off after a legal threat from Trinity, which has had a purchase and sale agreement for the property since 2020.

In its filing, the project team noted that previous Trinity projects have been met with "initial opposition and skepticism," but "after the projects were built and in operation, these concerns proved to be non-issues and the completed projects are typically welcomed by the community and viewed as neighborhood assets.



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Joseph, Sharma	į,	Red Oak Capital LLC	,	247-249 Park St	Dorchester	12/20/22	1,085,000
Brown, Natasha	Reid, Carol	Coty, Harry L		2 Thane St	Dorchester	12/22/22	935,000
Thevenin, Fiex B	Thevenin, Regine	Mcgoldrick, Alan J	Sasso, Peter M	7 Centervale Park	Dorchester	12/21/22	775,000
Clover Castles LLC	, ,	Depina, Joao A	Depina, Eliosa S	75 Bellevue St	Dorchester	12/19/22	1,300,000
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Udenna, Chinenye	, ,	Dunbar, Andrew S		60 Bowdoin Ave	Dorchester	12/23/22	750,000
Guerrero, Yenelis A	Guerrero, Edward E	Sadberry, Anthonio A	Sadberry, Debra S	8 Carmen St	Dorchester	12/22/22	550,000
Korzeniewski, Kevin	Copenhaver, Alan	Lauritsen John P Est	Eliot, Edward E	11 Elton St	Dorchester	12/19/22	875,000
Nguyen, Lily Ĺ	Nguyen, Anh	Davis, Grace	•	61-63 King St	Dorchester	12/20/22	850,000
Lam, Cindy		Burke, Barbara A	Burke, Arthur M	42-44 Granger St	Dorchester	12/21/22	625,000
Sauer, Marybeth	Sauer, William H	460 Ashmont Street LLC	·	460 Ashmont St	Dorchester	12/21/22	1,174,000
JW Properties Hldg LLC	,	985 Morrissey Blvd LLC		985 William T Morrissey Blvd	Dorchester	12/19/22	1,250,000
Soucy, Brianna		Mylett, Michael J	Mylett, Maureen V	714 Adams St #1	Dorchester	12/19/22	375,000
Harris, Barbara		Harris, Patricia A	Harris, Evelyn	60 Jacob St	Dorchester	12/21/22	390,000
Phipps, Richard R		Izidore Sr Dufontaine Est	Izidore, Dufontaine	35 Goodale Rd	Mattapan	12/21/22	320,842
Burke, Alexander E	Burke, Jayne E	Conte, Michael R	Conte, Lucia H	1906-1918 Dorchester Ave #614	Dorchester	12/19/22	410,000
Levman, Jacob	•	District Properties LLC		139 Crawford St #3	Dorchester	12/21/22	560,000
Chen, Zhi		Henehan, Joseph J	Henehan, Julie A	45 Ashland St #20	Dorchester	12/22/22	295,000

Page 12 THE REPORTER January 12, 2023 dotnews.com

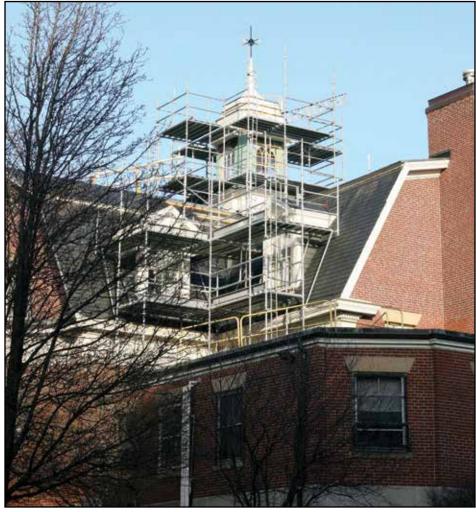
Codman Square is spiffing up its historic 'gems'

(Continued from page 1) Scaffolding has been assembled and steeple-jacks will be working through the winter, with a completion date in the summer for the nearly \$1 million project.

Gonyeau said one notable achievement for the steeple work was addressing the cell phone equipment protruding from the historic church's tower. "Over time the numbers of antennae proliferated to the point it became a real eyesore up there," he said. "Part of that was when they upgraded, old equipment wasn't removed...The groundbreaking thing about this project is we built a great relationship with T-Mobile and AT&T and got them to remove all the old equipment from the steeple.'

When the new steeple is unveiled, new equipment will have been installed, but it won't be visible from the street. "It was CPA funds that really came to the rescue here," Gonyeau said. "There's a lot of pentup demand for historic preservation work like this because there was no source of funding ever before."

Key elements that will need work in the future are the four clock



Scaffolding around the cupola on the Great Hall still conceals the work that will result in fine architectural details being restored to the building.

Seth Daniel photo

faces, which cannot be addressed in the current phase. The clock facing Washington Street is important because it is made of glass and was given to the church as a gift from Walter Baker & Company which was for

more than two centuries headquartered in Lower Mills. Lumped in with the restoration of the clock faces is a desire by Price and Gonyeau to get the historic (circa 1816) Paul Revere & Sons bell back in working order.

While the bell works, the structure around it isn't stable.

"The bell ringing is something we are hoping to get to the point where more technology will be available to have the antique bell ring on certain occasions," said Price. "It hasn't been done for a long time and we are hoping to make it functional again...Having it ring on occasions will help the community realize its value and that it is there."

Second Church is also set to embark on a major rehabilitation of the Codman Burial Ground on Norfolk Street and the addition of a new community space at the front of the property. The Church received \$350,000 for the long-planned project early last year and expects to begin construction this spring.

"It's fascinating because there is a demand in the neighborhood to learn more about the Burial Ground with all the history that's buried there and that we've unearthed," said the reverend. "The social space up front is going to be very incredible to have for musical services and presentations that enrich the space. It's also going to make it educational and make it a stop in Dorchester that preserves the history of the community.'

In addition to the restoring the historic graveyard, the plan by Goode Landscape Design includes a new play-

ground, amphitheatre, and contemplative space for those lost to community violence.

Another piece to the three-part restoration project is nearly \$1 million in work that is now being done to the outside of the Great Hall. Owned by the Codman Square Health Center (CSHC), the landmark building needed significant roof repairs. When the team, which includes Gonyeau, began planning for the work, they found the original 1904 blueprints and were shocked to find much more architectural detail than anyone around today knew

The building was originally the Codman Square branch of the Boston Public Library but became vacant in 1978 when the library moved to its current location at the corner of Welles Avenue and Washington Street. The CSHC took over the space and used it as its first location. In recent years, it has been in demand as a venue for community events.

While the new slate roof has been installed, it will be the work on the cupola that is expected to turn heads. "We are excited that some long-gone architectur-





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surprised and delighted

when they see how much

of its features were pre-

viously missing, and to

that all the original ar-

chitecture hasn't been in

place for at least 40 years,

including the weather-

vane, eight decorative

columns and urns, and

an iconic balustrade over

Said Stankiewicz: "We

love the fact that these

two projects are happen-

the entry.

Gonyeau estimates

see them restored."



Rev. Dr. Victor Price of the Second Church said many people undervalue the Codman Square area because they don't know the rich history that is contained in only a few blocks.

Seth Daniel photo

ing at the same time and are completing critical preservation work on two of the most prominent and historic buildings in the Square. It demonstrates the value that CPA funds can bring to a neighborhood....

Along with other CPA projects, including Global Ministries just a few blocks to the south...and Greenwood Memorial Church several blocks to the north, these projects are making a significant investment in preserving Dorchester's historic resources."

January 12, 2023

Other works in the square include a \$200,000 project for roofing and drainage repairs, and the construction of a new accessibility entrance to the Global Ministries Christian Church, an 1889 shingle-style building on the corner of Welles Avenue and Washington Street, and ongoing restoration at the Greenwood Memorial United MethodistChurch near Mother's Rest Park on Washington Street.



A rendering of the new community space envisioned for the Codman Burial Ground on Norfolk Street. Courtesy Goode Landscape Design



Virtual Public Meeting

Dorchester

555-559 Columbia Road **Community Meeting**

January 19, 2023 6:00 PM - 7:30 PM

Zoom Link: bit.ly/555-559ColumbiaRd Toll Free: (833) 568 - 8864

Meeting ID: 160 982 3231



Project Description:

Please join us for a community meeting about the redevelopment of 555-559 Columbia Road in Uphams Corner on Thursday, January 19th at 6pm. The two development teams that submitted proposals will present their plans for the site and answer any questions. You can join the meeting in person at the DSNI office located at 550 Dudley Street, or join virtually: bit. ly/555-559ColumbiaRd. If you have any questions, email natalie.deduck@ boston.gov.

Ben atxá-nu pa un riunion di kumunidadi sobri rimudelason di 555-559 Columbia Road na Uphams Corner, Kinta-fera, 19 di janeru, 6 óra di tardi. Kes dos ekipa di dizenvolviméntu imobiliáriu ki intrega prupóstas ta bai aprizenta ses planu pa kel lokal y risponde kualker pergunta. Bu pode partisipa na riunion pisualmenti na gabineti di DSNI ki ta fika na 550 Dudley Street, ô virtualmenti: bit.ly/555-559ColumbiaRd. Si bu tene algun pergunta, manda email pa <u>natalie.deduck@boston.gov</u>.

mail to: **Natalie Deduck**

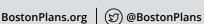
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One City Hall Square, 9th Floor

Boston, MA 02201 phone: 617.918.6250

email: <u>natalie.deduck@boston.gov</u>

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Teresa Polhemus, Executive Director/Secretary

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A flood of comments on Comfort Inn plan

(Continued from page 1) after multiple in-person and virtual meetings on the project, which calls for 104 units inside the rehabilitated hotel.

Pine Street Inn is working with a fellow nonprofit entity, The Community Builders, to convert the 130 hotel rooms into studio-sized units, after they buy it from the Strazzula family. The building, located at 900 Morrissey Blvd., would have security 24 hours a day. Case managers would have office space to work with tenants, who would sign a one-year lease and pay a third of their income toward the rent. The average tenant age would be 57, though they tend to trend older, according to Pine Street.

Supporters say the project offers desper-

ately needed housing as ingfrom substance abuse the region faces a crisis and demand outstrips supply. The supportive housing model also helps end homelessness for people, they add.

But opponents, including some abutters, have said they do not want formerly homeless people living nearby. They have pointed to the K-8 Murphy School across Morrissey Blvd. and demanded proponents create the housing somewhere else.

On Friday, six elected officials from Dorchester and South Boston wrote in to register "strong opposition" to the proposal. "After a quick search of a small radius surrounding the current Comfort Inn, there are already more than two hundred beds for men and women who are homeless, suffer-

disorder, as well as many other service providers, they wrote. "In the past year, over two hundred calls for police services have been made, the majority of which took place for 123 Hamilton Street, owned and operated by Pine Street Inn, in addition to the Ramada Inn."

The Ramada Inn is being leased by Father Bill's, a separate homeless shelter operation that is temporarily using the space while its new facility in Quincy is being built.

Theofficialswhosigned the letter were state Sen. Nick Collins, state Rep. Dan Hunt, City Council President Ed Flynn, and Councillors Erin Murphy, Michael Flaherty, and Frank Baker.

John Schneiderman, president of the Pope's Hill Neighborhood Association, wrote that it was the "most controversial project" he's seen in eight years as head of the civic group. "Our neighborhood understands that there is a real need for the support of the homeless," he said in his online comment. "But the size and scope and location of this project is not the right place for this." He called for more discussions between neighborhood groups and Pine Street Inn.

The proposal has received support from the city's Age Strong Commission and the Boston Advisory Council on Ending Homelessness, which has seven members who are homeless or formerly homeless.

"We believe this project helps address the affordable housing crisis in the City of Boston by adding much-needed income-restricted apartments to the housing inventory," the council wrote. "The set aside

of these apartments for extremely low-income people will help preserve economic diversity in Dorchester as market rate buildings continue to be developed along Morrissey Boulevard and in the surrounding neighborhoods.'

The project also drew support from local religious leaders. Ardis Vaughan, chair of the board of trustees for the First Parish Church, said the proposal is a "unique opportunity" to provide permanent supportive housing. "The conversion of this hotel to permanent residential use housing long-term residents will contribute positively to this thriving community," Vaughan wrote.

Rev. Gerald Osterman, the administrator for the Saint Monica and Saint Peter parishes in South Boston, said the project "aims to alleviate in part

one of [the city's] most pressing problems."

Asked to respond to the letter from elected officials and other comments, a spokesperson for Pine Street pointed to a statement they had issued in December, ahead of a small outdoor protest held outside the Comfort Inn.

"Future residents at 900 Morrissey will undergo multiple screenings, pass criminal background checks, and will be drawn from a known list of the city's chronically homeless individuals," the statement said. "We are grateful for the community support we have received on this project to date. We have been addressing questions around security and parking and will continue to work with the community and city to come up with the best plan for 900 Morrissey.'

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Free winter programs set for older adults via UMass Boston

The Osher Lifelong Learning Institute (OLLI) at UMass Boston, which offers lifelong learning, trips, and social activities for those over age 50, will host a series of virtual (Zoom) winter events through Feb. 23. Members can

join a Monday morning coffee chat, get to know Boston better through a virtual walking tour of the historic theater district, Boston Common or Dorchester's Clam Point, take a six-week course from the Cleveland Art Museum, or learn about

our national parks, and enjoy the winter film series, focused on stories of resilience.

Discussion follows each viewing, and the series kicks off with Charlie Chaplin in "The Gold Rush."

To learn more, visit

OLLI's website at umb. edu/olli and check out the Winter Program Flyer. OLLI members may register online. If you are not an OLLI member, email the OLLI office at ollireg@gmail.com, stating what programs you would like to attend.

Everyone's House Has a History Curious to know about yours?

Request a House History from the **Dorchester Historical Society!**

Our volunteer researchers use extensive online resources to look for information about the original owner, year of construction, previous occupants, and more, for houses in Dorchester and Mattapan. A written report documents their findings for you.

Go to www.dorchesterhistoricalsociety.org and click House History dropdown to request individual house research and see completed histories.



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Start the year off on the right paw

By Dr. Edward SCHETTINO

As we kick off 2023, it's tradition for many to consider resolutions in the

Moment of Paws

New Year, but instead of resolving to "improve" ourselves this year, we should all embrace who we are, and focus on our overall well-being, which of course includes our pets! No matter the ages of your pets, there are always small things we can do to positively impact their health, behavior, safety, and overall well-being.

Here are five things to consider for your pet in the New Year:

- Consider a Training Course. Perhaps your dog could walk better on a leash, or your cat continues to scratch at your furniture. Now is the perfect time to consider additional training for your pet. The Animal Rescue League of Boston (ARL) offers a variety of group and private dog training courses for dogs of all ages and abilities, and also offers a free pet behavior helpline to assist you when you have behavioral questions or concerns. Training is an excellent way to strengthen the bond between you and your pet, and also gives them an opportunity to learn new skills.
- · Increase Activity. An additional daily play session with our pets, no matter the species, can go a long way in improving their overall health, particularly as our pets age. More activity also decreases boredom and helps keeps their bodies and minds in peak condition.
- Improve Their Diet. When bringing in your pet for their annual wellness check with your veterinarian, you can discuss your pet's diet to see if there's anything



we can improve upon to fulfill the animal's dietary needs. This is key especially for our aging pets as their nutritional needs change over the years.

· Try Something **New.** Whether it be a play date with a new dog, bringing your pup on a hike or to the beach, or introducing your cat or small animal to interactive toys like food puzzles, allowing your pet to try something new is a great way for them to increase activity and engagement, practice social skills, and improve their overall happiness and well-being.

· Get Your Pet Microchipped. A microchip drastically increases the likelihood of being reunited with your pet should they go missing, so if you have not microchipped your pet, please consider doing so. The process for your pet is pain-free and it is

a low-cost and lifelong added piece of mind for you and your pet.

For a complete listing and descriptions of all the pet services that ARL provides, please log onto arlboston.org, and remember, we are here to help any pet owner in need, even if you didn't adopt your furry family member from ARL!

We all want to start the year off on the right foot or paw, and it's important to remember that you are not alone in the journey of pet ownership. Take advantage of all the resources you can to ensure your pet is happy and healthy in 2023 and beyond.

Dr. Edward Schettino, the president and CEO of the Animal Rescue League of Boston, has a doctorate in Veterinary Medicine from the Cummings School of Veterinary Medicine at Tufts University.

HELP WANTED

Harbor Health

Daniel Driscoll-Neponset Health Center

is seeking a Food Access Assistant to work in our Food Pantry on *Tuesdays* from 7:30 AM to 3:00 PM to assist with sorting and distributing food to clients of the pantry and other administrative tasks. HS diploma required and bilingual a plus! Hourly salary starting at \$18. Apply online at https://www.hhsi.us/about-us/ ioin-our-team/ or

call 617-533-2342 for more info.

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- · Working with Superintendent, responsible for biweekly payroll
- · Five years of office experience
- Strong management and human resources skills
- Background in operating policies and procedures and employee development
- Strong understanding of social media
- Experience in Excel, Word, Microsoft Office, QuickBooks

Job Type: Full-time Experience: 5 years (Preferred)

Please send resume to Anthony Paciulli at tpaciulli@outlook.com



Virtual Public Meeting

1471 Blue Hill Avenue | Mattapan

February 01, 2023 6:00 PM - 8:00 PM

Zoom Link: bit.ly/3URQwGA Toll Free: (833) 568 - 8864 Meeting ID: 160 229 8188



Project Proponent:

Lincoln Avenue Capital

Project Description:

The project proposes the construction of a new, five (5) story residential building including 48 affordable rental units, onsite parking for 12 vehicles, and a community art space/work room, on a uniquelyconstrained and topographically-challenged property site, in an appropriately designed building along with related improvements in landscaping, site design and pedestrian access that is consistent with the character and housing needs of the surrounding community.

The information at this meeting is crucial to you as a Boston resident, and stakeholder. Language Access services are available at no cost to you. If you require these services, please contact (<u>camille.platt@boston.gov</u>) no later than 1/25/2023

La información de esta reunión es fundamental para usted como residente de Boston y parte interesada. Dispone de servicios de idiomas de forma gratuita. Si los requiere, comuníquese con (camille.platt@ boston.gov) antes de la siguiente fecha 1/25/2023.

mail to: Camille Platt

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

Boston, MA 02201 phone: 617.918.4362

email: camille.platt@boston.gov website: bit.ly/1471BlueHillMattapan Close of Comment Period

1/30/2023



Teresa Polhemus, Executive Director/Secretary



Virtual Public Meeting

Dorchester Bay City CAC Meeting

January 18, 2023 6:00 PM - 8:00 PM

Zoom Link: bit.ly/3X8bzGv Toll Free: (833) 568 - 8864 **Meeting ID:** 161 155 0451



Project Description:

The information at this meeting is crucial to you as a City of Boston resident, and stakeholder. Interpreting services are available to communicate the content of these documents at no additional cost to you. If you require translation services, please contact the following: caitlin.coppinger@boston.gov.

The meeting is scheduled for 1/18/2023. Please request interpreting services no later than 5 days before the meeting date. This is a meeting of the Morrissey Boulevard Community Advisory Committee (CAC) to review the proposed Dorchester Bay City Planned Development Area (PDA). Members of the public are welcome to attend. The meeting will begin with a presentation of the project by the development team, followed by Q&A from the members of the CAC, followed by public Q&A if time allows.

La información de esta reunión es fundamental para usted como residente de Boston y parte interesada. Dispone de servicios de idiomas de forma gratuita. Si los requiere, comuníquese con (<u>caitlin.coppinger@boston.gov</u>) antes de la siguiente fecha 1/13/2023.

mail to: Caitlin Coppinger

Boston Planning & Development Agency

One City Hall Square, 9th Floor Boston, MA 02201

phone: 617.918.4280

email: caitlin.coppinger@boston.gov website: www.bit.ly/DorchesterBayCityProject



Teresa Polhemus, Executive Director/Secretary

Bowdoin-Geneva gets what it has asked for: BPD officers are now walking their beats

(Continued from page 1) along the Bowdoin-Geneva corridor in recent months. Vagrancy, men-

tal health issues, and director Haris Hardaway crime started to intensify on Bowdoin last year, according to Main Streets

and Cape Verdean Association (CVA) president Paulo Debarros. The two organizations helped to form a task force that began meeting monthly last fall with 21 dedicated members.

The group wrote a letter to Mayor Wu and Police Commissioner Michael Cox with several requests, including the posting of a stationary patrol car, better lighting, repaired sidewalks, improved sanitation, and police walking beats.

"There were things happening inside the businesses, and residents and businesses were worried about what they saw," said Hardaway. "There was intimidation to some shopkeepers, with them being on the receiving end of those threats. We had threats made to people, me being one of them.

He added: "We wanted to focus on things that could get done and would help. One was a walking beat. We were told we would never get that."

Debarros said getting the beat is seen as a clear victory for the community. "We did three walks with officials after the letter, and on those walks they heard a lot from the merchants and they heard it had become a real struggle," he said.

"I think the partnership is there. The walking beat is a big win, and we hope to get one for the evening hours, too. I'm glad the captain paid attention to language needs because there is a Cape Verdean officer on the walking beat. There is also a female officer,



Officers Anildo Miranda and Jade Cheek walking their new police beat this week on Bowdoin Street Seth Daniel photo

and that's important, too, because there are a lot of single mothers on Bowdoin-Geneva. The captain heard us loud and clear."

Walking beats have worked before on the Bowdoin-Geneva district, bolstered by hiring a police liaison to the Cape Verdean community. Debarros said long-time members of the community will still seek out the officers who were on the beat with concerns, and he hopes that will transfer over to Officers Miranda and Cheek as they get acclimated.

"We've always had a good relationship with the BPD," he said. "It was rocky years ago, but we worked that out...It's different here than areas that complain about the police. Everyone here wants the police."

Burns said both officers are enthusiastic about the assignment, which they requested. They are posted there on weekdays from 8:30 a.m. to 4 p.m.

A key next step, Hardaway said, is using the officers to help summon better mental

health services. "This area is saturated with supportive housing and people who are chronically homeless," he noted. "Sometimes they have mental health issues, and they aren't getting support for them, and we end up having the Police Department be the end-all and be-all. That doesn't work. The businesses do what they can, but there needs to be support and housing tailored to each person.

Debarros said many of the homeless in the area are former residents who either moved or whose family members passed away, leaving them with nowhere to go.

"I think the presence of the walking beats have shown everyone the police are here," he said. "They can do community policing work, but there also has to be some enforcement. We want it to be a holistic approach with ISD and Public Works, too...Now we have to see the work. The two officers will be the ones showing this is needed and that it works in how they perform their jobs here.'

Burns believes it will be a success, adding that a high priority for him is to get more walking beats in other areas that have requested them.

"I'm really happy we're able to do this, but this isn't the only neighborhood in Dorchester's C-11 district asking for this," he said.

LEGAL NOTICE

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PURSUANTTO G.L. c. 190B, §5-304
Docket No. SU23P0027GD
IN THE MATTER OF:
LEO MONAHAN
of DORCHESTER, MA
RESPONDENT
Alleged incapacitated Person
To the named Respondent and all other
nterested persons, a petition has been

filed by Boston Medical Center of Boston MA in the above captioned matter alleging that Leo Monahan 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 neces the appointment of a cutardian is neces-sary, 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 A.M. on the return date of 02/03/2023. This day is NOT return date of 02/03/2023. This day is NO1 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 lawver. Anvone may make this reques tor a lawyer. Anyone may make mis request on behalf of the above-named person. If 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.

Published: January 12, 2023

Register of Probate Date: January 06, 2023

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT
PROBATE and FAMILY COURT
Docket No. SU20P0963EA Suffolk Probate & Family Court 24 New Chardon St., Boston, MA 02114 617-788-8300 CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT ESTATE OF: BERYL WINT DATE OF DEATH: 02/25/2020

A Petition for Order of Complete Settle ment has been filed by Windsor L. Glenn of Milton, MArequesting that the court enter a formal Decree of Complete Settlement ncluding the allowance of a final account and other such relief as may be requested n the Petition.

IMPORTANT NOTICE

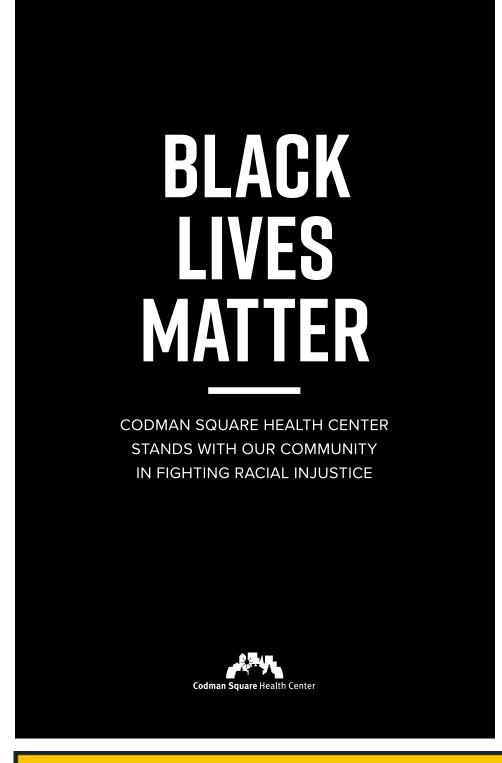
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on the return day of 02/17/2023.

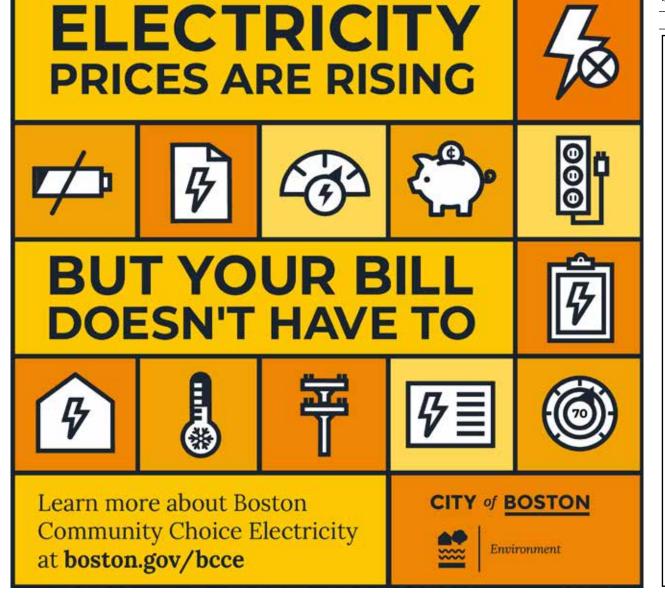
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken

without further notice to you.
Witness, HON. BRIAN J. DUNN, First
Justice of this Court.
Date: January 09, 2022

Felix D. Arroyo

Register of Probate Published: January 12, 2023





dotnews.com January 12, 2023 THE REPORTER Page 17



BOYS & GIRLS CLUBS OF DORCHESTER

F of in YouTube



Museum of Fine Arts & BGCD Partner for Community Arts Initiative: See details below.

CONNECT THE DOT:
Museum of Fine Arts & BGCD
Partner for Community Arts
Initiative: Boys & Girls Clubs of
Dorchester is excited to partner with
our friends at the Museum of Fine
Arts as part of their Community Arts
Initiative. Our Club is one of several
organizations across the City taking
part as we all work with a Resident
Artist to create a piece of artwork.
Recently, members were excited to
meet Artist Alex that they'll be working
with and begin their new Wet Felting
project in Fine Arts Media.

Many thanks to our friends at the Museum of Fine Arts who provide a wide variety of opportunities for our members and families to engage in the Arts, both locally and at the Museum. For more information on the Museum of Fine Arts programming please contact Fine Arts Director, Katy Farrar Sullivan at kfarrar@bgcdorchester.org.

FIND OUT WHAT'S INSIDE: BGCD Hosts Winter Ball with Martin Richard Foundation Challenger Program: On Friday night, Boys & Girls Clubs of Dorchester and Martin Richard Foundation teamed up to host the Winter Wonderland Semi-Formal Dance for our participating Challenger Program members. Attendees arrived looking fabulous all dressed up and ready to dance the night away showing off their moves on the dance floor, enjoying a seasonal photo booth, sharing laughs with their friends and making special memories together. Thank you to all who helped put on such an amazing event! The Challenger Program, in partnership with the Martin Richard Foundation, is a series of inclusive sports programs which include soccer, basketball, swimming and baseball for all abilities. To learn more about Challenger Sports, please contact Erin Ferrara at eferrara@ bgcdorchester.org.



Boch Center Invites BGCD
Members to Attend Special Holiday
Productions: Thanks to our friends at
the Boch Center who invited a group
of Boys & Girls Clubs of Dorchester
members and staff to see the Urban
Nutcracker at the Shubert Theater over
the holiday break. Earlier in December,
Boch Center also invited a group to
see Cirque Du Soleil's "Twas the Night

A very special thank you to our friends at the Boch Center for making these special experiences available to our members. With partners like you, our members are able to be exposed at an early age and can embrace new opportunities in the Fine Arts.

Before..." at the Wang Theater.

For more information on partnering with BGCD, please contact Sr VP of Operations, Mike Joyce at mjoyce@bgcdorchester.org.

UPCOMING EVENTS

Family Engagement Lunar New Year Celebration January 14

Keystone Cupcakes for Caring January 16

MLK Day - BGCD Closed January 16

Elevate Youth Ski Trip
January 21

Marr-lins Swim Team at Leauge Championship Meet January 28-29

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RECENT OBITUARIES

AURON, Lawrence H., 86 of Arlington, originally of Dorchester. Son

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT INFORMAL PROBATE
PUBLICATION NOTICE
Docket No. SUP0494EA
ESTATE OF:
MARTHA J. RODRIGUEZ a/k/a: MARTHA JEANNETTE JIMENEZ CABRAL DATE OF DEATH: June 13, 2021 SUFFOLK DIVISION

To all persons interested in the above captioned estate, by Petition of Petitioner Amantina C. Jimenez of Dorchester, MA Amantina C. Jimenez of Dorchester, 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.

Published: January 12, 2023

MORTGAGEE'S SALE
OF REAL ESTATE
By virtue and in execution of the Power
of Sale in a certain Mortgage and Security of Sale in a Certain wongage and Security Agreement given by Forever Young Group, LLC dated March 22, 2021 recorded with the Suffolk County Registry of Deeds in Book 85052, Page 7, of which mortgage the undersigned is the present holder, for breach of the condition of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 10:00 A.M. on the 6th day of February, 2023, on the mortgaged premises located at 71 Willowwood Street, Dorchester, Suffolk County, Massachusetts, all and singular the premises described in said mortgage, as follows, to wit: The land with all the buildings and

The land with all the buildings and improvements thereon, situated at 71 Willowwood Street, City of Boston, Suffolk County, Commonwealth of Massachusetts, being Lo130 on a plan by Schein and Levine, dated March 1926, recorded with Suffolk Deeds Book 4776 Page 109, bounded and

Deeds book 47/0 Page 10s, bounded and described as follows:

NORTHWESTERLY by Willowwood Street, forty (40) feet;

SOUTHEASTERLY by land of owners unknown, one hundred (100) feet; SOUTH-WESTERLY by land of owners unknown, five (5) feet:

NORTHWESTERLY by land of owners unknown, five (5) feet; SOUTHWESTERLY again by land of owners unknown, thirty-five (35) feet; NORTHWESTERLY again by land of

owners unknown, ninety-five (95) feet. Containing three thousand eight hundred ninety-five (3,895) square feet of land,

more or less.

For Mortgagor's title, see deed dated March 22, 2021 recorded with the Suffolk County Registry of Deeds in Book 65052,

Page 1.

The Mortgagee reserves the right to postpone the sale to a later date by public announcement at the time and date appointed for the sale and to further postpone at any adjourned sale date by public announcement at the time, and date appointed for the at the time and date appointed for the

at the time and date appointed for the adjourned sale date.

These premises will be sold and con-veyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other ilens, water and sewer liens and any otner municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed

If the premises is a condominium unit, then the premises will also be sold subject to Massachusetts General Laws chapter 183A, as amended, the applicable Master Deed and any and all amounts as may be due, following such sale, to the applicable condominium trust.

if the successful bidder at the foreclosure sale defaults in purchasing the property according to the terms of this notice of sale or the terms of the Memorandum of Sale executed at the time of the foreclosure. executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder (or other successive bidders, in the order of their bid) provided that such other bidder deposits with Mortgagee's attorneys, Tamkin & Hochberg, LLP, the amount of the required deposit as set forth below within five (5) business days after written notice of default of the previous highest bidder and title shall be conveyed to such other bidder within thirty (30) days of the default, which time periods may be reasonably extended by the Mortgagee in its sole discretion.

its sole discretion.
TERMS OF SALE: A deposit of TEN
THOUSAND AND 00/100 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 of the time and place of sale. The braintee the purchase price is to be paid by certified or bank check at a closing to be conducted no more than thirty (30) days after the date of the auction. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication. in this publication.
Other terms, if any, to be announced

at the sale.

BEE INVESTMENTS, LLC Present Holder of Said Mortgage By its Attorneys, Tamkin & Hochberg, LLP 313 Washington Street, Suite 202 Newton, MA 02458 617-964-2501 (phone) 1/5/23, 1/12/23 & 1/19/23



to the late Morris and Ida Auron, Lawrence was one of two children with

his sister being the late Anita Auron. Ü.S. Army veteran. Husband of the late Maxine Greenblatt Baker Auron. Lawrence is survived by his daughter Dawn and her husband Majid, his daughter Lila and her husband Gerard, as well as his two grandchildren.

DORNHOFFER, Margaret H. (Doubleday), 79, of Dorchester formerly of Norfolk,



Cedar Grove Cemetery

A quiet place on the banks of the Neponset River

Contact the office for information on the cost of burial needs, memorial benches and memorial

The Cemetery office is open Monday - Friday 8:00 to 4:00, and Saturday 8:00 to noon. The Cemetery grounds are open year round 7:00 am to sunset – weather permitting.

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Attorneys at Law www.tevnan.com

LEGAL NOTICE

Public Notice MWRA CSO Public Notification Plan

The Massachusetts Water Resources

Authority has prepared and submitted a Final Combined Sewer Overflow (CSO) Public Notification Plan to the Massachusetts Department of Environmental Protection (MassDEP). Any interested party can view the plan at the following website: https://www.mwra.com/harbor/html/ cso_sso_reporting.htm.

Written comments can be submitted until February 24, 2023. This is a period of 30 days after the date of publication in the Environmental Monitor.

Submit written comments to MassDEP by email (preferred) to massdep.sewagenotification@mass.gov or by mail to 100 Cambridge St, Suite 900 Boston, MA 02114. Submit written comments to Massachusetts Water Resources Authority by email to Web.Enquad@mwra.com.

This Public Notice is published in the Environmental Monitor and in the Boston Globe as well as media outlets serving Environmental Justice communities in CSO-impacted communities such as the Sampan, Post-Gazette, Boston Korea, Brazilian Times, El Mundo, Thang Long Newspaper, Profile News, Dorchester Reporter and Boston Herald.



England. Wife of the late William F. "Red" Dornhoffer. Mother of Jason Dornhoffer and his wife Brenda of Westwood, Justin Dornhoffer

LEGAL NOTICE

STATE OF MAINE PROBATE COURT **CUMBERLAND COUNTY, ss** LOCATION: PORTLAND, ME **DOCKET NO. 2020-0681** IN Re: ESTATE OF MARGARET E. DUNLOP ORDER FOR SERVICE BY PUBLICATION on **CERTAIN PATERNAL HEIRS** of MARGARET E. DUNLOP, DECEASED
NOTICE OF FORMAL PROBATE

ADJUDICATION TO: All heirs of Margaret Edisor Dunlop, late of Brunswick, Maine ("Decedent"), more particularly, all heirs of Ralph L. Dunlop, deceased and late of Exeter, New Hampshire who are paternal heirs of the Dece

A Petition for Formal Adjudication of the Decedent's Last Will and Testament and appointment of Personal Representative, Case No. 2020 - 0681, is pending in the Cumberland County (Maine) Probate Court, located at 142 Federal Street, Portland, Maine 04101. The court's phone number is (207) 871 - 8382. The Petition is available at said court or at www

maineprobate.net. Pursuant to Court Order dated December 6, 2022, all aforemen tioned persons are hereby notified that they are ordered to appear and defend the cause and serve a response to the Petition on or before February 15, 2023 at said court at 1:20 p.m. The heirs of Richard Allen Dunlap, all being living or deceased paternal heirs of Margaret E. Dun-lop are notified that if he or she shall fail to do so, the Petition for Formal Probate of Will or Appoint ment of Personal Representative or Both will proceed without objection His or her response should also be filed with the Cumberland County Probate Court, 142 Federal Street Suite 125, Portland, Maine 04101

Dated at the Saco County of York and State of Maine ESTATE OF MARGARET E

DUNLOF By: Molly B. Sinclair, Esq. Special Administrator PallaSinclair Law Offices 110 Main St., Ste 1306C Saco, ME 04072 Date: November 10, 2022

> **PAUL ARANSON** Judge of Probate

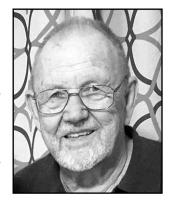
Published: January 12, 2023

and his fiancé Christina Babcock of Braintree, Deborah Sellers of Rockland, and Annie Haywood and her husband Tim of Leicester, England. Sister of Joan Scarfe of England, the late Freda Sayer and Albert Doubleday. Grandmother of 7. Great-grandmother of 4. Donations in memory of Margaret may be made to a charity of one's choice.



FARNHAM, Stacey J. (Corbett), 60, of Quincy. Stacey had a long career with Carney Hospital as an Emergency Room RN. Stacey was the daughter of Mary (Walsh) Corbett of Weymouth and the late Matthew Corbett. Mother of Rvan M. Farnham and his wife Tatiana of Dorchester, Justin A. Farnham of West Roxbury, James M. Farnham of Quincy, and Sean P. Farnham of Dorchester. Grandmother of 6. Sister of Kerry A. Collins and her husband Brian of Quincy and Matthew J. Corbett of Boston. She is also survived by her partner Dave Camillo of Dorchester and many extended family members and friends. She was preceded in death by her former husband Michael Farnham of Quincy. Memorial contributions may be sent in Stacey's name to Boston Local 718 Firefighter and Family Cancer Foundation, 173 Train St., Dorchester, MA 02122.

KOZAK, Henry Robert, 96 of Dorchester. He was preceded by his wife Lucy Nazzaro Kozak. He is survived by daughter, Carol; sons, Donald (Ellen), Peter (Bernadette); three grandchildren; and three great grandchildren.





REARDON, Michael C.,65, of Dorchester. Son of the late Leo C. Reardon Sr. and Elizabeth M. (Lehane) Reardon. Brother of Leo C. Reardon Jr. and his wife Donna Reardon of Pembroke, Edward Reardon of Whitman, Elaine Long of Walpole, William Reardon of Roxbury, Linda and her husband Sam Litrenta of Chelmsford, Nancy and her husband Mark Labonte of Falmouth, Mary Reardon of Dorchester, Daniel and his wife Karen Reardon of Stoughton, and Joyce Reardon of Dorchester. Michael is also survived by many nieces, nephews, and cousins. Donations in Michael's memory may be made to T.I.L.L., Toward Independent Living and Learning, Inc., 20 Eastbrook Road, Dedham, MA 02026.

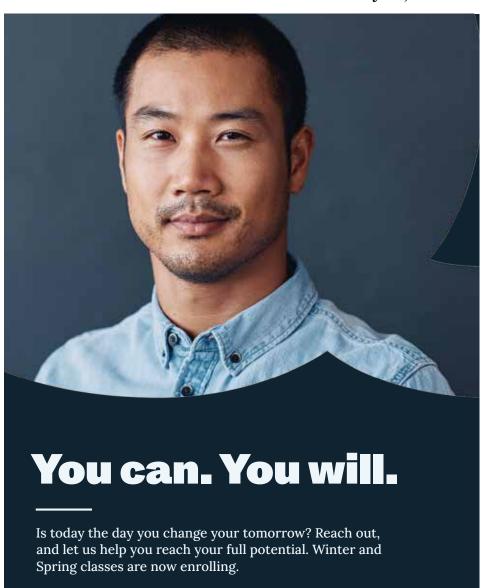


TRAN, Hung Quoc of Dorchester. Husband of Hoa Vu. Father to 6 children and 1 grandson.

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Stk# BH80548A, 4 dr., 4 cyl., auto, p/s/b, a/c, 62,398 mi. 2015 Honda Accord LX	\$18,398
Stk# BH80509A, 4 dr., 4 cyl., auto, p/s/b, a/c, 72,348 mi. 2017 Honda Accord Sport SE	\$20,998
Stk# BH80491B, 4 dr., 4 cyl., auto, p/s/b, a/c, 76,039 mi. 2019 Honda Fit LX	\$22,398
Stk# BH24060A, 4 dr., 4 cyl., auto, p/s/b, a/c, 16,814 mi. 2020 Honda Civic LX	
Stk# BH80550A, 4 dr., 4 cyl., auto, p/s/b, a/c, 30,066 mi. 2016 Honda Pilot EX-L	
Stk# BH24113, 4 dr., 6 cyl., auto, p/s/b, a/c, 96,222 mi. 2017 Honda CR-V EX	
Stk# BH80059C, 4 dr., 4 cyl., auto, p/s/b, a/c, 94,728 mi. 2017 Mercedes -Benz GLA 250	
Stk# BH24136, 4 dr., 4 cyl., auto, p/s/b, a/c, 56,002 mi. 2019 Honda Civic LX	
Stk# BH80421A, 4 dr., 4 cyl., auto, p/s/b, a/c, 31,254 mi.	⊅∠3,898



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Stk# BH24129, 4 dr., 4 cyl., auto, p/s/b, a/c, 44,707 mi. 2015 2021 Honda Civic LX	
CHARDIDAGGE A day A and costs a folio a folio 2027 mi	

	BUTFOR
2020 Toyota C-HR LE	\$25,398
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2020 Honda Civic LX	\$24,498
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2020 Honda Civic LX	\$25,498
Stk# BH80085B, 4 dr., 4 cyl., auto, p/s/b, a/c, 24,340 mi.	
2019 Honda Civic EX	\$25,498
Stk# BH24104, 4 dr., 4 cyl., auto, p/s/b, a/c, 41,091 mi.	
2020 Honda Civic LX	\$25,898
Stk# BH80308A, 4 dr., 4 cyl., auto, p/s/b, a/c, 19,470 mi.	***
2020 Honda Civic EX	\$25,898
Stk# BH80319A, 4 dr., 4 cyl., auto, p/s/b, a/c, 24,496 mi.	000 000
2021 Honda Civic Sport	\$26,398
Stk# BH80375B, 4 dr., 4 cyl., auto, p/s/b, a/c, 18,326 mi.	#00 000
2018 Honda CR-V EX	\$26,398
Stk# BH80451A, 4 dr., 4 cyl., auto, p/s/b, a/c, 78,450 mi. 2020 Honda Civic Sport	¢26 000
	\$20,090
Stk# BH80430A, 4 dr., 4 cyl., auto, p/s/b, a/c, 11,956 mi. 2019 Honda HR-V EX	\$26,898
Stk# BH80527A, 4 dr., 4 cyl., auto, p/s/b, a/c, 13,822 mi.	\$20,090
2019 Honda Civic Si	\$26.998
Stk# BH24133XX, 4 dr., 4 cyl., auto, p/s/b, a/c, 35,298 mi.	ψ£0,330
2020 Honda Accord EX	\$26,998
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