Dorchester Reporter

"The News and Values Around the Neighborhood"

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Archdiocese wants to sell St. Christopher property on the Point

By GINTAUTAS DUMCIUS Managing Editor

The Archdiocese of Boston is exploring a sale of the St. Christopher property on Columbia Point as the neighborhood grapples with the early stages of a development boom on the

The archdiocese has issued a request for proposals (RFP) for the church

building and land at 265 Mt. Vernon Street. "The expectation is that any sale will include proposals for mixed-use redevelopment," said the announcement, which was posted on Sunday.

The property, which sits on 3.3 acres, is assessed at \$4.2 million on the city's rolls. There is a rectory in addition to the church, as well as a shed-like

In 2021, St. Christopher's parish merged with St. Teresa of Calcutta parish, which is based at 800 Columbia Road. Part of the proceeds from a sale of the St. Christopher property will be funneled toward St. Teresa's parish, with the Archdiocese calling such a move "necessary to maintain a stable and financially secure parish."

Another recipient of funds from

a sale will be St. John's Seminary in Brighton, church officials said in the announcement, which also noted that any agreement would include a requirement that 6,000 square feet of space (out of the property's 145,000 square feet) be set aside for possible worship or "multi-purpose space."

The pastor of St. Teresa of Calcutta,

(Continued on page 5)

NEW TOP COP TALKS

Cox and Wu talk about his agenda for the BPD

By GINTAUTAS DUMCIUS Managing Editor

Mayor Michelle Wu last week appointed Michael Cox, the current chief of police in Ann Arbor, Michigan, as the next Boston police commissioner. His first day in office will be Aug. 15.

Cox, who worked at BPD for more than 30 years before taking the position in Ann Arbor, called the appointment a "homecoming," and Wu said the Roxbury native and former Dorchester resident harbors a "deep faith in what we can achieve together and a deep love for the city that he grew up in and will be returning home to."

Appearing at the announcement of his appointment, Cox said he would focus on returning to community policing and diversifying the department. "We need to go out and make sure the public understands we want to hear from them, so we are on the right side of what their needs are," he said. "We



Incoming Police Commissioner Michael Cox and Mayor Michelle Wu arrived at Howes Park on Moreland Street in Roxbury last week for the announcement of his selection as head of police. Seth Daniel photo

need to communicate in a much deeper and better way around what we do and we need to make sure our department, as the mayor herself has put out there before, that our department represents the city."

A virtual roundtable session with reporters preceded Wu's formal announcement in Roxbury, steps from the Winthrop

Street home in which Cox grew up. The questions and answers have been condensed and edited for clarity.

Q: How can the BPD rebuild trust with the public, particularly communities of color that have long had complicated and often fraught histories with police?

Cox: When the trust has been broken over time, we just have to be consistent, we have to be present. We have to be consistent in the sense that we have to put our hands out and show people we're here, we care. We need to listen and take feedback. If folks have issues, historical issues, we need to listen and take that criticism, and show (Continued on page 20)

Strong tax intake gives state leeway on funding options in final budget bill

By Colin A. Young State House News Service

The final fiscal year 2023 budget that the House and Senate sent to the governor's desk on Monday taps into the enormous financial flexibility afforded by strong state tax collections and economic growth to fund investments in early education and care, school funding, behavioral health, and safety at the MBTA while also banning child marriage, making phone calls free for the families of incarcerated people, and stashing nearly \$1.5 billion into savings.

The House and Senate both unanimously approved a compromise \$52.7 billion annual budget for fiscal year 2023, which began on July 1 with an interim spending plan in place.

Gov. Baker will be meeting with GOP governors in Colorado when the last annual budget bill of his tenure lands and he will have up to 10 days to review it and send back amendments and vetoes. Last year,

(Continued on page 14)



First-ever crawfish eating contest was held at the Cho Dem Night Market in Fields Corner last Saturday. Story, photos, Pages 6-7. Seth Daniel photo

Mattapan's Zack Sealy cradles the regional championship trophy in New Jersey last month.

Dot, Mattapan boys fuel Valeo soccer success

By SETH DANIEL

Within the first hour of practice this spring, Coach Tony Cardoso noticed there was something different about his Valeo FC Boston soccer team - a new vibe had settled over the

Hopes fall short in US play

team, one that has taken them on a winning ride through regional qualifying tournaments and into the US Club Soccer national tournament.

This week, the exceptional Boston-based team of 15 year olds, which features eight players from Dorchester and Mattapan and is the first and only club soccer team from the city to qualify for a national tournament, has been

playing in Commerce the best teams in the nation as part of the National Premier League's National Cup Finals.

But positive vibes alone don't win soccer games. The Valeos lost

(Continued on page 8)



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FOR SALE: Popes Hill

3F 41 South Munroe Terrace oversized - 12 brs \$1,650,000



RENTALS (ALL WITH IN-UNIT W/D)

10 Branton St #2 3BR 1 Bath \$3,400

114 Milton St #2 4BR 3 Bath \$4,000

17 South Munroe #2 3BR 1 Bath \$3,200

Police, Courts & Fire

17 displaced as fire ravages three-decker on Lithgow St.

 $Residents\, of\, 23$ Lithgow St. were spared as a threealarm fire raged through their Codman Square three-decker last week on a hot Friday afternoon. There were no injuries to civilians, but one firefighter suffered minor injuries and 17 people were displaced from the



Seth Daniel photo

three-decker and the building next door.

Plumes of smoke that could be seen a mile and more away rose from the back porch of the home just about 3:30 p.m. on Friday as temperatures approached 90 degrees. As the fire quickly spread, several good samaritans, including Vivian Fernandez, moved into action.

"The building was fully engulfed, and we ran down here, and people were already trying to get other people out," she said. "I went over to 19 Lithgow because I saw the fire from 23 (Lithgow) was going to jump. We went over and all the doors were locked so we just started ringing all the bells. We were just screaming, 'Fire, fire, you gotta' get out.'

Fernandez said that during the commotion, they noticed an elderly woman on the second-floor porch of 23 Lithgow who was unaware of the massive fire above her. "We didn't know if she spoke English, but we just yelled up there, 'Fire, fire, come out now!" said Fernandez. "I saw her then come out with a young lady with a prosthetic leg. They both lived there.'

The fire later spread to 19 Lithgow as well, and firefighters concentrated additional efforts there.

After the fire hit three alarms, new Fire Commissioner Paul Burke and other command staff, who had just been sworn in at Florian Hall in Neponset, rushed to the scene. In about one hour or less, despite the heat and exhaustion for the crews, the fire was brought under control. It remains under investigation by the Boston Fire Department Fire Investigation Unit.

-SETH DANIEL

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Feds say texts to dead man's phone helped probe into Codman drug ring

By Adam Gaffin Universal Hub

A Dorchester man was arrested on Monday on charges that he and some of his friends were using a Norfolk Street auto-body garage to sell cocaine and counterfeit Percocet pills made out of fentanyl, which authorities say may have helped cause a fatal overdose last year in a local man struggling with addiction.

Rodolfo Peralta Salcedo, 38, was arrested on a federal charge of conspiracy to distribute and possess with intention to distribute fentanyl as part of a ring that allegedly sold drugs to customers in both Boston and New York, according to documents unsealed in US District Court in Boston.

In an affidavit, a Massachusetts state trooper working on a DEA task force testified that the dead man's phone had helped lead investigators to Peralta's operation and to several drug buys in Codman Square. His report added the following account:

Last December, about six months after the man died, his parents let task force members go through his phone, which had numbers for possible drug merchants, includ-ing "LUIS Blues," "LUIS Buddy" and "Luissss." They also gave the task force his shaving kit, which contained five blue pills marked as Percocet that might actually have been pressed fentanyl. Tests to identify what the pills are made of are still pending.

On Jan. 10, the man's wife told investigators that she and her late husband had been buying what they thought was Percocet and cocaine since 2013, mainly from a man they knew as Luis, but sometimes from his courier, whom they knew

as "Luis's buddy." Then, on Feb. 21, Luis sent a text to what he thought was his still living cus-

An undercover agent pretending to be the dead man started a text conversation that resulted in a "friend" contacting Luis and inquiring about buying drugs - which led to the "friend" agreeing to pay \$175 for five of the "blues" - the alleged Percocet pills. Luis also tried to drum up business in New York, saying he could supply drugs down there to any friends of the friends.

In March and April, undercover agents posing as friends of the dead man made three purchases of "blues" on Norfolk Street in Codman Square. The first purchase was from a man later identified as "Luis's buddy" or Peralta.

The location was about a block away from the operation's apparent home base - Ally's Inner City Auto Body Sales at 41 Norfolk St., where Peralta worked. For the second and third purchases, agents who had that site under surveillance watched Peralta leave there and walk the short distance down Norfolk where Luis had the "friends" park for their transactions.

On May 9, an agent texted Luis about making a larger purchase, of 100 pills, but tried to bargain Luis down on the price. Luis said he could do \$28 a pill, but no lower and the "friend" agreed - and agreed to meet on Hopestill Street, a couple of blocks from the auto-body shop.

But this time, Peralta didn't show; in fact, agents on a stakeout there watched him get into a car at the garage and drive away. The agents, though, had cultivated a source, a person who had bought drugs from Peralta for years. Shortly after 5:50 p.m. on June 30, that person

purchased a number of pills from Peralta a block or so away from the auto body shop, using money supplied by the DEA. Agents watched as Peralta walked from the shop to the source's car, sold him pills, then, after a quick stop at a local barber shop, returned to the garage and closed it up for the night.

Police identify Harvard Street murder victim - Urvin Gerald, a 48-year-old Dorchester resident, has died after he was stabbed in the area of 110 Harvard Street last weekend, police say. Police assigned to District B-3 (Mattapan) found Gerald after responding to a report of a stabbing at 1:03 a.m. on Saturday (July 16). The Boston Police request that anyone with information contact Boston Police Homicide Detectives at 617-343-4470. Man charged with assaulting Red Line riders - The Transit Police Department arrested a Dorchester man on charges that he attacked other passengers on a train between Ash-

mont and JFK/UMass on

Wednesday afternoon.

Police say officers who met an inbound Red Line train at the JFK stop around 3:30 p.m. were told by riders that "a male, later identified as Eugene Wright, 42, of Dorchester, was threatening and then ultimately physically assaulting other passengers by striking them with closed fists, kicking them, and throwing a metal bottle. The attacks were unprovoked."

Wright was arrested and charged with two different types of assault and battery with dangerous weapons and disorderly conduct.

Irish Pastoral Centre move set for Aug. 1



The Irish Pastoral Centre in Dorchester's Adams Corner neighborhood will relocate the first of next month to a new, expanded office space at the rear of 540 Gallivan Blvd rear. The facility will be accessed on the building's ground floor, on the Minot Street side off the parking lot of the Boston Sports Club. The program has been operating for several years on the second floor of an office building on Adams Street, just around the corner

from the new space.

In a newsletter published this week, the IPC announced that "we will open on August 1st and we anticipate that we will still be putting on the finishing touches. Many hands have made the load lighter! We are so grateful to all who have contributed thus far. In the meantime, we remain fully operational with our services, and our programs will resume in September.

'We'll have the kettle on! Many thanks to all."

UPCOMING CIVIC MEETINGS AND COMMUNITY EVENTS

A Native American event sponsored by with 240 residential units. The meeting locally grown fruits and vegetables Schwarz-Bart at Highland Park, 58 Beech the Dorchester Historical Society and Columbia-Savin Hill Civic Association will take place on Sunday, July 31, at the top of Savin Hill Park (Caspian Way entrance), from 1 to 2:30 p.m. Thomas Green of the Neponset tribe will talk about the history and customs of the tribes who lived in this area, lead some interactive activities, and perform a final blessing ceremony. For more information, email savinhillevents@ gmail.com

The BPDA plans a Thurs. Aug. 4 meeting on the Columbia Crossing project, a mixed-use building with 63 residential units. The 6 p.m. virtual meeting will start with a 30-minute presentation from the developer, followed by discussion of the Impact Advisory Group and 45 minutes of public questions and answers.

A BPDA virtual public meeting is set for the 800 Morrissey Blvd. project, which proposes a six-story building

is scheduled for Wed., Aug. 17 at 6 p.m. The BPDA is also hosting a virtual public meeting on a cannabis production and cultivation facility at 100 Hampden St. The Tues. Aug. 16 meeting, which starts at 6 p.m., will cover the construction of a 3-story commercial building that will have on-site parking for up to 24 vehicles.

The Farmacy at Harbor Health, a community farmer's market and health fair, is coming to the Neponset neighborhood this summer. The Farmacy will open 10:30 a.m. -1:30 p.m. onJuly 22 and July 29, in the 10 Minot Street parking lot, located across the street from Daniel Driscoll - Neponset Health Center and next to the Harbor Health Food Pantry. The Farmacy is a partnership between Dick's Market Gardens, a family-owned farm in central Massachusetts, and Harbor Health. Every week, the farm will offer

picked fresh from the field at affordable prices. The farm will accept cash, credit, SNAP, HIP, and WIC and senior coupons. Harbor Health will also provide free blood pressure screenings, nutrition information, summer health and safety giveaways and more during the market. The Dorchester South/South Boston WIC program and The Dorchester Reporter are also sponsors of The Farmacy. For parking information and event updates, visit HHSI.US/Farmacy.

The ParkARTS Citywide Neighborhood Concert Series continues on Monday, July 25, with Conscious Reggae at Horatio Harris Park, 85 Harold St., Roxbury; and Wed., July 27, with Conscious Reggae at Fallon Field, 50 Firth Rd., Roslindale. The August schedule begins Wed., August 3, with Angelena & the Unit at Hunt/ Almont Park, 40 Almont St., Mattapan, and continues Sunday, August 7, at 5 p.m. with Jazz at the Fort featuring Jacques Glen St., Roxbury; and Monday, August 8, with Divas with a Twist at Blackstone Square, 1530 Washington St., South End. The series ends on Wed., August 10, with the Rebels Tom Petty tribute at Billings Field, 369 LaGrange St., West Roxbury. The Fowler Clark Epstein Farm at 487 Norfolk St. in Mattapan offers fresh, locally grown vegetables, herbs, and fruit at its Friday Farm Stand beginning on July 15, 1-4 p.m. The farm stand will be in operation each Friday afternoon through Nov. 18. Cash, credit, EBT/SNAP, HIP, WIC and Farmers Market Nutrition Program Coupons are accepted.

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Mandated MBTA fixes will cost more than \$300m, chief says

By Chris Lisinski STATE HOUSE **News Service**

Top transportation officials estimated they will need hundreds of millions of dollars to fix glaring safety issues at the MBTA and defended the agency's transparency as they faced probing questions at the outset of a legislative oversight hearing.

In the first of several sessions the Transportation Committee plans in the coming months, lawmakers grilled MBTA General Manager Steve Poftak and Transportation Secretary Jamey Tesler on Monday about problems that have festered since a 2019 report raised warnings about T safety, a communications strategy that often shrouds information from public view, and the costs of making changes ordered by federal investigators.

Poftak told lawmakers the MBTA will need roughly \$300 million to resolve the most pressing problems flagged so far in an ongoing Federal Transit Administration safety management inspection, a nearly unprecedented probe launched in the spring that thrust the T into the spotlight atop Beacon Hill.

FTA officials have floated plans to publish

a final report some time in August, and Poftak said Monday he expects it to include "a series of additional findings we will have to address with another set of corrective action plans."

"I don't have the visibility that I think you wish I had and that I, frankly, wish I had in terms of being able to identify what additional costs will be. I will say I think there will be additional costs and it will be significant," Poftak said.

Lawmakers are in the process of steering hundreds of millions of dollars to the T to respond to the FTA's directives. An infrastructure bond bill that cleared both branches but needs to be finalized would make \$400 million available to address safety issues federal investigators flagged, and a fiscal year 2023 budget accord sent to the governor's desk Monday also allocates \$266 million specifically for the MBTA to use in its FTA response.

A House Ways and Means Committee spokesperson said the \$266 million budget injection is designed to supplement, not replace, the \$400 million in the infrastructure bill.

The budget bill, which also authorizes a \$187 million operating trans-

"One of our struggles has been that we have consistently hired below budget," Poftak said. "The money is there, it is that we are having difficulty attracting employees."

- Steve Poftak

fer to the T, would expand the MBTA Board of Directors by adding one seat to be appointed by the mayor of Boston and another seat to be filled by the independent MBTA Advisory Board that represents cities and towns who help fund the transit service.

Since the FTA ordered immediate action in June, its work has zoomed in on staffing levels across the T, Poftak said.

The MBTA has a workforce of about 6,400 today and roughly 800 open positions, Poftak said. His team has a plan "to attempt to hire 2,000 people next year" to deal with staffing shortages, but onboarding new workers has been a "tremendous challenge that is only exacerbated by the environment we are currently working in."

Last year, the agency hired about 800 workers



but that wound up as a net gain of only 100 due to retirements and resignations, Poftak said.

The MBTA's shorthanded workforce has already created problems running service. In the winter, the T cut frequency on dozens of bus routes because it did not have enough drivers available. Officials also slashed service on the Red, Orange and Blue Lines to cope with a shortage of dispatchers after the FTA's investigation found operations control center employees were overstretched on lengthy shifts with insufficient rest.

But Poftak contended that, at least on the staffing front, the T has the money it needs.

"One of our struggles has been that we have consistently hired below budget," Poftak said. "The money is there, it is that we are having difficulty attracting employees.

With ridership and the fare revenue it generates remaining depleted more than two years after COVID-19 upended travel patterns, the MBTA is careening toward a fiscal cliff and expects to face an operating budget gap of hundreds of millions of dollars next year.

Neither Poftak nor Tesler said the agency will need additional recurring revenue from state government to navigate the impending strain, and Tesler pointed to a significant increase in MBTA capital spending during Gov. Charlie Baker's tenure, as Baker himself often does.

"Catching up on decades of underinvestment and deferred maintenance will take time," Tesler said. "It cannot and will not happen overnight or even in just a few years, but we are committed to doing the work and putting the right steps in place to ensure it gets done."

During his opening remarks, Transportation Committee co-chair William Straus of Mattapoisett floated a potentially dramatic hypothetical: why, he asked, do we even need the MBTA?

In the winter of 2015, Straus said, the state highway system functioned "very, very well" amid a series of storms that buried the region under a historic amount of snow, but the T failed so immensely that it prompted Baker and lawmakers to stand up a new oversight board. He also pointed to the Massachusetts Turnpike Authority, which lawmakers dissolved in 2009.

"At some point, it didn't contribute to the functioning of the overall transportation system," Straus said of the Turnpike Authority. "It may be, and I don't offer a conclusion at this point, it may be that we're at a similar point with the MBTA, that for the sake of the overall transportation system, some of these functions can be performed by other parts of the transportation system."

Lawmakers plan to convene at least two additional hearings to continue their probe of the T. Straus said he expects to have "frontline witnesses" with knowledge of safety witnesses at the MBTA testify in August, then a third hearing some time in the fall following additional review of documents and the FTA's expected final

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July 21, 2022

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Visit: www.FieldstoneWayLottery.com

To have a hard copy of the application sent to your mailing address, please call: (617) 639-3064 ext. 729 | MA Relay 711

Informational Meeting:

Due to an abundance of caution, we have decided to cancel the information meeting. To replace the informational meetings, we have created a presentation that includes information about the property, the application process, preferences, the lottery, and what happens after the lottery. For a copy of the presentation, please visit:

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Applicants may also email completed applications to FieldstoneWay@maloneyproperties.com

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For more info or reasonable accommodations,
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Equal Housing Opportunity





Virtual Public Meeting

2 bpda

Virtual Public Meeting

Virtual Public Meeting: 100 Hampden Street

Tuesday, August 16 6:00 PM - 7:30 PM

Zoom Link: bit.ly/3Ped5D8 **Toll Free:** (833) 568 - 8864 **Meeting ID:** 161 916 3052

Project Description:

The Proponent is proposing to construct a cannabis production and cultivation facility. The new three (3) story commercial building will have on-site parking for up to 24 vehicles and dedicated loading.

For more information visit: bit.ly/3RIheRD

mail to: Stephen Harvey

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

phone: 617.918.4418

email: stephen.j.harvey@boston.gov

Columbia Crossing Public Meeting

Thursday, August 4 6:00 PM - 8:00 PM **Zoom Link:** bit.ly/3aEUpO1 **Toll Free:** (833) 568 - 8864 **Meeting ID:** 160 824 6043

Project Description:

Meeting of the Impact Advisory Group and general public to review the proposed Columbia Crossing Project in Dorchester. Please note that this is a combined IAG and Public Meeting. The meeting will begin with a 30-minute presentation of the project by the development team, followed by a 45-minute discussion of the IAG, followed by 45-minutes of public Q&A.

La reunión está programada para el 07/29/2022. Por favor, solicite los servicios de interpretación a más tardar 5 días antes de la fecha de la reunión. Reyinyon an pwograme pou 07/29/2022. Tanpri mande sèvis entèpretasyon an5 jou pou pita anvan dat reyinyon an. Kel reunion sta markadu pa 07/29/2022. Pur favor solisita sirvisu di interpretason más tardar 5 dias antis di data di reunion

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

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Period:

9/2/2022

Comment

Council OK's pandemic package; Fieldhouse amendment survives

By Gintautas Dumcius Managing Editor

Boston city councillors last week sent to Mayor Michelle Wu a \$367 million package that funnels federal money toward building affordable housing, mental health initiatives, and tuition-free community college.

The pandemic aid package grew out of the American Rescue Plan Act (ARPA) of 2021. It included under one umbrella a \$350 million proposal, in addition to a \$17 million proposal, with both items focused on aiding pandemic recovery efforts.

The legislation includes an amendment that would set aside \$5 million for the Dorchester Fieldhouse project, a \$55 million, youth-fo-cused facility that two nonprofits, the Martin Richard Foundation and the Boys & Girls Clubs of



Arendering view of the Dorchester Fieldhouse project from Mt. Vernon Street. Courtesv RODE Architects

Dorchester, are seeking to build on Columbia

Wu, while supportive of the Fieldhouse project in a June meeting with the Richard family, holds the position that nonprofits' one-time projects should not be funded through the pandemic relief package. Her administration has indicated it has the ability to veto the \$5 million set-aside for the Fieldhouse, which has been pushed by District 3 Councillor Frank Baker.

The Fieldhouse project was the subject of an intense back and forth at a previous City Council meeting. Baker insisted on a vote to add the amendment to the \$350 million portion of the federal aid package, and it passed 8 to 5.

Kenzie Bok of Beacon Hill, the chair of the City Council's recovery committee, which had custody of the federal aid package, said at the July 13 Council meeting that she opted to leave the amendment in, noting that a majority of councillors supported its inclusion.

Baker said some of his comments were a "little aggressive" as he pressed for the \$5 million in the leadup to the final vote. "I'm just happy to be here today," he said.
District 4 Councillor

Brian Worrell noted that the package included \$8 million for a new Boston Housing Authority homeownership initiative, with new funding for vouchers for BHA residents. The move would $expand\,eligibility\,and\,the$ opportunity to purchase a home for low-income and moderate-income families, particularly families of color.

City Councillor At-Large Ruthzee Louijeune said that the package also includes \$1.1 million for

a pilot program focused on housing opportunities for formerly incarcerated people and \$1 million for neighborhood restaurants and bars.

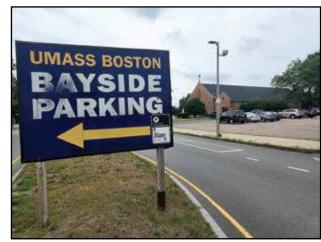
City Councillor At-Large Erin Murphy highlighted \$12 million for a new Center for Behavioral Health and Wellness, targeted toward dealing with the mental health crisis, and \$3 million to expand tuition-free community college.

The package passed the City Council 12-0. District 7 Councillor Tania Fernandes Anderson left the Council Chambers during the roll call and didn't vote, saying the formation of the legislation was "rushed." "It's just been a mess and I think we could do better," she said, pointing to Baker getting his amendment but other proposals not making it into the final bill.

Archdiocese wants to sell St. Christopher property on the Point







(Continued from page 1) Rev. John Ronaghan, said in a statement that the move to sell St. Christopher is a "sound financial decision," calling the church on Columbia Point a "vastly under-utilized building.'

The move comes as the Catholic Church seeks to emerge from the pandemic, having taken a financial hit in the tens of millions of dollars. Some dioceses were able to tap taxpayer-supported coronavirus aid from the federal government, the Associated Press reported in 2020.

The coronavirus's effects on church attendance was a double hit on the Catholic Church in general, and the Boston archdiocese in particular. Together, they have spent hundreds of millions of dollars over the last two decades dealing with clergy sex abuse claims.

In a note to parishioners, Ronaghan said the St. Christopher church is in need of "extensive repair."

While it is unclear what this property could gain in a sale, we believe it will allow us to realize a good return," he said in his note.

At Monday's noon Mass, there was some skepticism about the





The church property, located within walking distance of JFK/UMass MBTA station, is surrounded on Courtesy Newmark Capital Markets nearly all sides by the \$5 billion "Dorchester Bay City" project.

16 people were inside the church where on the wall facing the pews

need for repairs. About there was a photo of Pope Francis, a few feet away from an advertisement for the 2022 film "Father

Stu," starring Dorchester's Mark Wahlberg.

Bill Davulis, a 66-yearold Columbia Point resident, told the Reporter that in recent years the church has seen a new roof and a new boiler system installed, in addition to a renovation of the rectory next door. "Now they're going to close the place because it needs extensive repairs?" he asked.

With some resignation, he added there was likely little that could be done to block the sale. As for the 6,000 square feet of space that would be set aside for possible worship, "it's not the same as having a church," he

St. Christopher's church is surrounded by parcels that are undergoing massive changes in the next decade. Across the street is the site of the "Dorchester Bay City" proposal, a \$5 billion effort to remake 36 acres, once home to the Bayside Expo Center, into nearly 2,000 residential units and 4.3 million square feet of office and research space down the street from the UMass Boston campus and around the corner from Boston College High School.

To the east of the church, at 315 Mt. Vernon Street, the Boys & Girls Clubs of Dorchester and the Martin Richard Foundation are spending \$55 million on building a facility focused on youth sports.

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Thousands upon thousands of guests poured onto Dorchester Avenue between Park and Adams Street on Saturday evening for the first-ever Cho Dem Night Market put on by the Boston Little Saigon Cultural District. The event exceeded all expectations and brought Vietnamese culture to the forefront of the neighborhood.

Seth Daniel photo

'Night Market' attracts huge crowds to Fields Corner

The Boston Little Saigon cultural district in Fields Corner held its first big event since receiving state designation in 2020 last Saturday, and it was one for the history books. Official estimates tagged the attendance at some 15,000 and more as attendees flocked to Dorchester Avenue – which was shut down for the afternoon and evening – to enjoy food, art, performances, and a

peaceful summer evening.

Businesses on the corridor between Park Street and Adams Street set up booths; other businesses sold food and cultural items; various martial arts groups performed; there was even a crawfish eating contest.

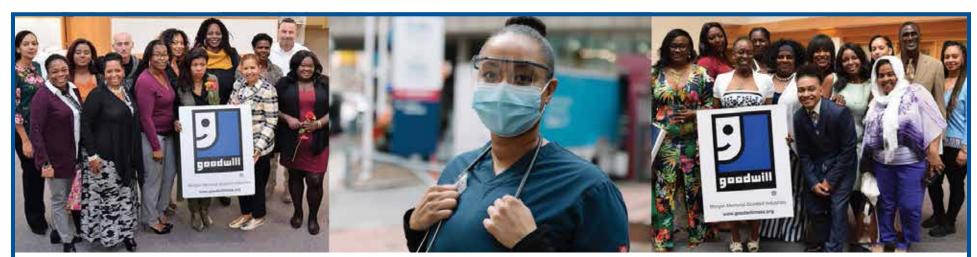
Police reported no incidents of any consequence despite the large crowds and organizers said it was a complete success in highlighting Vietnamese and other cultures in the neighborhood.

Boston Little Saigon Board member Tam Le, who also runs Reign Drink Lab on Dorchester Avenue, said they are already calling for the event to become an annual summer festival. He said he had been skeptical at first, knowing the work it would take, but after the fact, he was won over. "To say that the experience exceeded our expectations would be a gross understatement," he said, noting that they had prepared food for about 4,000 people and sold out within the first hour.

More than that, it was a slice of Vietnam right in Fields Corner.

"The smoke coming off of the charcoal grills, and the plastic red stools brought us back to Vietnam," he said. "There's been discussions on how to make Fields Corner more of a destination since my time with Fields Corner Main Street over 10 years ago. This past Saturday proved that if we build it, they will come."

He said the final attendance estimates were not necessary, as they saw the success with their own eyes in shoulder-to-shoulder crowds



The HELP Program

The Human Services Employment Ladder Program (HELP) is an eight-week Human Services training program that prepares participants to become entry-level Direct Support Professionals in the field of Human Services. Through the HELP program, graduates become qualified to fill the increasing need for caring, professional workers in community residences, shelters, day programs and other Human Services settings.

PROGRAM REQUIREMENTS:

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- Candidates must be interested in helping others.
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- Must pass academic, ethical and computer screening.

Applications are available by email: mpires@goodwillmass.org.

NEXT CLASS BEGINS ON AUGUST 1, 2022.

Information sessions will be held virtually throughout the month of July, until spots are filled.

To register please contact Martha Pires at 617-541-1499 or mpires@goodwillmass.org

www.goodwillmass.org

























True-See Allah, DA Kevin Hayden and Rev. Wayne Daley were spotted on Dorchester Avenue enjoying the peaceful atmosphere.



Dorchester residents Scott and Rachel Hartley enjoyed some Dorchester Brewing specialties at the beer garden outside Blarney Stone.



Dorchester residents Damita and Sam Thompson were excited to stroll through the excitement in their neighborhood on Saturday.



Dorchester's Ethan Nguyen, getting a boost from his dad, Tuan Nguyen, reached for one of the many lanterns in the alleyway between Adams Street and Dorchester Avenue. The lanterns are part of a temporary art project that seeks to cover up frequent graffiti and replace it with a mural, lighting, and the lanterns.



Boston Little Saigon organizers, including Annie Le (far right), accept a resolution from new C-11 Capt. Shawn Burns, Councillor Frank Baker, and At-Large Councillor Erin Murphy at the outset of the celebration.



Clams on the grill and a little peace. Workers from the OST Grill prepared an authentic Vietnamese dish for the thousands of customers along the Avenue.

Seth Daniel photos





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Dot, Mattapan boys fuel Valeo soccer club on its surprise advance to US competition

(Continued from page 1) their first two games, 1-4 on Sunday against Dallas's DKSC Jimenez Club, and 0-4 on Monday against California Rush Soccer Club. They were to play the Tulsa Sheffield Club team late on Tuesday beyond Reporter deadlines, but the scoring differential after the first two losses basically meant that the team had been eliminated from title play. The boys were in high spirits, team leaders said, and ready to give it their all against Tulsa.

Despite all that, the boys, the coach, his supporting staff, parents and friends have experienced a season to remember long after the echoes of the cheers have faded away.

Tony Cardoso has been coaching youth soccer for 25 years, and the Valeo FC Boston team for many years. Many of this year's players have been playing for him since they were 5 years old, and competing since fourth grade.

"The previous seasons have been up and down with this team," the coach said. "For some reason in the beginning of the season, I saw a



The Valeo FC Boston team, a close-knit group of 15-year-old boys, is the only club team from Boston to ever qualify for the National Premier League's National Tournament.

Photo courtesy Valeo Soccer Club

lot of maturity in the boys that wasn't there before. From the first practice you could see it. They started a text group on their phones and that was a thing that really brought this team together. The commitment of the players and the parents is what got us to the national

tournament."

Cardoso's basic encouragement at every game was telling the boys that the sky is the limit this season. "It's a team from the inner city and they aren't expected to get this far," he said in an interview with the *Reporter*.

Club soccer is one of the

more competitive routes for young soccer players to take, with teams made up of a conglomeration of players from several neighborhoods who try out to make the team. Unlike a town team or a local youth soccer league, most members the club teams are of the highest caliber and play around the region. The squads are also dominated by well-resourced suburban teams and elite private school players.

All of which is given as a reason why no other Boston club team has ever made it to the nationals, and why the story of Valeo FC Boston is a testament to young men really wanting to succeed and relying on solid teamwork to make

it happen.

"This year we had a bigger goal, and we have all been playing together a long time," said Zack Sealy, an incoming Neighborhood House Charter School (NHCS) tenth grader who lives on Mattapan's Walk Hill Street. "The goal was to make it to New Jersey [the regional tournament]. Well, we made it to New Jersey and won it and now we're on to the nationals...I think everybody was just hungry and wanted to make it somewhere and wanted to make this a season to remember."

Goalie Emilio Moriarty, of Dorchester, started his career with Dorchester Youth Soccer, and will be playing that position for the John D. O'Bryant High School varsity team in the fall. He has spent the last four spring seasons with Valeo FC Boston and says that it has been an incredible experience.

"I think this season has been very different," he said. "In fact, everyone on the team has matured as players and as people and with so many of us playing together so long, it has helped us to know each other's game and to communicate well on the field... Every player on the team is a key player and is significant to the team — everyone."

One of the key moments in their march from the state level to last month's regional tournament in New Jersey occurred in the championship game against a team from Maryland. The game was nip and tuck, and Maryland had tied it late in the game at 2-2. Coach Cardoso trusted his players and decided not to play for overtime with only min-

utes remaining.
"Either we were going

to win or lose in regulation time," he said. He changed up the lineup, and in a fast break, Zack Sealy, his striker, knocked the ball at the Maryland goalie, who rejected it, but with 30 seconds left, they had the opportunity for a corner kick. That's when magic emerged in the form of Sealy's left foot.

"So, it curved in and went off a few people and deflected to me," said Sealy. "I hit it solid with my left foot into the net, down in the corner, and that was it. I was aware it was the last few seconds of the game, and I couldn't believe we did it. There were no penalties and no overtime. Then it set in that we had just won the championship."

Cardoso said that as the referees confirmed the goal and the last few seconds ticked off the clock, everyone went wild. Parents ran from the stands, players ran to their parents; it was a moment to fully enjoy.

That sense of good feelings carried forward as the team traveled to Colorado last week and began play in the weeklong tournament on Sunday. The first game was a 4-1 setback, but the team played a tough second half that they hoped gave them momentum for the week's contests. It was a hope unfulfilled with the disappointing loss to the California Rush team on Tuesday.

"When you come to a tournament like this you don't know the other teams and you only get to know them when you play them," said Moriarty. "So, it's about getting comfortable with them on the field and making sure they aren't able to get comfortable with us."

Despite the disappointing outcome, Cardoso said this team will always hold a memorable place in his coaching career – and not just for what they've done on the pitch.

"They are special because of the bond we have as a team and as a family - that includes the parents and the players," he said. "It's special because I've known these kids so long. I know which ones to push and who needs encouragement. I know when a kid has had a bad day. I can talk to any of them, and they're open to having a conversation. It's special because of that confidence we've built with each other. That's memorable."

Players on the Valeo FC Boston team from Dorchester and Mattapan include Elvis Mejia, Edisson Claimond, Derek DeSantis, Aodhan Keane, Emilio Moriarty, Zack Sealy, Jivan Tai-Dawson, and Jason Cardoso.

LEGAL NOTICE

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CITATION ON PETITION FOR
FORMAL ADJUDICATION
Docket No. SU22P1318EA
ESTATE OF:
BRIAN HOWARD BALLARD
DATE OF DEATH: 05/27/2022
pt all interested persons:

To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Bruce D. Ballard of Newtown Square, PA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Bruce D. Ballard of Newtown Square, PA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 08/05/2022.

Court before: 10:00 a.m. on the return day of 08/05/2022.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION

UNDER THE MASSACHUSETTS
UNIFORM PROBATE CODE (MUPC)
A UNIFORM PROBATE CODE (MUPC)
The MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of

administration.
Witness, HON. BRIAN J. DUNN, First
Justice of this Court.
Date: July 01, 2022

Felix D. Arroyo

Register of Probate Published: July 21, 2022

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Reporter's People

News about people in and around our Neighborhoods

ADSL Softball Ravens win U18 Mayor's Cup

By Ann Walsh Special to the Reporter

The ADSL Ravens won the 2022 U18 Softball Mayor's Cup last Sunday (July 17) at Carter Playground in the South End, in a dramatic final match-up between two Dorchester teams that was as hot as the weather.

The Ravens got to the championship by grinding out wins over two days in the double-elimination tournament put on by the city's Parks and Recreation Department. On Saturday, they defeated East Boston by scoring three runs in the last inning for an 11-10 walk-off win in their first game.

They immediately had to turn it around to take on the Dorchester Red Sox. In a game that was tied, 11-11, going into the last inning, the Ravens scored six times in the top half before holding the Red Sox scoreless to win 17-11, earning themselves a trip to the championship tilt.

When the Dorchester Red Sox defeated Parkway on Sunday morning to come out of the loser's bracket, that set up a re-match and an all-Dorchester final, with

The food festival

known as "A Taste of

Ethnic Boston" has high-

lighted local restaurants

and businesses owned

by people of color since

2013. Since the start of

the pandemic, this event

has been an important

date on the calendars of

restaurants still strug-

gling to keep their doors



The ADSL Ravens hoisted the U18 Softball Mayor's Cup trophy at Carter Field in the South End on Sunday, July 17. Players: Maddy Roberts; Nicole Rivera; Nia Buyu; Tyler Borges; Clare Ablett, Phoebe Le-Ngo; Meredith Bultmeyer; Lola Roberts; Danarria Daughtry; Ruby Gold; Kilani Kahrim; and Marin Beem. Coaches (not pictured): Ann Walsh and Donovan Roberts.

Photo courtesy of Jennifer Misiaszek, Boston Parks & Recreation

the Ravens having to win one of the two games on Sunday afternoon to claim the trophy.

After dropping game one, 20-15, the Ravens regrouped and took game two and the championship with a 9-4 victory that was incredibly high energy, despite the brutal heat and humidity. Enthusiastic fans made for an electric atmosphere and high-caliber softball.

Lola Roberts and Tyler Borges shared pitching

'A Taste of Ethnic Boston' returns

their wares with attend-

ees on Tues., July 26,

at The Grand Boston

for its 8th year on Tues., July 26

duties over both games, with Nia Buyu and Phoebe Le-Ngo taking turns behind the plate throughout the tournament.

Spectacular outfield plays were made by Meredith Bultmeyer, Maddy Roberts, Nicole Rivera, and Kilani Kahrim, and the infield was airtight thanks to Ruby Gold, Clare Ablett, Danarria Daughtry, and Marin Beem.

 $\begin{array}{c} Ann\,Walsh\,is\,an\,ADSL\\ coach. \end{array}$

A busy birthday for Lisa Searcy



Elizabeth Rabb took her turn on the Double Dutch on Saturday afternoon in the Russell Auditorium parking lot for the iBlossom cookout. Seth Daniel photos



Members of the iBlossom girls program surprised the program's founder, Lisa Searcy, with a bouquet of flowers for her birthday, which was July 14.



Milahny and Ramiya Nelson enjoyed the hula hoops on Saturday.

in the Seaport neighborhood from 5:30 p.m. to 8 p.m. Two of the featured restaurants will be Dorchester's Vietnamese Pho Le and Cape Verdean Cesaria. They were among the founding restaurants of "A Taste of Ethnic Boston."

The restaurants and culinary businesses will zation focused on helpcome together to share Konnected!, an organization focused on helping urban professionals network, is hosting the festival along with Big Night Entertainment, NBC 10, and Boston Beer Company.

A nonprofit is selected each year to receive support from the event. This year some of the proceeds will go to the GK Fund, which helps businesses across Massachusetts owned by people of color, women, LGBTQIA+ people, and veterans.

– MICHAELA BRANT

Dorchester's Lisa Searcy celebrated her birthday with a cookout in the parking lot of the Russell Auditorium on Talbot Avenue on Saturday to honor partic-

ipants and supporters of iBlossom, the girls' mentoring program that she founded.

Residents came out for free food, Double Dutch jump rope, hula hooping, and a very active line dancing competition. Searcy announced on Saturday that the program had received some funding from the Boston Foundation.

YESTERYEAR ARCHIVE

DORCHESTER HISTORICAL SOCIETY

Native American Dwelling

The following is from Charles C. Willoughby. "Houses and Gardens of the New England Indians." *American Anthropologist*, Jan. - Mar., 1906, New Series, Vol. 8, No. 1 (Jan. - Mar., 1906), pp. 115-132.

"One of the types of Native American dwellings was the conical house. The framework was made of straight poles with their lower ends set into the ground enclosing the circular floor space, their upper ends being brought together and fastened.



The book about the Dorchester Day celebration of 1907 included the accompanying photo that was captioned: "Last Indian Camp on Savin Hill, on the site of the old fort." When the English settlers arrived in what is now Boston in 1630, the local Native Americans used the conical form as one of their house types, and the outer covering was made of bark. However, in this photo, attributed to James H. Stark in 1884, the covering appears to be canvas, which was not a traditional material.

This frame resembled that of the skin tipi of the Plains tribes. It was covered with bark mats or pieces of bark which were sometimes held in by a second series of poles placed over them."

To learn more about Native American history, consider attending the Native America Blessing Ceremony at the top of Savin Hill Park on Sun., July 31, from 1 p.m. to 2:30 p.m.

The archive of these historical posts can be viewed on the blog at dorchesterhistoricalsociety.org.

Editorial

Wu hit the mark with call on Cox

Mayor Wu's flurry of top cabinet appointments this summer brings in homegrown talent to lead the city's three biggest departments— schools, fire, and police. The BPS superintendent, Mary Skipper, is a Somerville native who has lived in Dorchester for years and once led Dot's Tech Boston Academy. The new fire commissioner, Paul F. Burke, is a 30-plus year BFD veteran who grew up in Roslindale. Michael Cox, the newly chosen police commissioner, grew up in Roxbury and lived in Ashmont/Adams for much of his career on the BPD.

It's noteworthy, though, that Wu's thorough, deliberative search for strong leadership in what amounts to the city's "big three" has led her to choose veteran leaders with deep roots in Boston neighborhoods. How that must confound the crazy caucus that maligns the mayor at every turn as a blow-in from Chicago.

Wu's instincts in all three instances read as spot-on from this vantage point. The latest choice—Police Commissioner Cox— melds the pressing mandate for Black leadership of the police department with an authentic, seasoned BPD pedigree, one that includes challenging the systemic racism of the force itself from within.

And yet, despite his disrupter bona fides, Cox is hardly a "defund" radical. Far from it. His perspective seems to align well with that of Wu, who prudently resisted efforts by some hard-left councillors to make deeper cuts to police funding in this year's budget.

When reporters pressed him on the question of how American metro police forces should proceed on funding and recruitment, Cox answered candidly: "I struggle to understand that... So, at a time when the public, rightly so, expects a higher expectation as far as our service that we provide, our level of professionalism, at the exact same time people are asking for us to have less resources. And the two just didn't match up.'

Cox has been running the Ann Arbor, Michigan, police force for the last few years and showed good judgment in requesting time to get up to speed before commenting in more granular fashion on his checklist for the massive challenge presented by his new job in Boston. It's a wise path. The landscape has shifted in significant ways since he headed west in 2019, particularly in the city's political dynamics. But some fundamental problems persist, and Cox is well equipped to confront them.

Boston is now bucking the troubling trend of rising crime rates that is a problem in most big cities in America. Statistics released weekly by Boston Police have shown that shootings and murders are lower than last year— and well below the five-year average. Most "part one" crimes in Dorchester and Mattapan have been tracking downward for a few years now and the latest stats show no sign of a major shift.

Still, the menace of violence on our streets and subway cars is a constant concern. Cox, once fully operational, will have a full plate. But his mix of first-hand experience as both a street cop, superior officer, and a reformer from within makes him an exceptional choice to take watch over Boston's police force at this crucial moment.

Bill Forry

The Reporter

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Biking can help foster equity if we teach it in the schools

By Fatima Ali-Salaam SPECIAL TO THE REPORTER

Mattapan includes some of the most well-known $traffic \ \widehat{congested} \ roads \ in \ Boston-Cummins \ High$ way, American Legion Highway, Morton Street, Norfolk Street, River Street, Harvard Street, and Blue Hill Avenue. A few of them now have added bike lanes. At community meetings there are constant comments along the line of "these are indications of gentrification" or "I rarely or never see anyone ride a bicycle on Cummins Highway."

At our last Greater Mattapan Neighborhood Council (GMNC) meeting, I proposed a solution to ensure that the next generation of Bostonians is well-prepared to safely traverse our streets, no matter where their start or destination. That solution is to teach all Boston Public School (BPS) students how to ride a bicycle as part of the stan-

dard physical education curriculum.

Bike lanes are part of a multi-modal transportation system that include walking, bicycling, driving, buses, trolleys, and the subway. I propose that if we are to make a generational change, we must teach the "power of the pedal" in our Boston Public Schools (BPS) - kindergarten through 12th grade. It could be integrated into the physical education

The near and long-term benefits are compelling. Students can learn balance, how to follow spoken directions, reading skills, and how to pay attention to their surroundings. The physical and mental benefits are the same for children as they are for adults-it's low-impact but riding bikes can increase physical strengthening, lower cholesterol, boost mental and brain power, and improve balance, posture, and coordination.

It is through our public school system that standards for safe bicycling can be met. Many of our public schools do not have team sports. Given that, bicycling would be one way not only to build teams of bicyclists, but also to teach safe bicycling just as we would teach science, math, or languages. Bicycling can be a great equity conduit.

Mattapan is blessed to have a local biking community that has for over a decade, through wonderful organizations like the Mattapan Food and Fitness Coalition's Vigorous Youth, put on the yearly event "Mattapan on Wheels," a free, youth-led day of biking that draws neighbors and residents from

all over Boston, especially residents of color. We also have a local "bicycle mayor," Vivian Ortiz, who is part of the Massachusetts 'Safe Routes to School' program. Ortiz and others associated with that program work to increase safe biking and walking among elementary and middle school



Bike lanes are part of a multi-modal transportation system that include walking, bicycling, driving, buses, trolleys, and the subway. I propose that if we are to make a generational change, we must teach the "power of the pedal" in our Boston Public Schools (BPS) - kindergarten through 12th grade. It could be integrated into the physical education curriculum.

students across the state.

Even with these wonderful local health and transportation equity heroes, there is nothing that can substitute the standards that can be applied through a school system. I, for one, am willing to advocate to improve the health and welfare of all our students, so that any one of them may ride safely on any road anywhere – no boundaries.

 $Fatima\,Ali ext{-}Salaam\,is\,the\,president\,of\,the\,Greater$ Mattapan Neighborhood Council.

PRICES ZOOM, PRICES FALL

Median home sale in state put at \$600,000

For the first time, the median single-family home price in Massachusetts exceeded the \$600,000 mark last month, with one market analysts saying that prices might not have hit their apex just yet.

The median sale price registered at \$610,000 in June, The Warren Group reported Tuesday, up from a median of \$555,000 in June 2021 and \$440,000 in June 2020. The fierce competition for houses in the Bay State got even more fraught last month as inventory shrank-the number of sales last declined 11.5 percent from last June to 6,182 sales.

"Keep in mind that it was only 14 month when the median price of \$500,000 was exceeded for the first time. I doubt we've seen the end of it," Tim Warren, CEO of The Warren Group, said. "Experts keep speculating that with the recent hike in interest rates that prices could plateau in the near future, but I'm not sure we're at the tipping point just yet.

"Price increases are moderating this year, but they are far from flatlining. There are just so many buyers and not enough homes to go around. I expect

prospective buyers to continue paying significant premiums in the coming months, even as it gets more expensive to borrow money.'

Halfway through 2022, there have been 24,553 single-family home sales in Massachusetts, down 10.5 percent from the first six months of 2021. At the same time, the year-to-date median single family home price has increased 10 percent to \$550,000 and is up almost 33 percent since June 2020, The Warren Group said.

Excepting Nantucket (\$2.195 million median) nd Dukes County (\$1.2 million median), the most expensive Massachusetts county for single-family homes this year has been Middlesex County with a median sale price of \$750,000, followed by Suffolk County's \$726,000 median price and Norfolk County's median of \$700,000. The most affordable counties so far this year have been Hampden County (\$275,000 median), Franklin County (\$287,000 median) and Berkshire County (\$290,000).

COLIN A. YOUNG State House News Service

Average gas price down 38 cents in past month

With energy costs contributing mightily to explosive inflation, AAA Massachusetts on Monday reported another price drop in that sector. The average gas price in Massachusetts fell 11 cents over the past week to \$4.63 per gallon, which is 38 cents per gallon lower than a month ago.

AAA analysts said the falling prices are due to a "lower domestic demand for gasoline at the pump and a much lower global price for oil," with the cost of a barrel around \$95 compared to \$110 two weeks ago.

"Global economic news is pushing oil prices lower

and less expensive oil leads to lower pump prices," AAA Northeast's Mary Maguire said. "And here at home, people are fueling up less, despite this being the height of the traditional summer driving season. These two key factors are behind the recent drop in pump prices."

The average price in Massachusetts remains \$1.61 a gallon higher a year ago, when the average was \$3.02 per gallon. The national average is \$4.52

> -MICHAEL P. NORTON State House News Service

THE REPORTER dotnews.com **July 21, 2022** Page 11

West Side Stories

All neighborhoods should have a 'Mr. Clark'

By SETH DANIEL **News Editor**

Everyone has that unforgettable teacher, and in the case of Bruce Clark from the West of Washington neighborhood, there are quite a few ways he fills that role for so many young people around here.

Most students, current and former, can't forget about "Mr. Clark" - as he's known far and wide – because they still see him around the neighborhood all the time. He is that rare example of someone who grew up, taught, and continues to live in the same neighborhood his entire life.

You can't forget someone who doesn't

He's always on foot walking from here to there, for this or that. I became $acquainted\,with\,Mr.\,Clark\,many\,years$ ago through his late father, Burrell, who walked around the neighborhood for exercise at a time when people didn't do that here. Their family is like a time machine in west of Washington. In fact, Bruce has stories about the many large Irish families who lived here and whom he grew up around. They are long gone, a casualty of a regrettable time so many want to forget about and move beyond.

I ran into Mr. Clark the other day and he noted that he was retiring from teaching-hitting the age-65 milestone and setting down the chalk and erasers. He has taught for more than 30 years in the Boston Public Schools, mostly right here in the neighborhood at places like the Holmes School and the Lee School - some of which he attended as a boy.



Bruce Clark

As much as people like to retire from a long career, I could tell he has his reservations. Interacting and influencing young people – particularly when you live in the community with them and get to see them grow to adults is a hard thing to relinquish. He told me about the time this year when a couple of young adults stopped him as he walked back from Fields Corner.

"Mr. Clark!" they yelled so happily, he said. Having taught so many, he didn't recognize them as adults. In fact, they just wanted to say thank you for teaching them and continuing to be around.

"You know," he said as he spoke to me, "even if you just have one of those, just one, then all you've done is worth it." But the truth is there are probably hundreds, maybe more, who would like to tell him the same thing.

I don't think the big shots in high places see the true value of this. As Mr. Clark retires, I don't see a bunch more like him coming up the ladder or being recruited heavily from our area. I am sure there are fine teachers and educators in the schools where Mr. Clark taught, but a lot of them I see are very young, and they're coming from somewhere far away.

They're not here in the summer; they're not here on weekends. They certainly won't be walking up the street to greet their students 20 years from now. Simply put: If there were another crop of Mr. Clarks coming up the ladder, I doubt the schools would need so much fixing.



The West of Washington (WOW) Coalition held its first-ever Paint Night last Saturday in the soon-to-be city park on Norwell Street. Scores of neighbors came out to paint masterpieces with artist Kyia Watkins and young people painted new trash barrels with noted graffiti artist Jeremy Sobek. Organizers said it was a fabulous night on all accounts, with more such things to come. Seth Daniel photo

Getting around in lockdown

For some folks, the lockdown is over, but for those of us on the west side of Washington, the lockdown continues as we shut down our major streets at dusk (or earlier) four days a week. The plain truth is no one knows the antidote for the fringe lunatics who party all night and sleep all day in our parks and public spaces - some from here and some from out of town.

The wisdom of closures is unfortunately the only sound approach right now. Wild parties rock the block all night long, ATVs tear through any space they want to, and people freely flout authority for the pursuit of utter self-indulgence.

A close relative recently had the need for an ambulance late in the evening, but anyone headed to the Longwood neighborhood from west of Washington is sunk. The drivers can take a crazy path along Columbus Avenue, which is sometimes closed at night, or use the residential streets of Roxbury. My family member wasn't in a dire situation, but so many cases leaving by ambulance are life and death, so every second counts. What happens when accommodating the culture of the yahoo community turns the longer route deadly?

We now have a new police commisioner coming in. One thing he said last week when his appointment was announced stood out: "We're going to get to know the cultures of all the people we serve to make sure we never make a mistake and confuse someone's culture from behavior that's considered criminal in some way, shape or form."

We'll see what that statement means in practice.

The summer towel

Last summer I shared about the magic of sun tea. Another free summer treat I look forward to on hot days punctuated by thunderstorms and short bursts of rain is the summer-fresh towel. The recipe is simple: If I know there's a thunderstorm or rain coming, I leave my bath towel out on the pully (that's a clothesline for those who don't know) and let the rain soak it. Then I let the sun bake it dry.

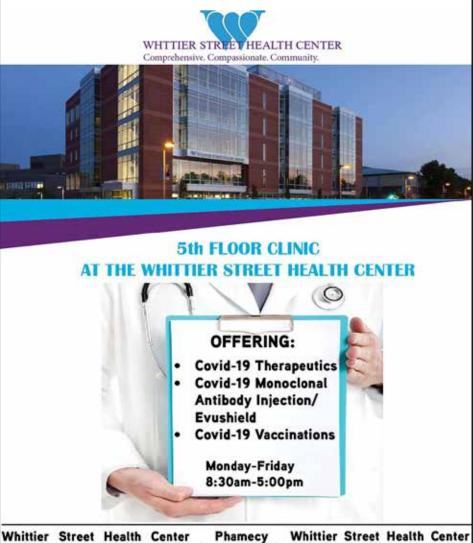
The result is a true "rain fresh" bath towel.

companies use chemical sauces to

try to replicate this – because it's good. It's the easy kind of thing that makes summer around here worth it. After all, summer behavior in these neighborhoods west of Washington is so abysmal, you gotta' take the base hits when they're comin' in fat over the plate.

Next month, we'll share more heart from the 'hood. Keep reading. This is the only place you'll get the latest from the greatest, and the real talk from the sidewalk.

Don't let anyone tell you different.



Whittier Street Health Center Frederica M. Williams Building 1290 Tremont Street

Roxbury, MA 02120 617 427-1000 Monday-Friday 8:30 am - 8:00pm

Saturday 9:00 am - 5:00 pm 9:00 am - 5:00 pm

(631) 606-3777

Monday-Friday

Saturday

Whittier Street Health Center Blue Hill Satellite Clinic 278 Bluhill Avenue

8:30 am - 8:00pm Roxbury, MA 02119 (617)858-2550 Monday-Friday

8:30 am - 8:00pm







f 💟 D in There's a reason the detergent

Union, city reach tentative agreement on BPS contract

By Gintautas Dumcius Managing Editor

Eleven months after the expiration of the contract between the **Boston Teachers Union** and city officials, Mayor Michelle Wu and Jessica Tang, the union's president, have announced a tentative accord. The announcement came at the American Federation of Teachers' national convention in South Boston last Thursday (July 14).

Tang, the leader of the Dorchester-based union since 2017, credited the mayor's office and Jeri Robinson, the head of the School Committee, with getting deeply involved in the negotiations that resulted in an agreement.

The agreement comes with a compounded 9.5 percent wage increase, in part due to a retroactive raise due to the lack of a contract for 11 months. It also seeks to revamp how the school district handles special education, with reductions in class sizes and reviewing needs of students with individualized education plans (IEPs) and who are English Language Learners.

The agreement also calls for funding new positions focused on additional support for IEP students and English Language Learners, and



Jessica Tang, head of the Boston Teachers Union, speaks at a national teachers convention in South Boston as part of an announcement of an agreement between the city and the union. Mayor Michelle Wu (left) and Jeri Robinson, chair of the School Committee (right), are behind her. Image via Jeremiah Robinson/Mayor's Office

12 weeks of paid parental leave for all education staff, regardless of seniority.

The school system had come under fire for its special education department, and state officials said it was in "systemic disarray." Citing that and a host of other issues, the state's education commissioner, Jeff Riley, threatened to take over the school district and declare it 'underperforming."

Both Wu and Tang opposed the takeover, and Wu late last month struck an agreement with Riley that calls for an auditor to look

at the school system's data, seeks changes to the special education department, and sends \$10 million over three years from the state.

The school system also agreed to a 95 percent on-time rate for its buses, a new response system for safety issues, and an overhaul of its special education policies later this summer.

The threat of a state takeover had a "unifying impact" among the city and union officials negotiating the teachers' contract, according to Tang. "It forced a lot more conversations with each other, and helped us

to really focus in on the areas that we needed to work together to meet the shared interest of helping Boston Public Schools be at its best," she said in an interview.

The state's audit of the special education department validated concerns teachers had, according to Tang. "The district and the mayor and school committee knew this was a big issue that had to be fixed," she said. "We spent hours and hours and hours trying to figure out how we create the conditions where these issues can be addressed. Obviously, there will be disagreements on the

how but there was a lot of agreement on the what. That helped us get to the agreement on the how."

At one point, Tang felt the two sides were not meeting enough, and the mayor and her aides stepped in, upping the number of counter proposals coming from the city. While negotiations started on Zoom, meetings in the last few months occurred in-person. The majority of them took place at BTU's headquarters at 180 Mt. Vernon Street, given the logistics of a building with available parking, and enough room to spread out due

to Covid concerns. There was at least one meeting at City Hall, and Wu stopped by that one, as well as at least one at the union hall.

Tang also credited Robinson, the School Committee chair, for personally attending multiple bargaining sessions. "That was important because oftentimes School Committee members and management don't hear directly on the ground, in the schools," Tang said. "This allowed for more meaningful conversations." School Committee members, in her experience, typically don't show up until the last several sessions.

Wu, who was elected in Nov. 2021, is also the first mother of BPS children to serve as mayor. "As a user of the system, she has a first-hand experience of seeing, I think, both sides," Tang said. "She sees the administrative side and she is also able to experience the other side as a parent, receiving the impact of those policies and whether or not they're working."

The agreement is now expected to go before the union membership in September for ratification, and then will head to the School Committee for approval.



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subject to change without notice. **50,000 minimum deposit ***\$500 minimum deposit

Codman civic asks BPDA to defer on Trinity plan for Fitzpatrick Bros. site

By SETH DANIEL News Editor

After a heated meeting on July 6 focused on the Fitzpatrick Brothers site on Centre Street, the Codman Square Neighborhood Council (CSNC) has asked the Boston Planning and Development Agency (BPDA) to temporarily defer any public process on the proposed project by Trinity Financial in order to hear other proposals from the community.

In a letter from the CSNC, signed by vice president Erica Davis, the group wrote:

"We request that the BPDA defer moving forward with its process at this time. To date, we have only heard strong opposition to Trinity's proposed largescale development from abutters, adjacent civic groups, and members of our organization. Additionally, like the abutters and adjacent civic groups, we are interested in learning more about the Epiphany School's alternative proposal."

The letter added, "We plan to take a formal position on this matter once Trinity officially presents to the Council in the coming months." Trinity said it was "surprised and disappointed" upon receiving the CSNC letter last weekend.

"Those involved with the CSNC have to be aware - or they should be, that too many people are forced out of the neighborhood each year because of rising rents, some of whom wind up on the streets," a Trinity statement said. "How does stopping an important affordable housing

project in the neighborhood help them? Who is speaking for them?"

The statement said the BPDA process is the proper vehicle to vet a project so everyone can be heard, and not just concerns "from self-interested abutters. We are confident of a favorable review... because higher density, affordable housing projects near transit stops are exactly the thing we should be doing to fight the housing crises in an environmentally responsible way.

"We respectfully ask the BPDA to continue the process, form the CAC, and hold the necessary hearings, where all viewpoints can be considered."

CSNC indicated that the Trinity Financial proposal for 150 Centre St. could be heard as soon as the Council's August meeting. Trinity calls for a three- or four-story building containing 74 units in a mix of studios, one-bedrooms, and two-bedrooms. The project would include 60 percent affordable housing and would have 39 underground parking

Neighborhood bakery owner searches for spot in Codman Square

By SETH DANIEL News Editor

If finding a store location in Codman Square was as easy for Teresa Maynard as applying the frosting to her renowned cupcakes and other baked treats, she would already be only a short walk from work and ready for a major expansion of her bakery.

Though the commercial district in Codman Square has hit hard times in recent years compared to other business districts in Dorchester, locations in the area still have been hard to come by for local business owners – Maynard being a prime example on display at the Codman Square Neighborhood

Agredo, Eric

Council (CSNC) meeting on July 6.

Maynard, who lives in Codman Square and has operated Sweet Teez Bakery since 2016 out of the Commonwealth Kitchen commercial kitchen facility on Quincy Street in Grove Hall, told the CSNC she's looking very hard, but needs some help.

Maynard said her bakery has hit limitations due to a lack of space and also having to share her space. For instance, it is a nut-free bakery, but she cannot say that it is 100 percent nut-free because it's in a shared space. She also cannot expand the way she wants to - to between 2,500 and 3,000 square feet.

"One big thing we can't do, and want to do, is people call me every day wanting to pick up a birthday cake and we can't do that because we don't have a brickand-mortar location," she said.

"We are looking for any possible space in Codman Square," she continued. "The lack of space is really hindering us now. My realtors ask if I would consider looking outside of Dorchester and the answer is 'no."

Maynard said she envisions a bakery that serves the community and supports her commercial and catering business, and that also provides a good cup of coffee that isn't McDonalds or Dunkin' Donuts. It would also provide a community gathering space that doesn't exist, she said, adding that she looked at the former Subway sandwich shop in Codman Square, but the landlord didn't want to lease to her. She has also looked just outside Codman at Zia Gianna on Dorchester Avenue, but it is too small. She said the location of the failed Popeye's Restaurant in Codman Square would be ideal.

Sources have said that the lease on the proposed Popeye's site, which was blocked by the community from opening several years ago and has remained vacant, is up

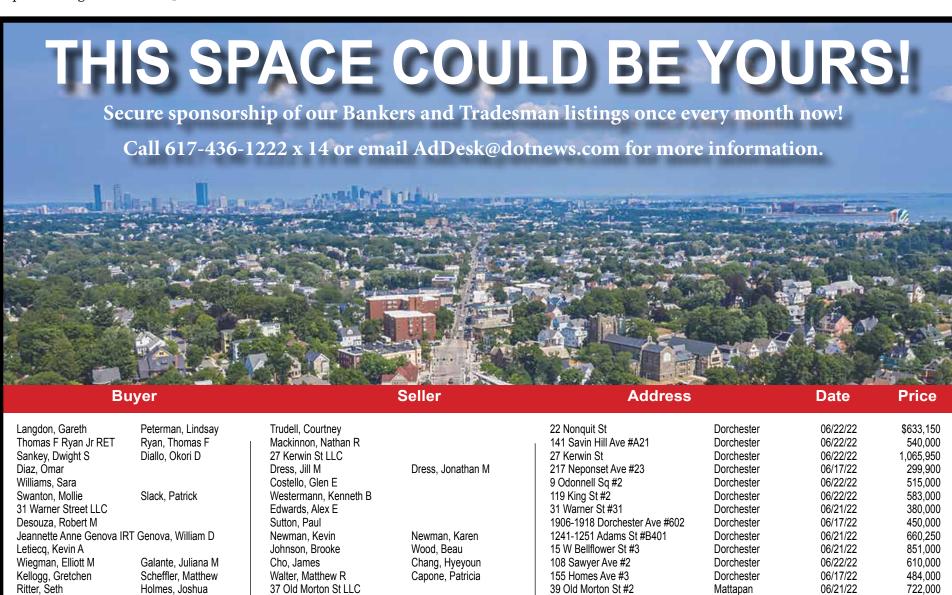
CSNC President Cynthia Loesch Johnson said the council wants to do everything it can to help Maynard find a location. "We have a bakery, locally owned by a Codman Square resident who wants to open up on Washington Street," she said. "This is exactly what the teens and the community want and needs. We need to do everything in our power to assist her in opening up here before we lose her to any of these other neighborhoods that would love to have her and would welcome her with open arms...We need to get this done."

She said there are plans for a meeting with several landlords in the

Square, including the Subway building owner. **CODMAN SQUARE**

NOTEBOOK

•Codman Square Park design is making a big move next month with a final meeting on Aug. 20, from noon to 2 p.m. during the Codman Square Farmers Market. The Park renovation discussion began in 2018 when residents wanted the underutilized space to be activated. In partnership with the Second Church, which owns half of the space, they have plans to remove the fences and create a large open space with performance space, sitting areas, and a home for the Farmer's Market.



Holmes, Joshua 37 Old Morton St LLC 39 Old Morton St #2 Mattapan 06/21/22 722,000 19 Upham Ave #3 Felder, Kelsey Felder, William C Paxson, Mark C Paxson, Susan B Dorchester 06/29/22 449,900 Mcdonnell, James M Mcdonnell, Claire P Mclaughlin, Regina M 29 Sudan St #1 Sudan Street RT Dorchester 06/27/22 352,000 Falkenham, Matthew 54 Crescent Ave #B Saavedra, Ariana S Falkenham, Camille Dorchester 06/30/22 610,000 34 Ashton St 06/27/22 550,000 Bah, Maimouna Bah. Amadou Horton, Aletta Dorchester Grosso, Michele Sinkiewicz, Kenneth Mcdonough, Sinkiewicz M Dorchester 06/30/22 268,000 Sagawa, Jennifer 20 Dix St #5 Spagnoletti, Anthony 57 Bailey St #1 06/27/22 Davis, Amanda F Dain, Jonathan B Brandt, Linnea Dorchester 450,000 Messervy, Lindsey A 55-57 Melville Ave 06/24/22 1,298,000 Vo. Hoangvu M Freedman, Jacob A Dorchester 60 Devon St 980,000 Cardoso, Edson Cardoso, Zuleica Nelson, Duane A Dorchester 06/30/22 Home Reconstruction LLC Cline, Larry M 2 Colonial Ave Dorchester 06/27/22 30,000 06/24/22 Jones Gail W 785,000 Haas Evan M Esquivel, Esteban West-Carter, Janaica R 74 Lyndhurst St Dorchester Dorchester 06/30/22 Martinez, Modestina Gomezq, Fanny Gomez, Quintino 220 Hamilton St 575,000 Pugliese, Olivia J Saparoff LT Saparoff, Nicholas W 8 Saxton St #2 Dorchester 06/24/22 420,000 Copyrighted material previously published in Banker & Tradesman, a weekly trade newspaper. It is reprinted with permission from the publisher, The Warrren Group, thewarrengroup.com

Strong tax intake gives state leeway on funding options

(Continued from page 1) under similarly strong economic conditions, Baker vetoed just \$7.9 million in spending.

Knowing that fiscal year 2022 was about to generate a surplus in the neighborhood of \$3 billion, that the state's primary savings account is already poised for a record high, and that billions of dollars of federal money remains to be spent, the budget conference committee $marked\,up\,the\,fiscal\,2023$ tax revenue estimate by \$2.66 billion to \$39.575 billion and then put the additional revenue to use throughout the budget.

The bill contemplates a \$1.46 billion deposit to the state's stabilization fund, which would bring it to another record high balance of \$7.35 billion at the end of the budget year. negotiating team showed a strong inclination to adopt the higher of the two proposed spending

Combined with about \$14 billion in federal reimbursements and other sources, the bill lists the "grand total" of funds available for the budget at \$54.87 billion.

The bill represents an increase of \$5.1 billion, or 10.7 percent, over the \$47.6 billion annual budget for fiscal 2022. Much of that new money is targeted for spending or savings, with lawmakers on pace to also enact \$500 million in one-time rebates and \$500 million in permanent tax relief.

When faced with differing House- and Senate-approved spending levels, the six-person a strong inclination to adopt the higher of the two proposed spending levels. In some instances that reveal the priorities of House and Senate leadership, the conferees sometimes even agreed to a higher spend than was adopted by either branch.

The negotiating team went above and beyond approved spending levels for the University of Massachusetts system, Executive Office of Energy and Environmental Affairs administration, climate change adaptation and preparedness, veterans' outreach centers, state parks and recreational areas, the Safe and Successful Youth Initiative, MassHealth ad-

ministration, local public safety program grants, the Department of Public Health, substance addiction treatment, children's mental health services, and more.

In at least one case, the budget conference committee created a spending initiative out of whole cloth - \$266.29 million for an MBTA Safety/ Workforce reserve that also includes language requiring the Department of Transportation to report monthly on "the status of the department's progress toward responding to each finding and required action as issued by the Federal Transit Administration," which undertook a nearly unprecedented investigation of safety at the T.

While that account that was not funded in either the House or Senate budgets, safety and workforce problems at the T have been an increasingly urgent area of focus for the Legislature. (See related story on Page 3)

Local aid was no exception to the conference committee's general rule for adopting the higher of two proposed spending levels. The final budget went with the Senate's approach, dedicating a total of \$1.23 billion for unrestricted general government aid to cities and towns – a \$63.1 million increase that was a priority for the Massachusetts Municipal Association.

Senate officials said the final budget keeps Massachusetts "well positioned to deliver on the promise of high-quality public education" by providing almost \$6 billion in Chapter 70 local school funding, a \$495 million increase over fiscal 2022 that keeps the state on track to fully implement the Student Opportunity Act by fiscal year 2027. The budget also doubles the minimum Chapter 70 aid per pupil from \$30 to \$60.

Beacon Hill Democrats have advanced their tax relief plans in a separate bill, but a Senate summary of the conference budget highlights calls attention to a smattering of budget provisions that officials said are meant to help families that are struggling with the high (and rising) cost of living in Massachusetts: a 10 percent increase to Transitional Aid to Families with Dependent Children (TAFDC) and Emergency Aid to the Elderly, Disabled and Children (EAEDC) benefits, and increasing the annual child clothing allowance to \$400 per child for eligible families.

Health Care for All was happy to see that lawmakers included in the final budget a two-year pilot program that "significantly expands" ConnectorCare, the state's subsidized insurance program, to an estimated 37,000 additional Massachusetts residents. The pilot will provide access to coverage with reduced premiums, copays, and deductibles for individuals and families up to 500 percent of the federal poverty level about \$68,000 a year for an individual or \$139,000 for a family of four.

"We hear every day on our HelpLine from people who desperately need access to care but cannot afford it. Instead, they delay care or face difficult choices in deciding whether to see a doctor or pay their rent. We are grateful for the legislature's support in ensuring that more Massachusetts residents will have access to the affordable, subsidized, hıgh-quanty health insurance program," Health Care For All Executive Director Amy Rosenthal said.

The ConnectorCare expansion pilot, the organization said, will be one of the largest expansions of coverage in the Bay State since the implementation of the Affordable Care Act in 2014.

With the conference budget, the House and Senate are also hoping to expand access to behavioral health care, including \$8.2 million to support student behavioral health services at the University of Massachusetts, state universities and community colleges.



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> **REQUEST FOR QUALIFICATIONS** Raymond L. Flynn Marine Park ("RLFMP") **Building Security Project 2022**

Contact Information Jason Tobin 617-918-6211 jason.w.tobin@boston.gov

The Economic Development and Industrial Corporation of Boston ("EDIC") d/b/a Boston Planning & Development Agency ("BPDA"), by its Chief Procurement Officer is pleased to issue this Request for Qualifications entitled Raymond L. Flynn Marine Park ("RLFMP") Building Security Project 2022 (the "RFQ"). The RFQ is issued in accordance with M.G.L. 7C, as may be amended.

This RFQ package, including requirements, will be available to download on the BPDA Procurement Portal free-of charge in digital print form to all interested respondents on July 11, 2022 at 9:00 A.M at www.bostonplans.org/work-with-us/procurement. Plan holders shall open and register the information requested for the Raymond L. Flynn Marine Park ("RLFMP") Building Security Project 2022 and then follow the prompt to start file download under the "Work with Us" tab. If unable to access the RFQ package through the BPDA Procurement Portal, contact Jason Tobin at (617) 918-6211, or via email at Jason.w.tobin@boston.gov in order to make alternative arrangements.

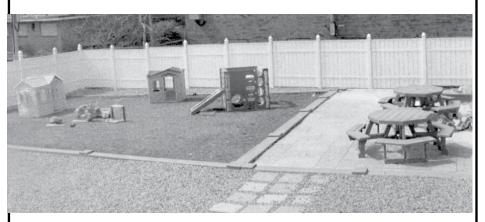
All responses to this RFQ must be returned no later than 12:00 noon on August 29, 2022, to: Teresa Polhemus, Clerk, Economic Development and Industrial Corporation c/o Real Estate Administration, One City Hall Square, Boston MA 02210.

Michelle Goldberg, Director of Finance and Chief Procurement Officer

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1	Studios	587 SF	\$1,227	50%	_	_
*2	1-bedroom	700 SF	\$789	30%	_	_
6	1-bedroom	700 SF	\$1,578	60%	1	1
1	1-bedroom	700 SF	\$2,104	80%	-	_
2	1-bedroom	700 SF	\$2,571	120%	-	_
*2	2-bedroom	1000 SF	\$946	30%	_	_
22	2-bedroom	1000 SF	\$1,893	60%	2	_
6	2-bedroom	1000 SF	\$2524	80%	_	_
6	2-bedroom	1000 SF	\$3,075	120%	_	_
4	3-bedroom	1440 SF	\$2,187	60%	_	_
1	3-bedroom	1400 SF	\$3,545	120%	_	_

*6 units Homeless Set-aside units will be filled through direct referral from HomeStart. For more information please contact us at the email address or phone number below. For direct referrals, please visit

Minimum Incomes (set by owner + based on # of bedrooms + Area Median Income (AMI))					Maximum Incomes (set by funders + based on the household size + Area Median Income (AMI))						+ Area	
# of bedrooms	30% AMI	50% AMI	60% AMI	80% AMI	120% AMI		# of People	30% AMI	50% AMI	60% AMI	80% AMI	120% AMI
Studios	ios \$22,080 \$36.810			1	\$29,450	\$49,100	\$58,900	\$78,550	\$117,800			
Studios	\$22,000	φ50,010					2	\$33,650	\$56,100	\$67,300	\$89,750	\$134,600
1 BR	\$23,670		\$47,340	\$63,120	\$77,130		3	\$37,850	\$63,100	\$75,700	\$100,950	\$151,450
2 BR	\$28,380		\$56,790	\$75,720	\$92,250		4	\$42,050	\$70,100	\$84,100	\$112,150	\$168,250
7.00			¢65.630		\$106,350		5	\$45,450	\$75,750	\$90,850	\$121,150	\$181,750
3 BR			\$65,610				6	\$48,800	\$81,350	\$97,600	\$130,100	\$195,200

Minimum incomes do not apply to households with housing assistance such as Section 8, MRVP, or VASH

oplications are available during the application period for 30 days, from Thursday, 7/14/22 to Sunday, 8/21/22. To request an online application or to have one sent by email visit https://bit.ly/M or call 617-247-2389

The City of Boston has temporarily canceled the in-person application distribution period. If you cannot complete the application online, please call us at 617-247-2389, to request that we mail you one and to ask us for any support or guidance you might need to complete the application.

We will be holding 2 virtual informational meetings on 7/27 and 8/3 at 5:00pm through the following link:

meeting ID:825 8759 0654

DEADLINE: Applications must be submitted online or postmarked no later than **8/21/22. Mailed to:** 434 Massachusetts Ave., Suite 300. Boston, MA 02118, Attention: Waitlist Coordinator.

- Selection by Lottery. Asset & Use Restrictions apply
- Preferences Apply.

For more information, language assistance, or reasonable accommodations for persons with disabilities please







Keystone Apartments Section 8 Elderly/Disabled waitlist for 2 bedroom apartments ONLY will re-open from August 1-31, 2022. Placement on the waitlist will be determined by lottery. The income eligibility requirements are as follows:

# Of Persons	Max. Annual Income / 80% AMI			
2 Persons	\$89,500			
3 Persons	\$100,700			
4 Persons	\$111,850			

Applicants must be 62 years or older or disabled to qualify. Rent is 30% of the household's adjusted monthly gross

Applications can be sent to you via email, fax or mail upon request by calling 617-282-9125 or emailing mleone@cjmanagement.com from August 1-31, Monday, Tuesday, Thursday, and Friday 9am to 4pm. Applications can also be downloaded and printed from KeystoneCmj.com.

Applications may also be picked up in person at:

Keystone Apartments Management Office 151 Hallet Street, Dorchester, MA 02124

August 1-31, Monday, Tuesday, Thursday & Friday, 9am-4pm Thursday, August 11, 5-7pm Saturday, August 20, 10am-12pm

Completed applications must be faxed to 617-282-9140, emailed to mleone@cjmanagement.com or dropped off at the management office by August 31 at 4pm to be included in the lottery. All applications sent via US mail must postmarked by August 31 to be included in the lottery.

> The lottery will be held remotely on October 6, 2022 at 2pm

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Savin Hill Apartments Section 8 Elderly/Disabled waitlist for 1 bedroom apartments ONLY will re-open from August 1-31, 2022. Placement on the waitlist will be determined by lottery. The income eligibility requirements are as follows:

# of Persons	Max. Annual Income 50% AMI
1 Person	\$49,100
2 Persons	\$56,100

Applicants must be 62 years or older or disabled to qualify. Rent is 30% of the household's adjusted monthly

Applications can be sent to you via email, fax or mail upon request by calling 617-288-5418 or emailing lvo@cjmanagement.com from August 1-31, Monday, Tuesday, Thursday, and Friday 9am to 4pm. Applications an also be downloaded and printed fr SavinHillApts.com. Applications may also be picked up in

> Savin Hill Apartments Management Office 130 Auckland Street, Dorchester, MA 02125 August 1-31, Monday, Tuesday, Thursday and Friday, 9am-4pm Thursday, August 11, 5-7pm Saturday, August 20, 10am-12pm

Completed applications must be faxed to 617-825-8324, emailed Ivo@cjmanagement.com or dropped off at the management office by August 31 at 4pm to be included in the lottery. All applications sent via US mail must postmarked by August 31 to be included in the lottery.

The lottery will be held remotely on October 6, 2022 at 3pm SAVIN HILL APARTMENTS IS A SMOKE-FREE HOUSING COMMUNITY

WE WELCOME APPLICANTS OF ALL BACKGROUNDS

For more information, language assistance, or reasonable accommodation for persons with disabilities, contact the Savin Hill Management Office.



617-288-5418 | TTY: 711

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Long-vacant Mattapan KFC site being eyed for a Citizens branch

By Seth Daniel News Editor

A drive-thru location that once delivered crispy fried chicken and hot mashed potatoes might soon be replaced by cash withdrawals and late-night deposits if the long-vacant former Kentucky Fried Chicken (KFC) restaurant at the corner of Blue Hill Avenue and Frontenac Street in Mattapan is finally turned over to a new bank tenant.

Several sources have told the Reporter that a new banking tenant was looking into leasing the property in the wake of KFC/Yum Brands's decision to finally relinquish their lease.

State Rep. Russell Holmes this week confirmed that the blighted property is being proposed as a new branch location for a well-known local bank. "I have been trying to get a bank in that location for 10 years," he said. "I've talked with the City of Boston Credit Union and Eastern Bank previously, but they weren't interested. Now we have



The long-vacant and blighted former KFC location at the corner of Blue Hill Avenue and Frontenac Street has been land-banked for more than a decade by the parent company of KFC. Seth Daniel photo

a bank that wants to go there. It is looking very positive that we will have a very reputable bank in that location" as an "anchor for that intersection."

The KFC was opened more than a decade ago against the wishes of the community, and it immediately began losing money. Not long after opening, the business failed, and the company closed up shop suddenly. The kicker has been that Yum Brands has retained their lease for more than 10 years and left the property blighted and vacant, a

thorn in the side of the Mattapan community and a situation often referenced over the years at community meetings.

Property owner Frank Williams Jr. was not immediately available for comment, but Holmes said that in talks with Williams Jr., the landlord was happy to have a new tenant that the community could embrace.

"As I understand it, we've come to a place where [KFC and the property owner] have been able to work things out," Holmes said.

Fatima Ali-Salaam, president of the Greater Mattapan Neighborhood Council (GMNC), said it is good news, but there are questions that need to be asked. She said she's been told that the entity is Citizens Bank and that they will be before the GMNC at a July 28 committee meeting.

"It's unfortunate that KFC left in the middle of the night and it's unfortunate that property has sat vacant for so long with no other use,' she said. "We don't need any fast food because we have every type of fast food and liquor store in walking distance. We do need retail things like a bank – but not just an ATM. We need full-service, fully staffed banking accessibility there."

She said some of the questions that have come up are what will happen to the Citizens Bank location in Mattapan Square, and how Citizens plans to reinvest in the Frontenac area, which she said has been left in terrible shape by the vacant building and never-ending state construction projects.

The property consists of three parcels, one on Blue Hill Avenue and two on Frontenac Street.

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BOSTON



Mattapan residents want transportation issues up high in development sessions

By Seth Daniel News Editor

With the help of a celebrated former Boston Transportation Department (BTD) official, the Greater Mattapan Neighborhood Council (GMNC) devoted most of its July meeting to strategizing how transportation and parking can be moved up in the development process — rather than coming in at the tail end of discussions

Alaa Mukahhal, a consulting transportation planner who developed key transportation metrics for the BTD before she left in February, walked more than 60 members of the GMNC through the Transportation Demand Management(TDM) process that she developed. It uses an internal scoring process for any proposed development and triggers a list of requirements, almost like a menu, for developers to commit to as mitigation.

The problem, said GMNC President Fatima Ali-Salaam, is that the community often doesn't know about this "menu" and therefore doesn't know what to ask developers and the city to do.

"Parking is one of the most contentious things in any zoning meeting and in every meeting in the City of Boston bar none," she said. "We want to know what we can do about parking and what is the developer's responsibility to the community. What is it we can ask?"

Mukahhal said there is an understanding in cities across the country, including Boston, that the geometry of parking and traffic cannot continue to work in the status quo, and so planners like herself have drawn up ways to lessen congestion and to help provide alternatives to jumping in a car and driving.

LEGAL NOTICE

COMMONWEALTH OF
MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
INFORMAL PROBATE
PUBLICATION NOTICE
Docket No. SU22P1379EA
ESTATE OF:
MARK ANTHONY PRINCI, JR.
af/a: MARK A. PRINCI, JR.
DATE OF DEATH: November 25, 2021
SUFFOLK DIVISION
To all persons interested in the above

SUFFOLK DIVISION

To all persons interested in the above captioned estate, by Petition of Petitioner Michelle H. Princi of Boissise-la-Bertrand, France. Margherite A. Hutchison of Marblehead, 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

Published: July 21, 2022

One key problem identified at the meeting was that the transportation pieces and the TDM plan in most developments come after other key decisions.

"How these projects play out really does have long-range impacts," said Mukahhal. "By the time the development came to the BTD, many things had been determined already. That's because of how the process plays out...While I was at the BTD, I felt off guard a lot because developers came up with things that were already baked in, so to speak."

She indicated the community should ask questions in meetings about how developers plan to design streets to reduce fatalities, to mitigate congestion, and to protect the most vulnerable users—mostly elderly and younger pedestrians.

"All of it goes back to parking," she said, noting that shorter commutes via better transit options correlate with social opportunity and job opportunity.

"I think it would be more beneficial for transportation planning and parking discussions to come at an earlier point when the projects are just proposed," said Kathy Glynn. "I was a single mother and there were times when it was impossible for me to get my daughter to school, get to work, get back home, and get her to games and activities. As I got older and she got older it was easier... If all this planning is dependent on human behavior, how do we ask them what demographics they are targeting?

"Maybe," she suggested, "if we know that the city can say they don't think a proposed building meets the needs of the community and doesn't sufficiently accommodate future parking needs."

State Rep. Russell Holmes said parking is always the biggest fight in the community, and he said he's not sure anyone has adequately explained to residents the TDM process and the need to reduce cars.

Mukahhal said one of the issues is that the transportation planning doesn't kick in unless the project is over 50,000 square feet. She said changing the zoning code to apply to smaller developments, and to move that planning up in the process, is something that could be changed and something that could be demanded by the community even without a zoning change.

"This is the education that should have happened 20 years ago," said Holmes. "We have to convince everyone. We have to solve this parking issue because we can't build anything in this city without arguing about parking."

Barbara Crichlow of the West Selden Street Neighborhood Association said they started their group to combat traffic and parking 25 years ago, and she said she didn't feel things had gotten any better despite their advocacy.

"I do agree parking should be moved up to the beginning of the development conversation when projects come in," she said. "We have developers come into neighborhoods with no parking already and they still don't put parking in and their tenants have cars."

She noted that when she first came to the

neighborhood many years ago, there was no need for a car. Residents could walk to Blue Hill Avenue or Mattapan Square and find everything they needed. She said part of the issue with cars in neighborhoods like Mattapan Square is that the merchants in the business corridors do not meet the needs of residents.

"You didn't need a car back then, but when the merchants don't provide for our needs, people get in cars," she said.

Ali-Salaam said they hope to put together a primer for the GMNC to use based on the information and advice they got from Mukahhal. She said they hope to make it part of the standard questioning and require-

ments put on developers coming to Mattapan in their Zoning Committee. They also hope to be able to distribute it to the various neighborhood associations so such questioning can be done at the ground level with developers.

Mattapan Notebook

•Vickey Siggers of Mattapan Food and Fitness said the opening of the Mattapan Farmer's Market on July 9 was an amazing time with many in the community coming out. The market will be held every Saturday from 10 a.m. to 1 p.m. through Oct. 29. It is located at the corner of Cummins Highway and Fairway.

•Consult LeLa and SPARK Boston will be having a Mattapan Neighborhood Social to discuss plans for Mattapan Square and Blue Hill Avenue over cocktails, mocktails, and food. The event is meant to bring knowledge and engagement to those ages 21-40 in a different environment than the typical meeting. The event will be at Kay's Oasis on Blue Hill Avenue on July 28, 6-8 p.m. with music by DJ WhySham and food by ZAZ Restaurant. For more information, contact consultlela@gmail.

•Matthew Skelly reported that the Public Service Committee is reviewing an idea to have a neighborhood-wide Yard Sale day. Instead of a hodge-podge of yard sales throughout the summer and fall, there is a desire to unite as a community to have one big event throughout Mattapan. Such events have been successful in the Ashmont section of Dorchester for decades.

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NOTICE OF ACTIVITY AND USE LIMITATION GASOLINE STATION (FORMER) 191 Talbot Avenue - Dorchester, MA RTN 3-28423

A release of oil and/or hazardous materials has occurred at this location, which is a disposal site as defined by M.G.L. c. 21E, § 2 and the Massachusetts Contingency Plan, 310 CMR 40.0000. On July 12, 2022, Travis Lee of 191 Talbot Avenue LLC registered with Suffolk Registry of Deeds, a NOTICE OF ACTIVITY AND USE LIMITATION on the disposal site, pursuant to 310 CMR 40. 1070 through 40.1080.

The NOTICE OF ACTIVITY AND USE LIMITATION will limit the following site activities and uses on the above property:

Any actions, activity, or use that would adversely affect the continued operation of the subslab depressurization system (SSDS) or vapor barrier, and which could result in a potential release of vapors (containing VOCs) to indoor air;

Any person interested in obtaining additional information about the NOTICE OF ACTIVITY AND USE LIMITATION may contact Travis Lee, 191 Talbot Avenue, LLC, 1452 Dorchester Avenue, 4th Floor, Boston, MA 02122 (617-869-7092); or Christopher D. Buchanan, IES, Inc., 50 Salem Street, Lynnfield, MA 02145, (617-623-8880), or Daniel Jaffe (LSP) (617-899-4722).

The NOTICE OF ACTIVITY AND USE LIMITATION and the disposal site file can be viewed at MassDEP website using Release Tracking Number (RTN) 3-28423 at http://public.dep.state.ma.us/SearchableSites2/Search. aspx or at Northeast Regional Office at 205B Lowell Street, Wilmington, MA (978) 694-3200.



2 three-deckers okayed for Meeting House Hill; a 'no' on a 3rd nearby

Appeal on Tuesday (July 12) approved two new three-deckers on what are now vacant lots on Church Street at Fifield and Fowler streets in the Meeting House Hill neighborhood while rejecting a proposal for a third on nearby Homes Avenue.

The board unanimously okayed a plan by Sean George and Scott Kirkwood to build what their attornev called "a traditional-style three-family dwelling" on a roughly 2,660-square-foot lot at 16 Church St. It will have two parking spaces off Fifield Street.

City Councillors Frank Baker and Michael Flaherty supported the proposal.

Board member Eric Robinson said the new structure, which required several variances, was consistent with other buildings in the area. The approval is subject to review by BPDA de-

The Zoning Board of signers and Robinson said he hoped that would result in a reduction of the width of the curb cut for the parking spaces from 18 feet to something more pedestrian friendly. Typical driveway widths measure 10 or

> Also winning board approval was Neil Gulden's proposal for a three-decker at 15 Fowler St., on a roughly 4,200-square-foot lot. Flaherty supported that proposal as well.

The board, however, rejected a plan to build a three-decker at 118R Homes Ave., behind 118 Homes Ave., saying the lot didn't deserve variances because it was on a lot that was already too small for the two-family house it was zoned for.

Owner Anthony Monahan of Quincy said he wanted to do something with the roughly 4,500-square-foot landlocked parcel, which has an easement for the

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driveway that enters from Homes Avenue. His plans allowed for six parking spaces. While he noted that the neighborhood has some similar landlocked rear lots, he also acknowledged that none had more than a two-family house on it.

Susan McKenzie, who lives next door to Monahan's property, opposed the proposal. "There's not enough space, there's not enough room," she said.

A three-story, threeunit building for the relatively small lot zoned for a two-family house surrounded by other lots "seems excessive," board member Mark Erlich said at the hearing.

The Boston Transportation Department proposed eliminating two of the parking spaces, saying otherwise there would not be enough room for maneuvering cars in and out of the spaces.

The board rejected Monahan's bid without prejudice, meaning that he could come back within the year with plans for a one- or two-family building.

-REPORTERSTAFF



dotnews.com July 21, 2022 THE REPORTER Page 19



BOYS & GIRLS CLUBS OF DORCHESTER

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Help BGCD Get a \$2,500 Match! Join Team BGCD for This Year's Rodman Ride for Kids: See details below.

CONNECT THE DOT:
Help BGCD Get a \$2,500 Match! Join

Team BGCD for This Year's Rodman Ride for Kids: Join us on September 24th for the 32nd Annual Rodman Ride for Kids! The event will feature a 25 or 50 mile route that will begin and end at Rodman Ford in Foxboro. After the event there will be a BBQ for all who participated. If you can't ride, you can still help by becoming a "Choose Your Own Adventure" virtual participant. Run, walk, dance, do yoga, Peloton or whatever you like to help raise funds for our Clubs! We need to recruit 35 participants by July 31st, for the Club to receive a \$2,500 match from Rodman for Kids! Each rider, either virtual or in person, must raise at least \$500 for this incentive. Please note, in-person riders must commit to a \$1,500 fundraising minimum.

To join our team or for more information, please visit http://do.nr/vbjeav.

FIND OUT WHAT'S INSIDE:
BGCD Members Attend National
Days of Advocacy Hosted by
BGCA in Washington DC: This past
week, two members of the Youth
Advisory Board at Boys & Girls Clubs

BGCA in Washington DC: This past week, two members of the Youth Advisory Board at Boys & Girls Clubs of Dorchester, John F. and Elvis C., attended the 3-day National Days of Advocacy event hosted by Boys & Girls Clubs of America in Washington, DC.

John and Elvis had the opportunity to interact with our members of Congress on important topics, both locally and nationally.

Thanks to Senator Elizabeth Warren, Senator Edward Markey, Congressman, Stephen Lynch and Congresswoman, Ayanna Pressley and their staff for meeting with our Teen Leaders.

Special thanks to Amazon for supporting our efforts through the Rise Youth Advocacy Project.



DID YOU KNOW: BGCD Welcomes Moderna Volunteers During Summer

Programming: Boys & Girls Clubs of Dorchester Alumni member and Club parent, Rob Goldsmith helped to coordinate his colleagues at Moderna to volunteer at the Club. Members and staff welcomed our enthusiastic group of volunteers with open arms at our Walter Denney Youth Center in Harbor Point. The volunteers were super engaged and helped to run multiple camp activities, as well as participated in all of the activities alongside our members. We love making new friends that help us make the Club so fun and engaging. Thank you to Rob Goldsmith and the team from Moderna for your time at BGCD, and for helping to run a fun day at camp.

For more information on volunteering at BGCD, please contact Mike Joyce at mjoyce@bgcdorchester.org.

UPCOMING EVENTS

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July 21 - Register via QR Code



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Boston's new top cop talks: Michael Cox and Mayor Wu lay out their views on role of the police commissioner

(Continued from page 1) that we can take it, and more importantly, that we hear them and are responsive to that. If we were behaving in a way that was inappropriate, we need to know what that was, and we need to make sure we don't do that.

It's hard to do that if vou don't have a presence, if you're not out there, if you're not lis-

We're going to try to get into all neighborhoods. And when I say revitalize community policing, that's exactly what we're going to try to do. Get back out of the cars, have more community forums, where we're getting feedback from the public, own some of the historical stuff that has happened in the past so we can move forward together as a city, as a department.

 $\hat{\mathbf{Q}}$: I wanted to ask about your job in Ann Arbor. At one point, you were placed on administrative leave, and the reason cited was that you had created a "hostile work environment." There was no evidence $you\ were\ yelling\ or\ berat$ ing your staff but there was a fear of retaliation that your employees felt. One of the examples given was that a lieutenant felt pressured to submit a $report\, that\, recommended$ no disciplinary actions. Could you tell us from your perspective what happened there?

COX: It was found I did not influence the folks involved, I did not intimidate them in any way, or at least that wasn't the intent. Part of my lived experience now is going from one part of the country to another part of the country and realizing cultures are different. People are different. I've always been fairly thoughtful. I don't really raise my voice, I don't really swear. I don't do things of that nature.



Incoming Police Commissioner Michael Cox addressed the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the media on July 13 in Howes and the community and the cPark. Standing behind him are Mayor Michelle Wu and Search Committee members Rev. William Dickerson, former Commissioner Ed Davis, Retired SJC Justice Geraldine Hines and Teen Empowerment **Director Abrigal Forrester.**



Incoming Police Commissioner Michael Cox arrived at Howes Park last week flanked by friends, family and former police colleagues in support of the decision to make him the new commissioner.

What I didn't really understand is that the mere fact that I came from a large police department to a smaller police department. That itself was sometimes intimidating to other officers that don't have that. To be quite honest with you, I was new to that location and new to the Midwest and I really didn't understand people were even perceiving it that way. I apologized

for that and well I should because that certainly was never the intent.

As far as the issues of worrying about holding people accountable, I ran internal affairs for quite a while here and I held many, many people accountable. I don't tell investigators what to do. But I will always try to coach all officers on good practices to make good decisions.

WU: If I can add a word on this just from my perspective: There was a very, very thorough vetting process. I read through just about every document that has ever been available on the chief in Boston and in Ann Arbor. Our investigators also spoke with many, many people in Ann Arbor, from all different roles affiliated with any of the documentation that was available as well. I personally spoke with the mayor and town administrator of Ann Arbor, too.

Those conversations, for me, confirmed what we already knew about Chief Cox from his years in Boston: That he is a leader of great integrity. that he takes every step of leadership very seriously, and in this case had taken full ownership



Michael Cox were on hand to enthusiastically greet the new top cop in Boston. Cox grew up just down the street from the park where the ceremony was held.

over any miscommunications and used that as a learning opportunity with those around him as well.

Q: You spoke of the importance of diversifying the department. What approach do you think might work given the civil service rules and the circumstances in Boston?

COX: That's something we certainly want to look to do. Give me an opportunity to get back -it's been three-plus years (in Ann Arbor) — to see what options are still available. But the cadet program has always been a good opportunity for us to do that. It's worked pretty well for us in the past. But we really need to get into all of our neighborhoods and proactively – I hate to (say) market – the police department, to attract folks to it. Because that's an issue now, an issue about who wants to be a police officer. There's been so much negativity around policing the last few years. We need to make it more attractive to all walks of life and that will go a long way to help us diversify. And

once you're in the department, inclusion and the opportunities. We need to make sure we give everyone an opportunity to grow, develop, and move throughout the ranks of the police department, civilian and sworn.

Q: You've mentioned the incident that happened nearly 30 years when you were beaten by other Boston cops who confused you with a suspect. You stayed at the department and rose through the ranks. Can you speak more about that incident, how that shaped your views as a police officer and also how were you able to develop trust in the system again, and how can you make sure that thing doesn't happen again at BPD? You also sued the department, yet the people responsible for the attack stayed on at BPD.

COX: Certainly, some of the people were fired, and some in some shape or form did stay. At the time, I must admit, it was a personal struggle for me because it was a tough time. But the reality is I love public service. I signed onto the job to do

public service. And part of my healing process was, what do I want to do with my life? How do I want to give back? Do I want to walk away from a job? Or do I want to let this impact me in a negative way and nobody learns from it? I thought, you know what? I'm not going anywhere and I'm going to stay. I'm going to stick around and figure it out. I used my time there to both get educated, to pay attention, to learn, to be thoughtful so I can certainly give advice and grow and learn to make sure these kinds of events never happen again and help make policing better again for the public.

We're here to serve. Most of the people I know who signed up to be police officers, for the most part, that's exactly what they want to do. They want to give back. And sometimes that gets drowned out by these incidents from time to

Q: You mentioned community policing, getting out of cars and that sort of thing, and I'm looking for what that looks like to you. The other question is about police funding. What do you make of the current funding and

staffing levels?
COX: I'm coming from a department that had a \$31 million budget and going to a department that has a \$400 million budget. I am not able to assess the budget right now because I have to get used to all of the things that are going on in the police department. I can't comment on that right now, in general. But I will comment on your first part about community policing:

When I say that, it is not about getting out of cars, pat/frisk, things of that nature, it's really about officers reintroducing themselves to the public. It needs to start with me and our command staff, going to locations, doing peace walks again, this did prior to Covid to build trust in the neighborhoods so people get to see us, so they get to know some of these officers before an incident happens.

Boston's a very diverse city. We need to go and learn about the diversity of the city and understand the cultures and the people in each part of our neighborhoods, so that we don't offend them in any way or we don't traumatize them in any way, unnecessarily, just because we're ignorant to someone else's ways. We have a history of strong community policing. It's time for us to get back out there. It's healthy, it's good for officers. I (Continued next page)

LEGAL NOTICES

COMMONWEALTH OF **MASSACHUSETTS** THE TRIAL COURT
PROBATE & FAMILY COURT SUFFOLK DIVISION 24 NEW CHARDON STREET BOSTON, MA 02114 Docket No. SU22D0851DR DIVORCE SUMMONS BY PUBLICATION and MAILING DORREL M. FLETCHER

DIERA FLETCHER To the Defendant:

The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown. The Complaint is on file at the Court An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. SEE Supplemental Probate Court Rule 411.

You are hereby summoned and re quired to serve upon: Dorrel M. Fletcher 158 Harvard St., Boston, MA02124 you answer, if any, on or before **09/15/2022**If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file copy of your answer, if any, in the office of the Register of this Cou

Witness, HON. BRIANJ. DUNN, First Justice of this Court. Date: June 23, 2022

Felix D. Arrovo Register of Probate Published: July 21, 2022

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT INFORMAL PROBATE
PUBLICATION NOTICE
Docket No. SU22P0878EA
ESTATE OF:
SILVIO M. ZAVARELLA /k/a: SILVIO MICHAEL ZAVARELLA DATE OF DEATH: March 5, 2022 SUFFOLK DIVISION

To all persons interested in the above captioned estate, by Petition of Petitioner Phillip D. Zavarella of Alexandria, VA a will has been admitted to informal probate. Phillip D. Zavarella of Alexandria, VA 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 nstitute 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: July 21, 2022

think the public appreciates it and it gives us an opportunity to get the feedback we need to make sure we are policing appropriately.

Q: The 2020 George Floyd protests gave birth to the "defund the police" movement. How did you interpret that? Do you see ways a redistribution of funding and resources could benefit both com*munities* and the police?

COX: I struggle to understand that. I certainly spent a great deal of time trying to study what ways we can get better. Training and practicing and developing; we need to do those things more. Unfortunately, those things usually end up costing money. So at a time when the public, rightly so, expects a higher expectation as far as our service that we provide, our level of professionalism, at the exact same time people are asking for us to have less resources. And the two just didn't match up. The reality is a lot of



Mayor Michelle Wu introduced incoming Police Commissioner Michael Cox in Roxbury's Howes Park. Seth Daniel photos

through for each of our

finalists. I didn't know

how it would go with

Chief Cox. Thirty years

plus of service. He tells

these services, whether it's mental health services, or other services around drugs and things of that nature, rehab, they need to happen.

Q: Mayor Wu, was there any moment during in this highly secretive process when you knew Cox would be it?

WU: I knew just about as soon as we started speaking in the interview. I had read all of the materials all the way

my first City Council campaign, when I was passing out flyers at his child's sports games. We had not really connected during his time on the Boston Police. So, it was getting to know him from scratch and as soon as we started chatting, I knew he was the one and that our priorities and values aligned. That his love for Boston shines through in discussing every challenge. And there was a sense of hope and excitement and joy about what we could get done together, even tackling very complex and quite entrenched systems.

me we had met once years

ago, probably during

Q: I covered community policing in the 1990s and early 2000s. A lot of little things were always taken care of. But it seems in the community meetingsthat Icover, the littlethings have slipped and a lot of things are fairly $out\, of\, control.\, I\, hear\, a\, lot$ about the ATV??? usage. What can be done about little things like that, quality of life matters that can spiral into gunshots or machetes?

THE REPORTER

COX: I'm not as familiar with some of these things. I'm still in Ann Arbor, and I'll be here fairly soon. It begins by the conversations, hearing from the community. Sometimes they're not police issues; others can help solve them better. We have to educate folks. We live in communities where our behavior sometimes impacts a neighbor. And so, we have to take the lead, or at least get other people involved in trying to educate people about how they may or may not be impacting their neighbors in some way or shape or form.

We have many things at our disposal as far as laws. Before we get to that point, we need to do everything possible to make sure that if we're getting involved in those kind of things, that we're doing it appropriately and a procedurally just way. I'm looking forward to getting out and seeing what issues are out there and seeing if we can solve some of these things.



Sunday, July 31, 2022 1 PM- 2:30 PM At the top of Savin Hill Park with Thomas Green of the Neponset tribe

Sponsored by the Dorchester Historical Society and the Columbia-Savin Hill Civic Association

www.dorchesterhistoricalsociety.org www.columbiasavinhillcivic.org

Learn about the...

- History of the park
- History and customs of the native tribes who once lived in this area

Be part of...

- Interactive activities
- · A Blessing Ceremony

Family-friendly. Bring a chair or blanket to sit on.

To get there: Savin Hill Avenue to Caspian Way to the top of the street





Public Meeting: 800 Morrissey Blvd.

Wednesday, August 17 6:00 PM - 7:30 PM

Zoom Link: bit.ly/3INVv6K Toll Free: (833) 568 - 8864 Meeting ID: 160 353 8741

Project Description:

The Proponent is proposing to construct a six (6)-story residential building, totaling approximately 246,750 SF in gross floor area of residential/amenity space, together with a parking garage containing approximately 162 offstreet parking spaces, plus structured bicycle storage. The residential building is proposed to contain a total of approximately 240 units, with a mix of studio units (approximately 104), 1-bedroom units (approximately 104), 2-bedroom units (approximately 25), and 3-bedroom units (approximately 7).

For more information visit: bit.ly/3IPoZ3X

Thông tin tạicuộchọpnàyrấtquantrọngđốivớiquývịvớitưcáchlàcưdânvàbênli ênquantạiThànhPhố Boston. Các dịch vụ thông dịch có sẵn để truyền đạt thông tin tại các cuộc họp này mà bạn không phải trả thêm phí. Nếuquý vịcầ nsửdụngdịchvụthôngdịch, vuilòngliênhệ: (stephen.j.harvey@boston.gov) (617.918.4418) Theo lịch, cuộc họp sẽ diễn ra vào ngày 8/17/2022. Vui lòng yêu cầu dịch vụ thông dịch muộn nhất là 5 ngày trước ngày họp.

mail to: Stephen Harvey

Boston Planning & Development Agency

One City Hall Square, 9th Floor

Boston, MA 02201 phone: 617.918.4418

email: stephen.j.harvey@boston.gov

BPDA Income-restricted Home Ownership Opportunity

THE COSMOPOLITAN

6 Income-Restricted Units

# of Units	# of bedrooms	Estimated Sq. Ft.	Price	Maximum Income Limit (% AMI)
3	1BR	834 - 926	\$213,700	80%
2	2BR	1,202 - 1,315	\$326,000	100%
1	3BR	2,177	\$368,500	100%

Maximum Income Limits (set by the BPDA + based on the household size + AMI)						
(set by the BPDA	t + based on the not	isenoid size + AMI)				
HH size	80% AMI	100 % AMI				
11113126	Maximum Income	Maximum Income				
1	\$78,550	\$98,150				
2	\$89,750	\$112,200				
3	\$100,950	\$126,200				
4	\$112,150	\$140,200				
5	\$121,150	\$151,450				
6	\$130,100	\$162.650				

	Maximum Asset Limits					
	80% AMI	100%				
	\$75,000	\$100,000				
oes not include retirement. Does include Real F						

To learn more about eligibility + the BPDA screening requirements, please visit

Applications are available for 14 days, from July 22nd through August 5th, 2022

To request an online application or to have one sent by email visit https://bit.ly/771HarrisonApp or To have a hard copy of the application mailed to your mailing address, please call (617) 782-0300,

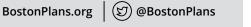
After careful consideration and an abundance of caution, the City of Boston continues to discourage the in-person application distribution period

If you cannot complete the application online, please call us at (617) 782-0300, to request that we mail you one and to ask us for any support or guidance you might need to complete the application.

DEADLINE: Applications must be submitted online or postmarked no later than **Friday, August 5,** 2022 Mailed to: SEB. 257 Hillside Ave., Needham, MA 02494

- Selection by lottery. Asset, Use & Resale Restrictions apply.
- Preference for Boston Residents.
- Preference for First Time Homebuyers
- Preference for Households with at least one person per bedroom, 3 Bedroom unit has 2 person minimum requirement.

For more information, language assistance, or to make a request for reasonable accommodations, please call (617) 782-0300 or email cosm





RECENT OBITUARIES



CHISHOLM, Thomas C. "Dizzy", 93, of Dorchester. Tommy is survived by his wife Malvana (née Allen), his four daughters, Ann, Mary, Jean, and Carol, five granddaughters, 2 great-grandchildren. Please consider donations to The Brain Fitness Club at University Carillon United Methodist Church, Oviedo, FL.



JEAN, Myrtha of Dorchester, originally of Port Au Prince, Haiti Daughter of the late Monique Janvier Jean and Leveque Jean. She is survived by her siblings: Gerard, Roody and Margaret Jean. She is also survived by a host of nieces, nephews, extended family and many friends that will miss her.

MELANSON, Patricia A. (Stanton), 89,



of Dorchester. Daughter of the late William P. Stanton and Margaret E. (McEvoy) Stanton. Wife of the late Paul W. Melanson. Mother of Paula and her husband Kevin O'Brien of Braintree, Linda and her husband Walter Burke of West Roxbury, Geraldine and her late husband Wayne Partello of Norwood, Beth and her husband Michael Lehane of Bridgewater, and the late William "Legsy" Melanson. Sister of Joan M. Stanton of

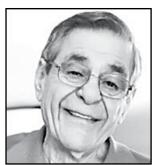
North Weymouth, Sister Geraldine Stanton SND de Namur of Dorchester, and the late William P. Stanton. Survived by 10 grandchildren, and the late Ronald Harris and Daniel Melanson, 11 great-grandchildren, and 2 great-great-grandchildren. Donations in Patricia's memory may be made to Brighton Hospice, 1234 Chestnut Street, Suite 101, Newton, MA 02464-1451.



WHITE, Mary E. (Moran), 84, of Duxbury originally from

Dorchester. Wife of the late Robert F. White. Mary was predeceased by her parents, Anna and James Moran; and her sister Ann Dibari. Mary is survived by her brother Ronald Moran; her five children and spouses, Lisa Secondo and her partner Jim Shortall of Pittsburg, NH, James and Karen White of Duxbury, Michael White and his partner Beth Sloan of Marshfield, David White and his partner Jennifer Tewksbury of Plymouth and Joseph and Terri White of Plymouth; her seven grandchildren; and many nieces and nephews. Donations be made to the Alzheimer's Association, Northeast Region, by mail to 309 Waverley Oaks Road, Waltham, MA 02452 or online at alz.org

ZINE, Paul A. of Quincy, formerly of Milton,



originally from Dorchester. Husband of the late Elsa W. (Gudmann) Zine. Father of Terry A. Zine and his wife, Catherine, Tina Marie Žine, Eric P. Zine and his wife, Christina, and Melissa A. Zine. Grandfather 7. Brother of Connie Hamilton, Kenneth Zine, Joe Zine, Mary Dwyer, and Dorothy Zine. US Marine Corps veteran. Donations in Paul's memory may be made to Dana-Farber Cancer Institute, P.O. Box 849168, Boston, MA 02284-9168.

Cedar Grove Cemetery

A quiet place on the banks of the Neponset River

Contact the office for information on the cost of burial needs; our spring planting program; our memorial benches and memorial trees.

The Cemetery office is open 8:00am-4:00pm Monday - Friday. Cemetery office is open 8:00 am to noon on Saturday mornings. The Cemetery grounds are open 7:00am to sunset.

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LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE & FAMILY COURT PROBATE & FAMILY COURT
SUFFOLK PROBATE & FAMILY COURT
24 NEW CHARDON STREET
BOSTON, MA 02114
CITATION GIVING NOTICE
OF PETITION FOR
APPOINTMENT OF CONSERVATOR
OR OTHER PROTECTIVE ORDER
PURSUANT TO G.L. c. 190B,
\$5-304 & \$5-405
Docket No. SU22P1434PM
IN THE MATTER OF:
EDWARD T. O'NEIL
of Dorchester, MA
RESPONDENT
(Person to be Protected/Minor)
To the named Respondent and all other
interested persons, a petition has been filed

nterested persons, a petition has been filed by St. Joseph Rehabilitation and Nursing o Dorchester, MAin the above captioned matte Dorchester, MAin the above captioned matter alleging that Edward T. O'Neil is in need of a Conservator or other protective order and requesting that Velma J. Brinson of Hyde Park, MA (or some other suitable person) be appointed as Conservator to serve Without Surety on the bond.

The petition asks the Court to determine that the Respondent is disabled, that a protective order or appointment of a Conservator is necessary, and that the proposed Conservator is necessary, and that the proposed Conservator is court.

le with this court.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 08/11/2022. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you bject to the petition. If you fail to file th vritten appearance by the return date, action written appearance by the return date, action may be taken in this matter without furthe 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 afte 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 as for a lawyer. Anyone may make this reques on behalf of the above-named person. If the above-named person cannot afford a lawve one may be appointed at State expense. Witness, Hon. Brian J. Dunn, First Justice of this Court.

Felix D. Arroyo

Date: July 07, 2022

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE & FAMILY COURT SUFFOLK PROBATE & FAMILY COURT
24 NEW CHARDON STREET BOSTON, MA 02114
CITATION GIVING NOTICE
OF PETITION FOR
APPOINTMENT OF GUARDIAN
FOR INCAPACITATED PERSON

APPOINTMENT OF GUARDIAN
FOR INCAPACITATED PERSON
PURSUANT TO G.L. c. 190B, §5-304
Docket No. SU22P1433GD
IN THE MATTER OF:
EDWARD T. O'NEIL
of DORCHESTER, MA
RESPONDENT
Alleged Incapacitated Person
To the named Respondent and all other
interested persons, a petition has been filled
by St. Joseph Rehabilitation and Nursing of
Dorchester, MA in the above captioned matter alleging that Edward T. O'Neil is in need
of a Guardian and requesting that Velma J.
Brinson of Hyde Park, MA (or some other
suitable person) be appointed as Guardian suitable person) be appointed as Guardian o serve on the bond.

to serve on the bond."

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

You have the right to object to this proceeding. If you wish to do so, you or

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 08/11/2022. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written afficiavit stating the specific facts and grounds of your objection within 30 days after the return date. 30 days after the return date.

IMPORTANT NOTICE

The outcome of this proceeding may lim r completely take away the above-name person's right to make decisions abou personal affairs or financial affairs or both The above-named person has the right to as or a lawyer. Anyone may make this reques on behalf of the above-named person. If the above-named person cannot afford a lawyer one may be appointed at State expense. Witness, Hon. Brian J. Dunn, First Justice

Felix D. Arroyo Register of Probate

Date: July 07, 2022 Published: July 21, 2022

Meghan O'Sullivan killed by car in L.A.



Meghan Elizabeth O'Sullivan, a 39-year-old nurse from a large South Shore family with ties to institutions like the Walter Reed Army Institute of Research, McLean Hospital, and the Linden Surgical Center in Beverly Hills, was fatally struck by a

car while crossing Sunset Boulevard in Los Angeles on July 12.

Known as "Meggo" to many, she was "a tenacious nurse who traveled to New York City while it was $digging\,mass\,graves\,at\,the\,height\,of\,the\,pandemic\,to$ offer her services, she reveled in and rose to a sense of duty borne from her family's tradition of military and medical service. ... Meghan knew pain of all stripes intimately, confronted it, and beat it into submission in her inimitable style. Her friendship was a precious but common gift."

The younger daughter of Elizabeth M. O'Sullivan and the late Jeremiah F. O'Sullivan, II; she also leaves her sister, Kate O'Sullivan Williams; brother-in-law Kevin, and their children; brother Jim and sister-in-law, Tara; brother Nicholas Herzog; godparents Jane and Stephen Woelfel; many aunts and uncles, and numerous cousins.

Funeral services were scheduled for St. Anthony of Padua Catholic Church in Cohasset on Wednesday (July 20), with interment to follow at Woodside Cemetery.

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dotnews.com July 21, 2022 THE REPORTER Page 23

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Dorchester Bay Economic Development Corporation acts to build a strong, thriving, and diverse community in Boston's Dorchester neighborhoods. Working closely with neighborhood leaders, government officials, residents, businesses, and partners, we access and activate resources to:

Develop & preserve home ownership and rental housing across income levels Create and sustain economic development opportunities for businesses and individuals Build community through organizing, civic engagement, and leadership development

You can contribute to the vital work of Dorchester Bay EDC by supporting our Annual Fundraiser. Join us at The Reunion Gala on September 22nd! If you cannot attend, please consider donating to Dorchester Bay EDC during this important fundraising campaign. Find more information about Dorchester Bay EDC at dbedc.org, and find information on our Annual Fundraiser, tickets, sponsorship and ways to donate under the Support DBEDC tab.

Contact: Joseph Regan Phone: 617-533-9564 Website: https://www.dbedc.org/

Want to be featured in the East West Spotlight? Reach out to maureen@dotnews.com or 617-436-1222 x17 for more information.



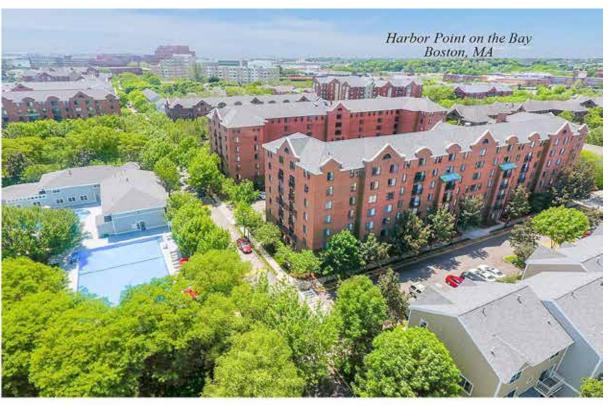
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