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Up next for Bayside: 'Dorchester Bay City'

By KATIE TROJANO
REPORTER STAFF

A 34-acre waterfront site on Columbia Point will be transformed into "Dorchester Bay City" — a new community with a mix of housing, retail and public space — according to new documents filed by Accordia Partners LLC with city officials on Sept. 23.

The Accordia team signed a 99-year lease with UMass Boston last year and will manage the build-out of the former Bayside Expo Center land in a deal that could net the university up to \$235 million over the coming years. Accordia also controls the land at 2 Morrissey Blvd, now home to Santander Bank, across the street from the Bayside site. Accordia has been engaged in a planning effort that included community meetings prior to the onset of the covid-19 crisis.

"From the outset we have envisioned this project as more than just a collection of buildings and uses, but as an opportunity to create a real estate platform that drives economic empowerment and wealth creation for all through the creation of infrastructure improvement to connect a community, and through diversity and inclusion across all levels of the Project," Kirk

(Continued on page 12)



A rendering shows what the proposed Dorchester Bay City community on Columbia Point might look like once fully developed over the next decade. Image courtesy Accordia Partners/Epsilon Associates Inc.

Review process starts this month

By DANIEL SHEEHAN
REPORTER STAFF

As design plans for the proposed Dorchester Bay City project on Columbia Point begin to take form, city planners and developers will consider feedback from a 25-person Community Advisory Com-

mittee (CAC) comprised of architects, organization heads, and other local residents from surrounding Dorchester neighborhoods. The CAC was scheduled to hold its first meeting virtually Wednesday night, with five more CAC and public meetings slated

for October, November, and December. The first community-wide virtual forum is set for Oct. 19 at 6 p.m.

Input provided by the individuals on the CAC, who hail from a wide range of civic and institutional backgrounds, are intended to help the develop-

Editorial: A chance to start fresh on Columbia Point. **Page 8**

ers of the site proceed with a holistic vision that takes into account the needs of the neighborhood.

Rosemary Powers, president of Cristo Rey High School in (Continued on page 13)

St. Mary's leader sees silver lining in virus response 'Families getting the attention they deserve'

By KATIE TROJANO
REPORTER STAFF

A new leader has taken up the helm at St. Mary's Center for Women and Children on Dorchester's Jones Hill. Alexis Steel, a former chief operating officer at the facility, was elected president by the board of trustees in early September.

St. Mary's Center for Women and Children is a shelter established in 1993 that helps families achieve emotional stability and economic independence through education, workforce development and permanent housing.

In an interview with the *Reporter* on Monday, Steel — who has been the acting president since last January — talked about her new role, as well as the effects the pandemic.

"I think the toughest part about covid and everything that's going on with social justice is that our families have had one of the toughest years in history," she said. They're being hit by both sides. The majority of our families here



Alexis Steel was named president of St. Mary's Center for Women and Children this month. Photo courtesy St. Mary's

are minorities — about 87 percent — and they are the most impacted by both covid and social injustice. Right now, the shining light that I can see throughout the pandemic is that our families are getting the attention they deserve."

The families and staff at St. Mary's "were hit hard" by the pandemic, she said, but quickly adapted to implement health and safety precautions.

"About a third of our workforce was out due to covid," said Steel. "We were not an

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Campbell jumps into Mayor's race for '21

A two-person field — for now

By KATIE TROJANO
REPORTER STAFF

District 4 City councillor Andrea Campbell announced on on Sept. 24 that she's running for Mayor in 2021. A native Bostonian, Campbell said in her campaign video that she's running "because every neighborhood deserves real change and to give every Bostonian a chance to succeed."

Campbell's campaign released a video that leans heavily on her roots in the city, her connection to the Boston Public Schools and her work as a councillor.



Andrea Campbell
Jesse Costa WBUR photo

"In this profound moment of reckoning for our country and our city, as people rise up to demand change, Boston needs leadership that not only understands, but (Continued on page 4)

All contents

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Police, Courts & Fire



The Boston Fire Department responded to 141 and 145 Howard Ave. in Dorchester around 7:30 p.m. last Friday (Sept. 25) for what turned into a three-alarm fire at the two closely-spaced houses. About 30 residents - 21 of them children - got out safely, the department says, adding one firefighter was injured while battling the blaze.

...
Man shot to death on Hubbardston Road – A man was shot to death at 16 Hubbardston Rd., a normally quiet residential side street off Savin Hill Avenue, around 1:15 a.m. on Sunday.

The victim – an adult man who has not yet been named by Boston Police – was found suffering from multiple gun shot wounds on the porch of a three-family house on this dead-end street that overlooks the southeast expressway and the Savin Hill Red Line station.

A neighbor, who heard the commotion before and after the shooting, told the Reporter on Monday that the home in question has been the source of other problems over the summer.

“The property is used as an AirBnb and that was not a problem until covid,” said the neighbor, who said that more recently the house has been the source of noise complaints and drug activity.

The neighbor – whose identity is being withheld by the Reporter – said that fighting and yelling preceded the shooting on Sunday morning. The witness heard a woman yelling “no,” followed by four gunshots. The witness next heard the sounds of a car screeching away from the scene.

“Then I heard a woman yelling, “Help, help!”

Police, who arrived quickly after the shooting according to the neighbor, declared the victim dead at the scene. The body of the victim remained there throughout the night as police conducted their investigation.

The house at 16 Hubbardston is owned by Wong Ming Tao, according to city records.

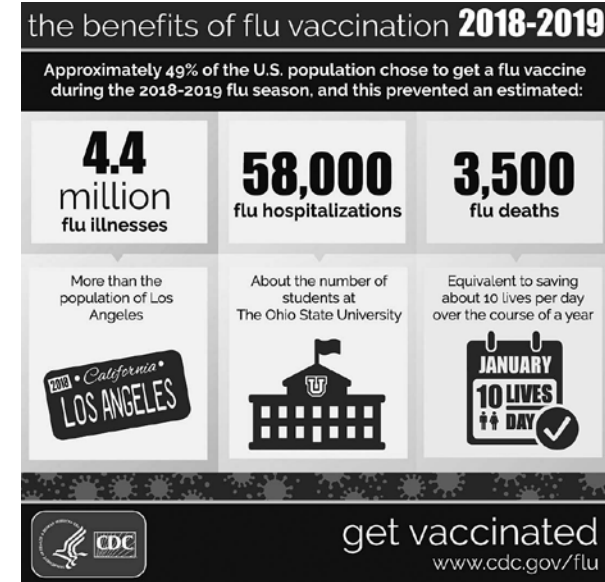
Officials urge public to get flu shots now

BY REPORTER STAFF
Don't wait. Get a flu shot now.

That is the message from public health officials in Boston and Dorchester to seniors, school-age children and – in fact – everyone. Massachusetts is still only showing “minimal” influenza-like illness activity, according to the U.S. Centers for Disease Control. But it is best to get a flu shot by the end of October, since flu activity generally picks up in the late fall. In three-quarters of the 36 flu seasons from 1982-83 through 2017-18, peak flu activity has not occurred until January or later, the CDC said.

Codman Square Health Center has been administering flu shots to patients since Sept. 14, according to Sandra Cotterell, CEO and president of Codman. She herself has received her shot and says that people in the neighborhood should make a plan now to get it done sooner rather than later.

“The vaccine is available and we encourage everyone to take it this year. We’re hoping to get



everyone immunized,” she said. “With covid, we want to make sure if people are vaccinated for the flu and they do get sick, it’s one less screening that we have to worry about.”

Cotterell says she is advising people in her own home and office to get the vaccine now, before the colder weather sets in and demand gets bigger.

Gov. Charlie Baker has ordered that all students in Massachusetts, from pre-school to college, and kids who participate in child care programs, must get their flu vaccine

by the end of 2020.

Baker made the order based on concerns of “having the flu and COVID-19 surge in the Commonwealth at exactly the same time,” which he said “would be an incredibly difficult situation for [health officials] to manage their way through and they urged us to step up our game.”

The governor got a flu shot on Sept. 17 at a CVS store in Roslindale. Flu shots are available at most local pharmacies. (It’s best to call ahead.) You can also call your community health center

to schedule an appointment. Codman is offering flu clinics at its Washington Street facility on Mondays, Wednesdays and Thursdays from 9 a.m.- 5 p.m. and on Saturdays from 9 a.m.- 12:30 p.m. If you are not currently a patient – or have a question – call ahead to 617-822-8271 and schedule an appointment.

Massachusetts is slated to receive 1.156 million doses of flu vaccine this year, a 28 percent increase over the 900,000 that the state orders for a typical flu season, according to a report from State House News Service.

Cotterell said Tuesday that testing continues for Covid-19 at Codman, but said the positive rate “is well below” the 4 percent statistic that might trigger more concern.

“We are going to continue to monitor it, but we’re not seeing any concerns right now, but that could dramatically change as people start to come together in larger groups,” said Cotterell.

State House News Service reports contributed to this article.

Early voting to begin in Boston on Oct. 17

BY KATIE TROJANO
REPORTER STAFF

Mayor Martin Walsh urged Bostonians to consider voting early ahead of the November 3 presidential election. Early voting in Boston will begin on Sat., Oct. 17 and go through Fri., Oct. 30. All registered voters will be able to vote at any of the 21 early voting locations.

“For those who still need to register to vote, the deadline to do so is Saturday, Oct 24,” Walsh said during a press conference on Friday. “For those of you that are just coming of voting age, make sure you register

to vote. It’s one of the most important things you can do – vote in the presidential election.”

Early voting locations in Dorchester and Mattapan include:

- Saturday, Oct. 17 from 11 a.m.-7 p.m.; & Sunday, Oct. 18, 11 a.m.-7 p.m. at the Richard J. Murphy K-8 School (Cafeteria), 1 Worrell St., Dorchester
- Saturday, Oct., 24: 11 a.m.-7 p.m. & Sunday, Oct. 25: 11 a.m.-7 p.m. – BCYF Perkins (Gymnasium), 155 Talbot Ave., Dorchester; Mildred Avenue K-8 (Gymnasium), 5 Mildred Ave., Mattapan;

The Salvation Army Kroc Center, 650 Dudley St., Dorchester.

“All in person early voting locations will have advanced covid health and safety protocols including social distancing and sanitizing procedures, and all poll workers are trained in the proper use of Personal Protective Equipment,” said Walsh.

To receive a vote by mail ballot, voters must first complete, sign and return the prepaid postcard application to the Election Department by 5 p.m. on Wed., Oct. 28.

“If you return by mail, we want to ask that you

please return it as soon as possible so that you’re not waiting for the last minute,” said Walsh.

The election department will begin mailing out ballots in early October, Walsh said. Returned ballots must be postmarked by Nov. 3 and received by Nov. 6. There are 17 mail in ballot drop boxes across the city.

“I want you to keep in mind, if you request a mail in ballot you can not return your completed ballot to your polling location on Election Day. You’ll have to go in and vote,” said Walsh.

City to end stay on plastic bag ban

Starting this week, you’ll either have to pay five cents for a plastic bag or bring your own reusable checkout bags at stores in Boston.

Mayor Walsh last March issued an executive order that temporarily lifted the bag ordinance due to the Covid crisis.

Starting next week, retail establishments will need to come back into compliance by offering customers reusable, recyclable or compostable checkout bags for a fee – or allow them to use their own.

The policy goes back into effect on Oct. 1. City inspectors will be check-

ing in at stores to make sure they comply – and will issue warnings for a first offense, according to a spokesperson for the city. If there’s a second offense, store owners will be fined \$50. Any subsequent violation will cost store owners \$100.

– REPORTER STAFF

October 1, 2020	
Boys & Girls Club News 17	Dorchester Reporter (USPS 009-687)
Opinion/Editorial/Letters 8	Published Weekly Periodical postage paid at Boston, MA.
Business Directory 15	POSTMASTER: Send address changes to: 150 Mt. Vernon St., Suite 120, Dorchester, MA 02125
Obituaries 18	Mail subscription rates \$50 per year, payable in advance. Make checks and money orders payable to The Dorchester Reporter and mail to: 150 Mt. Vernon St., Suite 560, Dorchester, MA 02125
Days Remaining Until	
Columbus Day 11	NEWS ROOM: (617) 436-1222
Halloween 30	ADVERTISING: (617) 436-1222
Election Day 32	FAX PHONE: (617) 825-5516
Thanksgiving 52	SUBSCRIPTIONS: (617) 436-1222
Quadracentennial of Dot 3,638	

UPCOMING CIVIC MEETINGS AND COMMUNITY EVENTS

Several Boston ward committees will sponsor a forum on Mon., Oct. 5 to discuss the two certified ballot initiative questions on the Nov. 3 ballot. BNN-TV will broadcast the event live. It will also be available live on FaceBook. The forum is open to the public. You must pre-register to receive the link to attend. The link for registration is the following: <http://bit.ly/Oct5Forum>. The two questions are Ballot Question One: Motor Vehicle Mechanical Data; Ballot Question Two: Rank Choice Voting. Each question will have a proponent and opponent who will be given equal time to make a presentation and entertain questions. A moderator will facilitate each segment of the forum.

Cannabis meeting on Oct. 1—A virtual outreach meeting for a proposed retail

cannabis license sought by Boston Urban Dispensary LLC for 1114-1118 Blue Hill Ave. in Dorchester will be held on Thurs., Oct. 1 at 6 p.m. Call or email Mayor’s Office representative Roudnie Celestin at 617-635-2677 or roudnie.celestin@boston.gov for more info. The meeting will be held online and via phone. See notice on page XX for instructions.

The Greater Mattapan Neighborhood Council will host its monthly meeting on Monday, Oct. 5 at 6:30 p.m. via Zoom and streamed live on Facebook. The guest speaker is Gregory Minott AIA, LEED AP, co-founder of DREAM Collaborative, a Black-owned architectural firm. He is also the 1st Vice President/President-elect of the Boston Society of Architects. See dotnews.com for log-in info.

Dorchester Bay EDC plans Oct. 2 online fundraiser – Dorchester Bay Economic Development Corp. (EDC) will host its 41st annual fundraiser “Dorchester Strong: Rising to the Challenge” on Fri., Oct. 2 via a live-stream that will be held from 7-8 p.m. The honorees are Sophia Haynes-Cardwell of Stajez Cultural Arts Center and Sheriff Steven Tompkins, with special guest Dr. Beverly Daniel Tatum. For more information, please contact Angela S. Yarde at ayarde@dbcdec.org or call 617-533-9561.

Boston Parks and Recreation Department will hold a virtual public hearing on Thurs., Oct. 8, at 10 a.m. on a request to remove one public shade tree at 32 Norwood Street in Dorchester. The Callery pear tree measures 22

inches dbh (diameter at breast height) due to construction of a new eight-unit residential building. To participate by computer: <https://us02web.zoom.us/j/82452286624> To participate by phone: 1-646-558-8656 or 1-301-715-8592. Webinar ID: 824 5228 6624. A final decision regarding the request will be made within two weeks of the hearing. For further information, please contact the Tree Warden at 617-635-7275.

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Walsh: Crisis made Boston more responsive

By COLIN A. YOUNG
STATE HOUSE
NEWS SERVICE

For all the devastation it has wrought — thousands of deaths, mass layoffs, financial hardship, setbacks in education and more — the coronavirus pandemic has had at least one positive impact: it has changed the way Boston city government functions for the better, the mayor said Tuesday.

Boston Mayor Martin Walsh told business leaders Tuesday morning that his administration's response to the COVID-19 pandemic that's upended most aspects of normal life in Boston has also forced changes in the way city government functions, making it "more integrated, more nimble, and more responsive" to the needs of Bostonians.

Having reorganized government functions "around a daily crisis response," standing up COVID-19 testing sites based on hotspots, piecing together a food access network, fast-tracking outdoor dining approvals, and coordinating a wholesale change in the way kids are educated, city government functions better than before the pandemic, Walsh said.

"We're going to stay

that way," Walsh said in his annual address to the Greater Boston Chamber of Commerce. "We have broken down silos and we are working with anyone who can help our city move forward, from health centers and nonprofits, to businesses and community groups, to colleges and universities. We're going to keep working together, every single day, to get our city through this pandemic and meet all the challenges that lie ahead."

The mayor's remarks came in a roughly 20-minute video shot Saturday at The Guild, a community organization in Dorchester. The multi-camera, produced video included B-roll of various COVID-19-related activities around the city but notably did not include any overt mention of the 2021 mayoral election in Boston.

Walsh has not said whether he plans to seek a third term in City Hall, and city councilors Michelle Wu and Andrea Campbell have both already launched their own mayoral bids. If Walsh does run for a third term — he said Tuesday he is more focused now on the city's recovery and electing Joe Biden president in

November — residents might hear echoes of Tuesday's speech to the chamber on the campaign trail.

After detailing the steps his administration has taken in the last seven months to deal with COVID-19, Walsh's speech turned to the future and what the city must do to sustain an economic recovery, address the inequities the pandemic shined a light on, and get back on a path of growth.

"These are no small tasks. But based on our response so far, we have proven we can do hard things. And my priorities remain clear. I am dedicated to keeping the residents of our city safe throughout this pandemic; supporting them through whatever hardships they face; addressing the inequities that hold us back; and rebuilding our economy in a way that works for everyone," he says in his remarks.

"And I am committed to pushing forward a plan for the future, because just as we are meeting the needs of this pandemic, we must adapt to meet the economic, social, and global challenges of tomorrow."

Walsh also looked back to the early days of the pandemic and said that

he "made decisions -- sooner than some were comfortable with -- to close school buildings, cancel events, and pause construction."

Walsh canceled the St. Patrick's Day parade in South Boston and then ordered bars in the neighborhood closed early when revelers crowded outside of establishments all the same. He was also part of the decision to postpone (and later cancel) the Boston Marathon and Walsh's administration was one that resisted Baker's push to restart

construction work in the spring.

But Walsh was not among the first to close schools.

As of the afternoon of March 13, Arlington, Bedford, Belmont, Burlington, Everett, Lexington, and Winchester had already ordered their schools closed for at least two weeks. At least 19 other states had closed schools statewide.

After saying that afternoon that Boston Public Schools would still welcome students Monday through Friday the following week, Walsh's

office announced a city-wide school closure at 7:40 p.m. Two days later, on Sunday, March 15, Gov. Charlie Baker ordered all Massachusetts public schools closed for at least three weeks.

"I know why there was hesitancy. What the scientists were telling us was frightening. But we had to listen to that science, and we had to take action," Walsh said in his speech Tuesday. "Lives were at stake and I knew our city would rise to the occasion."

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Campbell jumps into Mayor’s race for ’21

(Continued from page 1) has lived the systemic inequities facing our residents every day. I’m running for Mayor to be that leader, to bring our city together to confront inequities head-on, and finally make Boston a City that works for everyone,” Campbell said in a statement released to the media the night before her official launch.

During a press conference outside of her childhood home in Roxbury, Campbell said that her vision for Boston is driven by her life story.

“Today I’m standing here surrounded by family and friends to embark on a new journey with and for the people of Boston in the place where my journey started. My earliest memories are here, behind 1850 Washington St. in Roxbury. Growing up, we were poor and I remember walking over with my grandmother’s to Rosie’s Place for a meal or anything else we needed,” she said.

Born and raised in Roxbury and the South End, Campbell and her twin brother Andre lost their mother in a car accident when they were just eight months old, and their father was incarcerated for the first eight years of their lives. For those eight years, she and her siblings grew up with relatives and in foster care, often in public housing and on food assistance.

“My entire life has been connected to and shaped by the city of Boston. Boston is where I was born and raised where I went to public schools, started my legal career, and my public service. But it is also where I have suf-



City Councillor Andrea Campbell announced her intention to run for Mayor of Boston in 2021 during a press conference held last Thursday morning (Sept. 24) outside of her childhood home on Washington Street in Roxbury. *Katie Trojano photo*

fered tremendous pain and loss. From the very beginning my family was torn apart by loss and incarceration that would sadly continue,” Campbell said.

Campbell’s father died when she was 19 and her brothers cycled in and out of the criminal justice system. Her twin brother Andre died at age 29 while awaiting trial. Campbell said her family has never been given a full accounting of Andre’s death.

“I’ve had a lot of loss in my life but what happened to Andre’s changed everything, but rather than stay in a space of anger I prayed and thought about my purpose. I asked one fundamental question that still fuels my work: How do two twins born and raised in the City

of Boston have such different life outcomes?” she asked.

“Boston is where I was born and raised; where I went to five excellent Boston Public Schools, where I started my career in Roxbury, and started my own family in Mattapan; and where I have proudly served my community of District 4 for the past five years. But it’s also where I’ve suffered tremendous pain and loss, and experienced how Boston is a city divided by access to opportunity.

Campbell said she’s running to usher in “fearless leadership” that will seek to dismantle systemic racism in the city.

“This year Boston is facing a crucial moment and we can and must confront our own history of exclusion, segregation,

and marginalization if we are to transform systems so that they truly serve all of our residents equitably. For that we need leadership,” she said.

“Leadership that is intentional about eradicating systemic inequities and racism that will break cycles of poverty, trauma, and injustice in our communities; leadership that understands what equity truly means and what it looks like; leadership that is and was born out of the struggle to survive, to make it, and to do better by the next generation.

I’m running to be that leader, because I know the reputation of being a world class city with a growing economy, emerging industries, and expanding neighborhoods means absolutely

nothing if a child born in public housing in my district will never be able to access that opportunity.

I stand here today as a girl who grew up in public housing in Roxbury and the South End, with a family torn apart by incarceration and loss, who could be elected the first Black woman to serve as president of the Boston City Council; and who today launched a campaign to be the first Black and woman mayor of the City of Boston.”

As a City Councillor representing District 4, which includes large sections of Dorchester and Mattapan, as well as pieces of Jamaica Plain and Roslindale, Campbell has recently focused on police reform, proposing an ordinance for a Civilian Review Board on the council.

According to the Office of Campaign and Political Finance (OCPF) as of August, Campbell has roughly \$285,000 cash on hand, compared to at-large Councillor and mayoral candidate Michelle Wu’s \$346,000. Mayor Walsh hasn’t publicly announced whether or not he’ll run for re-election next year, but he has \$5.5 million in campaign funding.

Campbell served as Deputy Legal Counsel in Governor Deval Patrick’s administration, working to create more equitable systems and deliver progressive change to communities across the Commonwealth. In 2015, she was elected to the council when she successfully challenged 32-year incumbent Charles Yancey to represent District 4.

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Walsh takes a star turn in Wiseman’s ‘City Hall’

By SEAN BURNS
WBUR FILM CRITIC
Here’s hoping Mayor Marty Walsh is ready for his close-up.

After rapturous receptions in Venice and Toronto, director Fredrick Wiseman’s towering 272-minute documentary “City Hall” has its U.S. premiere Friday, Sept. 25 as part of a reimagined New York Film Festival that’s moved online and to outer borough drive-ins. (It’ll also be the closing night attraction at this October’s GlobeDocs before rolling out to the Coolidge Corner Theatre’s Virtual Screening Room in November.)

The 90-year-old, Cambridge-based filmmaker’s 45th feature is an extraordinary piece of work and one of the most quietly radical in a career spanning six decades. Shot all over Boston in the fall of 2018 and winter of 2019, it’s more municipal portraiture akin to the director’s recent “In Jackson Heights” or “Monrovia, Indiana” but with an intensified focus on the inner workings of city government.

The movie earns its exorbitant length by exploring all the services that stem from the title edifice, not just headline-friendly subjects like social justice and civil discourse but also everything from marriage licenses to tree removal, parking permits and pest control. Politicians have made careers out of preaching that government is the problem and right now it’s easier than ever to succumb to a “throw the bums out” nihilism, but Wiseman wants us to reflect on all the essential roles that public institutions play in our daily lives. It’s the movie’s view that cities have certain responsibilities to their citizens and that this is necessary and noble work, even when it inevitably falls short.

Of course, Wiseman would never come out and say as much. The man who pioneered the impassive camera of the



Documentarian Fredrick Wiseman focuses “City Hall” on Mayor Walsh. Courtesy of Zipporah Films, Inc.

cinema verité movement with his 1967 “Titicut Follies”—a harrowing expose of abuses at Bridgewater State Mental Hospital that was banned for decades by Boston courts — once again hangs back and observes instead of editorializing.

There are no interviews in Fredrick Wiseman films. No voice-overs or music cues that tell you how to feel about what you’re watching. He doesn’t even offer any titles to identify his onscreen subjects. You’re just eavesdropping, peeking in on things as they happen, witnessing little vignettes that capture mundane day-to-day routines no other filmmaker would ever think to point a camera at. This accumulation of individual episodes over his movies’ massive running times becomes a sort of cinematic pointillism, creating murals of contemporary American life.

And then there are the meetings. Fredrick Wiseman loves civic association meetings the way Quentin Tarantino loves feet. He’s obsessed with all the ways in which we humans organize and arrange ourselves into structures and societies, and in the absence of narration or explanatory text, it’s often these assemblies that do the expository heavy lifting.

It’s no accident that “City Hall” kicks off with a big budget meeting, as the next four-and-a-half hours will be preoccupied with the priorities and allocations involved in operating such an enormous administration. It’s a movie about the grunt work of good governance.

I’ve never seen a Wiseman film with a figure as central as Mayor Walsh becomes in this one. We keep circling back to our Mah-ty on an exhaustive schedule of flesh-pressing public speaking events where he occasionally veers off-script onto unexpectedly personal tangents about his childhood cancer diagnosis or his struggles with alcoholism.

The movie’s hardly a campaign advertisement, but during all these meetings (oh, so many meetings) it’s easy to see why Wiseman responds to Walsh and gives him a place of prominence seldom afforded to other officials in his films: He likes him because he listens. (“Your mayor seems like a good chap,” a friend from far away texted after finishing the movie.)

It’s also a relief to see the people of Boston onscreen in all our ethnic and economic diversity, and not just depicted as donkey Irish proles shouting “Go Sawx!”

at Wahlburgers. (Y’all understand that Hollywood’s fixation on Southie gangsters is so they can make crime dramas about the urban poor without having to cast any black folks, right?) Sure, we watch everyone sing “Sweet Caroline” during a duck boat parade early on, but Wiseman is far more interested in the city’s minority-majority status, spending much of the movie in immigrant communities and focusing on programs promoting equity for all.

But such matters are more easily discussed than achieved. It all comes to head during the movie’s show-stopping

set piece: an emotionally charged town hall in Dorchester’s Bowdoin-Geneva neighborhood, where a Vietnamese cannabis consortium is petitioning to open a dispensary. (Yes, another meeting.) There’s so much going on in this sequence you could probably write an entire sociological study of the relationships between residents, commercial ventures and their local representatives, as well as all the structural factors determining which kinds of businesses are allowed to open where. It’s fascinating, infuriating and the film leaves it intentionally unresolved. There are

no conclusions in “City Hall,” nor any pats on the back for jobs well done. Everything’s a work in progress, and will continue to be.

The film cannot help but leave you a bit wistful, given the current circumstances. I’ve been quarantining out in the suburbs for these past six months and found it an unexpectedly emotional experience to virtually visit these streets I used to walk every day. (Never thought I’d miss the T!) When Walsh touts the city’s lowest-ever unemployment rate it’s tough not to wince, knowing what’s coming around the corner. Wiseman’s regular cameraman John Davey captures so many offhandedly beautiful interstitial shots of neighborhoods and streets, near the end of “City Hall” I thought to myself, “I could watch this all day.” Then I realized I had been.

“City Hall” had its virtual U.S. premiere at the New York Film Festival on Sept. 25. It will also stream via GlobeDocs on Oct. 11 and opens at the Coolidge Corner Theatre’s Virtual Screening Room on Nov. 6. This article was first published by WBUR 90.9FM on Sept. 25. The Reporter and WBUR share content through a media partnership.

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Experience and Results Matter

Watercolor class offers respite for Boston Home residents

By DANIEL SHEEHAN
ARTS & FEATURES EDITOR

An art show and auction hosted by The Boston Home last Thursday offered residents the chance to show off painting skills they have honed in recent months through a watercolor class taught on site. The art class is one of the most popular and successful programs at the Dorchester Avenue facility, which serves as home to nearly 100 adults with multiple sclerosis and other advanced neurological diseases.

In the building's back garden on Thursday, residents perused an impressive art display while enjoying live jazz from the Jeff Williams Trio throughout the event, which marked the launch of a new online art gallery that will allow community members to view and support the artists' work in a virtual format.

Vicki Stevens, the Boston Home's philanthropy coordinator, explained that all artwork sold will provide direct financial support to the artists themselves.

"All proceeds are going to the individual artists. We're just the facilitators," said Stevens.

In addition to affirming their artistic endeavors, art sales give residents — most of whom are covered by Medicaid — a way to supplement their limited personal income.

Lisa Spacco-Pearlstein, a Dorchester native who has taught the watercolor class at the Boston Home for the last three years, said constructive activities like painting have become even more crucial



Above, Boston Home residents enjoyed live jazz in the garden during the art show last Thursday. Below, art teacher Lisa Spacco-Pearlstein posed with student Lynn Katz and one of her watercolor paintings (left), while adaptive technologist Corinne Curran posed with a custom 3-D printed paintbrush holder (right).

for residents during the last several months of the pandemic.

"They love it. It's definitely a creative outlet for them, which they need, especially right now in these trying times," said Spacco-Pearlstein.

With COVID-19 prevention protocols barring most outside visitors from the facility, Boston Home residents have been forced to sacrifice some of their independence. The isolating circumstances have been frustrating for many residents, but a regular art class gives them a "sense of purpose," said Spacco-Pearlstein.

"The big thing is that the artwork is theirs,



it's something they can point to and be proud of," she said. "They really enjoy the challenge of struggling to improve and making their work better, which I think we can all relate to."

The facility's watercolors course is made possible in part by some creative technological troubleshooting. For Boston Home residents, many of whom suffer

from paralysis or partial paralysis in their hands, manipulating a paintbrush is sometimes a challenge. Corinne Curran, another "OFDer" who serves as adaptive technologist at the center, uses a 3D printer to make custom parts that make it easier for residents to grip a paintbrush, or alternatively, to hold a brush in their mouths while painting.



"By making our own parts here, it's usually cheaper and it's helpful because they can be made specific for each person," explained Curran.

For Stevens, that personalized approach sets the center apart in its capacity to cater to residents' individual needs.

"I think what's unique here is we have the art program onsite, we have physical therapists onsite, we have the enhancement center onsite. Everybody talks to each other and knows exactly what each person is struggling with and how we can help them."

One resident who

has benefitted from the painting program is Lynne Katz, a former sculptor who has found a new artistic passion in watercolor art. Katz had several pieces of art on display at the auction and online — one of which has already been sold — but insisted the money was far less important than the creative outlet the art class offers her.

"I just like to be creative," she said.

For Spacco-Pearlstein, teaching the class and seeing her students push themselves to reach their artistic goals has its own rewards.

"It's inspiring. They inspire me every day."

NOTICE

The Dorchester Historical Society is always looking for photographs and high school yearbooks from Dorchester's past.

Due to the pandemic, the Society is closed to the public at this time.



William Clapp House, 195 Boston Street
Lemuel Clap House, 199 Boston Street
James Blake House, 735 Columbia Road

www.dorchesterhistoricalsociety.org



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Reporter's

People

News about people
in and around our Neighborhoods

George Huynh will focus on Fields Corner for Mayor's Office

George Huynh will join Mayor Walsh's Office of Neighborhood Services as the liaison for the Fields Corner neighborhood and Vietnamese community. A native of Fields Corner, Huynh is a graduate of Boston Latin School and Yale College. He will serve as the primary contact for constituents and businesses looking to connect with the Mayor's Office and will facilitate the delivery of services in collaboration with City departments, the mayor's office said in announcing the appointment.

"I'd like to congratulate George on joining the Neighborhood Services team as the liaison to the Fields Corner neighborhood and Vietnamese community," Mayor Walsh said in a statement. "He values the department's mission of helping residents in the neighborhood and ensuring that they have access to the virtual City services available to them, allowing the community to feel confident and connected to their local government. I look forward to him serving in this important role." After Yale, he taught

in Boston Public Schools and worked in legal services, as he also speaks Vietnamese and Spanish. As a youth, he was active with VietAID and Dorchester Youth Collaborative. Outside the office, George enjoys playing video games and basketball. "I am delighted and honored to serve in this role, and to work with Mayor Walsh, who shares a strong connection to Dorchester. Growing up, I often felt overwhelmed by government processes, especially because my parents experienced a



George Huynh language barrier as immigrants from Vietnam," said Huynh. "I want to empower folks in the community so that they can access the resources they need to thrive and to keep Fields Corner—and Boston—lively." — REPORTER STAFF

This weekend: DOTober Dining at South Bay

South Bay is hosting *DOTober Dining on District* this Saturday and Sunday, October 3 and 4, beginning at noon. Enjoy a fall weekend Dining on District — stroll, shop, sip and dine in the expansion area of South Bay. Snag a picnic table—painted by the Boys and Girls Club of Dorchester—enjoy music and good eats from one of our many dining options. Take your pod and pups to our dog park, playground and outdoor library. District Avenue will be closed to cars for the weekend. For more information, visit bostonsouthbay.com. The new 750,000 square-foot mixed-use development, adjacent to the existing South Bay retail along Interstate 93, has transformed the formerly vacant industrial properties into a vibrant mixed-use destination. When complete, EDENS and its partners will have transformed the 11-acres of industrial property into 160,000 square-feet of new shops and restaurants, 475 units of new housing, and a 130-room hotel.

Dot artists among nominees for Boston Music Awards

BY DANIEL SHEEHAN
ARTS & FEATURES EDITOR
Dorchester artists are well represented in the latest round of Boston Music Awards nominations, which rolled out last week, reflecting the robust music landscape that continues to grow in the neighborhood.

Cliff Notez, a multi-talented musician, filmmaker and artist with Dorchester roots, led the pack with seven nominations, including for Artist of the Year, Album of the Year for his sophomore effort "Why the Wild Things Are," Live Music Stream of the Year for his media company's "Hipstory House Party," and Song of the Year for "Voodoo Doll," his collaboration with Dephrase and fellow Dot native Latrell James.

James was also prevalent across the board after a busy year, receiving nods for Artist of the Year, Hip Hop Artist of the Year, and Singer-Songwriter of the Year.

Red Shaydez, an MC whose



Latrell James appeared in a music video for his song "Traumatized," released earlier this month.

career germinated in Dorchester in recent years, earned nominations for Breakthrough Artist of the Year, Album of the Year for her recent project "Feel the Aura," Hip Hop Artist of the Year, and 617Sessions Artist of the Year.

Dot native Brandie Blaze grabbed a nomination for Breakthrough Artist of the Year, while Fields Corner's finest Cousin Stizz is up for Hip Hop Artist of the Year and fellow Dorchester artist \$ean Wire received a nod for R&B Artist of the Year.

Dorchester Art Project, the Fields Corner gallery, live music venue, workshop, and studio space, played a role in several nominations as the incubator for several artists

who are tenants or frequent collaborators at the space, including local talent like DJ Whysham, tapped for DJ of the Year, and Jay Hunt, who got a look for Photographer of the Year. DAP was also nominated for Intimate Live Music Venue of the Year, a title it claimed in 2019, as well as Music Publication of the Year for its newspaper, the Boston Compass.

As a glance at current and past BMA nominations will reveal, Dorchester is chock-full of talent and home to perennial contenders and winners at the awards show. The neighborhood's recognition as an epicenter of the local music scene is only poised to grow.

Patriots Foundation donates \$100k to Peace Institute

The Louis D. Brown Peace Institute has received a \$100,000 grant from the New England Patriots Charitable Foundation to help the Fields Corner-based organization's sustainability and its public policy advocacy efforts in a time of unprecedented need.

"In today's world, there are unfortunately hundreds of people, very vulnerable people, people in need. And we're in a position to help those people," said Patriots owner Robert Kraft in a press release.

Tina Chéry founded the organization in 1994 in honor of her son, Louis, an innocent bystander and nonviolence activist who was shot and killed near his home in Dorchester at the age of 15.

"I'd like to express my profound gratitude to the New England Patriots Charitable Foundation for your generous support of our efforts," said Chéry. "An investment in a survivor-led organization that informs, influences and impacts policies that create a more equitable society for families impacted by murder,

trauma, grief and loss is vital, if we are to bring about real and lasting change in our communities."

The injection of funding comes in the wake of an uptick in homicides in several U.S. cities, including Boston. The spike has prompted the LDB-PI—which provides outreach and programming for families of homicide victims—to expand its services by partnering with other nonviolence nonprofits around the country, beginning with a new collaboration with the Anti-Violence Partnership of Philadelphia.

Kraft and Chéry filmed a video announcement accompanying news of the grant, in which Kraft praised Chéry for her years of advocacy work around peace and healing in the community.

"I don't know if I could be as understanding and merciful as you are," Kraft told Chéry, when announcing the grant, remarking on her years of activism. "You're an amazing lady. For you to have the depth to be able to do what you are doing. We need more of that in America today."

YESTERYEAR ARCHIVE

DORCHESTER HISTORICAL SOCIETY

The making of the town of Hyde Park

On April 22, 1868, the new town of Hyde Park was incorporated out of land coming from Dorchester, Milton, and Dedham. The town was annexed to the City of Boston 44 years later, in 1912.

The dark box in the illustration shows the territory given to Hyde Park. The map is from 1850. You can see Mattapan Square at the right.

By 1800, Dorchester thought its territory was settled. Towns to the south had split off over the previous 170 years to create Milton, Stoughton, part of Walpole, part of Wrentham, Stoughtonham, Foxborough, Sharon, Canton, Avon, and



part of Bridgewater. Then in 1804, a bitter battle resulted in the loss of South Boston to the City of Boston. In 1854, Dorchester lost the Washington Village (Andrew Square) area to Boston as well. In 1868, the relatively undeveloped western end of Dorchester was given up for the creation of Hyde Park. The area left behind that year is what we know today, including many villages from Mattapan Square to Neponset to Uphams Corner to Columbia Point.

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

Editorial

It’s go-time at Bayside

Dorchester Bay City.

That’s the name that the development team from Accordia Partners came up with for the massive redevelopment of the old Bayside Expo site on our waterfront. The project will also one day include what is now the Santander Bank campus on Mt. Vernon Street.

The name works. The vision is grand. Now, we will see if the execution of the project itself — probably over the next seven years, if all goes well— can live up to its transformative potential.

Last week’s filing of preliminary plans with the Boston Planning and Development Agency kicks off a formal review process that will take shape quickly. The city has already appointed a 25-member Community Advisory Committee that will give oversight to specifics like urban design, infrastructure, zoning relief and public access. A larger kick-off meeting for the public is scheduled for Oct. 19 at 6 p.m. There are four more BPDA-sponsored virtual meetings already on the calendar through December.

It won’t be a simple matter. Make no mistake: This will be the single most consequential development event in Dorchester since UMass Boston was laid out on the Columbia Point peninsula beginning in the late 1960s.

The two men who are now central to how well it is executed are experienced in finance and development. Richard Galvin and Kirk Sykes have a keen understanding of how Dorchester — and this site in particular — fit into the overall growth of the region.

Last week, in an interview with *The Reporter*, Sykes told us that he thinks the DBC project will prove that — even in a covid-scarred world — vibrant cities like ours will continue to draw people who want to work, live and play here.

“This is the answer to not moving your company to the suburbs,” said Sykes. “I think people are reacting to the covid moment and the speculation is that there will be some people that want to get further away [from the city]. But to have the luxury of facing the water, adjacent to one of the largest parks in Boston, and given the low density nature of the peninsula around us, we think it’s really going to be attractive.”

“You just can’t get that in the suburbs, so we don’t believe the world is going to get suburban, we believe urban is going to evolve,” he added. “We have the ability to vision this project with this moment in mind to give people more air, light and breath in proximity to open space.”

It’s important to recall that — just a few years ago— this prime waterfront site was being eyed for a sports stadium by Robert Kraft and his soccer franchise. When it became public knowledge that UMass and Kraft were talking about a no-bid deal to lease and develop Bayside, the *Reporter* and others blew the whistle. As we argued in this space repeatedly, the better deal for the university and for our neighborhood would come through a public process, which Kraft surely could have participated in. To their credit, UMass saw it the same way and put out a request for proposals instead, which resulted in this lease agreement with Accordia. As we reported last year, if Accordia develops the 20-acre Bayside site in full, it could yield as much as \$235 million for the campus. Not bad considering that UMass Building Authority shelled out \$18.7 million to buy the old expo center in 2010.

But, UMass is just one stakeholder in this huge undertaking. Dorchester, South Boston— and indeed, the whole city, will benefit from more fully integrating Bayside into our neighborhood. Let’s get it started.

– Bill Forry

Your Guide to Voting in the ’20 Election From mail-in ballots to hitting the polls

By LISA CREAMER
AND WILDER FLEMING
WBUR

Presidential election years historically draw more people to the polls than all other statewide contests. In the 2016 election, about 75 percent of eligible voters — or more than 3.3 million people — cast their ballots in Massachusetts.

Yet even by presidential election standards, 2020 is exceptional.

As a result of the ongoing coronavirus crisis, Massachusetts is among dozens of states that have expanded voting options. Similar to the state’s September primary, voters will be able to choose whether they want to head to the polls early or on Election Day, or if they would prefer to cast their ballot by mail.

Given record voter turnout in the Sept. 1 primary this year thanks to mail-in voting, the general election is expected to draw more voters than ever.

Registering to Vote

You can’t cast a ballot unless you’re a registered voter. The last day to register to vote in Massachusetts for the 2020 election is Saturday, Oct. 24, by 8 p.m.

Here’s how to check your registration status and how to register to vote.

(Sept. 22 is National Voter Registration Day, a nationwide call for Americans to register to vote that falls on the fourth Tuesday of September each election year. Again, in Massachusetts you have a little more than a month after this date to register, but Sept. 22 provides a day to celebrate the occasion with others.)

How Voting by Mail Works

Voting by mail is not a new concept. Oregonians have been casting their presidential election ballots by mail since 2000. In 2011, the state of Washington passed a law requiring all counties to conduct vote-by-mail elections. Colorado, Hawaii and Utah soon followed suit.

There is essentially zero functional difference between a mail-in ballot and a traditional absentee ballot.

For Massachusetts voters this year, the big change is that all voters can now cast their ballot by mail due to the pandemic — no additional reason needed. Our commonwealth is far from the only one; a total of 46 states will offer some form of vote-by-mail this year.

Here’s a quick summary of tasks related to voting by mail correctly, though we’ll discuss details below: print or request a vote-by-mail application return that application by mail or in-person receive by mail a ballot and fill it out return your completed ballot to election officials, either by mail or drop off

The state and the post office recommend that, especially if you’re submitting everything by mail, you should apply for a ballot and get it back to election officials as soon as possible to avoid potential problems related to postal delays.

Applying for a Vote-By-Mail Ballot

Massachusetts lawmakers in July mandated the state mail every registered voter a vote-by-mail application ahead of both the state primary and the general election. Key word: application. Many people don’t realize you need to fill out a ballot application before the state mails you an actual ballot.

Voters who filled out the application back in August and asked for both their Sept. 1 primary and the Nov. 3 general election ballots should sit tight: your ballot is slated to arrive within the first couple weeks of October.

If you still need a vote-by-mail application: Go to the website: sec.state.ma.us Call 1-800-462-VOTE (8683)

Your election office must have your application for a mail-in ballot by no later than 5 p.m. on Wednesday, Oct. 28.

Handling your mail-in ballot

So you’ve applied for your ballot and received it in the mail. Now it’s time to vote, of course.

But don’t forget to sign it. Election officials will look to verify your signature to count your vote.

Then it’s time to mail it (postage is included). You can also bring your completed ballot to your local election office or to your town or city’s dropbox location, as long as you do it before polls close on Election Day. Go online to sec.state.ma.us/ele/elev/ev-find-my-election-office for list of local election offices and dropbox locations.

Important: As long as your ballot is postmarked for Election Day on Tuesday, Nov. 3 and received by Friday, Nov. 6, your ballot will be counted. This was not the case for the state primary.

How to Vote Early, In Person

Early voting runs from Saturday, Oct. 17 to Friday, Oct. 30. You can find more information from

the state on early voting here.

Early voting locations in Dorchester and Mattapan include:

- Saturday, Oct. 17 from 11 a.m.-7 p.m.; & Sunday, Oct. 18, 11 a.m.-7 p.m at the Richard J. Murphy K-8 School (Cafeteria), 1 Worrell St., Dorchester
- Saturday, Oct., 24: 11 a.m.-7 p.m. & Sunday, Oct. 25: 11 a.m.-7 p.m. — BCYF Perkins (Gymnasium), 155 Talbot Ave., Dorchester; Mildred Avenue K-8 (Gymnasium), 5 Mildred Ave., Mattapan; The Salvation Army Kroc Center, 650 Dudley St., Dorchester.

How to Vote on Election Day

As always, the polls will be open on Nov. 3, from 7 a.m. to 8 p.m. There may be some changes to where exactly you can vote. Here’s how to find your polling location. And when it comes to safety, voters and election workers will be encouraged to wear masks and practice social distancing at the polls.

Decision Time: How should you vote?

If you requested a mail-in ballot, but ultimately decide you would rather vote in person, that’s OK.

In fact, even if you mail your ballot, as long as it doesn’t reach your local election office, you can still vote on Election Day. (Mail-in ballots are checked against voter lists at the polls to ensure no one votes more than once. Any mail-in ballot received after a voter casts a ballot in person will be rejected.)

However, if you vote early — either at the polls or by mail — and your ballot is received by election officials, that’s it. You cannot vote again, nor can you change your vote.

You can track your ballot here, or you can call your local election office for the most up-to-date info on where your ballot is.

How the vote count works

As was the case for the state primary, towns and cities are allowed to partially process — up to nine days before Election Day — vote-by-mail ballots received in advance of Nov. 3. They cannot, however, officially tally the votes until Election Day. They also may not do any advance processing of ballots without first giving the public three days notice about when and where they’ll do this; any advanced processing involving opening of the ballot envelopes must take place in a publicly viewable setting.

With advance processing, election workers may open mail-in voting ballots, check them against voter rolls, place them into tabulation machines, remove them from the machines and subsequently store them in tamper-proof boxes. Again, election workers may not count any results before Election Day. This is a somewhat imperfect analogy, but think of it like returning arcade tickets to be counted by a machine. The advance processing for ballots ahead of Election Day stops right before the point when an election worker would, in the arcade analogy, print the receipt that details how many tickets were received. In this way, they are prepared in advance to be counted, but knowing the results cannot happen until Election Day.

While the majority of Massachusetts towns and cities opted not to do any early processing of vote-by-mail ballots during the primary, some did — and state election officials said they expect more municipalities may decide to do some early processing for the general. The scope of that early processing can also vary by community.

“You were allowed to take the ballots out of the envelopes and just put them aside to be inserted on Election Day, because a lot of the manual labor is crossing the names off the list and taking them out of the envelopes and shuffling them together,” Debra O’Malley, a spokeswoman for the secretary of state’s office said in an interview on election night of the September primary. “And some of them also took the extra step of running them through the tabulators, but some didn’t.”

In the general election, state election officials say municipalities will handle three official rounds of vote counting.

In the first round, all in-person ballots and all mail-in ballots received up through Nov. 2, the eve of Election Day, will be counted on election night.

Communities will hold a second round of counting on a date to be announced by local officials. All mail-in ballots postmarked for Nov. 3 and received from Election Day to Friday, Nov. 6 will be counted then.

The third and final round of vote counting will occur for ballots sent from overseas. Those ballots are allowed 10 additional days to arrive after Election Day.

Questions? If you have questions about voting in the state primary, please email WBUR’s Lisa Creamer at acreamer@bu.edu, or WBUR’s Wilder Fleming at wilderf@bu.edu. WBUR 90.9FM first published this guide on Sept. 22. The Reporter and WBUR share content through a media partnership.

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How’s the air on the MBTA?

By ZENINIOR ENWEMEKA
WBUR REPORTER

More people are riding the T now that schools and workplaces are open. And the MBTA expects ridership to keep increasing through the fall. That could mean more crowding and more concerns about transmission of the coronavirus. Public health experts say good ventilation can help reduce the spread of the virus, but it may not be something many MBTA riders are thinking about.

“I have to focus on the fact that I need to get from point A to point B no matter what, because I have things that I need to progress on,” said Joel Diaz as he waited to catch a bus in Cambridge’s Central Square on a recent weekday.

Diaz is focused on getting to his new job as a shift supervisor at MIT. He’s also trying to keep his distance from people to protect himself from the coronavirus. He usually rides the train but said it’s been too crowded lately.

“This is my first time riding the bus in a very long time. So, I’m excited to see how that goes,” Diaz said.

Riders at the bus stop along Mass. Ave. wore masks, some had hand sanitizer, and others said they would even wait longer to avoid a crowded bus. But ventilation wasn’t a concern among most riders there.

“Not yet. Hopefully that’s not the next thing you know,” said Vanity Reyes, who relies on the T and was on her way to Boston Medical Center.

Ventilation is a concern for public health experts as more people head back to indoor spaces like schools and offices as well as public transit. There’s growing evidence the coronavirus can linger in the air and some case studies have linked poor ventilation indoors to the spread of the virus.

So how does ventilation work on, say, a bus?

“Near the front of the bus right as you’re boarding it, if you were to look up, you would see kind of a big grill, and that’s the air intake,” said Brian Dewsnap, the president of NFI Parts, which supplies parts for New Flyer — the company that makes most of the MBTA’s 1,090 buses. “So, air comes up into that. It then goes through the air conditioning system. And then it comes out back into the passenger cabin kind of along the sides of the bus.”

The air passes through a filter before it comes back out, and the system recirculates the air in the bus. Dewsnap said bus ventilation isn’t that different from the systems in an office building or grocery store. But,

buses do have a unique advantage.

“Buses naturally probably have more fresh air than any of those environments because, as you know, the doors on the bus open pretty frequently,” Dewsnap said. “And so you’re getting interchange of air, probably better than any building or office setting that you would go into.”

The MBTA said the air on its buses is replaced 10 to 13 times per hour, depending on how many times the doors open along a route. The T’s subways have 11 to 28 air changes per hour, and the commuter rail has about 10 air changes per hour, according to the transit agency.

Public health experts recommend bringing in as much outside air as possible. And that could be as simple as cracking a window. Joe Allen, an assistant professor at Harvard’s T.H. Chan School of Public Health, has studied air circulation on school buses.

“When we rolled down the windows a little bit when the bus is moving, we got 20 to 40 air changes per hour,” Allen said. “And air change per hour to put numbers on it: Six air changes per hour is every 10 minutes the full volume is refreshed, the full volume of the space. So, you know, 20 air changes per hour and you’re getting up to every couple of minutes.”

The windows on MBTA buses are closed. The T unlocked them early on in the pandemic in March, but closed them again in May when temperatures began to rise. High temps can make the HVAC systems less effective, according to the transit agency. And as temperatures cool, opening them back up may not be feasible.

Upgrading the air filters on public transit is also important to help clear the air of tiny particles, according to Krystal Pollitt, an assistant professor of epidemiology at Yale.

“You don’t just want to reintroduce air that someone may have expelled infectious viral material into, you want to have some attempt at filtering out that airborne virus,” said Pollitt, who is working with the Connecticut Department of Transportation on their ventilation systems.

Air filters are rated on a scale of 1 to 16 based on their ability to block particles. This is also known as their minimum efficiency reporting value or MERV. The higher the MERV rating, the better the filter is at trapping small particles. The MBTA said the filters on its buses are a level 4 or higher (some are a level 7) and are replaced once a month. The T

said it’s also working to upgrade its air filters to the maximum level the HVAC systems can accommodate.

“Ventilation is an important factor, but it’s only one factor,” said former state transportation secretary Jim Aloisi, who teaches transportation planning and policy at MIT. “There are many factors that go into the equation of COVID-19 safety on transit. It’s ventilation, it’s duration, it’s protection — mask wearing — and proximity. And if you can get all of those factors, some of them are only

in the T’s control. Some of them, one of the most important like mask wearing, that’s in the riders’ control.”

Aloisi said if all of those factors are addressed properly, the risk of taking public transit is pretty low.

The T has already ramped up cleaning procedures. And transit advocates point out that plenty of people have been using public transportation safely throughout the pandemic.

“The ventilation systems that are operating now are the same ventilation systems on the buses and trains that were operating

in February that were moving essential workers safely to their jobs,” said Stacy Thompson, the executive director of the LivableStreets Alliance. “You know, the real issues are masks and crowding.”

Transit advocates say a big concern is that riders don’t get packed too closely as more people use the system. The T has increased service on some of the more crowded routes, but some riders and advocates say it’s not enough, particularly in areas where many people rely on public transit.

“I guess I wish they would they would increase it, you know,

even more. That more buses would have more drivers and more service and more routes so that folks can really physically distance,” said María Belén Power, the Associate Executive Director of GreenRoots, an environmental justice organization based in Chelsea.

Longer term, that may be a challenge for the T because the agency faces a major budget gap and is considering permanent cuts in service.


This story was published by WBUR 90.9FM on Sept. 28. The Reporter and WBUR share content through a media partnership.

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ACADEMIC AND ETHICAL TRAINING — PREPARING BOYS TO LEAD AND SERVE

New building to house 29 units pitched for Fields Corner lot

By KATIE TROJANO
REPORTER STAFF

A development team last week aired its latest plans for a new, five-story, mixed-use building at 1463-1469 Dorchester Ave., a parcel next to the Fields Corner MBTA station that was the longtime home of the the John Gallagher Insurance Agency. Under the proposal, a 29-unit apartment building with ground floor retail space would rise from the 5,300 square-foot site. The building would house 21 studios and five 1-bedroom units, all of which would be income-restricted.

The details of the proposal were vetted at a Thursday evening virtual meeting hosted by the Boston Planning and Development Agency. The proponent— Travis Lee, founder and owner of TLee Development LLC— noted that he’s been involved in many local developments in recent years, including co-founding the Fields



A rendering of the proposed five-story building at the corner of Dorchester Ave. and Charles St. Courtesy of Placetaylor Architects

Corner Business Lab in 2014 and the Dorchester Brewing Company in 2016.

“The common thread with all of these projects whether they are commercial, residential or mixed-use is that they aim to build community. They aim to bring people together particularly people across cultures, races, socioeconomic lines to be in community together,” said Lee.

He added that his development team hopes to celebrate and reflect the diversity of the communities that live in Fields Corner in developing their latest building.

“One of the things we care a lot about is something called ‘placemaking.’ That means that we appreciate, significantly, the social fabric and the interconnectivity of a particular community in this case it’s Fields Corner,” he told about 40 people attending the online Zoom call.

“Fields Corner truly represents the meaning of diversity and that’s one of the most beautiful things about it. As we think about real estate projects, one of the things on the forefront is that the small businesses and people that live in our buildings should represent the beauty of that diversity.”

The project was initially presented to the Fields Corner Civic Association over a year ago. Lee said that covid-19 restrictions have set his timeline back a bit.

“There were a couple of iterations from all of that feedback to get to where we are today. I thank all of you who were involved in conversations about the building in the past. Covid has set us back a couple of months, but nevertheless, here we are today to keep the conversation moving,” he said.

Multi-level affordability was a key component emphasized in Lee’s presentation.

“These units will be restricted to households making somewhere around \$70,000 a year or less,” he said. “Whatever market rate is at the time of completion, at a very minimum we will be 10 or 15 percent below that.”

And 100 percent of the units will be restricted to families making less than \$70,000 a year, however, 13 percent (or 4 or 5 units) of these units will be restricted to families making \$60,000 a year or less.”

The project is being designed to meet passive house standards which, Lee said, is “currently one of the primary means by which the real estate community is measuring

efficiency.” The standard drives down operating costs for owners and tenants of the building.

The MBTA station directly abuts the back of the site, a dynamic that makes the proposed building “as transit-oriented as a project can be,” said Lee. He noted that the proposal would not include off-street parking. Amenities include an elevator, laundry rooms, community space on the ground floor level that could include a fitness center, a reading room and game room, and an outdoor patio.

Jana Belak, a lead designer at Placetaylor Architecture, an urban design architecture firm based in Roxbury, said the team took cues from nearby buildings to influence design. The site’s location at the corner of Charles Street and Dorchester Avenue brings together residential three-deckers and commercial buildings, respectively. Belak explained that the architectural team wanted to “split the building into two separate portions so that we can speak to both residential and commercial designs.”

“The site is on a border between commercial and residential,” said Belak. “Along Dorchester Ave., we have a lot of commer-

cial buildings and the common element that we found is that the ground floor is retail space and that there are patterns created through window placement and material selections.”

When the meeting was opened to questions from the community several attendees posted comments conveying enthusiastic support for the project, although some people had questions.

One person asked about the affordability range and said the units would still be too expensive for some Dorchester residents.

“My niche is moderate income families,” said Lee. “The maximum income for a household in this building would be about \$70,000. The proposed rents would be in the \$1,500 range. I know that’s a lot of money, but the average studio listed in Dorchester is north of \$1,800 dollars a month.”

“I don’t pretend to be a developer that develops housing for low-income households,” he said. “But I do believe strongly in what we call workforce, middle-income housing, that can support folks that have pretty good jobs but aren’t making six figures. Someone making \$60-65,000 a year would qualify perfectly for this housing.”

Another attendee asked whether or not the team would be providing green space.

“We’re going to have the opportunity to do some street greenery, whether it’s street trees or planters. We have a patio in the rear for the residents of the building,” replied Lee.

“But we aren’t creating meaningful green space. Town Field is a block-and-a-half away and Ronan Park is about two blocks in the other direction. We are relying on the infrastructure already existing in the neighborhood for green space.”

Raheem Shepard, a business representative for the New England Regional Council of Carpen-

ters, asked the team to commit to using “responsible contractors” and raised some concerns over affordability.

“As far as the affordability, if you look around the area not a lot of people make \$70,000,” said Shepard. “The average income of people that live in that area is very low and I just think with Dorchester changing, after a while your limit will go up and you could rent them out at a higher price.”

Lee noted that the project, if approved, would generate roughly \$5.5 million in construction wages.

“It matters to me greatly who is on the job,” said Lee. “I have a minority-owned general contractor that is building a 14-unit project of mine in Dorchester and they have achieved a 96 percent minority-owned business participation on the job. They are looking at participating in this contract as well,” said Lee. “I have not signed up a general contractor yet but I assure you, exploiting workers or undocumented folks is not part of the program. I am completely up for having conversations about how the Carpenters Union could participate in this project and maybe that’s something we should do.”

Another attendee posted a comment in the Zoom Q & A saying that “parking is needed” otherwise the project would “create community burden.”

Lee said that he did not think that the compact living development, located across the street from the Red Line, would negatively impact parking and traffic issues.

“I sympathize with all of you who are navigating the streets-- it’s not pretty. I don’t believe that 29 studios and ones is going to meaningfully impact that,” he said.

If approved, Lee said he expects to start construction in the summer of 2021 with a goal to complete the job by the end of 2022.

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CITATION ON PETITION FOR
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Docket No. SU20P1520EA
ESTATE OF:
SHIRLEY C. YOUNG
DATE OF DEATH: 03/15/2020

To all interested persons:
A petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Donald P. Young of Boston, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that Donald P. Young of Boston, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in an unsupervised administration.

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on the return day of 10/13/2020.
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.

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Under The Massachusetts Uniform
Probate Code (MUPC)

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

Witness, HON. BRIAN J. DUNN, First
Justice of this Court.
Date: September 01, 2020
Felix D. Arroyo
Register of Probate
Published: October 1, 2020

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Dorchester Brewing Company wins coveted AIA design award

**By BILL FORRY
EDITOR**

The American Institute of Architects (AIA) New England Regional Council last week selected the Dorchester Brewing Company (DBCo) and RODE Architects with a 2020 design award for its facility on Massachusetts Avenue, which has become a “gateway” landmark for the neighborhood.

The juried award was announced at the group’s annual conference, which was held virtually. There were more than 160 nominations for the award, which brings national attention to a handful of winners each year.

“This is one of the coolest things that I can imagine happening,” said Kevin Deabler, principal at RODE Architects, which he co-founded with Eric Robinson. “I think they were drawn to the idea that it’s an incubator for craft beer creators, but also for its tie into this community and to social justice. It’s a great moment for Dorchester and a chance for us to celebrate what has gone into making this project.”

DBCo opened in 2016 and was revamped again in a “phase two” build-out in 2019, which added a distinctive glass and steel solarium, dubbed “The Hopservatory.” The rooftop greenhouse and surrounding roofdeck offers sweeping views of Boston and Dorchester. The \$4 million build-out added roughly 8,000 square feet of dining and drinking space and an enhanced gaming area.

The AIA NE award notes the successful conversion an old warehouse into a hub of community and business in a multi-cultural neighborhood.



Dorchester Brewing Company has received an award from the American Institute of Architects New England chapter for the exceptional design and mission of its Massachusetts Avenue building, which was designed in collaboration with RODE Architects. Image courtesy DBCo

The latest phase of renovation created new kitchen space for the popular M&M BBQ—a Black-owned eatery—which opened last year.

Matt Malloy, the co-founder and CEO of DBCo, said that the validation of the team’s effort is a morale boost after a particularly challenging year.

“I think this build-out represents two years of hard work,” said Malloy. “It’s a recognition that we have built something of quality for the community and it’s super wonderful for our community. This is a New England award that says our building is one

of the best things that these architects have seen in the region. It really sets the bar for other places around Boston.”

Malloy saluted the team from RODE Architects. Like Malloy, the RODE team lives in Dorchester—which he says was critical to making the project so successful.

“It was clear that they had a sense of where we wanted to go. It was highly collaborative. They understand Dorchester and all of those nuances of all the weird, wonderful things,” said Malloy. “We built this specifically to bring everyone together: Black, white,

straight, gay, Vietnamese, Cape Verdean. We wanted to create a place where people can come and commune and that celebrates diversity. To have a third party validate that is great.”

DBCo is currently hosting a week-long Oktoberfest celebration through Sat., Oct. 3 complete with festive beer, food, music, and a decorated beer hall. The brewery’s DBCo Fest Bier, a Marzen Lager brewed with Vienna and Pilsner malts and German Hallertau Tradition hops, will be available by the stein in the tap room and by the four-pack

to take home, while M&M BBQ will serve beer-braised bratwursts, hot dogs, pretzels, and sauerkraut along with their regular menu. An accordion player will provide ambience throughout the week. Guests who show up in traditional German attire of lederhosen and dirndls will receive special prizes.

Social distancing and current COVID safety guidelines will apply at all times at the brewery. Reservations and walk-ins will be accepted. More info available at dorchesterbrewing.com/private-events/



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Gaines, Michael D	Gaines, Elana K	Lipuma, Matthew	Moylan, Catherine A	26 Moultrie St #26	Dorchester	09/10/20	635,000
Jung, Kathleen		Dix St Development LLC		77 Dix St #4	Dorchester	09/11/20	649,000

Up next for Bayside: ‘Dorchester Bay City’

(Continued from page 1) Sykes, co-owner of Accordia Partners, said in a statement.

“The proposed project reflects the results of extensive community engagement and in-depth project planning that has been underway for more than a year already.”

“Though a certain baseline of development is necessary to achieve the economic, workforce, housing, and other goals of this project, the biggest value is in the community benefits,” said Richard Galvin, co-owner of Accordia Partners. “Every component of the project has been designed to feed into a series of public benefits that reflect the feedback we heard from the community.”

Plans for both properties were bundled together in last week’s filing, known as a Project Notification Form (PNF), with the Boston Planning and Development Agency. All told, the plan covers approximately 5.9 million square feet (sf) of gross floor area containing a mix of uses in buildings laid out over 17 city blocks.

“The Project envisioned in this text, named Dorchester Bay City (DBC), will be transformative for the Columbia Point peninsula and surrounding neighborhoods by creating a new destination that enhances the existing institutions on Columbia Point, and generates thousands of construction and permanent jobs,” the Accordia team stated in the PNF. “By providing wonderful new public spaces with improved access to the Harborwalk, retail and open space programming available to all, and a mix of uses that ensures a 24/7 community that embodies live, work, and play, the Project will become a dynamic hub for all Bostonians.”

Details released in the 187-page document show that the project would include 1,740 units of residential housing, along with retail shops, restaurants and public space next to the Dorchester Harborwalk.

Accordia plans to collaborate with Ares Real



A slide from a Project Notification Form submitted by Accordia Partners shows elements of the 17-block Dorchester Bay City development that they are planning to build on what is now largely empty parking lots on what used to be Bayside Expo Center in Dorchester’s Columbia Point section. The Accordia team is leasing the land from the UMass Building Authority in a deal that could yield as much as \$235 million for the university over the next ten years. Image courtesy Epsilon Associates, Inc.

Estate Group to create jobs in the community.

“We are excited by today’s submission to move Dorchester Bay City forward. Both Ares and Accordia will continue to collaborate with the community and with the city of Boston and state of Massachusetts officials on DBC, which we view as a model for inclusive, mixed-use urban development that will create long-term, full-time jobs within the community,” Andrew Holm, a partner with Ares Real Estate Group, said in a statement following the PNF release.

The PNF details several potential benefits the team expects to explore based on the feedback offered during the Article 80 review process including climate resilience, infrastructure and public realm improvements.

In an interview with the Reporter, Galvin and Skyes talked about their vision for the project, benefits that it could have in the community, and how they decided on a name. In terms of their visual approach, both said much of the idea for the cityscape shown in the renderings comes directly from community input.

“I think it probably goes back to the community meetings and the charrettes we had back in October and Novem-

ber,” said Sykes. “It’s amazing how the vision of what you’re seeing in three dimensions grew out of those 12 tables of 10 people putting their ideas on post-its.”

“My favorite diagram of the whole project is the composite post-it map which has really translated into the master plan in terms of locations of open space, size of buildings, relationships to Harbor Point and Moakley, and connectivity to the train station.”

Added Galvin: “Obviously, we’ve got Chapter 91 setbacks that helped guide us with the height, but in terms of the unique opportunity of having varying architecture, all kinds of open space and public realms—all of these themes came out of these early meetings.”

Galvin added: “But the things that haven’t changed from day one was our thinking around a mixture of uses, residential life science, creative office, ground floor retail and civic spaces and obviously a lot of open space which has been entirely consistent with our proposal to U Mass since the beginning.”

The pair said that while the onset of the covid-19 pandemic and shutdowns that followed in March did slow the process down; they were able to get through it and submit their PNF.

“We filed our Letter of Intent on March 6 with the intent of filing our PNF about a month later, so here we are [on] Sept. 22, filing. Until there was a lot of confidence in the ability to have the types of public meetings we are going to have, it didn’t make sense to file,” said Galvin.

“So we’ve been delayed for sure, but we’re going to pick up as best we can with this process and I think everybody has adjusted to this new reality of how we are going to go about it. I commend the city and the state

in terms of really being willing to work with us on that and I will tell you that the BPDA has been great and the community has been great in terms of us constantly doing Zoom calls to just keep working on the process.”

One key point that came out of the team’s community engagement last year was a shared desire for investments to public infrastructure and enhanced connectivity in the area and to the ocean front. Nearby road systems—including the notoriously dicey Kosciuszko Circle and an aging JFK-UMass MBTA station—are frequently raised as pressing issues for redevelopment on the peninsula.

Galvin said the project team has “been in discussions with not only our stakeholder neighbors but also the various agencies that are going to be involved in driving some of this,” he added that “it’s going to take some more time but we think there’s momentum around the conversation.”

“We know our main role is convening and really pushing the benefits of that kind of public investment that’s going to really see long term great benefits for the community,” said Galvin.

“We think between the Community Action Committee, the Point Partners group, there’s some great platforms set up to engage the public and the agencies on a path to unlocking the infrastructure improvements we want here for the project.”

Sykes said that improved infrastructure would be a key element in stimulating economic potential in the project and community.

“The infrastructure fix is the way we unlock the economic development potential for Dorchester. People have to be able to get here, tenants need to be able to get home and to work, people need to

be able to visit venues and the retail,” he said.

“That creates jobs. We are going to have a lot of partners in the training and capitalization. We’ve engaged with the Eastern Bank Business Equity initiative and the Boston Foundation to help us analyze and dissect the opportunity that this canvass creates in terms of the build,” he said.

“We’re going to carefully assess, build, capitalize, and grow everything we need to be inclusive.”

Sykes said the team is confident that they’ll be able to move forward with the project before nearby infrastructure improvements are underway.

“We’re committed to this project. No matter what, we’re going to design it to standards—just take the sustainability issue. We’ve committed to raise this to a level where it is resilient. We won’t be waiting to design to that standard, we’re already designing to that standard so as the pieces fill in and connect we’re hoping we create this resilient infrastructure that is the peninsula.”

“Climate resiliency is at the top of the list in terms of both our site as well as off site,” added Galvin.

When it comes to the project sites’ status as a federally-designated Opportunity Zone, Galvin said: “There’s still a lot more to be learned with the Opportunity Zone. It’s not critical for us to be able to capitalize for the project but it does offer some interesting potential.”

Sykes pointed out that the site has been ranked as the top Opportunity Zone in the city of Boston.

“It’s such a great location,” he said. “There’s a moment in time here where we are a very desirable place for people to invest capital in and we need to capitalize on that, which is what

opportunity zones are intended to do but don’t always.”

Galvin and Skyes explained that using the Dorchester name identity in naming their project felt authentic, and honored the wishes of many community members.

“We hired a branding company called Proverb. It was an exhausting process. What we kept coming back to was the place, the location. It just became evident, at the end, that this is what we’re doing. It’s Dorchester Bay, we’re trying to build a city here, it’s a new destination,” said Galvin.

Added Sykes: “What’s true of the market right now is that people want authentic they don’t want synthetic. They don’t want a place or a restaurant that could be anywhere. They want Vietnamese next to Costa Rican next to Jamaican—and that is Dorchester. It’s a place that’s 72 percent diverse and we want to celebrate that in the programming, the food in the activities and in the name. That’s really what this generation that’s going to inherit this site wants.”

District 3 City Councillor Frank Baker commended the group for their community engagement.

“The Accordia team has spent the past year doing an extraordinary amount of listening and engaging with the community,” he said in a statement.

“The project outlined in the Project Notification Form reflects both the community feedback specific to this site and the many other public planning processes as it relates to transportation, climate change, housing and public space. I am confident that this project will provide important and much needed benefits that matter to local residents and businesses.”



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Review process for 34-acre site starts this month

(Continued from page 1) Savin Hill and a Savin Hill resident, said she was honored to serve on the committee and highlighted the potential for the project to boost low-income families in Dorchester.

“The main things I think we need to pay attention to are height, density, and transportation impacts, and as far as the built-out site goes, climate mitigation,” Powers said. “Another thing to pay close attention to is the impact on Dorchester’s low income communities, and the ability for our community to benefit from the development through workforce training, or other small business development opportunities. For folks from Dorchester and South Boston, how do we make sure they’re sharing in the success of the project and in a position to be included, but also how do we make sure our students have an opportunity to participate—for example, being able to view the site and including them in discussions around climate impact.”

Another Dorchester resident on the committee, Kevin Deabler of RODE Architects, advised patience and cautioned against “judging a book by its cover” for folks who may have strong feelings about any preliminary plans or renderings.

“I think it’s too early to have a reaction to it other than just being excited that this investment has come into Dorchester,” Deabler said. “It’s a massive opportunity for the neighborhood, for that area to be put to use... reacting to anything we see right now is probably premature until I’ve had a chance to talk to the development team.

But I do know they’re working with the Columbia Point Master Plan, they’ve borrowed from that heavily which is the right thing to do, and made a really strong focus on the landscape. They’re already listing out ways they can mitigate any impacts, and I trust they’re adopting a lot of the city’s guidelines for climate readiness.”

Ed Roche, a member of the advisory committee

with nearly 50 years of architectural and urban design experience under his belt, told the Reporter he is excited for the opportunity to help guide what he believes to be “the biggest development in the history of Dorchester.”

A native of Port Norfolk, Roche knows the Columbia Point site intimately, having served as the assistant director of efforts to form the Boston Harborwalk at the Department of Harbor Planning and Development under Mayor Ray Flynn. Since the property was acquired by UMass Boston in 2010, Roche has recognized it as “an open book” with loads of potential.

“The best thing that has ever happened to this site was when Dr. [Keith] Motley bought it— that was a principal, key moment in the history of the development of the site.”

Motley’s leadership paved the way for this current proposal, said Roche, who cautioned against repeating past mismanagement mistakes related to construction projects at UMass Boston.

Traffic flow is also a prime concern for Roche, who highlighted the project’s proximity to Morrissey Boulevard and Day Boulevard, and its location on key conduits connecting the South Shore and downtown.

“I know what kind of problems we face every day and have faced historically...with over 20,000 vehicles a day going through Neponset Circle, I don’t think you can ignore it,” he said. “There has to be questions as to how we begin to talk about the effect it will have on the rest of Dorchester and also going into downtown and streets that people will be bypassing...who’s taking charge of the traffic?”

Roche indicated a need for action on the part of the state’s Dept. of Conservation and Recreation (DCR), whose pending redesign of Morrissey would likely dovetail with the buildout of the Dorchester Bay City project. The department has been more or less silent on the redesign’s progress for several months, he pointed



A rendering shows the Dorchester Bay City development in a view looking north. Image courtesy Epsilon Associates, Inc.

out. But transforming the thoroughfares by Columbia Point could make a large project more feasible.

“I’ve long been an advocate of the parkways but the nature of the recent growth and development—which I welcome—has overtaken the parkways and boulevards to the point that they’ve kind of lost their purpose from what they were meant to do in the 30s. They might as well just be an expressway, and we need to take some pressure off of them.” Roche posited that a water transit stop—which is already being considered for possible Boston Harbor Tours at a Fallon Pier next to JFK Library—and improved shuttle bus connection with JFK/UMass station could alleviate some of that pressure.

Current renderings of several proposals show the site as a cluster of high-rise buildings, which Roche expects to be more compact and less “disorienting” than similar construction patterns in South Boston’s built-up Seaport. In the end, Roche hopes the site will be home to a new form of “village” as a nod to Dorchester’s past.

“That’s how Dorchester was developed over time. If you go through the villages of Dorchester for example, there are many common threads that give each of those villages its own character...what is the vision for this? It’s not a village, not as it is now, but I think there’s got to be a

better way to orient the buildings.”

For Kathy Abbott, President/CEO of Boston Harbor Now, the project all but promises to transform the surrounding areas and how they interact with the waterfront in the years to come.

“It’s obviously a huge development that has incredible potential to connect this part of the city to the harbor and to the waterfront in a way that the current configuration hasn’t really supported, so that makes it incredibly exciting,” said Abbott. “It also, in its scope and scale, has the potential to impact the surrounding transportation routes and systems, improving the circulation and connectivity and safety of Morrissey Boulevard, the circle, and the T station. And then I think the potential for this project to contribute to redevelopment of Moakley Park and surrounding public

infrastructure is just phenomenal. You can really see that corner of the city being transformed.” The project’s impact on climate resiliency will prove important for residents of the public housing structures behind Moakley Park and for stretches of Morrissey Boulevard that have been prone to flooding for years, she added.

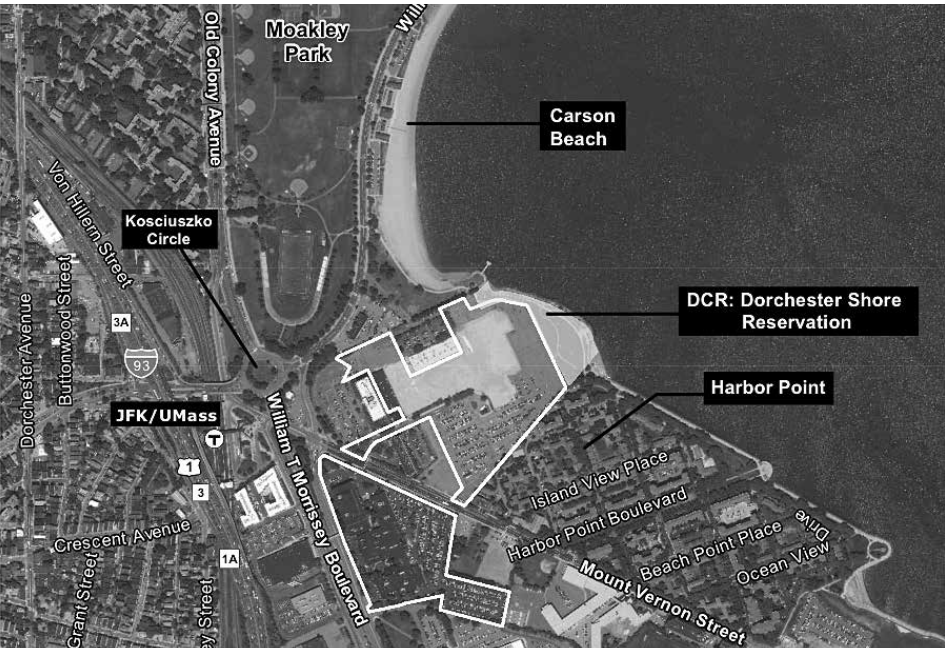
On the potential to make Columbia Point a water transit stop, Abbott referred to a recent study Boston Harbor Now did with MassDOT and MassPORT that saw the Downtown-Quincy/Dorchester loop emerge as the second most important route out of about 30 routes in the city. The strategic location of Fallon Pier means it will likely remain a focal point of the planning process, she suggested.

An influx of housing or retail to the area could also spur BHN’s vision for a Harborwalk 2.0,

which Abbott described as “a bigger and better Harborwalk that would go up in some areas and out in others, so that it’s more climate-resilient and can accommodate more people.”

Deabler, an experienced architect himself, said that “in the end, it’s just about going through that whole process.” “There are a lot of things that need to be fixed outside of their purview, and the committee will try to put as many of those concerns to bed. It’s great we’re bringing together a collection of people from diverse backgrounds to make an impact, hopefully positively, towards an outcome that the community is going to be proud of and on board with.”

For more on the project and meeting schedules, see bostonplans.com/projects/development-projects/dorchester-bay-city.



A map shows the two large parcels that comprise the Dorchester Bay City project outlined. Image courtesy Epsilon Associates, Inc.

COMMUNITY ADVISORY COMMITTEE MEMBERS

Members of the CAC include Mary Moore, South Boston resident; Jackey West Devine, Executive Director of Fields Corner Main Streets; Amanda Sanders, Dorchester resident; Travis Stewart, McCormack Civic Association; Kevin Deabler, Dorchester resident/architect; Des Rohan, Columbia-Savin Hill Civic Association; Taufiq Dhanani, Dorchester resident; Hiep Chu, Fields Corner Civic Association and real estate developer; Don Walsh; Columbia Point Master Plan Task Force; Alec Bonelli, Dorchester resident/real estate/land use attorney; Rosemary J. Powers, Cristo Rey High School Boston; Shirley Jones, Meetinghouse Hill Civic Association; Gail Hennessey,

Jones Hill Association; Linda Zablocki, Andrew Square Civic Association; Coleen Carter, Boston College High School; John “Ed” Roche, Dorchester resident/architect; Queenette Santos, Boys & Girls Clubs of Dorchester/Walter Denney Youth Center; Matthew Fenlon, UMass Boston; Sue Heilman, Edward M. Kennedy Institute for the U.S. Senate; Brian McLaughlin, Boston Public Schools; Lisette Le, VietAID; Angel Lara, South Boston resident; Kathy Abbott, Boston Harbor Now; Cortina Vann, Massachusetts Affordable Housing Alliance; Kelley Ready, Dorchester People for Peace/Dorchester Not for Sale.



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DA Rollins releases list of police officers with ‘credibility issues’

By **WALTER WUTHMANN**
AND **ALLY JARMANNING**
WBUR REPORTERS

The names of 136 law enforcement officers appear on a list of potential prosecutorial witnesses with credibility issues assembled by Suffolk County District Attorney Rachael Rollins’ office. Rollins released the list — comprised mostly of officers from the Boston Police Department and State Police — late Friday night.

In a statement, the DA’s office referred to it as the “Law Enforcement Automatic Discovery” database and said 115 names have been added to it in the last year. Rollins took office in January 2019.

Two other state district attorney’s offices keep similar lists. Also known as “Brady,” “disclosure” or “do-not-call” lists, these are lists of officers flagged by prosecutors as either having engaged in, or been accused of, misconduct that the DA’s office might legally need to disclose to the defense.

David Nathanson, an attorney specializing in post-conviction defense in Suffolk County, said while the release of the list seems like a new in-



Suffolk County DA Rachael Rollins.
Robin Lubbock/WBUR photo

novation, it shouldn’t be.

“This is what Brady has meant for 40-plus years,” he said. “I’m hoping that this is the beginning of a process of getting more fairness, more justice, more transparency for people who are charged with crimes, especially serious crimes, in Suffolk County,” he continued.

The Suffolk DA’s office, which covers Boston, Chelsea, Revere and Winthrop, said the names of officers can be added after being subject to criminal charges or an investigation, allegations of discrimination, an investigation into the officers’ truthfulness or integrity, or a finding that the officer isn’t credible.

While the list isn’t “vol-

luminous,” the actions of

the officers on the list are harmful, Rollins said.

“When the credibility of law enforcement is in question, all participants in the system — and the public — should be aware of that,” she said. “The people of Suffolk County deserve to know that the public officials they rely on for their safety are truly invested in it. Anything less is a betrayal of their trust and our obligation to serve.”

Rollins’ office originally did not want to make their officer disclosure list public. When WBUR initially requested the list under the state’s public records law, the DA declined to provide it, citing the attorney work product exemption. WBUR appealed that decision in August to the state supervisor of records.

The supervisor sided with WBUR two weeks later, ordering the the DA’s office to provide the requested material “as soon as practicable.”

Responding to WBUR’s reporting in an interview with The Boston Globe’s editorial board, Rollins committed to making the full list public by Sept. 25.

Rollins’ office released the list just before 9 p.m. Friday night, as more than 1,000 people marched through the streets of downtown Boston protesting police brutality amid a heavy police presence.

“In these uncertain times we as a nation find ourselves in, with so much tension and mistrust between law enforcement and the communities we are sworn to protect, we must maintain credibility in everything we do,” Rollins said in the statement.

On the Suffolk list are 70 state police troopers, 54 Boston police officers and a handful of other officers from Chelsea, Revere, MBTA police, the IRS and a special police officer.

The list notes the status of law enforcement officers, including whether they were disciplined, convicted, or had the allegations against them sustained. And a few words sum up why the officer is on the list. Many are on the list for infractions that were already public and are based on news reports. More than two dozen state troopers are on the list for their roles in the State Police overtime scandal.

More than 50 officers who faced criminal charges, both pending and adjudicated, are on the list. That includes the nine current and former Boston police officers who are under federal indictment for routinely filing for overtime they did not work at the department’s evidence

warehouse in Hyde Park. Six of the nine officers are retired. The other three are now on unpaid leave.

As of Sept. 4, at least 14 of the 54 Boston police officers on Rollins’ list are still employed by the department, according to a recent Boston police department roster. Of those 14, 11 are listed as being on leave of some kind.

Requests for comment from the Boston Police Department and the union representing most officers were not returned over the weekend.

None of the five transit police officers are still with the department, a spokesperson said. Attempts to reach Revere police, with three officers on the list, were unsuccessful.

A spokesperson for the Massachusetts State Police did not immediately have a comment. Of the 70 troopers on the list, more than half have resigned, retired or been terminated. At least 16 are still on the job as of August.

Twenty-three of the officers are on Suffolk’s list because they were on the Brady lists compiled by the DAs in Norfolk and Middlesex counties.

Norfolk DA Michael Morrissey maintains a disclosure list of 38 officers. All but four are state police troopers publicly known for their involvement in high-profile misconduct, like the embattled agency’s recent overtime pay scandal.

In its review of the Middlesex list, WBUR discovered cases involving officers that were never made public, including a Somerville police officer convicted of stealing \$83,000 from a police union account and two other officers suspected of embezzling union funds.

Suffolk’s list doesn’t appear to have relied as

much on internal affairs information from the Boston police or other departments. Most internal affairs information is sourced to The Boston Globe.

Defense attorneys said the list seems under-inclusive, missing several pending and completed internal investigations of officers. Rosemary Scapicchio, a Boston-based criminal defense attorney, says Rollins’ office should be actively seeking internal affairs records, rather than citing press reports. These in-house probes — often shielded from the public — can reveal a lot about possible credibility issues of individual officers.

“There is a sea change in terms of what the public wants to know about police officers,” she says “So I think releasing the list certainly makes [Rollins’] administration seem more transparent. But if you really want to fulfill it, you have to ensure its accuracy and its inclusion of all the relevant material.”

The Berkshire and Northwestern district attorneys say they’re in the process of creating officer disclosure lists. Five DA offices said they do not keep any list at all. That goes against recent guidance from the Massachusetts Supreme Judicial Court.

In a decision supporting a lower court’s ruling to turn over potentially damaging information about police witnesses in a case out of Fall River, the justices wrote that while they don’t have the authority to require the Attorney General and every district attorney’s office to maintain a disclosure list, “we strongly recommend that they do.”

This article was originally published by WBUR 90.9FM on Sept. 25. WBUR and the Reporter share content through a media partnership.

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Black leaders look to shape closed-door police reform talks

By KATIE LANNAN
STATE HOUSE
NEWS SERVICE

A group of Black community leaders and organizations have told lawmakers negotiating over a police reform bill that they prefer the Senate’s approach to limiting qualified immunity, saying the House’s proposed restrictions “will not go far enough to prevent future harm.”

The coalition wrote a letter last week to the six House and Senate members on the conference committee outlining aspects of the bill it said would be required “for us to consider this bill a success.”

Along with “reasonable limits on the legal doctrine of qualified immunity,” the group wants a police officer standards and training system that is not “constrained by the ‘preponderance of the evidence’ standards to initiate investigations”; a commission to evaluate civil service exams; limits on police use of force and no-knock warrants; a ban on racial profiling and required data collection for all vehicle stops and searches; and expanded expungement opportunities as provided for in the Senate bill.

Spurred to act by demonstrations protesting the death of unarmed Black people at the hands of police, the Senate and House each passed different versions of policing accountability legislation

in July. The two competing bills have been before a conference committee since July 27. Chaired by Rep. Claire Cronin and Sen. Will Brownsberger, the committee’s other members are Reps. Carlos Gonzalez and Tim Whelan and Sens. Sonia Chang-Diaz and Bruce Tarr.

In a Monday morning message, Brownsberger said he had “received thousands of emails about the police conference committee over the past few weeks” and that he “can assure you that we are working to reach a positive conclusion to this process as soon as possible.”

In addition to the six “must-have” provisions, the letter from Black leaders also encouraged the conferees to write a bill with other measures, including a ban on government use of facial recognition technology, allowing individual districts to decide if they want school resource officers, and the creation of a justice reinvestment workforce development fund.

The letter, dated Sept. 24, voices “growing concern about the level of influence police unions have had on shaping the police reform legislation” and says other states will follow the path taken by Massachusetts.

Signatories include Suffolk County Sheriff Steve Tompkins, former state Rep. Charlotte Golar Richie, Horace Small

of the Union of Minority Neighborhoods, Jamarhl Crawford of Mass Police Reform, Worcester City Councilor Khrystian King, Rahsaan Hall of the ACLU of Massachusetts, Massachusetts Black Lawyers Association President Stesha Emmanuel, former Boston City Councilor

Tito Jackson, the Black Economic Council of Massachusetts, the New England Area Conference of the NAACP, the Urban League of Eastern Massachusetts and several clergy members.

“We have watched as police unions and law enforcement organizations have taken out full page

ads, made public claims of exceptionalism in policing, and bombarded legislators with calls and emails suggesting that the reforms we seek will somehow prevent law enforcement from performing their duties,” they wrote. “To the extent legislators have considered the perspec-

tive of law enforcement officials, we ask that you consider the lived and professional experience of the undersigned leaders and organizations who represent Black people and communities who have for too long endured police violence and discrimination.”

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS SALE OF REAL ESTATE UNDER M.G.L. c. 183A:6

By virtue of a Judgment and Order of the Suffolk Superior Court (Civil Action No. 1884 CV 1838), in favor of Myrna Santana and Juan Quezadas, Managers of the Blue Hill Place Condominium Association against Hershey Briscoe, et al, establishing a lien pursuant to M.G.L. c. 183A:6 on the real estate known as Unit 10 of the Blue Hill Place Condominium with a street address of 352R Blue Hill Avenue, Dorchester, Suffolk County, Massachusetts for the purposes of satisfying such lien, the real estate is scheduled for Public Auction commencing at 10:00 a.m. on October 27, 2020 at 352R Blue Hill Avenue, Unit 10, Dorchester, Massachusetts. The premises to be sold are more particularly described as follows:

DESCRIPTION:

The Unit designated as 352R Blue Hill Avenue, Unit 10 (the “Unit”) in Blue Hill Place Condominium (the “Condominium”) created pursuant to Massachusetts General Laws Chapter 183A by Maser Deed dated May 1, 2006, recorded with Suffolk County Registry of Deeds in Book 39532, Page 130, as amended by First Amendment to Master Deed dated January 12, 2007 and recorded at Book 41143, Page 135, as further amended by Second Amendment to Master Deed dated December 18, 2007 and recorded at Book 42871, Page 209, as further amended by Third Amendment to Master Deed dated May 18, 2009 and recorded at Book 44960, Page 210, and as further amended by Fourth Amendment to Master Deed dated April 29, 2010 and recorded at Book 46340, Page 106 (the “Master Deed”). Capitalized terms used in this Unit Deed which are not defined shall have the meanings ascribed to them in the Master Deed.

The Post Office address of the Unit is: 352R Blue Hill Avenue, Unit 10, Dorchester, MA 02121.

The Unit is shown on a plan recorded with the Master Deed, to which is affixed a verified statement in the form provided by M.G.L. Chapter 183A section 9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in M.G.L. Chapter 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record. The Unit is conveyed subject to, and with the benefit of, all easements, restrictions and encumbrances of record insofar as the same are ow in force and applicable.

Each of the units in the Condominium is intended for residential purposes as set forth in the Master Deed.

The undivided percentage interest of the Unit in the Common Elements is Four percent (4%). Notwithstanding the foregoing, Grantee, and Grantee’s successors in title, take title to the Unit subject to the rights of Grantor, as Declarant under the Master Deed, to add additional phases and additional units to the Condominium. The Unit’s undivided percentage interest is subject to reduction in case of the addition to the Condominium of additional phases and additional units.

If Grantee intends to sell or otherwise transfer any interest in the Unit, including without limitation, the granting of a mortgage interest therein, Grantee shall so notify grantor in writing, describing the details of the proposed transfer. Within sixty (60) days after receipt of such notice (the “Notice Date”), Grantor may elect, by notice to such Grantee sent by certified or registered mail, to purchase such Unit at the then fair market value thereof, which shall be determined by an independent third party appraisal. If Grantor elects to purchase the Unit, the transfer shall take place on the business day specified in Grantor’s notice of election (which day shall be not more than ninety (90) days after the Notice Date), at the Suffolk County Registry of Deeds. Grantee shall convey the Unit to Grantor by quitclaim deed, with all tax and documentary stamps affixed and paid for by Grantee. Grantee shall pay all other taxes arising out of such sale. If Grantor shall fail to make such election within such 60-day period, then Grantee shall be free to sell

or transfer the Unit or any interest therein at any time within one hundred twenty (120) days after the Notice Date. If such sale or transfer is not consummated within such 120-day period, then Grantee shall not sell his or her Unit or transfer any interest therein unless s/he first complies again with the provisions of this paragraph. Grantor may release or waive its rights under this paragraph, either before or after receipt of notice from Grantee, in which event the Unit may be sold or conveyed free and clear of the provisions of the paragraph. A certificate, executed and acknowledged by Grantor, stating that the rights under this paragraph have been duly waived or terminated, shall be conclusive upon Grantor in favor of all persons who rely thereon in good faith. Such certificate shall be furnished upon request to any Grantee who has in fact complied with the provisions of this paragraph.

For title, see Deed to Hershey Briscoe dated April 29, 2010 and recorded with the Suffolk County Registry of Deeds in Book 46340, Page 117.

In the event of a typographical error or omission contained in this publication, the description of the premises contained in said Unit Deed shall control.

TERMS OF SALE:

1. A non-refundable deposit payable in cash, certified or bank check in the amount of \$5,000.00 for the unit shall be payable at the Auction.
2. The balance of the purchase price is to be paid within thirty (30) days of the auction.
3. An Auctioneer’s Release Deed will be issued to the purchaser, upon payment of the balance of the purchase price, within thirty (30) days of the auction. The Deed shall convey the premises subject to, and with the benefit of, all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens, or claims in the nature of liens, and existing encumbrances of record senior to the lien hereby being satisfied, whether or not reference to such restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens or encumbrances is made in the deed.
4. Additionally, and not by way of limitation, the sale shall be subject to and with the benefit of any and all tenants, tenancies, and occupants, if any.
5. No representation is or shall be made as to any amount of taxes due and outstanding.
6. The successful bidder shall pay the future condominium common charges commencing with the date of the auction.
7. No representation is or shall be made as to any other mortgages, liens, or encumbrances of record.
8. No representation is or shall be made as to the condition of the Premises or the Condominium. The Premises shall be sold “as is.”
9. Other items, if any, shall be announced at the sale.
10. The sale is subject to and in accordance with the Judgment and Order, a copy of which may be obtained from the seller’s counsel, Attorney Dean T. Lennon, Marcus, Errico, Emmer & Brooks, P.C., 45 Braintree Hill Park, Suite 107, Braintree, MA 02184, (781) 843-5000.

BLUE HILL PLACE
CONDOMINIUM ASSOCIATION,
By its Board
Run Dates: Oct. 1, Oct. 8, Oct. 15, 2020

LEGAL NOTICE

NOTICE OF TIER CLASSIFICATION 108-110 LUCERNE STREET BOSTON, MASSACHUSETTS MassDEP RELEASE TRACKING NUMBER 4-0035871

A release of oil and/or hazardous materials (petroleum) 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. To evaluate the release, a Phase I Initial Site Investigation was performed pursuant to 310 CMR 40.0480. The site has been classified as Tier II pursuant to 310 CMR 40.0500. On or about September 23, 2020, Boston Housing Stabilization, the owner of 108-110 Lucerne Street in Boston, Massachusetts, filed a Tier Classification Submittal with the Massachusetts Department of Environmental Protection (MassDEP). To obtain more information on this disposal site, please contact Amy A. Roth, LSP, at (603) 369-4190 extension 509. The Tier Classification Submittal and the disposal site file can be viewed at MassDEP website using Release Tracking Number (RTN) 4-0035871 at <https://eeaonline.eea.state.ma.us/portal#!/search/wastesite> or at the MassDEP Northeast Regional Office, 205B Lowell Street, Wilmington, MA 01887, (978) 694-3200.

Additional public involvement opportunities are available under 310 CMR 40.1403(9) and 310 CMR 40.1404.

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New St. Mary's leader sees silver lining in virus response

(Continued from page 1)
agency that necessarily had work from home policies in place and when our residents needed to leave we really had to work resident-by-resident and family-by-family and see if they had a safe place to stay where they were able to get support from us virtually.”

During the pandemic, Steel said that about 60 to 70 percent of residents were able to find a safe placement with families.

“We were able to provide case management and wrap-around services, work with them that way, and then slowly begin to bring them back. We brought them back two to three families every other week and had people wait the full 14 days after getting tested,” she said.

Housing specialists at St. Mary's were able to move 25 families into permanent housing in the spring and summer,

“which was pretty fantastic,” said Steel. About 250 people, including residents and staff, are now in the building on a regular basis. Steel said that cleaning crews at St. Mary's sanitize the building every three hours.

Throughout the pandemic, she said that continuing to provide food access for families has been a top priority. The center has received roughly 1,200 food donations through Mayor Martin Walsh's office, as well as donations from the Women's Lunch Place.

“We were feeding about 7,000 meals a week at one point due to the fact that it wasn't safe for families to be out accessing food. Our food costs here tripled because we wanted to provide three meals a day. It was extremely tough with the lack of supplies we had but we were fortunate to receive many donated meals,” she said.

St. Mary's provides residential programs, which includes partnerships with several organizations, as well as education and employment programs.

St. Mary's provides residential services to about 500-600 people annually, between their Dorchester campus and a satellite location in East Boston. This year, St. Mary's became eligible for emergency grants from the city that will support eight more families on site in a new residential program.

“One of the things highlighted by the pandemic was that there were so many families that were not eligible for state benefits and they were homeless, either they were undocumented or they were a penny over the allotted income bracket, which is something we often see,” said Steel. “We are in the process of redoing the new space for them and

that will be a new partnership with the city and Department of Housing Community Development.”

Last year, staff at St. Mary's piloted a virtual system for off-site learning, which Steel said has been a huge advantage.

“I swear that our director must see the future,” said Steel, explaining that Lakeisha Franklin— the director of St. Mary's Workforce Development & Learning Resource Center— recommended that the center buy a virtual system to allow for off-site learning and flexibility.

“So, we piloted it to see how it would go and then the pandemic happened. Our education employment program... was able to go completely virtual instantaneously. They had no issues or lag in terms of virtual learning whatsoever which was really fantastic,” said Steel.

Two programs at the center



Signage directs residents to a medical clinic inside the St. Mary's Center for Women and Children on Jones Hill in Dorchester, which supports roughly 700 women and children annually.
Katie Trojano photo

have been shuttered permanently due to covid, she said. One was a program for children in DCF custody awaiting placement with families.

“In the first two weeks of the pandemic, the state pulled all children because it wasn't safe and they were trying to get children out of congregate care,” Steel said. “At that point we made the difficult decision to close the program as it was significantly underfunded – we had about a million dollar deficit for two years in a row for the program and it was just not sustainable.”

This all happened as the organization began a strategic plan for their next ten years.

“We conducted a strategic plan for the next ten years during a pandemic— which I never thought I would have to do— and in that way, we were able to think about our core services. I think everything kind of fell in at the same point of us needing to make the decisions in a faster way due to covid then we were initially expecting and we're on a different trajectory of looking at what we can do better, where do we do well, and who can we partner with to do better,” she said.

“Through that process, although we had to make the difficult decision with that fast of a timeline due to covid, we are trying to make a strategic push to do what we can to change long term trajectory – and it's permanent housing, it's shelter programs, parenting programs, it's life skills, education employment— those are really the programs we're trying to push in terms of the continuum of care when families enter to when they leave.”

On Oct. 27, St. Mary's will host their annual Diamonds of Dorchester gala – their largest fundraising event of the year— Virtually.

“We're very lucky to have as many families that stay in touch with us as we do, and we are bringing in five different mission speakers from different families,” said Steel. “The goal is to rebuild and create awareness. We're not charging for tickets this year, we just want people to show and hear about what we do and the amazing stories we have.”

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Completed Applications must be delivered or postmarked by **3:00 pm on November 16th, 2020.**

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The Lottery for eligible households will be held on **November 24th, 2020 at 5:30 pm.**

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TLEE DEVELOPMENT





BGCD Starts Hiking Club Partnered with Elevate Youth: See details below.

CONNECT THE DOT:
BGCD Starts Hiking Club Partnered with Elevate Youth: This Fall BGCD is collaborating with our friends at Elevate Youth on a new hiking Club, which had our most recent hike this past Saturday in the Blue Hills. The group will be meeting every other Saturday morning for a different hike experience until the weather permits. On our most recent hike, we had 11 members, who followed all of the COVID-19 safety protocols. Members took a 2-hour hike to the summit for some great views of the surrounding area and to see the beautiful Fall foliage. Thank you to our friends at Elevate Youth for continuing to offer outstanding outdoor programming throughout the pandemic.

For more information on the Hiking Club or to register, please contact VP of Programming Brendan McDonald at bmcdonald@bgcdorchester.org.

FIND OUT WHAT'S INSIDE:
BGCD Board Member Lynda Thomas Rallies to Raise Money in Rodman Ride: On Saturday September 26th, Boys & Girls Clubs of Dorchester Board Member Lynda Thomas, her daughter and wife all rode 50 miles in support of BGCD through the Rodman Ride for Kids. In all we had over 50 Participants who took part in this year's Ride. Lynda and our entire Board of Directors have stepped up as they always do to help support our Clubs and families. We are so grateful to our entire Board who are champions for us and always help support us in any way they can.

If you have not donated yet, you still have time! We need to be Dorchester strong and help support Boys & Girls Clubs of Dorchester during these unprecedented times. Please donate today at <https://rodmanrideforkids.donordrive.com/event/bgcd2020> and help us cross the finish line!



BGCD Board Member Lynda Thomas Rallies to Raise Money in Rodman Ride: See details below.

DID YOU KNOW:
BGCD Martin Richard Challenger Sports To Start Back Up with Soccer on October 4th: Boys & Girls Clubs of Dorchester will be starting the Martin Richard Challenger Sports Soccer Program season on October 4th. These sessions will be held every Sunday at McConnell Park in Dorchester at 10am for ages 5-11 and 11am for ages 12 and up.

This year, BGCD is partnering with our friends at Thayer Academy and the Massachusetts Special Olympics, who will be providing volunteer buddies. We will also have a personal coach to help our members with socially distant drills and scrimmage games throughout the Fall.

For more information or to register, please contact the Director of Inclusive Services Erin Ferrara at eferrara@bgcdorchester.org.

UPDATES

Boys & Girls Clubs of Dorchester Hiking Club:

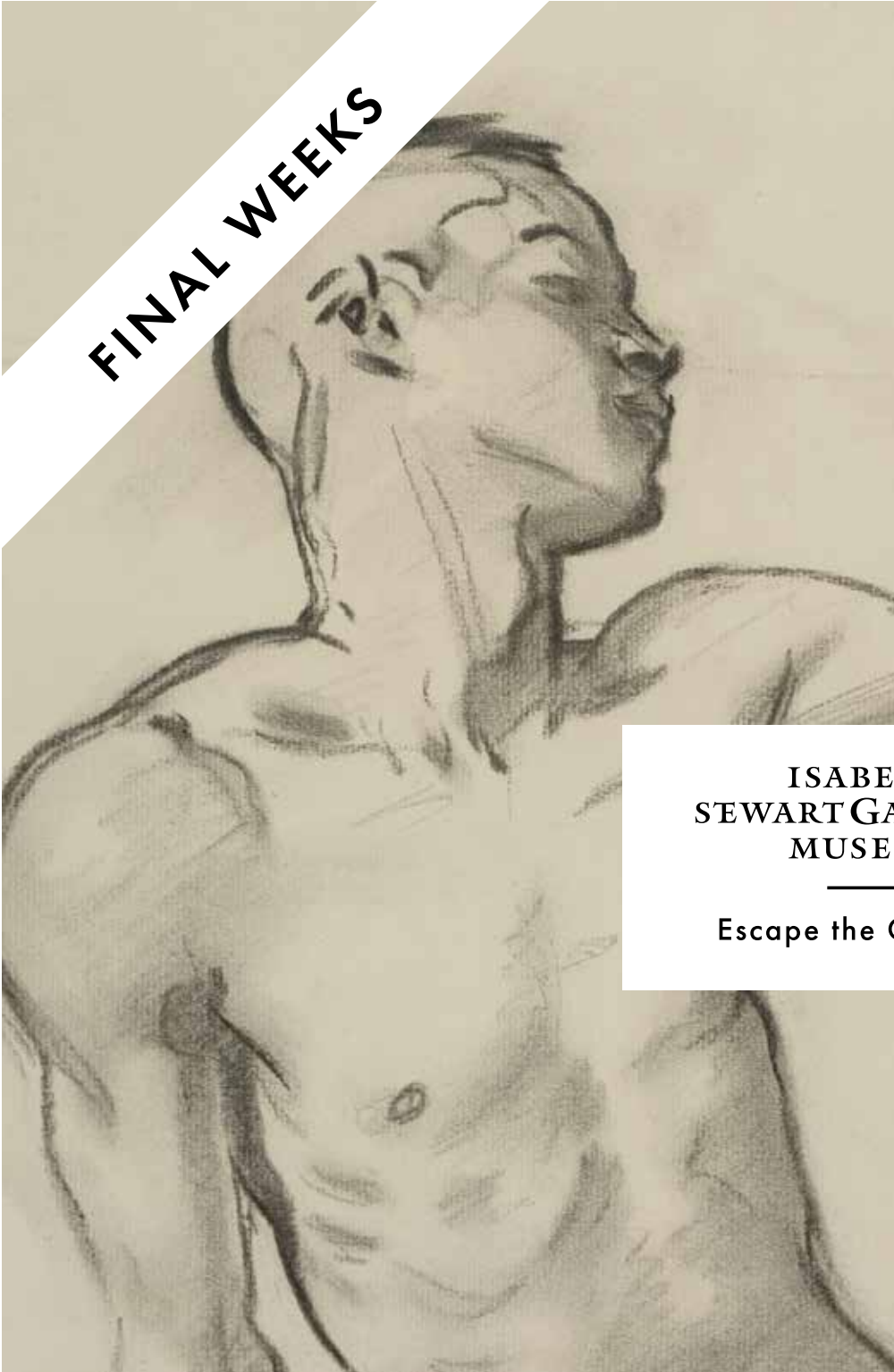
BGCD's has partnered with Elevate Youth to create a new Hiking Club. The club meets at 10 AM every other Saturday, where they hike the Blue Hills Reservation. Pre-registration is required.

To register or for more information, please email Brendan McDonald at bmcdonald@bgcdorchester.org.



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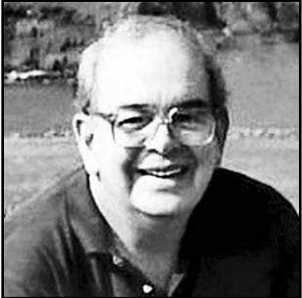
The lead sponsors of Boston's Apollo: Thomas McKeller and John Singer Sargent and exhibition-related programming are Amy and David Abrams, Bank of America, and the Henry Luce Foundation. Additional support is provided by the Arthur F. and Alice E. Adams Charitable Foundation, the Chauncey & Marion D. McCormick Family Foundation, The Andrew W. Mellon Foundation, the National Endowment for the Humanities, and the Wyeth Foundation for American Art. Media sponsor: The Boston Globe

RECENT OBITUARIES



HASTINGS, Paul E., 61, of Dorchester and Quincy. He was raised in Dorchester and graduated from Hyde Park High School. Paul worked at Berger Instruments as a machinist. He also worked as a maintenance worker at the Colonial Nursing Home in Weymouth. He worked at the Boston Globe as a mailer for many years. Paul was the fa-

ther of Paul Hastings of Quincy. Brother of Ben Hastings of Washington D.C., Rhonda Astrella of Dorchester, Sharon Carr of Braintree, Melanie Procaccino of Sandwich, Tara Healy of Quincy and the late Mary Tamberg. Son of the late Paul J. and Anita (Ivoskus) Hastings. He is also survived by several nieces and nephews.



HUDSON, William F. of Coral Springs, FL,

formerly of Dorchester. He was the son of the late Edward G. Hudson and Katherine Fitzgerald Hudson, brother of the late Edward and his wife Louise Bolduc Hudson, and the late James "Babe" and his wife Dorothy Feeley Hudson. Husband of Donna Reardon Hudson, father of William E. Hudson and his wife Melissa of Coconut Creek, FL, Elizabeth F. Hudson of Quincy, MA, David M. Hudson of Palm Coast, FL, Sheila A. Hughes and her husband Brendan of Somerville, MA and Christine L. Hudson of Hyannis, MA. He was the proud Papa of six grandchildren. He is also survived by many nieces, nephews, grandnieces, and grandnephews. Donations in Bill's memory may be made to the Dana Farber Institute's Pan Mass Challenge Bicycle ride: checks, payable to PMC, can be mailed to Pan Mass Challenge, 77 4th Avenue, Needham, MA 02494 or donate on-

line at PMC.org Please note with donation that it is for the PMC rider John Hudson, JH0352.



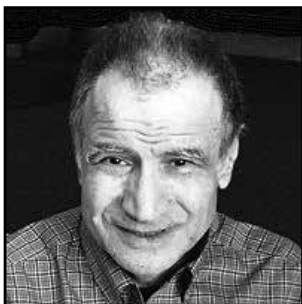
KEENAN, James William, 78, of North Andover, formerly of South Weymouth and Dorchester. Son of the late Thomas and Claire (Cavanaugh) Keenan. James served in the United States Marine Corps as a Lieutenant Platoon Commander with the Second Marine Division and retired as a Captain. He was also a member of the Ancient and Honorable Artillery Company and the Weymouth School Committee. James is survived by his wife, Mary I. (Albrecht) Keenan, a daughter Julie Cox and husband John and 4 grandchildren, all of North Andover, as well as brothers Richard of Mystic, CT, Michael of Mystic, CT and Ralph of Walpole, MA. He is also survived by many nieces, nephews and cous-

ins. He was predeceased by his siblings Thomas, Marie, Paul, Joseph, and Anne. Memorial contributions may be made to the American Parkinson's Disease Association, 135 Parkinson Avenue, Staten Island, NY 10305.



McGRATH, Claire M. (Laverdure) of Dorchester. Mother of Michael W. McGrath, Jr. and his wife Jennifer of Walpole, and Erin McGrath and her fiancé Daniel Thurston of Dorchester. Grandmother of 5. Sister of Francis G. Laverdure of Malden. Also survived by many nieces and nephews. Donations in memory of Claire may be made to the Doug Flutie Jr. Foundation for Autism.

NAJJAR, Charles N. Jr. of Mattapan, formerly of Dorchester. Son of the late Charles, Sr. and Lillian (Fairneny).



Brother of John Najjar and his wife Alice of Hyde Park and the late Nicholas Najjar. Cherished uncle of Barbara Najjar-Owens and her husband Darryl of Hyde Park, Donna Green and her husband Antonio of Oakboro, NC, John Najjar, Jr. of Hyde Park and Kimberley Morris and her husband Marcus of Hyde Park. Great-uncle of 11 great-nieces and nephews. Contributions in Charles' memory may be made to St. John of St. John of Damascus Church, 300 West St., Dedham.

ROBINSON, Carol S. of Dorchester, 73. She is survived by her sister, Ann C. Robinson of Chatham, many good friends and her cats, Max and Maya, all of whom miss her terribly. Contributions in Carol's memory may be made to Emerson Animal Hospital, Dorchester or Boston Animal Rescue League.



Cedar Grove Cemetery

COVID-19 restrictions will be in place

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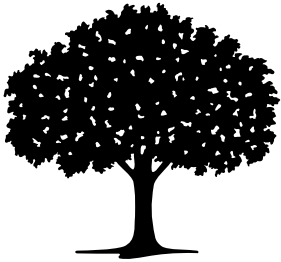
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LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
Suffolk Probate & Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300
CITATION ON PETITION FOR FORMAL ADJUDICATION
Docket No. SU20P1700EA
ESTATE OF:
JEETENDRA RAJ MOSES
DATE OF DEATH: 05/07/2020

A petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Trinity M. Moses of Dorchester, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/29/2020.

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

Unsupervised Administration Under The Massachusetts Uniform Probate Code (MUPC)

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

Witness, HON. BRIAN J. DUNN, First Justice of this Court.

Date: September 17, 2020

Felix D. Arroyo

Register of Probate

Published: October 1, 2020

LEGAL NOTICE

In accordance with Massachusetts General Laws Chapter 114, Section 3A, notice is hereby given that more than seventy-five years has elapsed following the issuance of a license by the Proprietors of Cedar Grove Cemetery to Cheever N. Ely for the grave at Lot No. 89, Section No. 7, Cedar Ave., in the Cedar Grove Cemetery, and the Cemetery cannot locate the holder's successor in interest after making a diligent search; and that within 180 days hereof the Cemetery will reclaim ownership of the license, unless a successor in interest to the late Cheever N. Ely and Madeleine W. Ely contacts the Cemetery in writing on or before that time. In accordance with M.G.L. Chapter 114, Section 3A, if ownership of the license is ascertained after the Cemetery has reclaimed ownership of the license, then the Cemetery shall pay the fair value of the license at the time of its taking to the owner.

Cedar Grove Cemetery
920 Adams Street
Dorchester, MA 02124
Telephone: 617-825-1360
www.cgcem.org

LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
INFORMAL PROBATE PUBLICATION NOTICE
Docket No. SU20P1010EA
ESTATE OF:
KATHERINE D. SPILEOS
DATE OF DEATH: 09/16/2019
SUFFOLK DIVISION

To all persons interested in the above captioned estate, by Petition of Petitioner Anne S. Tritcak of Medfield, MA, a Will has been admitted to informal probate. Anne S. Tritcak of Medfield, MA has been informally appointed as the Personal Representative of the estate to serve Without Surety on the bond.

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

Published: October 1, 2020

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
INFORMAL PROBATE PUBLICATION NOTICE
Docket No. SU19P1495EA
ESTATE OF:
DAVID M. RAPPAPORT
DATE OF DEATH: 04/26/2019
SUFFOLK DIVISION

To all persons interested in the above captioned estate, by Petition of Petitioner Howard S. Rappaport of New York, NY, a Will has been admitted to informal probate. Howard S. Rappaport of New York, NY has been informally appointed as the Personal Representative of the estate to serve Without Surety on the bond.

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

Published: October 1, 2020

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info@bccacomcast.net

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE & FAMILY COURT
SUFFOLK PROBATE AND FAMILY COURT
24 NEW CHARDON STREET
BOSTON, MA 02114
617-788-8300
CITATION ON PETITION TO CHANGE NAME
Docket No. SU20C0190CA
IN THE MATTER OF:
TARSHA GAMBLE

A Petition to Change Name of Adult has been filed by Tarsha Gamble of Dorchester, MA requesting that the court enter a Decree changing their name to: Tarsha Foster

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 10/08/2020. This is not a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: September 08, 2020
Felix D. Arroyo

Register of Probate

Published: October 1, 2020

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE & FAMILY COURT
SUFFOLK PROBATE AND FAMILY COURT
24 NEW CHARDON STREET
BOSTON, MA 02114
617-788-8300
CITATION ON PETITION TO CHANGE NAME
Docket No. SU20C0247CA
IN THE MATTER OF:
MELANIE FRAINELYS PENA LARA

A Petition to Change Name of Adult has been filed by Melanie Frainelys Pena Lara of Boston, MA requesting that the court enter a Decree changing their name to: Melanie Frainelys Pena Tejada

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 10/22/2020. This is not a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: September 21, 2020
Felix D. Arroyo

Register of Probate

Published: October 1, 2020

GROVE HALL APARTMENTS

12 CASTLEGATE ROAD #9 DORCHESTER, MA. 02121

Tel: (617)427-5113 TDD: 1(800)545-1833 Ext. #554

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	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons	7 Persons	8 Persons
50% of median:	\$44,800	\$51,200	\$57,600	\$63,950	\$69,100	\$74,200	\$79,300	\$84,450
30% of median:	\$26,850	\$30,700	\$34,550	\$38,350	\$41,405	\$44,500	\$47,600	\$50,650

WHEN & WHERE

Applications will be available from **October 5, 2020** through **October 30, 2020** at the following locations and times.

Grove Hall Apartments Management Office Mon-Fri, 9:00AM – 5:00PM

12 Castlegate Road (Rear Entrance), Dorchester, MA. 02121.

Grove Hall Public Library 41 Geneva Avenue Dorchester, MA. 02121

Mon-Thurs 2:00PM-5:30PM & Fri 1:00PM-4:00PM.

Applications can be printed from our website www.grovehallapartments.com.

If you are unable to use these methods, please call (617)427-5113 and ask that an application be mailed to you.

Your place on the waiting list will be decided by a Lottery of all applications taken during the application period, so there is no need to come in person, early, or wait in line.

RETURNING COMPLETED APPLICATIONS AND LOTTERY SELECTION:

Completed applications may be returned by mail, fax (617)427-1906, email to grovehallapts.net or returned in person at the site office no later than **Monday November 2, 2020 at 5:00PM**. This is the final **deadline** for taking applications for the Lottery.

Eligible applicants will be notified in writing 10 DAYS prior to the lottery date. The Lottery will be held at the location below:

Grove Hall Apartments


12 Castlegate Road Rear Courtyard


Dorchester MA. 02121

Thursday November 12, 2020 at 2:00PM

Due to COVID-19 access will be restricted to 50 people or less. Social distancing & mask required. Should gatherings be restricted, the lottery will be completed with the assistance of a third-party monitor.

Please note that your position by the Lottery is not guaranteed since those with a preference will take priority.






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