

# Dorchester Reporter

"The News and Values Around the Neighborhood"

Volume 40 Issue 4

Thursday, January 26, 2023

50¢

## Lambert's site goes on the market; Owners pledge: We'll stay in business

BY BILL FORRY  
EXECUTIVE EDITOR

Lambert's Rainbow Fruit — and the adjacent Puritan Plaza shopping center on Morrissey Boulevard — are on the market.

The 3.63-acre property at 777 Morrissey Blvd. is being offered for sale along with another Lambert's location on Rte. 1 in Westwood, according to a listing from the commercial real estate company Newmark, which says it has been retained to sell the two

**Last call at the Ashmont Grill. See Editorial, Page 8.**

properties, which are currently owned by a trust controlled by the Lambert family.

"The properties are being offered without a formal asking price. The seller will consider offers on either property individually or the two properties combined," according to the listing.

Lambert's, which has been doing business at the high-profile Morrissey location for 65 years, is a family-owned store that specializes in freshly-made to-go meals, deli meats, produce, and specialty items and does a brisk daily trade, especially during lunchtime. Also included in the offering are buildings that house 12 tenants, including a pizzeria, ice cream shop, fitness center, a clothing store, a gas station, and a Citizens Bank branch.

(Continued on page 11)



Brothers Billy (left) and Danny Lambert (right), the co-owners of Lambert's Rainbow Fruit, say they plan to remain in business for at least the next decade, even if the property their family owns on Morrissey Boulevard is sold. The 3.36 acre site that includes the popular deli and grocery market is currently be offered for sale. Seth Daniel photo

## Retail cannabis store is pitched for empty property on Gallivan Blvd.

BY SETH DANIEL  
NEWS EDITOR

A former St. Brendan's altar boy has returned to his old neighborhood to propose a retail cannabis venture for an empty storefront on Gallivan Boulevard and so far, his team has received the neighborhood's blessing.

Rich Parsons and Michelle Foley of Surf's Up Cannabis Ventures joined an online public meeting last Wednesday (Jan. 18) to detail their plans for the former Verizon store at 770 Gallivan, where they hope to operate an adult-use cannabis store.

It would be the first retail cannabis business in the area after another group was shot in 2020



A rendering and an overview of the location at 770 Gallivan Blvd. where a retail cannabis store is being proposed by former Adams Village resident Rich Parsons.

Rendering courtesy Surf's Up Cannabis Ventures by neighbors at Adams Corner, and for the 770 Gallivan site as well. A delivery-only facility is about to open on Neponset Circle in the old Sozio's store.

Parsons, a musi-

cian who played at the first-annual DorchFest last summer, grew up on Westmoreland Street in Adams Village. His family has since moved, but at the meeting, he detailed his strong connection

to the neighborhoods, including the fact that his father had taught religious classes at St. Brendan's for 25 years. "I'm proud to be a co-founder and owner and to hopefully open a business in my own neighborhood," he said. "I'm excited to be a good neighbor and to give back to the neighborhood I grew up in and I'm still very attached to... To give back to this neighborhood is a gift... My experience over the last five years is that there is a tremendous benefit to having cannabis available through legal means."

Parsons has worked in his company's med- (Continued on page 19)

## Bay City project draws praise as start date eyed for mid-2024

BY GINTAUTAS DUMCIUS  
MANAGING EDITOR

The latest iteration of "Dorchester Bay City" earned plaudits from community members as the \$5 billion proposal, which would remake the former Bayside Expo Center and the Santander Bank complex on Morrissey Boulevard into a sprawling mixed-use development, continues to move through the public review process overseen by the Boston Planning and Development Agency (BPDA).

When the project's two top developers, Kirk Sykes and Dick Galvin of Accordia Partners, met virtually with members of the Morrissey area's community advisory committee last Wednesday (Jan. 18), Sykes said the development comes with \$365 million in public benefits and \$100 million in transportation fixes, which are desperately needed in the surrounding area, which includes Kosciuszko Circle and Morrissey Boulevard.

City and state officials are working to overhaul the two well-traveled roadways amid various other development proposals that would bring thousands of residents and office workers to the area.

Galvin said they remain hopeful that "Dorchester Bay City," which is expected to take decades to complete, will help catalyze and keep on track fixes to Morrissey, K Circle, and Mt. Vernon Street. "I think we're on a good path to realizing that vision," he said.

(Continued on page 10)

## Dot native Borders to lead city's tourism, entertainment office

BY GINTAUTAS DUMCIUS  
MANAGING EDITOR

Mayor Michelle Wu has tapped John Borders IV, a Dorchester native who previously worked for the Boston Celtics, as her director of tourism, sports, and entertainment. He started the job on Monday.

As head of the office, Borders is tasked with attracting events, conventions, festivals, and meetings to city venues. He and his team will be working work with Meet Boston, formerly known as the Greater Boston Convention and Visitors Bureau, and the Greater Boston Chamber of Commerce, both private sector entities.

The office also oversees film and TV productions in the city.

Borders, who grew up off Blue Hill Avenue and now lives in Roslindale, sees his responsibilities as a combination of his areas of expertise, from relationship management and community engagement to sports and entertainment. "Being able to shift the narrative around Boston and what this city means, I would love to be a part of that," he told the *Re-*

(Continued on page 4)



John Borders IV  
City's chief of promotion

All contents  
© 2023  
Boston  
Neighborhood  
News, Inc.



# GET YOUR REPORTER DELIVERED BY MAIL

Call 617-436-1222 or go to [DotNews.com](http://DotNews.com) to sign-up for a subscription.

Police, Courts & Fire

# Man gets up to 20 years for '17 Bowdoin St. killing

A former Braintree man who has been locked up since 2017 on charges that he killed a Bowdoin Street man with a knife, an electric guitar, his fists and his feet, pleaded guilty to manslaughter and armed robbery and was sentenced to 19-20 years in state prison on Monday, according to the Suffolk County District Attorney's office.

Suffolk Superior Court Judge Mary Ames sentenced Thomas Isaac, 26, to time served on the armed-robbery charge, which means he will not get any credit for time he has already served toward the length of his sentence.

According to the DA's report, Isaac and his girlfriend went to the home of Nelson Torres-Santa on Nov. 5, 2017, to buy drugs, but instead he forced himself into the apartment and attacked Torres-Santa, killing him. He also stole electronic equipment before leaving. The victim's body was found eight days later during a wellness check.

...

A Dorchester man faces a federal murder-for-hire charge after he allegedly paid a hit man who was in fact an FBI agent the first \$500 installment for killing his estranged wife, who had kicked him out of their home, and her boyfriend.

Mohammed Chowdhury, 46, faced a detention hearing in US District Court in Boston last Friday to determine if he has to stay locked up while awaiting trial or if bail would be enough to ensure his appearance in court — and the safety of the public and his two alleged targets.

Chowdhury allegedly asked a man he knew to arrange a meeting with a hit man after a man he paid to kill his wife took his money and disappeared, according to an affidavit by an FBI agent on the case. The man contacted the FBI, which then set up a sting operation on Chowdhury, a Bangladeshi immigrant whose wife had gotten a restraining order against him in 2018, which according to court records, he later admitted he violated.

In a series of meetings at Dorchester locations—including an unnamed Dorchester Avenue pizza place and a Mexican restaurant — Chowdhury plotted with the agents. On Jan. 13, he called one of the agents and said he was ready to go through with it, starting with the boyfriend.

Shortly after 11 a.m. last Tuesday, Chowdhury gave \$500 to one of two FBI agents in a Dorchester parking lot. He was then arrested and taken into custody.

...

A 12-year-old boy was arrested Monday afternoon after police say they saw him toss a 9mm handgun during a foot chase near Franklin Field. The gun was found to be fully loaded. Police say the juvenile was a passenger in a stolen car driven by a 16-year-old who was also arrested on Stratton Street just before 2 p.m. The juveniles are expected to be arraigned in Dorchester District Court.

# Rep. Lynch touts \$3m for UMass Boston home care lab

UMass Boston's Manning College of Nursing and Health Sciences is set to receive \$3 million for a "home care digital and simulation lab," courtesy of the federal government.

Rep. Stephen Lynch, a South Boston Democrat who also represents Dorchester's eastern half, including UMass Boston on the Columbia Point peninsula, took a swing through the nursing skills lab, located inside space once dedicated to the university's fundraising department, to tout the federal funding. The funding is arriving through a \$1.7 trillion package that came at the end of last year.

Surrounded by hospital beds with high-tech mannequins, Lynch joined Chancellor Marcelo Suarez-Orozco and City Councillors Erin Murphy and Frank Baker for a tour, led by Rosemary Samia, director of the Center for Clinical Education and Research. The mannequins cost \$90,000 apiece and have been named Larry Bird, Bobby Orr and Tom Brady.

The Manning College of Nursing and Health Sciences, named for donors and UMass alumni Rob and Donna Manning, is the ninth-largest nursing school in the United States.

Lynch said the funding will create a home care digital and sim-



From left to right: Stephen Karam, chair of the UMass Board of Trustees; District 3 Councillor Frank Baker; and Congressman Stephen Lynch receive a tour of a UMass Boston nursing skills center from Rosemary Samia, Director of the Center for Clinical Education and Research. Gintautas Dumcius photo

ulation lab that helps students experience "cutting-edge health care technologies and prepares them to enter the modern workforce."

Lynch called UMass Boston the "flagship" campus — UMass Amherst formally claims the title within the five-campus system. "There's a great vibe happening here and you see it on the faces of the students here today," he added, nodding to the assembled nursing students a

few feet away.

The money will allow the campus to provide nurses who are "ready on Day One," he said.

The pandemic has created "tremendous" pressure on frontline healthcare workers and led to an exodus, according to Lynch. "We've got wonderful, award-winning hospitals and health centers that require nursing staff," Lynch said.

At the end of the tour, Lynch told Samia, "We

will keep the money coming."

They were joined by the chair of the 22-member UMass board of trustees, Fall River businessman Steve Karam. Gov. Charlie Baker appointed him chairman in October, before he left the Corner Office. Karam took over for Rob Manning, who had been serving his second stint as chairman before he stepped down in September.

— REPORTER STAFF

January 26, 2023	
Boys & Girls Club News ..... 17	Dorchester Reporter (USPS 009-687)
Opinion/Editorial/Letters..... 8	Published Weekly Periodical postage paid at Boston, MA.
Obituaries..... 19	POSTMASTER: Send address changes to: 150 Mt. Vernon St., Suite 560, Dorchester, MA 02125
Business Directory..... 14	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	
Groundhog Day ..... 7	NEWS ROOM : (617) 436-1222
Valentine's Day ..... 19	ADVERTISING: (617) 436-1222
Presidents' Day ..... 25	FAX PHONE: (617) 825-5516
Daylight Savings Time..... 45	SUBSCRIPTIONS: (617) 436-1222
Quadracentennial of Dot ..... 3,098	

# Harvard Street, BMC launch new affiliation

Harvard Street Neighborhood Health Center's new affiliation with the Boston Medical Center is being hailed as a partnership that will allow the facility to refer patients for specialty services and expand "the menu of world-class services it offers to Boston neighborhoods."

Harvard Street, which first opened in 1969, is already a member of Boston HealthNet Plan, BMC's integrated health care delivery system

of community health centers that grants patients access to many of the finest doctors and specialized care in the region.

"Aligning with BMC is a natural collaboration that will benefit our neighbors who need it most, leading to improved health outcomes and a stronger community of which we're incredibly proud to be a part," said Charles A. Murphy, Harvard Street's president and CEO.

Added Kate Walsh, president and CEO of BMC: "We're thrilled to add the Harvard Street Neighborhood Health Center as an affiliate of the Boston Accountable Care Organization. Harvard Street is a trusted neighborhood provider that makes a real difference in patients' lives."

Murphy noted that Harvard Street has also teamed up with The Community Builders Inc., to plan a new health center facility and more than 50

affordable housing units on two city-owned lots near its current location on Blue Hill Avenue near Franklin Park.

"We're fortunate to play an integral role in a vibrant, thriving community, and adding to our footprint in collaboration with our neighbors and elected officials is the next phase in that commitment," Murphy said

— REPORTER STAFF

## UPCOMING CIVIC MEETINGS AND COMMUNITY EVENTS

**Mayor Michelle Wu will deliver her first State of the City address at MGM Music Hall at Fenway on Wed., Jan. 25.**

The entire program will be shown live on [boston.gov/SOTC](http://boston.gov/SOTC) from 7-8 p.m.

**The BPDA will host a virtual public meeting on Wed., Feb. 1 at 6 p.m.** to discuss a proposal by Lincoln Avenue Capital to build a new, five-story residential building at 1471 Blue Hill Ave. in Mattapan. The proposed building would house 48 affordable rental units. See [BostonPlans.org](http://BostonPlans.org) for more info.

**The BPDA will hold a virtual public meeting on Thurs., Feb. 2 at 6 p.m.** to discuss the proposed Olmsted Village project. A 30-minute presentation is planned, followed by a 45-minute discussion by members of the project's Impact Advisory Group, followed by 45-minutes of public Q&A. See

[bostonplans.org](http://bostonplans.org). For more info on joining this meeting via Zoom or phone, see page 6.

**The first of three virtual public meetings to discuss the Dorchester Bay City project will be held on Tues., Feb. 7 at 6 p.m. focusing on public realm, open space, and resilience aspects of the development area.** See [bostonplans.org](http://bostonplans.org) or page 19 of this week's Reporter for information on how to join the meeting via Zoom on phone.

The public is invited to join the **Neponset River Watershed Association (NepRWA) at their annual Neponset River Water Quality Presentation on Monday, Feb. 6 from 6:30 - 8:30 p.m.** in the Canton Public Library Community Room, 786 Washington St., Canton. Every year, from May through October, multiple volunteers work with

NepRWA staff to gather water quality samples from various sites across the Neponset Watershed. The samples are then tested for E. coli, Phosphorus levels, and Dissolved Oxygen. The Water Quality Presentation looks at the current sampling data and compares it to sampling data from previous years to see what long-term trends emerge. The data and trends allow NepRWA to monitor the health of the Neponset River and come up with a plan of action for improvements. In addition to the presentation of the water quality data, Robert Smith, the External Monitoring and Data Coordinator from the Massachusetts Department of Environmental Protection (MassDEP) Watershed Planning Program, will speak about the role of watershed organizations in protecting local

waterways. The event will be held both in-person and over Zoom, and registration is required for both options. Light refreshments will be served. Due to the regional rise in COVID cases, masking is optional but highly encouraged. More information, including registration, can be found at [Neponset.org/water-quality](http://Neponset.org/water-quality).

**Codman Square Health Center is offering free tax preparation clinics for Boston residents** at 450 Washington St., Dorchester throughout the tax season. Drop by the clinic on Mondays and Tuesdays from 4-8p.m. or Saturdays 9 a.m.-1 p.m. Call 617-822-8182 for more info.

**SEND IN EVENT NOTICES TO NEWSEDITOR@DOTNEWS.COM**

# Overhaul of Ryan playground, wading pool moves ahead

Department of Conservation and Recreation (DCR) officials met last Thursday with state Rep. Brandy Fluker Oakley and local residents as the agency restarts an overhaul of River Street's Ryan playground and wading pool. Officials had received blowback from community members in October over an initial plan to convert the wading pool into a spray deck.

The agency, which was ready to start construction within days but hadn't asked for community input, pulled back on the plan and called off the contractors after hearing from angry residents. The plan was initially pitched as part of a statewide effort to



Department of Conservation and Recreation officials are working with community members to make improvements to the Ryan playground and wading pool off River Street. Image via DCR

convert pools to spray decks, which don't require as many staffers

and maintenance as pools do.

But the later meet-

ing went smoother: On Thursday, agency officials laid out prelimi-

nary plans to keep and enlarge the wading pool.

The agency is still looking at improvements to the overall area. Existing issues include a challenging parking lot layout, with a limited number of parking spaces and an almost-hidden access to the Neponset River Greenway Trail.

DCR has made recent improvements to the area, such as the addition of four pickleball courtlines to two tennis courts and new shooting squares to the basketball hoop sections.

The agency's presentation also raised the possibility of adding fitness equipment, as well as repairing benches and installing new ones, adding a new water bot-

tle filler, removing the old chain link fencing, repairing walkways, and adding wood fiber to the playground.

Fluker Oakley said she is optimistic about the expected improvements and wants to ensure there is plenty of community feedback.

Last week's session was aimed at gathering initial input from stakeholders and opening it up to the broader public later this year to help the agency in its development of a request for proposals for the design of the project.

A public listening session is expected this spring.

- GINTAUTAS DUMCIUS

# Eatery owner a no-show at licensing hearing on after-hours shootings

Diustin Cruz, the owner of La Parrilla, 299 Hancock St. in Dorchester, didn't appear at a hearing Tuesday on a triple shooting early on Oct. 30 in the restaurant, which police say was being used as an illegal after-hours club for customers to order an entire bottle of liquor or take puffs on a hookah until the sun came up.

Detectives, who did show up at the Boston Licensing Board hearing,

say they haven't been able to find Cruz since the 5:50 a.m. incident in which two people were shot in the chest and one in the leg.

One of the victim's injuries were serious enough that the BPD homicide unit was initially called in to investigate.

Police say Cruz might not have even been running the place the morning of the shooting, because they've found evidence that he had

rented the restaurant to a woman in New York who, in turn, was letting her son operate the restaurant - and possibly the illegal after-hours operation.

The restaurant has not been open since the shooting affair, police say.

Sgt. Det. William Gallagher told the board that when officers arrived at La Parrilla early on Oct. 30, they found a man shot in the back and a woman shot in the leg. Later, a

second man showed up at the Boston Medical Center emergency room, also with a gunshot wound to the back, the detective said.

Police also found liquor bottles and hookahs in the basement - and evidence that customers could buy an entire bottle of hard liquor at once, something that would be illegal even at Boston bars licensed for table service.

La Parrilla, which Cruz

opened in 2016, was only licensed to serve food, not alcohol, and was not supposed to be open before 6 a.m. It has an 8 p.m. closing time.

Tuesday's hearing was supposed to give Cruz a chance to challenge police citations for operating past its licensed closing time, serving alcohol without a license, and assault and battery with a dangerous weapon.

Gallagher said he and another officer tried to

serve a copy of the meeting notice to Cruz at his Dorchester apartment, but the only trace they found of him there was some old mail. There are new tenants in the apartment.

The board could decide at a meeting this week what to do about the citation. Options include a warning, a license suspension, or revocation.

- REPORTER STAFF

# GREAT RATE ALERT:

# 4.71%<sup>APY\*</sup> 18-Month CD

Only \$500 Minimum to open!

No Maximum!

New Money Only

Grab this offer **NOW** at any Members Plus branch!



## Members Plus Credit Union

[memberspluscu.org](http://memberspluscu.org)

To us, banking is personal. 781-905-1500

MEDFORD NORWOOD DORCHESTER EVERETT PLYMOUTH

\*APY = Annual Percentage Yield. Rates effective January 12, 2023, and subject to change without notice. The APY is based on the assumption that dividends will remain on deposit until maturity and that a withdrawal or fee will reduce earnings. \$500.00 minimum deposit required to open an MPCU certificate. New money only. Certificates are fixed-rate accounts and will remain in effect until maturity. Fees that may be applicable to deposit accounts can be found on the fee schedule. In the case of CD or IRA, penalty may apply for early withdrawal. NCUA insures up to \$250,000; MSIC insures all excess shares and deposits above the federal insurance limit of \$250,000.



# Early ed and childcare advocate considering a run for District 3

By GINTAUTAS DUMCIUS  
MANAGING EDITOR  
Latoya Gayle, a St. Mark's area resident who works for a nonprofit focused on early education and childcare issues, is considering a run for the City Council's District 3 seat.



"I'm being encouraged to throw my hat in the ring," Gayle, who is senior director of advocacy for Neighborhood Villages, told the *Reporter* last Thursday. She declined to say who has

approached her about running for the seat, currently held by Frank Baker, but she hopes to make a decision by next month.

This year's cycle features a municipal election, with the 13 City Council seats — nine district seats and four at-large — on the ballot.

Gayle's top issues are development and the intersection of Massachusetts Avenue and Melnea Cass Boulevard, also known as "Mass. and Cass," which has become a gathering place for homeless individuals amid an opioid epidemic and a housing crisis.

"I would love to be a part of the solution to make those things better for our community, for Boston in general, and especially for my chil-

dren and their peers," Gayle said.

She lived in the South End, near Mass. and Cass, before moving to Dorchester eight years ago. She and her four children live just a short walk from the Shawmut MBTA Station. One child is in elementary school, another is a year old, one is a high school junior, and the oldest is a sophomore in college.

Gayle said she hasn't taken a formal stance on a proposal for a 74-unit complex next to the subway station, but overall development is spurring her to consider a City Council run.

The proposal for 150 Centre St., which would replace the Fitzpatrick Bros. auto body shop and designate 61 percent of units for affordable



Latoya Gayle

housing, is under review by the Boston Planning and Development Agency (BPDA) as some neighbors are arguing that the project is too big for the area. Supporters say it will bring needed housing located next to public transit.

"I think developers have too much power in neighborhoods," Gayle said, adding,

"I hope that the pro-

cess of community engagement and feedback for the 150 Centre St. project is robust and thorough and that the voices and desires of the community and abutters prevail."

Baker, who was first elected in 2012 after an open race to replace long-time Councillor Maureen Feeney, has said he has not yet formally decided on seeking another term. Another candidate, the pastor and teacher Joel Richards, announced in December that he would seek the seat and has already started fundraising.

Before the city's redistricting process, which takes place every ten years and features the redrawing of the nine City Council districts, Gayle lived in District

4, represented by Councillor Brian Worrell. But her home precinct was flipped into District 3 after a new map was approved, 9 to 4, with Baker one of the "no" votes, in November. Baker is backing a lawsuit in federal court to overturn the map.

"I don't have any beef with Frank Baker. I know some people do, I don't," Gayle said. "My motivation is not to take out Frank Baker. My community, my neighborhood, and my children, especially, are my motivation."

Before her current role at Neighborhood Villages, Gayle served as executive director of Boston School Finder, a website aimed at helping parents select where to send their children.

# Dot native Borders to lead city's tourism, entertainment office

(Continued from page 1) *porter*. "For some people, Boston hasn't always been the most welcoming and I hope my time in this seat won't just change the narrative but really change the opportunities we have," Borders added.

Boston is host to more than 19 million visitors every year, according to Meet Boston, which recently unveiled a new marketing and advertising campaign pointing to not just the city's

five-star hotels and professional sports teams, but also to its 23 neighborhoods with residents who speak 76 languages.

"Boston is a city for everyone, with something special for every resident and every visitor to experience across our neighborhoods," Wu said in a statement. "As Boston continues to grow and welcome people from around the globe, we look to center and highlight the vibrancy of our com-

munities even more. I'm grateful to John for his commitment to serving our city and look forward to his leadership in ensuring that Boston is a welcoming and inclusive place for all."

Borders previously worked as principal at the consulting firm VTH & Madison, which focused on expanding and growing businesses, including startups and boutique brands, owned by people of color. He also worked

for four years as senior manager of community engagement for the Celtics, and as an account executive for Everfi, which specialized on dealing with education inequity through software. Additionally, he put in time with Gov. Deval Patrick's education secretariat.

Borders is a graduate of St. Sebastian's School in Needham and Morehouse College in Atlanta, where he first met and befriended Janelle Monae,

who is now a singer and movie star. He recalls that when they met, she was going dorm to dorm, selling CDs out of her guitar case.

He will be reporting to Segun Idowu, the mayor's chief of economic opportunity and inclusion, who says of his new associate, "With a vision of revitalizing our communities and turning our neighborhoods into destinations, I know that John, as a son of

Boston, will enhance our standing on the local and global stage."

Borders follows Kate Davis, who was hired in 2020 and left last year to serve as executive director of the Meet Boston Foundation and director of special projects for Meet Boston, according to her LinkedIn profile. Amy Yandle, a City Hall veteran, served as interim director between the tenures of Davis and Borders.



## NEW STORE OPENING South Bay Center



# NOW HIRING FOR ALL POSITIONS

Sales Associates | Merchandisers  
Receivers | Cashiers | Leadership

Full-Time, Part-Time, Seasonal

### Overtime Opportunities Benefits at 30 hours



Scan Me!

Apply today at:  
[totalwine.com/careers](https://totalwine.com/careers)  
or text 857.500.2519

# At swearing-in, Campbell promises transparency in state criminal justice system

By SAM DRYSDALE  
STATE HOUSE  
NEWS SERVICE

In a ceremony focused on the historic “firsts” of Andrea Campbell’s inauguration as Massachusetts’ first Black woman elected to be attorney general — and on the family and community who helped her get there — the newlysworn-in top law enforcement official promised to hold those in power accountable and to bring transparency to the state’s criminal justice system.

Campbell took the oath of office last Wednesday afternoon. It was administered by her husband, Matthew Scheier, and her aunt, Lois Savage — who she described as a mother figure — in front of hundreds of audience members in an overflowing Boston Convention and Exhibition Center room.

She made history in November as the first woman of color elected to statewide office in Massachusetts and the first Black woman to become the state’s attorney general. Campbell is a former Boston City Council president, 2021 Boston mayoral candidate, and former advisor to Gov. Deval Patrick.

The Democrat said she stood on the shoulders of “trailblazers” who came before her, such as US Sen. Edward W. Brooke, the first Black attorney general of Massachusetts and of any state nationwide, and of other Black women.

“Black women, you have always been a necessary and essential part of the foundation, underpinnings, and fabric of our American story as mothers, wives, caregivers, workers, freedom fighters, teachers, emotional confidants, innovators and leaders,” Campbell said. “These are the shoulders I stand on and the people I represent who will always sustain my faith, my hope, and my courage to forge ahead.”

After taking the oath of office to become the 45th attorney general of Massachusetts, Campbell spoke about her family’s difficult relationship with the justice system. Her father was imprisoned when she was a child and her twin brother, Andre, died in Department of Correction custody while awaiting a trial 11 years ago.

“Justice for all — what a noble and elusive concept,” said Stephanie Lovell, one of Campbell’s transition team co-chairs, during the inauguration ceremony. “When I consider why

Andrea Campbell is so well-suited for this office, and this time, I conclude that no person is more motivated to tackle ‘for all’ than a woman with such personal and painful experience with fairness and justice ‘for some.’”

Campbell promised to challenge “the lack of transparency and accountability behind our prison walls and in our criminal and juvenile justice system.”

The new attorney general also echoed campaign promises to tackle wage theft by employers, do more to protect transgender youth and reproductive rights laws, take illegal guns off the streets, address opioid use and food insecurity, and support the climate justice movement. She also addressed the residents of Berkshire, Hampshire, Hampden, and Franklin counties, who, she said, “want a greater attorney general presence in their western, true western Mass. communities.”

Campbell pledged to create reproductive justice and elder justice units in her office and to form an Office of Gun Safety Enforcement because, she said, “everyone, no matter where you live, should feel safe in their community.” She said she also plans to ensure her office has broader linguistic and cultural competency to “to serve all of the people of Massachusetts.”

According to Campbell’s campaign website, the cross-bureau reproductive justice unit will span the AG office’s Civil Rights Division, Health Care Division, Criminal Bureau and Government Bureau, and it will work to “protect abortion providers and funds from out of state consequences, enforce data privacy laws, develop new ways to hold crisis pregnancy centers accountable, and defend our laws from legal challenges that may originate in and out of state.”

Campbell also said on the campaign trail that she would investigate “fraudsters” who target elders and immigrants for scams and plans to increase oversight and prosecution of housing and health care providers that discriminate against the elderly.

She said there is “more to do” with public safety agencies, and she wants to help ensure survivors of domestic violence and family violence not “get re-traumatized navigating our courts and our agencies for protection and victim compensation.”

“The good news is there are many laws that are meant to make society more fair and keep us from discrimination and hate on the books, but they must be championed and enforced vigorously to ensure our state’s people feel that, experience that fairness,” Campbell said. “We can ensure that the government is responsive to your needs and do it with integrity, empathy, and urgency. Government must remove barriers and not stand in the way of progress or justice.”

She also promised to hold the powerful accountable. “We can take on corruption, we can hold those who misuse positions of power, or frankly, your money,” she said to applause from the audience. “We can hold them accountable for all those actions.”

When asked later by reporters how she will be different from past attorneys general who haven’t addressed public corruption, Campbell responded, “For me, it’s redefining what public corruption is. It’s not just the misappropriation of funds or elected officials or public officials who are not acting accordingly. For me, it’s also criminal legal reform, it’s looking at our state agencies that are not meeting the mark, not transparent, and that may need to be held accountable. It’s a broad vision, but it’s one that the office is fully capable of.”

Among the crowd were dozens of assistant attorneys general who were sworn in later in the day, law enforcement officials, judges, Lt. Gov. Kim Driscoll, Boston Mayor Michelle Wu, US Sen. Ed Markey, and Congresswoman Ayanna Pressley. Campbell’s uncle, someone she described as a father figure, Ronald Savage, wiped tears from his eyes throughout the ceremony.

Gov. Maura Healey joined the audience later, toward the end of the event, after swearing in Secretary of State William Galvin and speaking at Treasurer Deborah Goldberg’s inauguration at the State House earlier in the day.

After the ceremony, Markey told reporters that Campbell would be “the best attorney general” in the nation.

She, in turn, offered a sort of summation of her thinking about her new position in state government: “While our constitution and laws guarantee equal rights, we and I certainly recognize the law has not always been the great



Andrea Campbell was sworn-in as Massachusetts’ 45th attorney general in front of hundreds in the Boston Convention and Exhibition Center on Jan. 18.  
Photo courtesy AG Campbell’s office

equalizer. The US Constitution once considered my very existence to be only three-fifths of a

human being. But this office, this office, and the special people that work in it, is indeed special

and unique, because it has the ability to shape law and policy and thus, the future.”



## Homeownership more affordable.

M&T has options to help you achieve homeownership.

### You may be eligible for solutions to help:

- Reduce the cash needed at closing
- Lower monthly payments
- Save thousands by paying less interest
- Qualify with a less-than-perfect credit history

Get started with one of our mortgage specialists by calling 1-888-253-0993 or visit us at [mtb.com](https://www.mtb.com).

**M&T Bank**



Equal Housing Lender.

Certain restrictions apply. Subject to credit and property approval.

©2022 MGT Bank. Member FDIC. NMLS# 381076. AMP-3254-A-221017 VF

# For older Boston adults, OLLI courses at UMass Boston are free and on Zoom

**By Izzy Bryars**  
SPECIAL TO THE REPORTER  
A wine and cheese tasting tutorial and a Mass. General Hospital health seminar, all over Zoom. That, among other things, is what the Osher Lifelong Learning Institute (OLLI) is offering to Greater Boston adults over the age 50 at UMass Boston in its winter programs, all virtually, and free of charge.

Jim Hermelbracht, director of OLLI, created the programming during the pandemic as a way for the middle-aged and above to stay connected and learn to use Zoom along the way. "It's nice to see how the comfort and confidence level in Zoom has grown tremendously amongst our members," he says.

Winter program participants met for a virtual wine and cheese tasting experience that was hosted by two taste guides in Rome named Eleanora and Gina who showed OLLI participants how to inspect and taste the wine and cheeses.

Although it is harder for some to communicate back and forth over Zoom, Hermelbracht said that "we've heard from our members that with just the simpleness of seeing another person



**Jean Hunt, fourth from left, led a Boston by Foot tour of Clam Point last May. Hunt's experience with Boston by Foot inspired her to lead a virtual tour of Clam Point for OLLI's Winter Program Jan. 27. "I want to promote Dorchester," Hunt said.**

online, [whether you participated or not], folks felt engaged."

For Jean Hunt, a long time OLLI member and fifth-generation Neponset resident, the programs provide connec-

tion in ways that relate to her interests. "It's developing new friendships, experiences, and the opportunity to contribute by doing some walks and learning about different places," she said. A tour

guide for Boston By Foot, Hunt will lead a virtual walking tour of Clam Point this Friday.

According to Jeff Burr, a professor of gerontology at UMass Boston, the Zoom programs also help

to keep people engaged as they cope with winter and concerns about viruses and mobility. "Older adults don't need to get out" to participate, he said, and they avoid expenses and safety issues.

Last Thursday, OLLI hosted a health seminar with Mass. General to answer health-related questions. Dr. Matt Russell, a palliative care doctor at the hospital, updated participants on the latest Covid recommendations and other illnesses known to spike in cold weather. "People need information, but they also need a sense of community," he said.

OLLI also hosts film screenings and lectures on various topics. "Quality of life has many dimensions," Burr said. "It's physical, it's social, it's cognitive. And so, engaging with other people, as long as it is positive, has a lot of positive outcomes."

Because OLLI invites anyone interested to lead a course or volunteer, Hermelbracht encourages people of all ages to consider utilizing the institute's resources. "Curiosity never retires," he said, "and through these programs we help engage people's minds with others."

The courses run from Jan. 19 through Tues., Feb. 28, with no membership required. A full list of course offerings is available at [umb.edu/olli/events](http://umb.edu/olli/events).

# BLACK LIVES MATTER

CODMAN SQUARE HEALTH CENTER STANDS WITH OUR COMMUNITY IN FIGHTING RACIAL INJUSTICE




## Virtual Public Meeting

### Olmsted Village | Mattapan

**February 2, 2023**  
6:00 PM - 8:00 PM

**Zoom Link:** [bit.ly/3IXHZiR](https://bit.ly/3IXHZiR)  
**Toll Free:** (833) 568 - 8864  
**Meeting ID:** 160 415 2434



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

La reunión está programada para el 02/02/2023. Por favor, solicite los servicios de interpretación a más tardar 5 días antes de la fecha de la reunión.

Reyinyon an pwograme pou 02/02/2023. Tanpri mande sèvis entèpretasyon an5 jou pou pita anvan dat reyinyon an.

At this time, the Boston Planning & Development Agency (BPDA) is continuing to host public meetings in a virtual setting for the health, safety, and accessibility of Boston residents. For more information and updates, visit [bostonplans.org](http://bostonplans.org).

mail to: **Quinn Valcich**  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

phone: 617.918.4219  
email: [quinn.w.valcich@boston.gov](mailto:quinn.w.valcich@boston.gov)  
website: [bostonplans.org/projects/development-projects/olmsted-village](http://bostonplans.org/projects/development-projects/olmsted-village)

**Close of Comment Period:**  
2/8/2023

BostonPlans.org | @BostonPlans  
Teresa Polhemus, Executive Director/Secretary

# Reporter's People News about people in and around our Neighborhoods



US Secretary of Labor Marty Walsh of Lower Mills was the featured guest at a recent New England Council Capital Conversations breakfast in Washington, DC. Shown in the photo from left are Wayne Murphy, IAFF; Tom Flynn, North Atlantic States Carpenters Labor Management Program; Pam Everhart, Fidelity; Secretary Walsh; Ed Kelly, IAFF; and Jim Brett, New England Council president and CEO. Photo courtesy NE Council

## City celebrates Carla Tankle Day



Carla Tankle, longtime city employee, takes her leave.

Mayor Wu proclaimed last Wednesday, Jan. 18, 2023, as Carla Tankle Day in Boston in honor of the Dorchester resident's long-time service to the city. She has worked for several years at the Boston Transportation Department (BTD), where she spearheaded commu-

nications and projects for the agency.

Tankle recently announced that she would be leaving City Hall to become deputy chief of staff for state Transportation Secretary Gina Fiandaca, whom she served with when Fiandaca was director of BTD.

## Lasell's Foster sparkles in Massasoit track event



Lasell University's Women's track and field team put on a tremendous performance at the Springfield Massasoit Classic on Jan. 21, with nine personal records being put on the board. Ariel Foster of Dorchester was the star of the day, recording a 7.98s in the 60m Dash prelims, and following that up with a time of 8.00s in the finals, giving her first place in the event. She also ran the first leg of the 4x400m relay, and ran a split of 66.32s.

Photo courtesy Lasell University



## Celtics, Lottery cite a Dot native as 'Hero Among Us'

When Dorchester native Judith Foster's youngest son was murdered in 2013 in Charlotte, N.C., just a few months shy of his college graduation, she decided to turn her pain into purpose. Foster started taking nature walks as a form of therapy, and as the days passed, others in mourning joined her. In 2014, she established the H.E.R.O. Nurturing Center, where she uses nature as a tool to help others navigate traumatic life events. Today, the center has expanded to chapters in Florida and Cuba. Foster was honored as a "Hero Among Us" during the Boston Celtics' game against the Los Angeles Clippers on Dec. 29.

## Former BPDA counsel Brophy joins Nutter to work on zoning, land use matters

Eileen Brophy of Dorchester, the former interim general counsel



Eileen Brophy

of the Boston Planning & Development Agency (BPDA), has joined Nutter's Real Estate Department and Development, Land Use and Permitting

practice group, where she will provide legal counsel to clients on zoning, development, land use, and complex leasing matters.

Citing her work at the BPDA over the last 23 years, Nutter Co-Managing Partner Michael Scott said, "Eileen's knowledge of zoning and land use matters in Boston really is unrivaled. At a time when far-reaching policy changes are being proposed to real estate development in the city, Eileen is uniquely positioned to advise our clients on moving real estate projects forward effectively and efficiently."

- SHNS

## YESTERYEAR ARCHIVE

### DORCHESTER HISTORICAL SOCIETY Scholar, translator, Nazi prisoner

Reed Edwin Peggram was born in Dorchester on July 26, 1914, and died here on April 20, 1982. His life was full of complexities, professional and personal, as he moved through the Boston Latin School, Harvard University, and into the years before, during, and after World War II while pursuing his career as a teacher of linguistics.

Doctor Ethelene Whitmire, from the University of Wisconsin, sent along to us her story about Peggram's life. New information for the Society includes the fact that his grandmother worked in the kitchen of the William Clapp House from 1900 to 1930, and that Frank Clapp wrote a letter of recommendation for Reed's application to enter Harvard College.



Reed Edwin Peggram Harvard University archives photo

Professor Whitmire's article, titled "The Gay Black American Who Stared Down Nazis in the Name of Love," can be found at the link below: <https://narratively.com/the-gay-black-american-who-stared-down-nazis-in-the-name-of-love/>.

The archive of these historical posts can be viewed on the blog at [dorchesterhistoricalsociety.org](http://dorchesterhistoricalsociety.org). The society's historic houses are closed due to the pandemic and building repairs. For now, our in-person programming has been suspended, and we are using Zoom instead.

## Editorial

## Last call at the Ashmont Grill

The Ashmont Grill, which opened on Talbot Avenue in 2005 and became a top-tier Dorchester eatery and an anchor of the Ashmont neighborhood in particular, will close in the coming weeks, according to its co-owners and investors. The news – first reported by the *Boston Globe* last Sunday – is a disappointment to its many fans, a group that includes this editor.



The staff and ownership of the Grill – like so many in their industry who persevered and innovated through the ravages of the pandemic – deserve credit for making it work as long as they could. The team that manages the Grill, led by manager Tara O’Riordan and

the original chef-founder, Chris Douglass, also operate the popular Italian-themed bistro Tavolo just a block away in the Carruth building on Dorchester Avenue.

Both restaurants are excellent and consistently in the top-five go-to eateries in this part of the city, quite the feat given the influx of new places that have opened in recent years. The two eateries share some staff and investors in common, although Tavolo is co-owned by Jim Keefe and Patrick Lee, who own Trinity Financial, the development firm that built the Carruth and the Treadmark building across the street.

As Commonwealth magazine writer and Ashmont Grill investor Michael Jonas wrote this week in his own column, the Grill holds a special place in the community’s heart because men and women from Dorchester pitched in to help Douglass finance its launch nearly twenty years ago. Douglass, who lives nearby, was already a celebrated and successful chef, running the popular South End restaurant Icarus. But, he and his original backers, including Jim Keefe, had the vision and the guts to say that Dorchester deserved a new dining option, an improvement on the old-school barroom that it replaced.

At its peak, probably around 2010, the Grill was constantly hopping. It was a favorite of Gov. Deval Patrick and many of his Milton neighbors, along with the Dorchester regulars, some of whom spent more than a couple of days every week perched at the bar or lounging on the distinct outdoor patio.

The crowds have thinned out in recent years, in part due to the pandemic but also due to the proliferation of other, similarly fashioned, higher-end eateries both in Dot and on the outskirts of the city that are newer and, perhaps, more attractive to younger patrons.

The move to shut the place down, while agonizing, allows the team to focus on keeping Tavolo strong. The hope is that a new ownership group will emerge to either restart a version of the Grill or reinvent the space for a restaurant. Or, perhaps, the property will be sold and re-developed for a mix of housing, maybe with a retail or restaurant space below.

It would be amazing if another aspiring restaurateur were to step forward to bring a fresh take on the Grill’s friendly feel – maybe a fusion spot that could reflect the diversity of the bustling neighborhood outside.

Whatever comes next, let’s hope that the people who step in do justice to the Grill and the good people who’ve made it a special place for 18 years. It’s been a great run.

– Bill Forry

## Commentary

## Are urban planners in Boston grasping at the wrong solutions?

By Andrew Saxe  
Special to the Reporter

To address the housing crisis, Boston planners have too often granted huge variances for large projects despite intense neighborhood opposition. Neighborhood associations, citing zoning codes and historic design districts, are derided as “NIMBYites,” incapable of comprehending the city’s “big priorities.” Middle-class Bostonians, once praised for defending the vitality of their neighborhoods, are now shoved aside at the behest of for-profit developers.

I am no housing expert. I’m just an abutter opposing Trinity Financial’s proposed 74-unit structure on a narrow parcel zoned for eight units at the Shawmut Station. I support the aspirations of the adjacent Epiphany School to build a school annex and family housing in that same space. Beyond and within that debate, as an average citizen, I’ve been dismayed by our public discourse on urban planning.

We all agree Boston is too expensive, but our officials keep reaching for the wrong solutions as the residential and office markets deflate, inflicting permanent damage on our historic neighborhoods in the process.

Since 2006, the BPDA has approved more than 80,000 residential units, enough to house 185,000 people, when Boston’s population rose only by 130,000 to 695,000 in 2019 and then dropped by 40,000 over the next two years (we await the 2022 estimate from the US Census). After pandemic-induced delays, many approved projects are finally “coming online,” disgorging thousands of units just as the market slows, with predictable results on home values.

For Boston to be more affordable, prices must fall, but as they drop, the most recent purchasers plunge ‘underwater,’ burdened by mortgages greater than the value of their homes. Moody’s frets that a housing bust is brewing.

Evidence abounds of the “cooling housing market.” The Greater Boston Association of Realtors reported the median price for a single-family home dropped from \$900,000 in June to \$740,000 in December. Condo sales fell 21.8 percent in 2022.

The office market presents a grimmer picture, crippled as it is by corporate downsizing and the fundamental shift to remote work. Colliers reported an office vacancy rate of 17.6 percent and warned ominously, that “Boston has never had this much

sublease space available.” Banker & Tradesman said Boston should “Seize the Moment for Office-to-Residential Conversions.” The Conference of Mayors just held a panel on office conversions, while editors at the Washington Post urgently called for office conversions nationwide to revitalize ghostly downtowns.

Planners should transcend momentary crises to foster long-term vibrancy, which requires green space, infrastructure, attractive architecture, sustainability, and respect for Boston’s legacy cityscapes. Instead, developers in Boston, as in many American cities, have erected “fast-casual” apartment blocks (dubbed “America the Bland” by the New York Times), offering ever smaller units. At Shawmut, for example, Trinity Financial proposes “studios” as small as 462 square feet, and “one bedrooms” as tight as 554 square feet. These “micro” units can’t satisfy the pressing need of Boston families for suitable long-term homes.

In fact, history shows that once a housing crunch passes, residents shun shoe-box units in big-box buildings, which gradually become “troubled properties,” half empty and prone to crime. Over the last half-century, city officials from Chicago to Leipzig have found the only option for such soul-less structures is the wrecking ball.

Analysts also forget that Boston remains far below its 1950 peak of 800,000 or so residents. The city already contains tens of thousands of handsome Victorians, well-built three-deckers, and solid brick townhouses, which once housed this large population and provided Boston with its distinctive look. Refurbishing existing housing and converting older offices is the quickest, and most environmentally responsible, way to add housing while enhancing historic neighborhoods.

Even a regular citizen like me can see three “big priorities” for the BPDA: Suspend new approvals until developers complete thousands of previously approved units; promote office-to-residential conversion to stabilize the downtown; and incentivize refurbishment of existing housing. Boston does not need to approve yet more big-box barracks.

As to my own Melville Park neighborhood, the Trinity proposal for Shawmut is the wrong size, the wrong design, in the wrong place, at exactly the wrong time. Planners should promote a better, sustainable Boston, and not allow an ugly, wasteful one.

## Off the Bench

## Belief and doubt: a reflection

By James W. Dolan  
Reporter Columnist

Having now lived almost 84 years, I am re-examining many things I previously took for granted. One such analysis pertains to the existence of an afterlife. There are two standards of proof in law. One, normally applied in criminal cases, is “beyond a reasonable doubt.” The less burdensome civil standard is “by a fair preponderance of the evidence.”

The first means one must be close to certain before convicting someone of a crime. The second allows for some doubt so long as the strength of the credible evidence is persuasive, that is, more in favor of one side rather than the other. What happens when you apply these two standards to matters of faith?

First one must define faith. I see faith as the “affirmation of hope.” Hope is not a fact but a yearning, predisposing one to a belief. It assumes some doubt. There is evidence of the existence of an all-powerful, loving, merciful deity. There is also evidence to the contrary: How could a loving God allow the death, destruction, chaos, and sheer madness that are so much a part of human history?

Does free will adequately explain mankind’s failings? Is the exercise of free will a gift or a burden? Knowing how it would be abused, why would a loving God create such an obstacle to “salvation”? Why is salvation something that has to be earned? Why tolerate evil to make human beings, created in God’s image and likeness, demonstrate their worthiness? How can a loving God condemn those who fail the test?

I can pose the question, but I do not know the answer. The human brain obviously has its limits. Who am I to question what God does? Can the brain of an ant understand human behavior? My belief in God is not beyond a reasonable doubt. There is troubling evidence suggesting we may be on our own.

However, there is also compelling evidence of design and purpose in the universe: Goodness in human beings, which makes me believe existence is not some unexplainable accident without a rational cause. Throughout human history, mankind has searched

for some explanation for the “how and why” of perceived reality. Primitive religions struggled to identify a source or sources for what seem otherwise beyond comprehension. Evolution has shaped that process.

I need purpose and direction and, despite lingering doubts, Christianity is the path I choose to follow. Summed up in the Beatitudes, it provides a way of living that best describes a virtuous life. The essence of Christianity is: “Love God with your whole heart and soul and your neighbor as yourself.” They go together, two sides of the same coin. You cannot truly do one without the other. In loving your neighbor, you are loving God.

I trust that belief in God by a fair preponderance of the evidence will be enough to assure my salvation, be that a heavenly abode or oblivion. Living for eternity strikes me as way too long. For me, God is love and I will struggle to act accordingly. If virtue turns out to be its own reward, oblivion will suffice.

## SOURCE

Love is the fountainhead of all virtue  
From it flow compassion, mercy, kindness  
Tributaries are humility, understanding, and forgiveness  
Without it, earnest attempts to achieve integrity, truth and justice fail

God is manifest in our ever so imperfect efforts to strive for it,  
And in our sporadic achievements when we succeed.  
For virtue is not some human construct or artifact.  
It transcends our capacity, points us to a higher power.

I find love the most compelling evidence of God.  
Despite the cruelty and evil in the world,  
There is a beckoning force beyond,  
Which draws us, like a mighty river, to a safe harbor.

JWD

James W. Dolan is a retired Dorchester District Court judge who now practices law.

### The Reporter

“The News & Values Around the Neighborhood”  
A publication of Boston Neighborhood News Inc.

150 Mt. Vernon St., Dorchester, MA 02125  
Worldwide at dotnews.com

Mary Casey Forry, Publisher (1983-2004)  
William P. Forry, Publisher/Executive Editor  
Edward W. Forry, Associate Publisher  
Thomas F. Mulvoy, Jr., Associate Editor  
Gintautas Dumcius, Managing Editor  
Seth Daniel, News Editor  
Barbara Langis, Production Manager  
Jack Conboy, Marketing Manager  
Maureen Forry-Sorrell, Advertising Sales  
News Room Phone: 617-436-1222, ext. 17  
Advertising: 617-436-1222 x14  
E-mail: newseditor@dotnews.com

The Reporter is not liable for errors appearing in advertisements beyond the cost of the space occupied by the error. The right is reserved by The Reporter to edit, reject, or cut any copy without notice.

Next Issue: Thursday, February 2, 2023

Next week’s Deadline: Monday, January 30 at 12 p.m.

Published weekly on Thursday mornings

All contents © Copyright 2023 Boston Neighborhood News, Inc.

## Commentary

# Development dream or nightmare? In the end, you get what you design

BY BILL WALCZAK  
REPORTER COLUMNIST

I have learned a lot of lessons in my half-century in Dorchester, both as a community activist and in my 42 years running organizations, and some of these lessons are relevant to the discussion of how development happens in Boston.



As the head of organizations, I learned that when there are problems achieving goals, it's most often because of a design flaw; in other words, you

get what you design.

As a community activist, I learned that community groups do not have much power to determine the developments in their neighborhoods. Those decisions are more related to the economy and various interests in the city. But they learn that they can say no and sometimes succeed in stopping developments.

Development here is usually on a parcel-by-parcel basis. Since land is both scarce and costly, developers want to maximize the density of their projects, which often violate our 58-year-old zoning code and result in projects going to the Zoning Board of Appeal (ZBA) for decisions on what can be built. Most community groups will want to limit density, as parking, traffic, and access to services are typically problematic. They also find that providing the infrastructure to mitigate the added density is not effectively dealt with in our parcel-by-parcel process.

What results is a tug-of-war between developers and community groups. Developers will propose as much density as might fit on a parcel, assuming that in public hearings, they will need to cut back under pressure from community groups. The community groups understand that many projects are allowed by the ZBA at greater density than zoning will allow, and so they are left with deciding whether to fight or agree to a compromise density.

This makes our zoning code inoperative, with all power in the hands of the ZBA, which, in turn, is controlled by whoever is mayor. Mayors are elected with goals that cost money to achieve. However, in 1980, Massachusetts passed a law commonly known as "Prop 2 1/2." It limits a city's overall property tax levy increase to 2.5 percent per year. This means that a city's overall annual tax revenue can't increase by more than 2.5 percent for the entire city unless there is a vote to "override" Prop 2 1/2. It does not mean that your taxes can't go up more than 2.5 percent, because property taxes are based on property value, which can rise by different percentages in different areas.

But 2.5 percent may not even cover annual collective bargaining wage increases for city workers, so a mayor who wants to have new programs and staff will either cut the city budget, get additional dollars from state and/or federal sources, or obtain additional revenue from new construction, which is exempt from Prop 2 1/2. Given that, elected officials are typically very supportive of new development, because it increases the municipal budget beyond 2.5 percent.

The unfortunate result of all this is often a hostile environment in which the community reaches for the only



An image from the BPDA website shows the proposed layout of a multi-phased redevelopment planned along Morrissey Boulevard. A community advisory committee has been appointed to review the plans. *BPDA image*

power it has – to say no, which in some circles is called NIMBYism.

The Boston Planning and Development Agency (BPDA) and Mayor Wu can learn something from what is happening in the area between Glover's Corner, Columbia Point, and Andrew Square, where 6 to 7 million square feet of new commercial space and 10,000 units of new housing are planned.

This will be a nightmare if the projects are done on the typical parcel-by-parcel basis. Imagine dealing with infrastructural needs like electricity and water and sewer services, fixing Morrissey Boulevard and K Circle, and determining needs for open space, parking, transportation, and schools on a piecemeal basis, with various projects that will cumulatively add upwards of 22,000 additional residents and 30,000 new commuters? And what about the spillover effect on other parts of the community?

But there is a glimmer of what could be: Back in 2007, Corcoran Jennison put together a billion-dollar plan for the former Expo Center on Columbia Point that included housing and commercial development, just as discussions began on replacing the offices and businesses next to JFK-UMass subway station with housing. The BPDA, then known as the BRA, convened a group representing government agencies, institutions, developers, and community representatives to create a "master plan" regarding what would make sense for the Columbia Point area.

The group produced a study that placed dense housing close to the subway station, new roadways between Morrissey Boulevard and the Southeast Expressway, and a gradual lowering of height as buildings got closer to the UMass traffic lights.

The plan was vetted through the community, but was never codified into zoning, and the Great Recession killed the Corcoran plan. Now, two current development proposals, Dorchester Bay City (on the former Expo Center land) and Center Court (between JFK-UMass and the former Boston Globe building) have created plans that are consistent with the master plan.

The problem is that they are a small part of the overall development expected in this area. There are myriad issues that are not being dealt with as the BPDA continues to operate parcel-by-parcel.

First, there are 10,000 units and 6 million to 7 million square feet of commercial space planned for the discreet area outlined above. It's possible that the five-acre Campbell Resource Center, near Glover's Corner and listed by the city as "underutilized," will be added to the area to be redeveloped.

The entire area needs comprehensive planning that takes into consideration not only the impact of the

sum total increase in housing, but also what kind of housing, i.e., are we creating housing for families or single people? Will we need daycare centers and schools? Further, what will the increase in population require for transportation, electricity, water and sewer and other infrastructure? Will planning include preservation of existing housing?

Transit-oriented development sounds great – if you have a public transit system that works well. We, alas, have a dysfunctional, untrustworthy system. At this point, acting like new residents will not need cars is foolish. Where will the cars go? Our elected officials have established a commission to look at what needs to happen to Morrissey Boulevard and K

Circle, but what will be the impact on Dorchester Avenue, Pleasant Street, and Columbia Road, which are currently not part of that discussion? While all the developers talk about having bicycle garages for bike commuters, we don't have roadways with bike lanes.

Mayor Wu and the BPDA have an opportunity to change the design of our planning process, develop a comprehensive plan for this huge development, gain community support for it, and initiate a citywide re-zoning process. The Columbia-Savin Hill Civic Association has had numerous discussions regarding this process and has indicated that its major concern and objective is to participate in comprehensive planning involving all the impacted institutions, the BPDA, community groups, and businesses.

This process should start with a vision for how the community should evolve. Understanding that underutilized land like that in former industrial and commercial areas north of Glover's Corner will likely be turned into housing, what is the vision for how it fits with the existing community? What will be the infrastructural dimensions, open space, city services, and other needs to accomplish that vision? How can you engage the community in creating and supporting that vision?

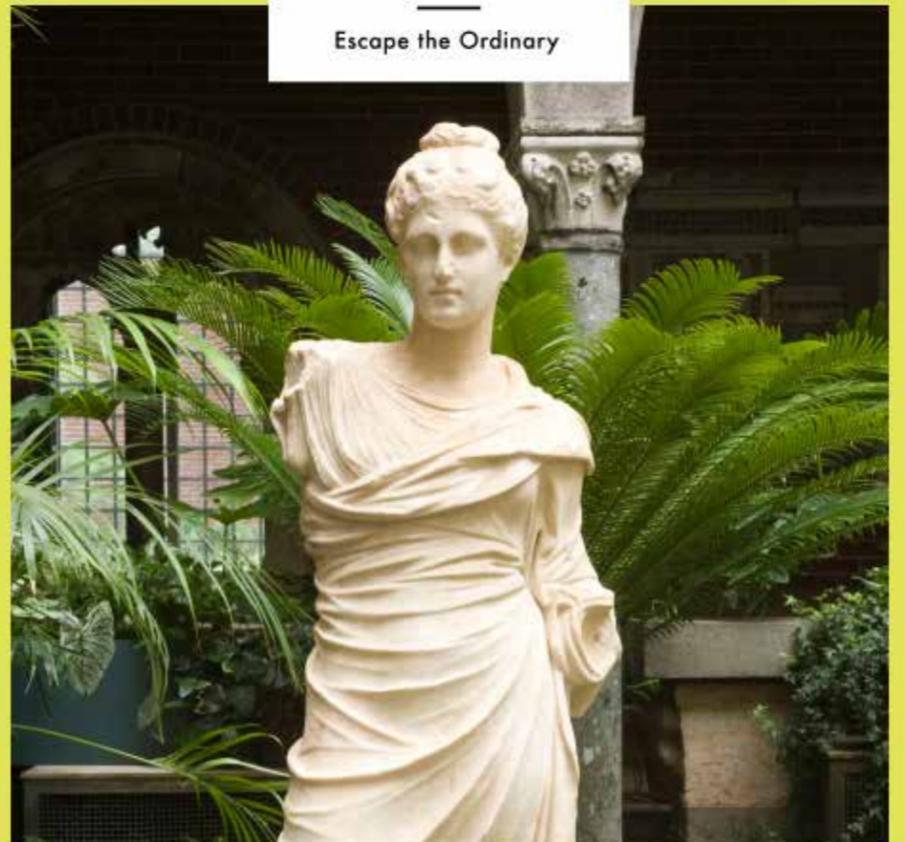
This mega-development's reformed planning process could herald a new era for the BPDA and its relationship with Boston's neighborhoods, and in turn, the neighborhoods' relationships with developers. Let's hope so.

## THE MAGICAL CREATION OF ONE WOMAN'S DARING VISION

Unforgettable galleries, captivating architecture,  
and a luminous garden Courtyard

ISABELLA  
STEWART GARDNER  
MUSEUM

Escape the Ordinary



ISGM.ORG

# Dot Bay City project draws praise as start is eyed for mid-2024



The developers behind the \$5 billion “Dorchester Bay City” proposal offer a look at the current state of the former Bayside Expo Center site — mostly asphalt — and the potential future, with commercial and residential buildings overlooking the bay. *Rendering via Accordia Partners*

(Continued from page 1)

Kathy Abbott, one of the members of the Morrissey community advisory committee, said she was pleased to see improvements to the original proposal. The latest version of Dot Bay City calls for the removal of a building from an earlier plan and the addition of a 6,300-square-foot pavilion, as well as a 2.7-acre town green. An esplanade has been added to the 36-acre project, and two buildings have been moved back toward Mt. Vernon Street, increasing the setback

from the shoreline.

Overall, the size of the development has been reduced to 6.1 million square feet from 6.5 million, and green space has increased to 9 acres, from 6.8 acres. The project is expected to generate 25,000 construction jobs and 15,000 permanent ones.

Nearly 2,000 housing units would be created, with affordable housing making up 20 percent of that, up from the 13 percent requirement. The project will also funnel \$53 million into the city’s Neighborhood

Housing Trust and contribute \$10 million to a Massachusetts Affordable Housing Alliance (MAHA) fund for first-time homebuyers.

The latest plans will be the focus of several upcoming BPDA meetings. A session on the housing aspect of the project is set for Wed., Feb. 1, at 6 p.m., and transportation will be the topic at a 6 p.m. meeting on Feb. 13. A meeting on climate resiliency occurred this week.

Don Walsh, who was a key figure in the Columbia Point master planning process more than a

decade ago, said he liked the project. “Hurry up, I’d like to see it done so I can enjoy,” he quipped to the developers.

Sykes and Galvin are aiming for BPDA approval by this summer, with Galvin saying they’d like to start “moving dirt” on the site by the middle of 2024. “Let’s put the economy aside for the moment,” he said in outlining the timeline, a reference to rising interest rates and darkening economic clouds on the horizon.

Rising sea levels present another issue for the project. Raising the project site — elevating it to 21.5 feet — to protect against sea level rise is expected to cost \$166 million. The developers aim to add 1,000 trees, which will help cool the area, currently covered in asphalt, by 30 degrees in a reduction of the “heat island” effect.

The project will also lead to \$36.8 million in off-site transportation

improvements, in addition to \$62 million for a street network within Dorchester Bay City’s borders.

“It seems like it would feel good being a pedestrian there,” said Taufiq Dhanani, a member of the community advisory group.

The project would also bring benefits to UMass, which is leasing the former Bayside Expo property to the developers for \$200 million. Additionally, the state would take in \$43 million in new tax revenue, and City Hall would receive \$80 million in annual property taxes.

Galvin said there are no plans to have UMass undergraduate housing at Bay City. UMass Boston has built dorms on the commuter campus, and the first 1,000-bed residence hall opened in 2018, 44 years after the public university moved to Columbia Point.

Ahead of the community advisory group’s

meeting, Marcelo Suárez-Orozco, UMass Boston’s chancellor, sent out a note of support for the project, which he called “critical” to the campus and Columbia Point.

“The partnerships and investments from this privately funded project provide unique opportunities for UMass Boston to enhance the student experience, improve academic programs, expand internship opportunities, provide capital improvements, and strengthen engagement with local communities,” he wrote.

“The development aims to bring housing, significant R&D space, retail and commercial activity, as well as open space amenities that will be accessible to our UMass Boston students, faculty, staff, and the community at-large,” he noted. “It will also serve as a stunning gateway to the UMass Boston campus.”

## Comprehensive care right in your neighborhood

PRIMARY CARE • URGENT CARE • SPECIALTIES • PHARMACY • COMMUNITY WELLNESS



**Codman Square Health Center**  
CODMAN.ORG

## State now has ‘Awareness’ day for Inflammatory Breast Cancer

During the first week of the new year, the Massachusetts Legislature approved and outgoing Gov. Baker signed a bill establishing a permanent Inflammatory Breast Cancer Awareness Day in Massachusetts. The law designates the second Tuesday of October as a permanent day to recognize and promote education about inflammatory breast cancer (IBC).

IBC is an aggressive form of breast cancer, accounting for up to 5 percent of all breast cancers, and a disproportionate number of years of lives lost, as many women diagnosed are under the age of 40. Symptoms of IBC are atypical and there is not generally a lump present. The cancer is virtually undetectable with standard mammography. Instead,

most patients see a rapid onset of swelling and skin changes. Patients need to seek treatment as soon as possible. Often the disease is diagnosed at an advanced stage.

“Having a dedicated day to educate and increase awareness about this disease will do so much to offer hope and support for patients and help encourage more research,” said Susan Ascí, of Whitman, a 22-year IBC survivor and founder of IBC-New England Region Inc., the charitable non-profit organization that initiated the proposal.

“Receiving a cancer diagnosis is devastating. When you have a rare disease that has not been widely studied, it can make the diagnosis even more challenging and isolating.”

Said Jim Brett, presi-

dent and CE, of The New England Council and a founding board member of IBC-New England. “I am so pleased that the Legislature approved the bill and Governor Baker made it a permanent day in Massachusetts. It has been inspiring to be part of this group of friends, providers, and caring professionals trying to make a difference for patients with IBC. One thing is clear: Hope is a powerful force, especially for people fighting a serious illness. And this Awareness Day is an important tool is sharing information and building hope.”

Representative Sean Garballey (Arlington), a board member of IBC-New England, sponsored the bill in the House and led the effort to advance it.

# Lambert's site goes on the market; Owners pledge: We'll stay in business

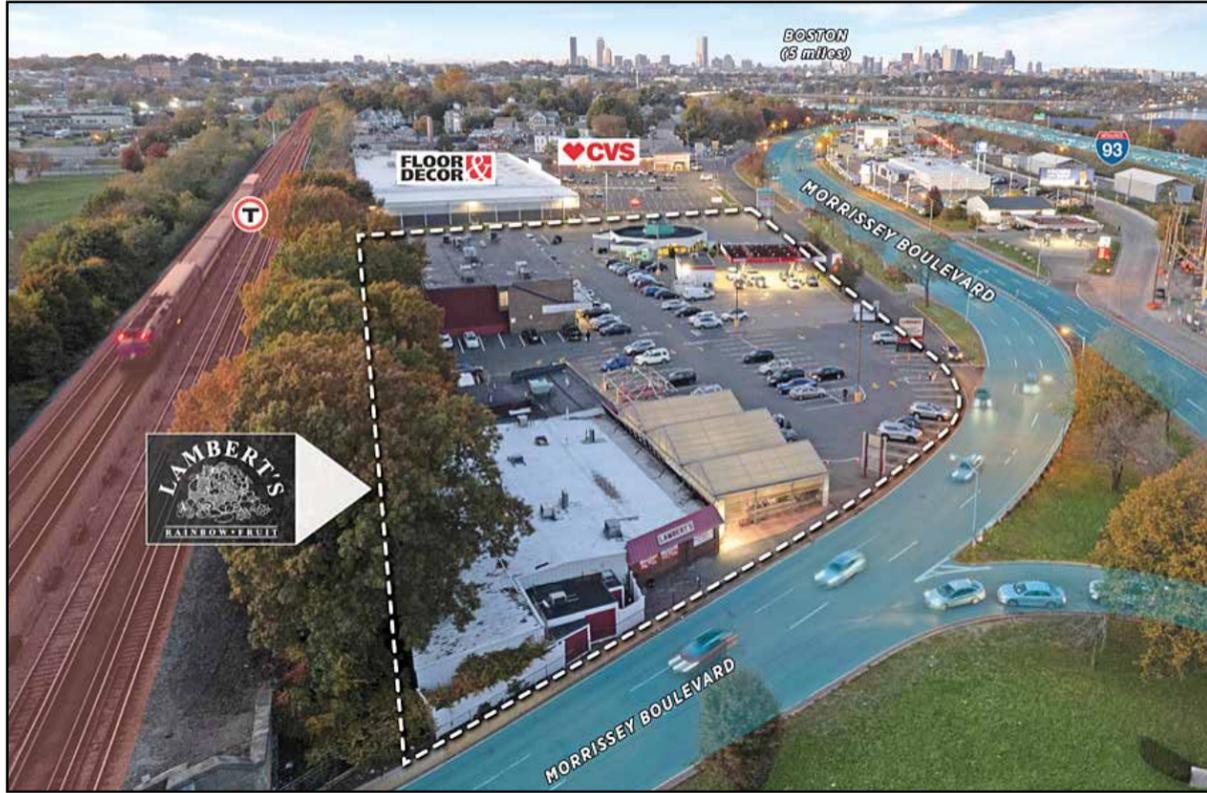
(Continued from page 1)

The listing notes that the shopping center is "fully-leased," including Lambert's, which "recently signed [a] 10-year triple-net anchor" lease at both the Dorchester and Westwood locations. The Westwood shopping center is located on Providence Highway.

Lambert's co-owner, Danny Lambert, said that the sale was necessitated by "legal matters" that he could not elaborate on. However, he added, both stores will stay open for the next decade whether or not the properties change hands.

"Before we even put this up for sale, we have a ten-year lease. So, we're here for ten more years, at least. If it sells, whoever buys it, they have to stick with those leases."

When asked if the Dorchester store would remain open beyond that



An image from marketing materials promoting the potential sale of 777 Morrissey Blvd. shows the site in question. Image courtesy Newmark

ten-year time frame, it would. "That would be the goal, absolutely," he added. The move to sell the land comes as a flurry of other development proj-

ects unfold in close proximity. The "fast-growing development district" along the Morrissey corridor is emphasized in Newmark's marketing materials.

Puritan Plaza "is [l]ocated directly opposite 430+ units of under-construction multi-family housing and one mile south of the 6.5 million square foot Dorchester Bay City mixed-use development," the advertisement reads.

Dorchester Bay City has not yet been permitted, but is far along in the Boston Planning and Development Agency's large project review process. Other nearby projects—including the former Boston Globe headquarters, which has been transformed into a life science office center—are also highlighted in the offering.

## Four-story building on Coffey St. given an okay by BPDA

A proposal that would place a four-story building with 24 condominium units on Coffey Street has received approval from the board of the Boston Planning and Development Agency (BPDA). The development team includes Mildot LLC and James Christopher of 686 Architects.

The project at 26-28 Coffey St., which was approved at the BPDA board meeting on Jan. 19, is expected to create 24 construction jobs. The location is a short walk from Garvey Park and Devine Rink in Neponset.

The \$5 million building spans 26,914 gross square feet and includes 27 parking



The proposal for Coffey Street received approval from the board of the Boston Planning and Development Agency.

Rendering via BPDA

spaces and 24 parking spots for bikes. Four of the 24 condo units will be designated as affordable housing.

Community benefits include a \$7,500 donation to the Boys and Girls Clubs of Dorchester to be issued when the project gets the initial building permit. The proponents also plan to donate \$7,500 to the Boston Parks Department.

The project would replace a 2,000-square-foot, two-family home, built in 1880.

- REPORTER STAFF

# THIS SPACE COULD BE YOURS!

Secure sponsorship of our Bankers and Tradesman listings once every month now!

Call 617-436-1222 x 14 or email AdDesk@dotnews.com for more information.



Buyer	Seller	Address	Date	Price
Cordero, Amaury C	Casso, Rosa E	5 Wyola Pl #4	01/06/23	\$181,228
Dorchester Imobiliaria		18 Church St	01/04/23	975,000
S-780 Blue Hill Avenue Rt	Stamatos Family Prop LLC	780-780A Blue Hill Ave	01/04/23	840,000
Frankie & Peter LLC		19-21 Hutchinson St	01/03/23	900,000
Messiah, Kassan S		9 Courtland Rd	01/03/23	790,000
Donlan, Maura	Williams-Gerald, H L	36 Msgr Patrick J Lydon Way #1	01/06/23	465,000
Walker, Jonathan	Walker, Esther	124 Callender St	01/06/23	525,000
Quadri, Iliana	Devaris, Fabrice	9 Blue Jay Cir #9	01/06/23	415,000
Corbett, Elizabeth		63 Sagamore St #2	01/03/23	765,000
Kurban, Catya C		63 Sagamore St #3	01/04/23	831,000
Mansour, Marc P		147 Grampian Way #7	01/06/23	1,685,000
Sostek, Rebecca H		63 Sagamore St #1	01/06/23	794,900
	Fernandez-Morel AA Est			
	Gomes-Depina, Claudia			
	Francis, Sylvia			
	Magliozzi, Anthony A			
	Williams, Edith L			
	Massina, Richard			
	Boston Hsng Stabilization			
	Mauro, Elizabeth			
	Kj Cap 63 Sagamore St LLC			
	Kj Cap 63 Sagamore St LLC			
	Grampian Moran LLC			
	Kj Cap 63 Sagamore St LLC			
	Aquino, Jamie			
	Gomes, Antonio			
	Williams-Gerald, H L			
	Massina, Wesleigh			
	Mauro, Mary D			

# Restored Pierce Building reopens in Uphams Corner

## Chase Bank to occupy ground-level retail space

By **SETH DANIEL**  
NEWS EDITOR

Scores of residents and professionals from the neighborhood delighted in taking a look at the renovated Pierce Building that has been painstakingly restored by the Dorchester Bay Economic Development Council (EDC) during an open house last Tuesday.

The event showcased all four floors, which have been renovated with history in mind and opened to support non-profits and small businesses along with Dot Bay EDC's headquarters. The original exterior has been reclaimed, too. Long-covered architectural features and details, including unique arched windows that were previously boarded up, now grace the building's public face.

"The rehab of Pierce and the strong community turnout are manifestations of Dorchester Bay's commitment to building a strong, thriving Uphams Corner, together with our neighbors and partners," said Kim Lyle,

the organization's CEO. "We're optimistic about the future."

At the open house, Lyle shared that JP Morgan Chase Bank has taken a lease on the marquee first-floor retail space. With large glass windows that have been exposed for the first time in decades, the bank will be doing its business in a highly visible location at the heart of Uphams Corner.

In a switch from a traditional bank branch operation, Chase will open a community center branch in its new space as part of its strategy to expand access to banking and boost financial health and inclusion among Black, Hispanic, and Latino communities by offering access to affordable home loans, low-cost checking accounts, and financial health education workshops.

Lyle noted that several other non-profits are either locating, or looking to locate, in other parts of the building, making for a busy time at the new-look Pierce property.



Gathered for the celebration of the Pierce Building re-opening were Beverly Somerville of Dedham Savings; Lighton Richardson, vice president of the Dot Bay EDC Board; Tracy Harvard of Dedham Savings; Duane Edward Osborn of Black Net Worth Development Association (BNWDA); Dot Bay EDC CEO Kim Lyle; Robert A. Lewis of BNWDA; community member Cleon Byron; and Dot Bay board member Eileen Kenner (front).



Nick Schonberger of Codman Square NDC, Margaret Lopez of Dot Bay EDC, Paola Pelletier-Ozuna, Dot Bay EDC chief of staff, and Shira Burns of Dot Bay EDC.



Dychell Reeves and Elias Monteiro, both of Dot Bay EDC.



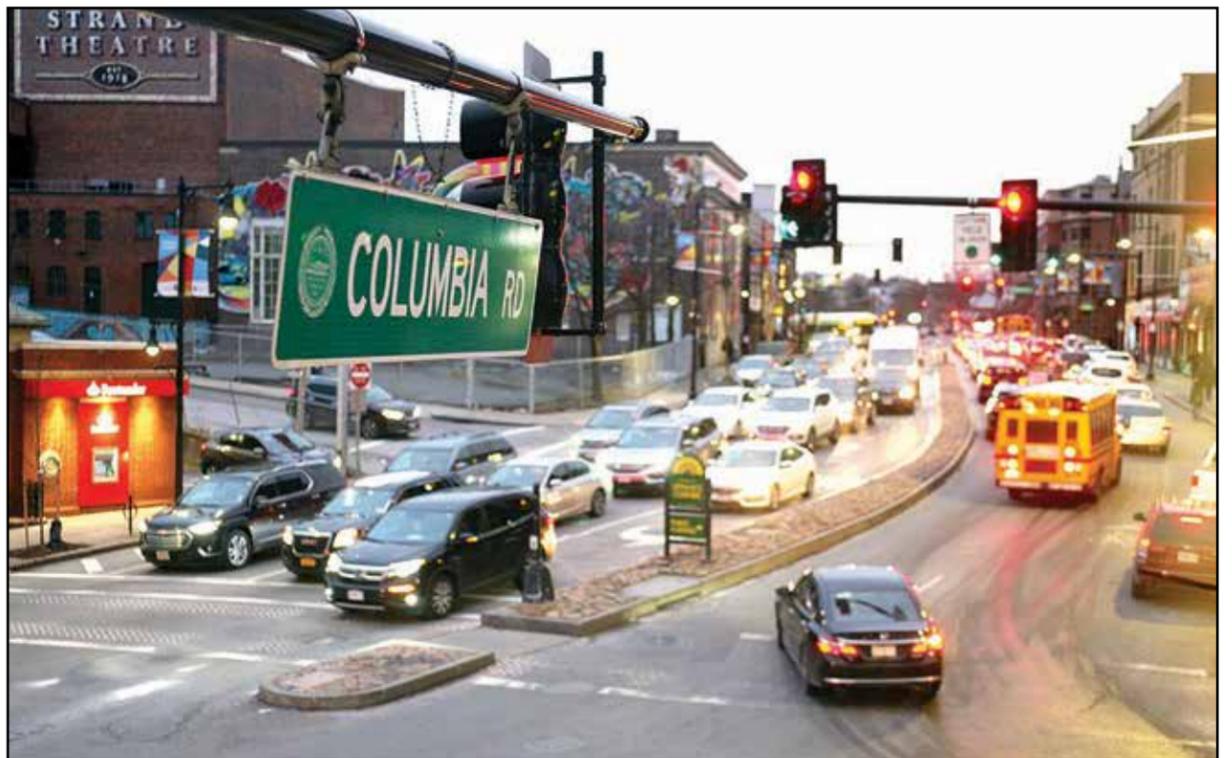
Jose Araujo of Araujo Laundromat, Linda Mello of Dot Bay, Fernandito Bossa, Dariela Villon-Maga of DAV Consulting, and Christine Dixon of Someone Else's Child Foundation – a new tenant in the Pierce Building.



Dot Bay's Brenda Bobadilla with Rakia Islam and Thadine Brown of the Community Preservation Office.



Dave Kelleher of AAF CPAs, Mike Pruell of AAF CPAs, and Joe Regan of Dot Bay EDC.



A bird's eye view of Columbia Road in Uphams Corner from the second-floor office suite in the Pierce Building. *Seth Daniel photos*

# Uphams community gets 2nd look at proposals for city-owned site

By **SETH DANIEL**  
NEWS EDITOR

Two development teams looking to build on the city-owned former Bank of America building at 555-559 Columbia Rd. in Uphams Corner brought their visions to the community for a second time last Thursday (Jan. 19).

Held at the Dudley Street Neighborhood Initiative (DSNI) headquarters in Roxbury by the Boston Planning and Development Agency (BPDA), the meeting, held in-person and online, featured the Caritas/NHP Foundation presentation, and the plans by Civico/DREAM Collaborative.

Both teams are required to include space for a new Uphams Corner Branch Library.

Their proposals were initiated last year when the city put out a request for proposals calling for housing with a library space at ground level.

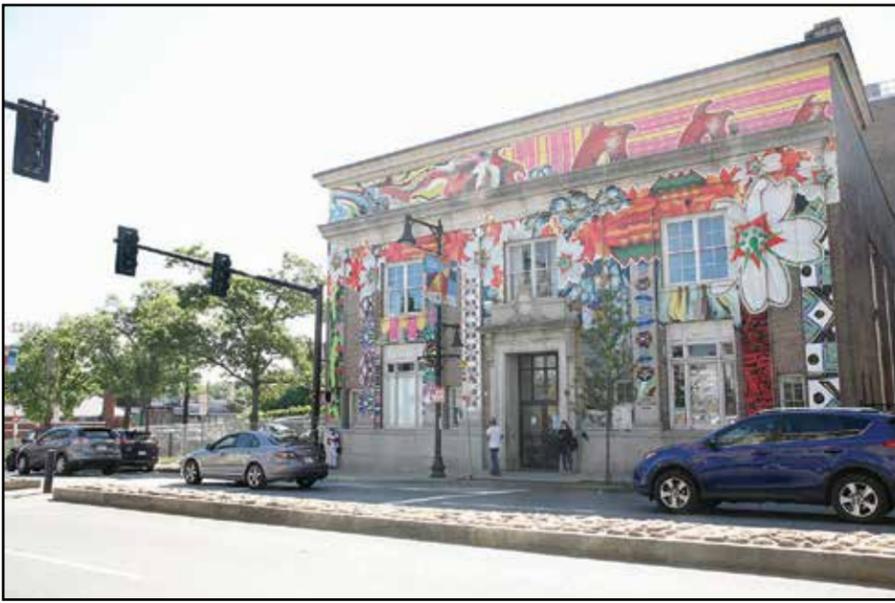
A previous meeting last October showed that neighbors preferred the Civico proposal, which includes homeownership units, rather than apartments, and seeks to save the bank building façade as an entrance to the new library. Not much had changed this time around, and though no one rejected the Caritas proposal, the Civico proposal remained the preferred plan in the public's mind.

"The Civico project does something that I think Uphams Corner needs desperately," said resident Marti Glynn. "That is: Create homeownership."

She recounted stories from her street where longtime residents, originally from Cape Verde and Trinidad, wanted to buy homes but could only afford places like North Attleborough, which is nearly 40 miles away from Dorchester.

A key difference throughout the city's process has been Civico's 33 units of affordable homeownership (70 to 100 percent of Area Median Income) versus Caritas/NHP's 72 residential rental units with wrap-around services (at levels below 50 percent of AMI and as high as 100 percent AMI). Amenities in their building include artist residences and entrepreneur residences – not to mention a café space, an innovation lab, and a studio for maker spaces.

"We really believe our project is going to help many people in the community thrive," said Mecky Adnani of NHP. She also noted that the idea is for the building to be self-contained in providing amenities, training and business spaces that would be of interest to those living in the building.



The former Bank of America building at 555-559 Columbia Rd. in Uphams Corner.  
Image courtesy BPDA



**Mecky Adnani of NHP Foundation said they believe their proposal will help existing Uphams Corner residents thrive and find new opportunities.**

Still, some neighbors commented that the Caritas building is too big.

Architect Gary Kane of The Architectural Team, who also designed the new building at the old St. Kevin's Church property in Uphams Corner, responded by saying the St. Kevin's proposal had also been criticized for being too big. He noted this process is the beginning, and like the St. Kevin's building, adjustments can be made.

"We can't eliminate all the massing; there's a certain amount of massing needed to house the programming, but we can re-shape it, working with the community," he said.

Civico's Taylor Bearden, in his presentation, emphasized the ownership aspect of his project. He also noted their 39 planned parking spots would also have spots designated for the library, which was a concern of the librarians from the Uphams Corner branch who asked Caritas how older adults and those with disabilities would access the library without parking.

Caritas, for its part, believes they can accommodate that need with creative uses of the curbing on Cushing Avenue, as well as relying on existing underutilized parking spaces nearby.

Val Daley of Uphams Corner Main Streets criticized both buildings for not being creative enough in the design. "The design needs to reflect that so that when people walk or drive through Uphams Corner, they can easily see they are going



**Greg Minott of DREAM Collaborative has joined the Civico team. He noted they have a lot of experience with development in Dorchester and Roxbury.**

through an arts district," she said.

At one point during the meeting, Daley criticized Caritas for planning an Innovation Lab in its building and not reaching out to the existing Fairmount Innovation Lab that has been located across the street for years.

Marisa Nieves, of the Caritas team, responded by saying she has worked closely with Fairmount Innovation since coming on the project one year ago.

That prompted Fairmount Innovation Lab Director Marea Parker, who was at the meeting, to push back. "We have not had a conversation with any development team about the lab," she said. "The second developer [Civico] has said they choose to work out the plan and have conversations later if they are chosen and I appreciate that. I really would like the first developer [Caritas] to further describe those conversations with the Fairmount Innovation Lab because I'm not aware of them."

Nieves conceded she hadn't spoken to Parker, but her team has had "offline conversations. One of our team members is like best friends with the executive director so she said she's had lots of conversations offline," she said. "Obviously you weren't involved in that, and I'm sorry for that."

Parker responded: "I am the executive director of the Fairmount Innovation Lab and if you want to have conversations with us, I'm the right



**Daniel Vidana of The Innovation Studio, part of the team working with Caritas on amenities like the innovation lab and café space.**

person to reach out to."

A final key difference in the projects is the inclusion of the old bank façade in the Civico proj-



**Civico's Taylor Bearden said they have noticed most of the pending developments in Uphams Corner feature affordable rental units, and they felt workforce level homeownership could enhance the area's housing mix.**

ect versus a more modern approach in the Caritas building.

Neighbors and stakeholders have repeatedly raised the idea of keeping the façade alive as an entry to the library. "We go on vacations and fly thousands of miles away to look at old buildings and architecture and we have one here we should be preserving as well," said resident Bob Jones.

David Leonard, the head of the Boston Public Library (BPL) system, asked the developers how flexible they are with the library design, in particular preserving or not preserving the façade.

Civico representatives said if the BPL and com-



**Gregg Rittchen, of Caritas, stressed they will be adhering to the Arts and Innovation's mission statement of "development without displacement." Their project includes affordable housing at many levels with wrap-around services.**

*Seth Daniel photos*  
community opposed it, they were open to developing the building without preservation.

Kane of the Caritas team, added: "There's a real challenge in saving that façade... There's pros and cons to it. We're open and flexible to listening. It can go both ways."

The city will continue to review both proposals. It didn't give a timeline for when a decision might be announced but did indicate it would likely have another meeting of the Uphams Corner Working Advisory Group (WAG) before final deliberations.

Both developers hope to have full occupancy in 2026.



## Virtual Public Meeting

Dorchester

# 734 Dudley Street NPC

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

Zoom Link: [bit.ly/3j0t5xU](https://bit.ly/3j0t5xU)  
Toll Free: (833) 568 - 8864  
Meeting ID: 161 428 9169



### Project Description:

The BPDA is hosting a Public Meeting for the 734 Dudley Street project located in Dorchester. The purpose of the meeting is to discuss the recently filed Notice of Project Change (NPC). The meeting will include a presentation followed by Q&A and comments from the public.

At this time, the Boston Planning & Development Agency (BPDA) is continuing to host public meetings in a virtual setting for the health, safety, and accessibility of Boston residents. For more information and updates, visit [bostonplans.org](https://bostonplans.org).

### Close of Comment Period:

2/23/2023

mail to: **Quinn Valcich**

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

phone: 617.918.4219

email: [quinn.w.valcich@boston.gov](mailto:quinn.w.valcich@boston.gov)

website: [www.bit.ly/bostonplans-734-dudley-street](https://www.bit.ly/bostonplans-734-dudley-street)

# BPS safety report renews discussion of a school police force

By **SETH DANIEL**  
NEWS EDITOR

An independent report from the national Council of Great City Schools (CGCS) on safety in the Boston Public Schools (BPS) has recommended forming a committee of stakeholders to discuss the pros and cons of restoring a school department police force. The authors also suggested finalizing a long-awaited memorandum of understanding with the Boston Police Department regarding how schools will be secured absent a separate school force.

The report, which was required by the state-ordered Systemic Improvement Plan for BPS, was commissioned by BPS and been conducted over the last several months.

Said Supt. Mary Skipper: "We are actively reviewing the potential risks identified within the report to map out strategies to reduce and eliminate those risks. We also appreciate the CGCS's broad and deep knowledge of Emergency Management protocols as they do their work across 78 of the largest school districts.

"We look forward to implementing many of



Supt. Mary Skipper and Mayor Michelle Wu at a recent event. *Isabel Leon/Mayor's Office*

their recommendations in this area while we continue to pursue a holistic approach to student and wellbeing, which includes measures like bullying prevention programming, mental health awareness initiatives, restorative justice circles, and peer-to-peer mediation."

Mayor Wu was not immediately available for comment on the report due to her attendance of a conference of US mayors in Washington, D.C.

For its part, the Boston Teachers Union (BTU) said recent incidents at BPS schools have concerned everyone. "Unfortunately, similar to our neighborhoods,

there have been several incidents recently that have caused significant distress and harm to individuals on or around BPS grounds," read a statement from union. "The educators of the BTU are committed to doing everything we can to address the root causes of this violence and prevent incidents like these from occurring."

Out of eight recommendations, the one about school policing – "Create a focus group of appropriate stakeholders and administrators to consider if BPS should form an internal, sworn police department." – has drawn the most attention initially.

Before July 2021, there was a Boston School Police force, whose members did not carry firearms but

had powers of arrest and writing of reports, but it was phased out by BPS in the wake of the state Police Reform Act and replaced by school safety officers with more limited powers who are directed to call BPD for any major safety issues.

Since the dissolution of the school force, there has been a debate over whether police are needed in the schools. Those who favored the change say, among other things, that having police in the schools criminalized children by creating an arrest record for minor offenses. Advocates for restoring the school police say the council's recommendation about renewed discussion of the issue is a step in the right direction, but maybe doesn't go far enough.

"We have come out for some time in favor of school police going back in schools, so a recommendation that moves us in that direction is better than nothing," said Rev. David Searles, who is part of the grassroots "Boston SOS" school safety group. "If it moves us there and we can get there, then that's good, but I don't know if the recommendation goes far enough... The puzzle is we just had that exact sworn school police force two years ago and got rid of it, so I'm wondering how long the

discussion will be."

Councillor At-Large Erin Murphy has been outspoken on school safety, and recently signed a letter with a handful of colleagues asking for better safety measures – that letter coming after a teacher was reportedly knocked unconscious by a student in front of Mat-tapan's Young Achiever's School while providing a safety escort for another student.

"Nothing in the report surprised me and I'm not sure why we had to pay an outside group to tell us what the DESE report already told us and what the data from BPS tells us, if they were willing to share it," Murphy said.

"To me it is also refreshing in a way to see that a national organization did the study and found out there is a concern that safety is not the utmost priority of the schools, and the system is not operating in a way now to ensure all students and staff are safe," she added. "We need to continue the conversation."

The Teachers Union disagrees with that sentiment and notes it has long been against police in schools. Its statement pointed to a 2020 report from the American Civil Liberties Union (ACLU) that found one in four students is in a school with a police officer but

with no counselor, nurse, school psychologist, or social worker.

"Three years ago, BTU members passed a resolution calling for Boston Public Schools to invest more in mental health services and restorative justice practices – proven methods that reduce violence and disruptive behavior – including through the redirection of some funds previously allocated to Boston School Police," the statement said. "We still believe this to be among the just, anti-racist ways to address violence in our communities... This is consistent with research on what is effective in preventing safety issues, and this is why we continue to advocate for those research-based solutions when it comes to school safety."

The recommendation that Murphy and others highlighted was the need to make clear the understanding between the BPS and the BPD on roles and expectations about school safety without a school police force in place.

"If police are included from the beginning of a situation, they wouldn't feel locked out of this process," she said. Added Searles of Boston SOS: "It seems to me the schools don't want to (Continued next page)

**DUFFY ROOFING CO., INC.**  
 ASPHALT SHINGLES • RUBBER ROOFING  
 • COPPER WORK • SLATE • GUTTERS  
 • CHIMNEYS  
 Fully Insured Free Estimates **617-296-0300** State Reg. #100253  
 duffyroofing.com



**CEDAR GROVE GARDENS**  
 UNIQUE FLORALS & GIFTS  
 WWW.CEDARGROVEGARDENS.COM  
**617-825-8582**  
 911 ADAMS STREET DORCHESTER, MA 02124



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

Request a House History from the  
Dorchester Historical Society!

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

Go to [www.dorchesterhistoricalsociety.org](http://www.dorchesterhistoricalsociety.org) and click House History dropdown to request individual house research and see completed histories.

**A. HOHMANN CO., INC.** • Plumbing • Heating • Fuel Oil • Air Conditioning  
**DUCTLESS MINI-SPLIT A/C & HEAT PUMP INSTALLATION, SALES & SERVICE**  
 Water Heaters • General Repairs • Gas & Oil Heating Installation & Repairs • Gas Fitting & Appliance Installations • Bath & Kitchen • Remodeling • Senior Discounts  
 Master Lic. #12430 **617-282-4300** 1146 Dorchester Avenue

**DORCHESTER PRESCHOOL**  
**PRESCHOOL - TODDLER**  
 7:30-5:30  
**617-265-2665**  
 email: [dorchesterpreschool@yahoo.com](mailto:dorchesterpreschool@yahoo.com)  
 281A Neponset Avenue, Dorchester Lic. #291031

**Flynn Roofing Co.**  
 ASPHALT SHINGLES | RUBBER ROOFS  
 Commercial | Residential | Licensed | Fully Insured | MA Reg #134410  
  
**617-479-3431**  
 FLYNNROOFING.COM FREE ESTIMATES

**HANDY HANDS**  
 MAINTENANCE & GENERAL SERVICES  
 Telephone: 857-800-2333  
**WINTER SERVICES**  
 Minor Interior Painting  
 Minor Plumbing  
 Minor Interior Carpentry  
 Minor Assembly Work  
 Door Lock Replacement  
 Door Handle Replacement  
 Odd Jobs  
 Electrical Work by Referral  
 Minor Furniture & Household Rearrangement Assistance  
**24 HOUR VOICEMAIL**  
 Free Estimates • Friendly Service  
 We aim to work within your budget No job too small

**KERRY CONSTRUCTION, INC.**  
 Snowplowing / Sanding / Salting  
 Driveways and Parking Lots  
 Bobcat and Loader Services  
 Roof Shoveling  
 Fully insured  
**617 825 0592**

communicate with the police so not having this memorandum of understanding completed is just a reason not to share information or speak with them.”

One “key finding” cited in the report is the authors’ take on what happened when BPS was recruiting and hiring school safety officers under the new format in 2021: “The time to select and onboard candidates for security positions was too long. As a result, candidates found other opportunities while waiting for a hiring decision by BPS.”

Another “key finding” noted that the school safety officers that were hired never were trained adequately because they were too busy handling

safety issues in the schools: “Campus staff reported having to spend more time addressing safety concerns in the school, which took away the time they spent in the classroom (e.g., the change in role from police officer to safety specialist).”

The six other recommendations in the report are as follows:

- Require BPS Security Services to be more involved with the hiring process to help reduce the time it takes to select and onboard candidates.

- Mandate that law enforcement records reside under the management and supervision of Safety Services.

- Acquire an anonymous reporting system hotline or software prod-

uct to encourage the reporting of inappropriate and anticipated dangerous behaviors.

- Address low morale issues in the Safety Services department by encouraging team building and professional development opportunities.

- Prioritize roles and responsibilities in all department units to ensure that personnel focus on school-based safety and policing practices, not duties customarily associated with municipal or county policing functions. Recruit or promote mid-level management who will champion school-based policing approaches.

- Partner with the Human Resources to: Monitor turnover rates, establish exit interview

protocols for department employees who voluntarily separate from BPS, and identify and track the causes for leaving to identify opportunities to make or recommend changes in policy; revisit, rewrite, update, and distribute job descriptions to reflect current roles and responsibilities to ensure accountability and performance; invite the communications and human resources departments to plan and staff ongoing recruitment opportunities, and leverage mass communication and social media approaches so the district can successfully fill current vacancies.

The report was presented by CGCS staffers Ray Hart and Willie Burroughs to the School

Committee at its regular meeting on Jan. 18, though part of the report was discussed in executive session. While the study concerned safety in the schools, it also investigated the security of the school facilities, which BPS noted in this statement to the media:

“The Council’s report identifies safety vulnerabilities in school buildings and recommendations to eliminate such vulnerabilities to the

media. However, given the enormous safety risk that publicly disclosing any school building vulnerability would pose to our students and staff, in consultation with BPS’ Legal Advisor, the District will review the report and determine what portions may be publicly released in a redacted version to ensure that student and staff safety is not jeopardized.”

## Brawl at BLA prompts new concern for some councillors

A Monday morning brawl among eighth graders at Boston Latin Academy that left one student injured prompted four Boston city councillors to fire off a second letter to BPS Supt. Mary Skipper this week. The same group of councillors wrote a similar letter on Jan. 6.

In the Jan. 23 letter, Councillors Erin Murphy, Michael Flaherty, Frank

Baker, and Council President Ed Flynn note the BLA incident and the fact that a bullet was found in the parking lot of the Henderson Upper School on Jan. 20.

“There should be no question among City and State officials about returning non-invasive technology such as metal detectors, and having police officers present in our schools,” read the

letter. “We hope you will agree that we need School Police to be reinstated into our school buildings for the safety of our students, our staff, and all of our Boston Public School families.”

The letter also pointed out the recent study conducted for BPS called for a group of stakeholders to be convened to discuss forming an intern sworn school police force.

“It is clear that the Boston Public Schools require immediate public safety attention and swift actions to ensure a safe learning environment for all our students,” read the letter.

– SETH DANIEL

Notice is hereby given by Always Open Towing at 18 Talbot Avenue, Dorchester, MA 02124 in pursuant to M.G.L. c.225, section 39A, that the following vehicles will be for sale at a private auction on February 9, 2023 at 8 am to satisfy the garage keeper’s lien for towing, storage and notice of sale:

- 2017 Ram Promaster Cargo  
Vin: 3C6TRVDGXHE543342
- 2016 Ford Explorer  
VIN: 1FM5K8DH3GGC96580
- 2009 Hyundai Santa Fe  
VIN: 5NMSH73E29H266571
- 2007 Chevrolet Impala  
VIN: 2G1WC58R279215728
- 2003 Ford Taurus  
VIN: 1FAFP55273A225517

**BPDA Income-Restricted Rental Opportunity**

**Wellington at 1301**  
1297-1305 Blue Hill Avenue  
Mattapan, MA 02126  
5 Income-Restricted Units

# of Units	# of Bedrooms	Estimated Square Footage	Rent	Maximum Income Limit (% AMI)	# built out for Mobility Impairments and Deaf/Hard of Hearing
1	Compact 1-Bedroom	555	\$1,326	70%	1
3	Compact 2-Bedroom	813	\$1,502	70%	1
1	Compact 3-Bedroom	930	\$1,682	70%	-

Minimum Incomes (set by owner + based on # of bedrooms + Area Median Income (AMI))		Maximum Incomes (set by BPDA + based on household size + Area Median Income (AMI))	
# of Bedrooms	Minimum Income 70% AMI	Household Size	Maximum Income 70% AMI
1-Bedroom	\$39,780	1	\$68,750
2-Bedroom	\$45,060	2	\$78,550
		3	\$88,350
3-Bedroom	\$50,460	4	\$98,150
		5	\$106,050
		6	\$113,900

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

**Maximum Asset Limit**  
70% AMI  
\$75,000

*Does not include retirement. Does include Real Estate.*

Applications are available during the application period, from January 23<sup>rd</sup>, 2023 through February 8<sup>th</sup>, 2023.

To request an online application or to have one sent by email, visit [www.WellingtonAt1301Lottery.com](http://www.WellingtonAt1301Lottery.com) or call (617) 639-3064 Ext 758.

After careful consideration and an abundance of caution, the City of Boston has decided to cancel the in-person application distribution period. If you cannot complete the application online, please call us at (617) 639-3064 Ext 758, to request that we mail you one and to ask us for any support or guidance you might need to complete the application.

**DEADLINE:** Applications must be submitted online or postmarked no later than **Wednesday February 8<sup>th</sup>, 2023.**

**Mailed to:** Maloney Properties, Inc.  
Attn: Wellington at 1301 Lottery  
27 Mica Lane, Wellesley, MA 02481

- Selection by Lottery.
- Asset, Use & Occupancy Restrictions apply.
- Preference for Boston Residents.
- Preference for Households with at least one person per bedroom.
- Preference for Households with people who have Mobility Impairments and/or are Deaf/Hard of Hearing for ADA units.

For more information, language assistance, or reasonable accommodations for persons with disabilities, please call (617) 639-3064 Ext 758 or email [WellingtonAt1301@MaloneyProperties.com](mailto:WellingtonAt1301@MaloneyProperties.com).

For more on BPDA program eligibility, please visit <http://www.bostonplans.org/housing/faqs>

**BPDA Income-Restricted Rental Opportunity**

**The Bon**  
1260 Boylston Street  
Fenway, MA 02215

**68 Income-Restricted Units**

# of Units	# of Bedrooms	Estimated Square Footage	Rent	Maximum Income Limit (% AMI)	# built out for Mobility Impairments
46	Micro Studio	266-320	\$1,130	70%	2
3	Micro Studio	266	\$1,984	120%	-
7	Compact 1BR	409-527	\$1,326	70%	1
3	Compact 1BR	409	\$2,319	120%	-
6	Compact 2BR	469-498	\$1,502	70%	-
3	Compact 2BR	469-498	\$2,638	120%	-

Minimum Incomes (set by owner + based on # of bedrooms + Area Median Income (AMI))			Maximum Incomes (set by BPDA + based on household size + Area Median Income (AMI))		
# of Bedrooms	Minimum Income 70% AMI	Minimum Income 120% AMI	Household Size	Maximum Income 70% AMI	Maximum Income 120% AMI
Micro Studio	\$33,900	\$59,520	1	\$68,750	\$117,800
			2	\$78,550	\$134,600
Compact 1BR	\$39,780	\$69,570	3	\$88,350	\$151,450
			4	\$98,150	\$168,250
			5	\$106,050	\$181,750
Compact 2BR	\$45,060	\$79,140	6	\$113,900	\$195,200

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

For more information, please visit: [www.TheBonLottery.com](http://www.TheBonLottery.com) or contact us via email at [TheBon@MaloneyProperties.com](mailto:TheBon@MaloneyProperties.com) or phone at (617) 639-3064 Ext 741.

Applications are available during the application period, from January 30, 2023 through February 15, 2023.

To request an online application or to have one sent by email, visit [www.TheBonLottery.com](http://www.TheBonLottery.com) or call (617) 639-3064 Ext 741.

After careful consideration and an abundance of caution, the City of Boston has decided to cancel the in-person application distribution period. If you cannot complete the application online, please call us at (617) 639-3064 Ext 741, to request that we mail you one and to ask us for any support or guidance you might need to complete the application.

**DEADLINE:** Applications must be submitted online or postmarked no later than **Wednesday, February 15, 2023.**

**Mailed to:** Maloney Properties, Inc.  
Attn: The Bon Lottery  
27 Mica Lane, Wellesley, MA 02481

- Selection by Lottery. Asset & Use Restrictions apply.
- Preference for Households with people who have Mobility Impairments for ADA units.
- Preference for Boston Residents.
- Preference for Households with at least one person per bedroom.

For more information, language assistance, or reasonable accommodations for persons with disabilities, please call (617) 639-3064 Ext 741 or email [TheBon@MaloneyProperties.com](mailto:TheBon@MaloneyProperties.com).

For more on BPDA program eligibility, please visit <http://www.bostonplans.org/housing/faqs>

**Equal Housing Opportunity**

# Roxbury college partners with Dropout Academy on six-week mental health development workshop

By **IZZY BRYARS**  
SPECIAL TO THE REPORTER

A three-year-old organization, the Dropout Academy, is partnering with Roxbury Community College (RCC) in an effort aimed at helping students of color “drop out” of circumstances where “limiting thoughts” get in the way of a fulfilling college experience.

Founded by its CEO, Kurt Faustin, the academy focuses on mental health issues and the educational aspects of emotional intelligence. Last fall, he brought his organization to the college level by joining with RCC to set up a six-week mental health development workshop that would concentrate on increasing student retention rates.

Faustin and Robin Shahid-Bellot, the community college’s dean of students, created the workshop after Faustin reached out last spring. Together, Bellot says, they wanted to come up with another campus resource that “meets students where they are.”

Said Shahid-Bellot: “At Roxbury, students are very resilient, but they face many challenges, specifically with our men of color. We were looking to create more impact and expand a program that we already had on campus.” Faustin, who founded Dropout Academy in 2020 hoping to change a “stigma” he saw surrounding the pursuit of a college degree by men and women of color, was of the same set of mind,



**Dropout Academy founder, Kurt Faustin, spoke to students Oct. 24 about goal setting. Faustin hopes colleges will follow RCC in prioritizing retention for all students. “I hope they’re willing to invest not necessarily into students coming in, but the students finishing.” Faustin said. Roxbury Community College**

and he envisioned the partnership with RCC as another way to combat that stigma for those most affected by it.

“A lot of black and brown people, we’re not getting our higher education,” Faustin said. “We’re not finishing college, or it takes us longer to get a college degree. So, we thought it was a great partnership to say, ‘You know what: Let’s work in depth with a higher educational institution that believes in us.’”

Each of the workshop’s

90-minute sessions centered on different “soft” elements like goal setting, financial literacy, and developing a growth mindset. “We’re taught science, we’re taught math, we’re taught history,” Faustin said. “But when’s the last time we learned about emotional intelligence?”

For Roy Kalu, a Dropout Academy graduate and soon-to-be RCC graduate, the workshops created a comfortable environment for everyone. “It was never an awkward situation where people

were judging other people,” Kalu said. “It just felt like it was a bunch of me’s in the classroom.”

Lloyd Cayman, an engineering student and Dorchester native, explained how taking the class changed how he thought. “It’s a place where there’s people speaking about things that you might not be able to find in your own world or personal life,” he said. “And if you’re not an outspoken person, it allows you to hear these things and the people speaking help you to

evaluate your thoughts.”

Kalu will graduate in the spring with a degree

in Information Systems, and Cayman expects to graduate with an associate degree next year.

Out of a total of 27 students enrolled in the first Dropout Academy’s workshop class, 24 completed the program. For Shahid-Bellot, the high retention rate speaks for itself. “At the end of the day, these types of programs are about retaining students,” Shahid-Bellot said. “And the program did just that.”

Faustin hopes that other colleges will follow his and RCC’s lead by looking to implement programs like the Dropout’s workshop and change the narrative that getting a degree is the only end goal.

“It’s having a happy-go-lucky-life,” Faustin said. “That should be the goal, and a college degree is a step toward that.”

Looking ahead, the RCC-Dropout Academy workshop will resume next semester, and this time, offer student mentors from its first graduating class.

## Wu: Rent hike caps would counter “dire, destructive” market

By **CHRIS LISINSKI**  
STATE HOUSE  
NEWS SERVICE

It has been nearly 30 years since Massachusetts voters banned cities and towns from implementing rent control, and proposals to restore the local option have repeatedly stalled in the face of hesitant lawmakers and opposition from developers.

So, what makes Boston Mayor Michelle Wu confident she can find success with her latest push, which has already generated pushback from real estate groups?

“We have no choice but to try,” she said. “It is such a dire, destructive housing market out there right now, with people who have spent their whole lives here, who are raising their kids, who are giving back in every single way, getting pushed out, not because they’re not fighting to work and pay for what they can afford but because that shock of a sudden, dramatic increase is just not something you can plan for,” Wu said during an interview on WBUR’s Radio Boston on Monday. “It’s not something that you can immediately reorient your lives to absorb.”

The Wu administration is preparing to put a formal proposal before the city council to give Boston the ability to limit rent

increases, more than a year after Wu made the topic a central campaign promise.

City officials presented a draft rent control measure to an advisory committee last week for review. Asked about the timeline for action, a Wu spokesperson said simply, “Soon.”

The details could change before Wu is ready to submit a measure to the council, but the version under review by the advisory committee would cap allowable rent increases in Boston at the federal Consumer Price Index plus 6 percent. No increase could exceed 10 percent, setting an upper limit in higher-inflation years.

The plan that’s been floated would also exempt new buildings from rent control measures for the first 15 years after they open as well as smaller owner-occupied properties. Landlords would be able to raise prices without limit in between tenants, which the mayor’s office dubbed a “vacancy decontrol” measure, and the proposal also requires landlords to have “just cause” for evicting residents.

Wu said she believes the moment is poised for action with a new Healey administration that is “laser-focused on how we address the housing crisis.”

<b>ELECTRICITY PRICES ARE RISING</b>				
<b>BUT YOUR BILL DOESN'T HAVE TO</b>				
Learn more about Boston Community Choice Electricity at <a href="https://boston.gov/bcce">boston.gov/bcce</a>			<b>CITY of BOSTON</b> Environment	



# BOYS & GIRLS CLUBS OF DORCHESTER



**Elevate Youth Takes BGCD Members Alpine Skiing at Wachusett:** See details below.

**CONNECT THE DOT:  
Elevate Youth Takes BGCD Members Alpine Skiing at Wachusett:**

This past weekend, Boys & Girls Clubs of Dorchester partnered with Elevate Youth to offer a 15-member trip to Alpine Skiing to Wachusett Mountain. Elevate Youth's vision is to spark a lifelong love of the outdoors through equitable access and routine immersion in nature as a way to foster agency and lead holistic, healthy lifestyles. Thanks to our friends at Elevate Youth, our members enjoyed lessons, equipment and lift tickets for the day. Our partnership with Elevate Youth not only provides our members a monthly outdoor adventure, it allows them to have opportunities that challenge and foster confidence, growth and a lifelong appreciation for healthy habits. For more information on partnerships, please contact Mike Joyce at [mjoyce@bgcdorchester.org](mailto:mjoyce@bgcdorchester.org).

**FIND OUT WHAT'S INSIDE:  
BGCD Family Engagement Program Hosts Lunar New Year Party for Families:**

On Saturday January 14<sup>th</sup>, Boys & Girls Clubs of Dorchester's Family Engagement program hosted a Lunar New Year celebration for families. Lunar New Year is the beginning of a lunar calendar, whose months are moon cycles. The event is celebrated by numerous cultures in varying ways and at diverse dates. The special event featured fun games, raffles, delicious food and several activities focusing on the holiday. BGCD's Family Engagement Network hosts weekly playgroups, parent education, developmental screenings, special event celebrations and program themed events throughout the year.

For more information on our Family Engagement activities please contact Huong Vu at [hvu@bgcdorchester.org](mailto:hvu@bgcdorchester.org).



**BGCD Family Engagement Program Hosts Lunar New Year Party for Families:** See details below.

**DID YOU KNOW:**  
**Planet Fitness Partners with BGCD as Official BGCD Marathon Team Sponsor:** Boys & Girls Clubs of Dorchester is excited to announce our official 2023 Boston Marathon team sponsor: Planet Fitness! Planet Fitness has been a wonderful partner to us for many years; they sponsored our 2020 marathon team and also built one of their "Mini Judgement Free Zone" gyms on site. The Company's national charitable initiative is to help end bullying, build youth self-confidence through fitness, and spread inclusivity and kindness, all of which align with BGCD's mission. This year, Bill Bode, Chief Operations Officer, and Molly Johnston, Executive Assistant, are running and fundraising on behalf of BGCD. Thank you to Planet Fitness for your continued support! For more information on Team BGCD's Marathon Team, please contact Jen Chiero at [jchiero@bgcdorchester.org](mailto:jchiero@bgcdorchester.org).

**UPCOMING EVENTS**

Teen Event at Charlestown BGC  
January 27

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

Milk Street Cooking Class  
January 30

Outer Space Dance Party  
February 17

February School Vacation  
February 21 - 24  
\*Pre-registration required

617.288.7120 | 1135 Dorchester Ave. | [www.bgcdorchester.org](http://www.bgcdorchester.org)

## From pre-approval to home sweet home, we're here for you.

Rockland Trust's pre-approval program<sup>1</sup> will save you time and give you an advantage over other buyers, bringing you that much closer to an accepted offer – whether it's your vacation home or your forever home.

Our team of mortgage lending experts offers a full range of home loan solutions with local underwriting, including:

- Fixed & Adjustable-Rate Loans
- Jumbo Loans
- First-Time Homebuyer Loans
- Affordable Loan Programs



To learn more, call 508.946.8400 or visit us online at [RocklandTrust.com/MortgageLoan](http://RocklandTrust.com/MortgageLoan)



Where Each Relationship Matters<sup>®</sup>



Member FDIC NMLS# 401447  
1. Additional requirements may apply. Valid on properties in MA, RI or NH only. For approval, a completed application including all applicable income and asset documentation is required.

# All of Us

RESEARCH PROGRAM

Receive \$25\*



## Health research has gender, racial, and age gaps. Help us close them.

Join the All of Us Research Program and help speed up health research.

[JoinAllOfUs.org/NewEngland](http://JoinAllOfUs.org/NewEngland)  
(617) 414-3300



\*All participants will receive a \$25 gift card after completion of their visit. To complete the visit, participants must create an account, give consent, agree to share their electronic health records, decide whether they want information about their DNA, answer health surveys, have their physical measurements taken (height, weight, blood pressure, etc.) and give blood and urine samples, if asked.

All of Us and the All of Us logo are registered service marks of the U.S. Department of Health and Human Services.

All of Us  
New England

Mass General Brigham



# RECENT OBITUARIES

**BALLASTY, Irene R. (Ruddy)**, 88 of Quincy formerly of Middletown, New Jersey. Wife of the late Henry J. Ballasty. Mother of Robert Ballasty and his wife Lorna of Dorchester and the late Barbara Ballasty. Sister of Mary Fitzgerald and her husband Liam of Dublin, Ireland, and the late Tom Joe Ruddy and his wife Berna and Margaret Smyth and her husband Paddy. Also survived by her sister-in-law Bernadette Ballasty, SND, and many nieces, nephews and cousins.



4 great-grandchildren, and many nieces and nephews. Donations in memory of Evelyn can be made to Julius Bernstein Memorial Foundation c/o CJP; Care Dimensions, Danvers, or the charity of your choice.

**BERNSTEIN, Evelyn (Dogem)**, 100, of Peabody, formerly of Mattapan, Lynn and Dorchester. Wife of Arthur Bernstein. Evelyn leaves daughters, Johanna Bernstein and Lisa Bernstein, son-in-law, John Gilbert all of Peabody, 5 grandchildren,

**BYRNES, Brian**, 68, of Dorchester and Puerto Vallarta, Mexico, formerly of South Boston. Son of the late Mary R. (McDonough) and Walter C. Byrnes, Jr. Brother of Marie Laundry and her husband, Wayne of South



Boston, Paula Byrnes and her wife, Cathy Carlton of North Fort Myers, FL, Ellen Hartrey, Walter C. Byrnes, III and his wife, Susan, all of Wakefield, and the late Karen Byrnes and Julie Devlin. Nephew of Mary Nave of South Boston. Also survived by many nieces, nephews, great-nieces, great-nephews, cousins, and dear friends. Donations in memory of Brian may be made to Sisters of St. Joseph, 637 Cambridge Street, Brighton, MA 02135.

**DOBBINS, Ellen (Gaffey)** of Dorchester,



formerly of Co. Roscommon, Ireland. Mother of Linda Soplata, and Edward Dobbins, both of Dorchester. Grandmother of 2. Longtime partner of the late Thomas Needham. Sister of Eamon Gaffey, Theresa "Nuala" McLaughlin, and the late Patrick, Thomas, Larry, Bernard, Joseph, Michael, Seamus, Nancy, Bridget "Bridie", Margaret "Peggy", Maureen, Nora "Betty", and Kathleen. Also survived by many nieces, nephews, cousins, and friends. Daughter of the late Margaret and Edward Gaffey. Please consider making a donation in memory of Ellen to St. Jude Children's Research Hospital.

**EVELYN LOUISE JOHN**, 88, of Dorchester passed away peacefully on January 14, 2023 following a brave battle with Ovarian Cancer. Evelyn was

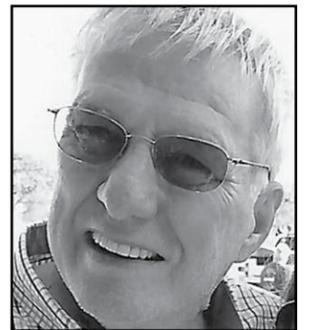


the beloved daughter of the late Walter and Delia (Maloney) John. She leaves her sister, Carol John Bramblett of New Hampshire; two nieces, Jill and Amanda Bramblett; and two nephews, Stephen and Kenneth Kirby. Evelyn was predeceased by an older sister, Marguerite Kirby, and nephew Brian Kirby, formerly of

Buffalo, NY. Visiting hours were held in the John J. O'Connor & Son Funeral Home, 740 Adams St. (near Gallivan Blvd.) DORCHESTER, Wednesday, Jan. 25, from 4-8 pm. Funeral Mass in St. Brendan's Church on Thurs. morning January 26, 2023 at 10 o'clock. Relatives and friends are respectfully invited. Interment in Cedar Grove Cemetery. For directions and expressions of sympathy, please visit [oconnorandson.com](http://oconnorandson.com)

Richard Dominique. She is also survived by many nieces, nephews, and friends. Consider donating in memory of Ginny to Dorchester Youth Hockey c/o Phil Olsen, 38 Laban Pratt Rd, Dorchester, MA 02122.

fer Jordan of Hudson and many family members and friends. Please consider a donations in her memory to Rosie's Place, Boston, MA.



**PERRY, William J. Jr.**, 80, of Marshfield. Husband of Helen "Pat" (Dorsey) Perry. Father of William J. Perry III and his fiancé Leanne Fuller of Dorchester. "Grandad" of 5. Brother of Charles and his wife Colleen Perry of New Hampshire, and the late Frank Perry, Walter Perry, Esther (Nicker-son) Perry, and Eugene Perry. Brother-in-law of Marie Lydon of Mansfield, Barbara Dorsey of Weymouth, Geraldine O'Malley and Al Nore of Weymouth, Dorothy and her husband Pasquale Puleo of Norwood, Michael and his wife Amy Dorsey of Marshfield, Thomas O'Malley of Bridgewater, and the late Joseph Dorsey, Bernard Devlin, and Robert Lydon. Survived by many nieces, nephews, grandnieces, and grand-nephews.



**JENNINGS, Alvin Woodrow, Sr.**, 76, of Mattapan, originally from, North Carolina. Son of Willie Mae and Edward Jennings. Alvin was the fourth of eight children, other siblings include the late Barbara Jennings Livingston, the late Alberta Jennings, the late Clarence Jennings, Doris Jennings of Winston Salem, North Carolina, Aretha Jennings of Hawaii, Patricia Jennings of Winston Salem, North Carolina and Glendale Jennings of Winston Salem, North Carolina. Husband of Phyllis, father of Paul, Tyrone and Alvin, II. Grandfather of 8.



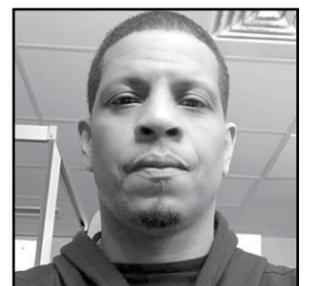
**DRAGOTAKES, Christine (Barlas)** of Roslindale, formerly of Dorchester and Mattapan. Daughter of the late Philip and Demetra (Georgountzos) Barlas. Wife of the late Spiros S. Dragotakes. Mother of Stephen C. Dragotakes and his wife, Donna, Demetra "Debbie" Smith and her husband, Ronald, and the late Philip Dragotakes. Grandmother of 6. Great-grandmother to 2. Sister-in-law to the late Mary Mihaljian and the late John and George Mihaljian. Also survived by many relatives and friends. Donations in her memory may be made to Annunciation Cathedral, Parker and Ruggles Sts., Boston, MA.



**FITZGERALD, Virginia M. "Ginny" (Sceppa)** of Dorchester, formerly of South Boston. Wife of the late William F. Fitzgerald Jr. Mother of William F. Fitzgerald III and his wife, Susan of Florida, Robert E. Fitzgerald and wife, Stacey of Braintree, and Jim Fitzgerald and Karen Hurley of Dorchester/South Boston. Grandmother of 7. Sister of the late Marie Fichera, Charles Sceppa, and Alfred Sceppa. Friend of Carol and



**JORDAN-SMITH, Doris "Sister"**, 83 of Mattapan. Sister was born in Giddings, TX. Daughter of Minnie "Ma" Jordan and Gideon "Pa" Jordan. She lived most of her life in Roxbury and Mattapan. She leaves her son by marriage, Ra-Shaun Smith of Boston; brother Robert "Joe" Jordan and his wife Joanne of Marlboro; a niece Jenni-



**POWELL, Joshua, IV**, 53 of Dorchester. Son to Gloria J. Cobbs Powell and Joshua Powell, III. He was known to many as "Chuck" and was affectionately called "Gene" by family and close friends. He was a doting son and grandson that loved and adored his Nana. His children and grandchildren were his utmost pride and joy.



## Cedar Grove Cemetery

*A quiet place on the banks of the Neponset River*

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

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

920 Adams St., Dorchester, MA 02124 • 617-825-1360  
Consecrated in 1868. Non-Sectarian.

### LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS  
THE TRIAL COURT  
PROBATE & FAMILY COURT  
SUFFOLK PROBATE & FAMILY COURT  
24 NEW CHARDON STREET  
BOSTON, MA 02114  
CITATION GIVING NOTICE  
OF PETITION FOR  
APPOINTMENT OF GUARDIAN  
FOR INCAPACITATED PERSON  
PURSUANT TO G.L. c. 190B, §5-304  
Docket No. SU22P2232GD  
IN THE MATTER OF:  
MARY PISTORIO  
of DORCHESTER, MA  
RESPONDENT  
Alleged Incapacitated Person

To the named Respondent and all other interested persons, a petition has been filed by Boston Medical Center of Boston, MA in the above captioned matter alleging that Mary Pistorio is in need of a Guardian and requesting that Noreen Devine of Cohasset, MA (or some other suitable person) be appointed as Guardian to serve Without Surety on the bond.

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

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court, on or before 10:00 A.M. on the return date of 03/08/2023. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.

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

Felix D. Arroyo  
Register of Probate  
Date: January 13, 2023

Published: January 26, 2023

## TEVNAN | TEVNAN

15 Broad Street, Ste. 800 | 415 Neponset Avenue  
Boston, MA 02109 | Dorchester, MA 02124  
617-423-4100 | 617-265-4100

Attorneys at Law  
[www.tevnan.com](http://www.tevnan.com)

# DOLAN

FUNERAL HOMES &  
CREMATION SERVICES

DORCHESTER & MILTON, MASSACHUSETTS

617-298-8011

[WWW.DOLANFUNERAL.COM](http://WWW.DOLANFUNERAL.COM)

# Retail cannabis store pitched for empty store on Gallivan Blvd.



An aerial view of the proposed location of the Surf's Up cannabis retail store at 770 Gallivan Blvd. Courtesy Surf's Up Cannabis Ventures

(Continued from page 1) perical cannabis shop in Needham for the past five years after a 33-year career at Newbury Com-ics. Foley noted that they operate five shops in the Greater Boston area and have never had any complaints lodged against them. They said their operations have often been pointed to by the state Cannabis Control Commission as the "gold standard."

Foley said they don't have their own production facility, so they would source their cannabis from area growers. She estimated the store would bring in 100 to 150 customers per day.

The Cedar Grove Civic Association voted to support the proposal during a meeting last October, a vote that came out 61 per-

cent in favor, and 39 per-cent opposed, according to the group's president Steve Bickerton. The approval was bolstered by a mitigation agreement that calls for \$110,000 per year going to the neighborhood over the next five years. They will also give neighborhood preference for any jobs at the store. Foley said they expect to have about 30 positions available.

"We're satisfied with the community benefits package," Bickerton said. "We believe they will be responsible operators... We are supportive of the proposal."

He said the group had sent a letter of support to the Boston Cannabis Board (BCB).

Still, several people from the Minot Street area were not happy

with the proposal, saying they did not support the plan in Neponset – with some referencing the controversial supportive housing plan now being discussed at 900 Morrissey Blvd.

Susan Kelly of Minot Street said she was one of the 39 percent opposed at the Cedar Grove meetings. "You are bringing too much into the neighborhood," she said. "Leave us alone. We have young children that walk these streets. You make this sound wonderful and beautiful like they're trying to do with us at the Comfort Inn [900 Morrissey] and we found otherwise...I absolutely want nothing to do with this."

Parsons promised the building would be beautified and would be discreet, and even if no one wanted to go there, they would be proud of how it appeared. "There will be no dump at 770 Gallivan Boulevard," he said. "It will be the best-looking facility you may never have to step into. We won't let this neighborhood down."

The process will continue as the operators will be meeting with the Pope's Hill Neighborhood Association soon, and then later have their hearing with the Cannabis Board.

bpda | Virtual Public Meeting

## Dorchester Bay City Public Meeting #1

February 7, 2023  
6:00 PM - 8:00 PM

Zoom Link: [bit.ly/3ZbQ5uc](https://bit.ly/3ZbQ5uc)  
Toll Free: (833) 568 - 8864  
Meeting ID: 161 822 7782



### Project Description:

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

The meeting is scheduled for 1/24/2023. Please request interpreting services no later than 5 days before the meeting date. This is a meeting of the general public to review the proposed Dorchester Bay City Planned Development Area (PDA). This is the first of three scheduled public meetings. This meeting will be focused on the public realm, open space, and resilience aspects of the PDA. Please note this a Public Meeting. The meeting will begin with a presentation of the project by the development team, followed by public Q&A.

La información de esta reunión es fundamental para usted como residente de Boston y parte interesada. Dispone de servicios de idiomas de forma gratuita. Si los requiere, comuníquese con ([caitlin.coppinger@boston.gov](mailto:caitlin.coppinger@boston.gov)) antes de la siguiente fecha 1/19/2023.

mail to: **Caitlin Coppinger**  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201  
phone: 617.918.4280  
email: [caitlin.coppinger@boston.gov](mailto:caitlin.coppinger@boston.gov)  
website: [www.bit.ly/DorchesterBayCityProject](http://www.bit.ly/DorchesterBayCityProject)

BostonPlans.org | @BostonPlans  
Teresa Polhemus, Executive Director/Secretary



Ocean Edge Resort & Golf Club, Brewster, Cape Cod, MA



Keystone Apartments, Dorchester, MA



Savin Hill Apartments, Dorchester, MA



Harbor Point on the Bay  
Boston, MA

CORCORAN  
JENNISON  
Companies

Corcoran Jennison's portfolio includes, residential housing, hotels, resorts, health facilities, academic campuses, retail centers, and golf courses.

[corcoranjennison.com](http://corcoranjennison.com) | [cjapts.com](http://cjapts.com)

# Herb Chambers



2020 Honda  
**Civic**  
LX  
BUY FOR  
**\$24,998**

Stk# BH80308A, 4 dr., 4 cyl., auto, p/s/b, a/c, 19,470 mi.



2021 Honda  
**Accord**  
Sport SE  
BUY FOR  
**\$31,498**

Stk# BH80427A, 4 dr., 4 cyl., auto, p/s/b, a/c, 23,963 mi.



2019 Honda  
**Odyssey**  
EX-L  
BUY FOR  
**\$33,998**

Stk# BH80429A, 4 dr., 4 cyl., auto, p/s/b, a/c, 31,500 mi.



2021 Honda  
**Pilot**  
Special Edition  
BUY FOR  
**\$39,998**

Stk# BH80367A, 4 dr., 6 cyl., auto, p/s/b, a/c, 11,302 mi.

## Honda in Boston's Quality Used Cars

	BUY FOR
2012 Kia Optima LX	\$9,898
Stk# BH80609B, 4 dr., 4 cyl., auto, p/s/b, a/c, 72,368 mi.	
2016 Chevrolet Spark LS	\$11,898
Stk# BH80586B, 2 dr., 4 cyl., auto, p/s/b, a/c, 12,905 mi.	
2020 Toyota Camry LE	\$12,298
Stk# BH80631A, 4 dr., 4 cyl., auto, p/s/b, a/c, 95,823 mi.	
2012 Honda CR-V LX	\$14,898
Stk# BH80547B, 4 dr., 4 cyl., auto, p/s/b, a/c, 127,650 mi.	
2013 Hyundai Santa FE Sport	\$14,898
Stk# BH24142XX, 4 dr., 4 cyl., auto, p/s/b, a/c, 89,532 mi.	
2016 Dodge Journey SE	\$14,898
Stk# BH24169, 4 dr., 4 cyl., auto, p/s/b, a/c, 79,941 mi.	
2014 Honda EX-L	\$15,898
Stk# BH80167A, 4 dr., 4 cyl., auto, p/s/b, a/c, 123,995 mi.	
2019 Ford Fiesta SE	\$15,898
Stk# BH80636A, 4 dr., 4 cyl., auto, p/s/b, a/c, 27,699 mi.	
2015 Ford Escape	\$16,498
Stk# BH80389B, 4 dr., 4 cyl., auto, p/s/b, a/c, 85,387 mi.	
2015 Ford Escape	\$16,498
Stk# BH80389B, 4 dr., 4 cyl., auto, p/s/b, a/c, 85,387 mi.	

Certified Pre-Owned



**MILLIONS TO LEND REGARDLESS OF CREDIT!**

RETURN YOUR AMERICAN HONDA FINANCE LEASE HERE AND WE'LL CUT YOU A CHECK FOR THE EQUITY!

	BUY FOR
2017 Volkswagen Golf SportWagen SE	\$17,298
Stk# BH80633A, 4 dr., 4 cyl., auto, p/s/b, a/c, 86,668 mi.	
2013 Honda Accord EX-L	\$17,898
Stk# BH80581A, 4 dr., 4 cyl., auto, p/s/b, a/c, 67,638 mi.	
2015 Honda Accord LX	\$17,498
Stk# BH80509A, 4 dr., 4 cyl., auto, p/s/b, a/c, 72,348 mi.	
2015 Honda Accord LX	\$17,898
Stk# BH80562C, 4 dr., 4 cyl., auto, p/s/b, a/c, 58,528 mi.	
2017 Honda CR-C EX-L	\$19,898
Stk# BH80624A, 4 dr., 4 cyl., auto, p/s/b, a/c, 129,240 mi.	

	BUY FOR
2017 Buick Envision Preferred	\$19,898
Stk# BH24149XX, 4 dr., 4 cyl., auto, p/s/b, a/c, 65,078 mi.	
2017 Honda Accord Sport SE	\$19,998
Stk# BH80491B, 4 dr., 4 cyl., auto, p/s/b, a/c, 76,039 mi.	
2017 Honda Accord LX	\$20,298
Stk# BH80610A, 4 dr., 4 cyl., auto, p/s/b, a/c, 63,215 mi.	
2020 Chevrolet Trax LS	\$20,298
Stk# BH24168, 4 dr., 4 cyl., auto, p/s/b, a/c, 11,858 mi.	
2019 Honda Fit LX	\$21,498
Stk# BH24060A, 4 dr., 4 cyl., auto, p/s/b, a/c, 16,814 mi.	

	BUY FOR
2015 Lexus IS 250	\$22,498
Stk# BH80387B, 4 dr., 6 cyl., auto, p/s/b, a/c, 83,218 mi.	
2019 Honda Civic LX	\$22,998
Stk# BH80421A, 4 dr., 4 cyl., auto, p/s/b, a/c, 31,254 mi.	
2020 Honda Civic LX	\$22,998
Stk# BH80512A, 4 dr., 4 cyl., auto, p/s/b, a/c, 49,855 mi.	
2020 Honda Civic LX	\$23,498
Stk# BH80552A, 4 dr., 4 cyl., auto, p/s/b, a/c, 32,730 mi.	
2020 Honda Civic LX	\$23,498
Stk# BH80481A, 4 dr., 4 cyl., auto, p/s/b, a/c, 12,339 mi.	
2020 Honda HR-V LX	\$23,998
Stk# BH24129, 4 dr., 4 cyl., auto, p/s/b, a/c, 44,707 mi.	
2017 Mercedes-Benz GLA 250	\$24,498
Stk# BH24136, 4 dr., 4 cyl., auto, p/s/b, a/c, 56,002 mi.	
2020 Toyota C-HR LE	\$24,498
Stk# BH80382A, 4 dr., 4 cyl., auto, p/s/b, a/c, 37,568 mi.	
2020 Honda Civic LX	\$24,498
Stk# BH80085B, 4 dr., 4 cyl., auto, p/s/b, a/c, 24,340 mi.	
2019 Honda Civic EX	\$24,498
Stk# BH24104, 4 dr., 4 cyl., auto, p/s/b, a/c, 41,091 mi.	



### HERB CHAMBERS SERVICE CENTER

**\$69.95 OIL AND FILTER CHANGE**

INCLUDES GENUINE HONDA OIL FILTER AND UP TO 5 QUARTS 0w-20 OIL, MULTI-POINT INSPECTION, BATTERY TEST AND A COMPLIMENTARY CAR WASH VOUCHER

- CERTIFIED TECHNICIANS
- FREE ESTIMATES
- EARLY BIRD HOURS
- STATE INSPECTION

**SERVICE HOURS**

MON - THUR: 7 AM - 7PM, FRIDAY: 7AM - 6PM, SATURDAY: 8 AM - 5PM, SUNDAY: CLOSED

## Herb Chambers Honda in Boston

720 Morrissey Boulevard  
Dorchester, MA 02122  
(617) 731-0100

[HerbChambersHondainBoston.com](http://HerbChambersHondainBoston.com)

SALES: Monday-Thursday 8:30am-8pm, Friday-Saturday 8:30am-6pm; Sunday 11am-5pm

SERVICE: Monday -Thursday 7:00am-7:00pm, Friday 7:00am-6:00pm, Saturday 8:00am-5:00pm, Sunday: Closed

Prices exclude, doc fee, sales tax and registration. Offers only available on in-stock vehicles. Pictures are for illustration purposes only. Excludes prior sales. APR offers available to qualified buyers. See dealer for details. Expires 1/31/23.

# Herb Chambers

We don't sell cars,  
we help people buy them.

[HERBCHAMBERS.COM](http://HERBCHAMBERS.COM)

OPEN 7 DAYS A WEEK