Dorchester Reporter

"The News and Values Around the Neighborhood"

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50¢

SHADOWING THE CITY'S DOERS

Two freshmen on council learn first-hand what city colleagues do every day

By Cassidy McNeeley REPORTER CORRESPONDENT

A month ago, John FitzGerald and Enrique Pepén took the oath of office and started their first terms as city councillors. Within days, the men also took on temporary roles as substitute teachers, police officers, and crossing guards as a way to experience firsthand what fellow city workers are doing every day across the city. It's their way of learning the ropes of their own jobs while gaining an appreciation for the challenges facing their colleagues in other public service roles, said FitzGerald, who represents Dorchester's District 3.

When you're out there and you meet the people and you do the work yourself, you realize how much of an uphill battle some of these folks are facing. It only inspires



District 3 councillor John FitzGerald met with Public Works employees at the supply yard on Hancock Street on Jan. 12. Councillor Enrique Pepén did the same in Mattapan Square last month.

Top photo by Seth Daniel. Below, courtesy Councillor Pepén's office

me to want to help them more and give them the support they need. We've got good people doing good things and they need more support, and they need more help. Rather than be critical, let's be supportive."
Pepén, who resides

in Roslindale and represents District 5, wants the daily effort of city workers to be recognized. "I'm going to try to do my best in making sure that they get the (Continued on page 6)



Comings and Goings at City Hall

Del Rio in as ISD chief

By SETH DANIEL **News Editor**

Mayor Wu has named Tania Del Rio, the leader of the city's efforts on addressing the situation at Mass. and Cass and a one-time city council candidate, the next commissioner of the Inspectional Services Department (ISD), the agency that regulates and enforces building, housing, health, sanitation, and safety policies.

Del Rio, of East Boston, will begin her new role on Feb. 26. She will be the first female leader of the department, which



Tania Del Rio Ready to listen City of Boston photo

oversees construction and inspections of all kinds and has mostly been a male-dominated environment. That will change, said Chief of Operations Dion Irish, who initially hired Del Rio and oversees ISD as a member of Wu's cabinet.

(Continued on page 13)

A renewal for a pastor

By SETH DANIEL News Editor

When Rev. Mariama White-Hammond steps to the microphone at press conferences, she often calls on everyone present to slow down and take a breath, or maybe participate in some lively line dancing. That's the spirit that the 44-yearold Dorchester resident has brought to her role as the city's chief of Environment, Energy, and Open Space, a post she has held since 2021.

Thisweek, White-Hammond told the Reporter that she's planning to



Rev. White-Hammond Ministry priority now City of Boston photo

step aside from her position in Mayor Wu's cabinet to focus full-time on her role as lead pastor at Dorchester's New Roots AME Church

"I've done pretty well with doing all the things I committed to doing, and now we're at an inflection

(Continued on page 12)

BPDA survey shows strong support for broader development review procedures

Too many left out of process, agency says

> By Chris Lovett REPORTER CORRESPONDENT

The city's review process for new developments has long been a tug-of-war among stakeholders, often pitting the surrounding community against petitioners for zoning exemptions. But a new survey by the Boston Planning and Development Agency (BPDA) shows both camps united in dissatisfaction with the current process, as well as a mismatch between the residents most typically engaged and the city's overall population. In two portions of the survey, the BPDA asked commu $nity\,participants\,and\,d evel opers\,about\,experience\,with$ the process for larger projects subject to Article 80 review. Another portion, aimed at people not currently involved, was about community barriers to participation. Part of Mayor Wu's effort to modernize Article 80, under which individual projects are evaluated for design, density, use, and physical and social impacts, the survey results were based in part on working sessions with city and BPDA staff, community leaders, institutions, project proponents and development teams. A

(Continued on page 11)

Housing fixes, ID cards top to-do list for GBIO at forum in Ashmont

By Chris Lovett REPORTER CORRESPONDENT

Last Thursday at First Baptist Church on Ashmont Street in Dorchester, the Greater Boston Interfaith Organization (GBIO) began its campaign for "housing justice" with call and response, testimonies, and a scorecard for state legislators.

To explain why new spending was needed to develop or preserve affordable housing, a series of "storytellers" went up to a lectern before a crowd of 110 attendees, with each one describing unmet needs in lengths of time.

• For Dorchester resident Danny Santana, there were 14 years of homelessness and being on a waiting list for housing. After release from incarceration, he said, he was ready to begin work at a McDonald's in three days, but it took another two months to get a state identification from the Registry of Motor

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Police, Courts & Fire



A fire did major damage to a two-family house at 85-83 West Selden St. last Saturday night (Jan. 27). No injuries were reported, but six people were displaced according to the BFD, who estimated the cost of the fire at \$450,000. BFD photo

Stairwell sleeper's gun leads to firearm charges

Boston Police arrested a 37-year-old Dorchester man last Thursday night after they found him sleeping in the stairwell of a Dudley Street building "with the handle of a firearm visible under his sweatshirt." A BPD account says that "officers discreetly retrieved the firearm without waking him, subsequently waking him to effect the arrest." The suspect, Stephenson King, was to be arraigned on firearm charges in Roxbury District Court, according to police.

A 22-year-old man was arrested last Wednesday (Jan. 24) for allegedly trafficking cocaine and fentanyl after police executed a search warrant at his Dorchester home. In addition to the drug offenses, Christopher Boyer is charged with illegal gun possession. Police say they seized "127 grams of cocaine, 72 Adderall pills, 9 Clonazepam pills, 15 Fentanyl pills, \$3,589 in US currency, several scales and baggies for drug packaging, and two plastic bags containing 22 live rounds of ammunition" from his apartment. They did not specify the location of the warrant search.

MBTA Transit Police arrested a man they say "threatened to stab a fellow passenger without provocation" on an inbound Ashmont train about 7:45 a.m. last Wednesday (Jan. 24). Police say the man was arrested at JFK/UMass on a charge of assault with a dangerous weapon.

Tom Brady brands link up with Dot-based NOBULL

The NOBULL performance training company based in the Southline building on Morrissey Boulevard has merged with two companies founded by former New England Patriot quarterback Tom Brady.

NOBULL will combine with Brady's TB12 nutrition brand and his Brady Brands apparel company and NOBULL's chief executive, Mike Repole, will remain the top shareholder of the newly merged company. Brady will be the No. 22 shareholder as part of the agreement, which was announced on Tuesday

morning via a statement sent to the *Reporter*.

"Mikeand I have known each other for several years and we share an intense drive to be better every day," said Brady.
"The decision to partner with Mike and NOB-ULL was a no-brainer. Throughout my playing career I surrounded myself with the best teammates in the game and I feel fortunate to be joining another incredible team that's focused on inspiring the next generation of athletes and people who want to be better versions of themselves every day."

Brady and Repole's

vision is for NOBULL to become a complete wellness company, from sneakers and apparel to nutrition.

NOBULL was founded in 2015 by Marcus Wilson and Michael Schaeffer as a community-first brand. and quickly grew to be one of the top brands in training and cross-fit. Repole's company Impact Capital took a majority stake in NOBULL last year, and he is known for building and selling profitable brands like Vitaminwater, Smartwater, and BODY-ARMOR.

NOBULL became one of the first tenants in



Tom Brady is pictured in NOBULL gear in a photo shared by the company on Tuesday.

the former Boston Globe complex at 135 Morrissey Blvd. in 2023, relocating to Dorchester from downtown space near South Station. Once it is fully occupied with other tenants, the Southline complex is expected to have as many as 3,000 daily employees.

- SETH DANIEL

Lawsuit seeks to block condo conversion on Savin Hill Ave.

Three Savin Hill Avenue residents on Monday sued the Zoning Board of Appeal and the owners of what is now a single family home at 164 Savin Hill Ave. over plans to enlarge the property into three condos.

In their suit, filed in Suffolk Superior Court, Jonathan Crowell, Colleen Coffey, and Matthew Patton are seeking a preliminary injunction against Pauline King and her son Tony starting any work on the project and, ultimately, a ruling by a judge to "annul" or throw out, the zoning board's Jan. 10 approval an approve the awarding of damages and attorney's fees.

The three charge the project will "have a direct negative impact" on their properties by "decreasing the available parking, increasing traffic and congestion. decreasing pedestrian safety, and increasing density beyond what the neighborhood is zoned for" and that the zoning board should be ashamed of itself for approving variances for a project on land that doesn't have any particular hardships to warrant overriding the lot's zoning.

The zoning of the property, they say, allowed the Kings the "reasonable use" of their property without variances - specifically, the zoning allows the family to increase the size of their house to a two-family building, without need-

ing to eliminate "almost all open space on the property," let alone put in an underground garage.

Being able to sell each condo for \$1.2 million, which they allege the Kings' plan to do, is no reason to grant variances, they say.

The neighbors contend

that the new units will make Savin Hill Avenue even more dangerous than it already is. Patton and Coffey say they have three children under 5 - and that unlike the Kings' new triplex, their homes have no off-street parking, so they are being disadvantaged because the new building's occupants will park on the street even with the parking garage.

- REPORTER STAFF

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UPCOMING CIVIC MEETINGS AND COMMUNITY EVENTS

EDWARD M. KENNEDY INSTITUTE



Columbia Point, Boston

Mississippi's Journey from Last in the Nation to a Leader in **Educational Improvement**

STONE SOCIAL IMPACT

Featuring Dr. Carey Wright

In conversation with NBC News' Rehema Ellis

Monday, February 5, 2024 5:30 Program 7:00 Reception

Edward M. Kennedy Institute Columbia Point, Boston



Free to attend

The Neponset River Watershed Association hosts a special 'King Tide' program at Tenean Beach in Dorchester on Sat., Feb. 10 at 10:30 am. To observe the tidal flooding and its impacts and discuss ways to remediate them. Following a brief talk. attendees are invited to bike or walk with a guide with the Neponset Greenway Council. Go to Neponset.org for more info. Join the BPDA for a virtual public meeting about Mattapan Squares + Streets Zoning on Wed., Feb. 7, 6-730 p.m. Zoom link: bit. lv/MattapanFebruary7.

Department of Conservation and Recreation will host a public meeting to discuss the Ryan Park and Playground 25% Design on Thurs., Feb. 1, 6 - 7:30 p.m. via Zoom. After the meeting, the presentation will be available for viewing at https://www. mass.gov/dcr/past-public-meetings. DCR encourages the public to share additional feedback, with a deadline for receipt of comments by DCR of Feb. 22. See dotnews. com to register.

The Edward M. Kennedy Institute on

Dorchester's Columbia Point will host a forum on Monday, Feb. 5 featuring Dr. Carey Wright in conversation with Rehema Ellis of NBC News focused on Mississippi's journey from last in the nation to a leader in education outcomes. Free. The program starts at 5:30 p.m. followed by a 7 p.m. reception. See emkinstitute.com/ special-events to register.

ADSL will be open for February break (Feb.20-23) for kids ages 5-11. Tuition (\$25 per child) includes breakfast, lunch, and snacks; sports/fitness; competitive gaming, and more. Register today at adls.org. The Zoning Commission of the City of Boston will host a virtual public hearing on Feb. 14, at 9:15 a.m. about amendments filed by the BPDA to add one new Open Space subdistrict to Article 33. The Stadium Open Space (OS-S) subdistrict would create a new stadium and public amphitheater zoning district, in order to enable greater investment and enable more amenities in appropriate areas of the city's current and future open spaces. Said map amendment would map the newly created OS-S subdistrict in East Boston (East Boston Memorial Stadium) and Mattapan (White Stadium) neighborhoods. This meeting will only be held virtually and not in person. You can participate in this meeting by going to bit.ly/BZC Feb142024. Copies of the petitions and a map of the area involved may be obtained from the Zoning Commission electronically, and you may also submit written comments or questions to zoningcommission@boston.gov.

The John F. Kennedy Presidential Library and Museum offers several family-oriented activities and programs throughout Presidents' Day week, including its signature Presidents' Day Festival on Feb. 19 featuring presidential storytelling, activities and performances, and a Celebrate! family performing arts program. The Celebrate! performance of Stories of Hope and Joy with Len Cabral at 10:30 a.m. features folktales, myths, and personal accounts brought to life with humor, wisdom, and compassion by Cabral, the international renowned storyteller. Audiences of all ages will be inspired by stories of the power of hopeful actions in honor of Black History Month. The 13th Annual Presidents' Day Festival's main activities will kick off at 11 a.m. Actors portraying Presidents John Adams, Thomas Jefferson, and Theodore Roosevelt, and First Lady Abigail Adams will share stories and engage visitors in conversation. Festival-goers can enjoy Museum tours and activities that bring history to life for all ages. The Festival will close with a special free concert by the Harvard Din & Tonics, who will perform Kennedy campaign songs and popular music from the 1960s and today. Visit www.jfklibrary. org/PresidentsDayfor a detailed schedule of the Presidents' Day Festival offerings. Registration is recommended.

SEND IN EVENT NOTICES TO NEWSEDITOR@DOTNEWS.COM

Morrissey Commission meeting focused on climate resiliency

By Taylor Brokesh Special to the Reporter

Members of the state-run Morrissey Boulevard Commission discussed climate resiliency options for the boulevard's re-design during its second public meeting on Tuesday evening at UMass Boston. The meeting was one of four the Commission has planned to discuss reworking Morrissey Boulevard and Kosciuszko Circle to make them safer, more climate resilient and easier to navigate for motorists, pedestrians and cyclists. In addition, with major developments in the pipeline like Dorchester Bay City, the Commission is tasked with ensuring a new-and-improved Morrissey Boulevard and other infrastructure will be able to handle the increased traffic. The state legislature ordered the formation of the Commission in 2022 and the first public meeting took place in Nov. 2023.

On Tuesday, after some technical difficulties, the commission – made up of local state legislators and city council representatives, the mayor's office, members of MassDOT, the BPDA, the Executive Office of Energy & Environmental Affairs (EEA) and the UMass Building Authority – listened to a MassDOT presentation that explained three distinct alternatives for resiliency measures: an exposed floodwall, a buried floodwall or levee, or a variation of an enforceable gate that could be controlled during higher or "King" tide events.

Different types of berms – natural, earthen walls – were also presented as potential options. Several key points along the boulevard or nearby were highlighted as being the most at risk for increased tidal flooding: Pattens Cove, the Dorchester Bay Basin, Tenean Beach, the Neponset River and Savin Hill Cove.

Some attendees at the meeting—which was scheduled with just one week's notice to the public and only drew about 30 people, including commissioners and staff—expressed concerns that not enough progress has been made by the project team, led by Ethan Britland at MassDOT. They pointed to a June deadline for seeking funding in the next state budget cycle.

Any plan that emerges from the commission's work would need to be recommended from the legislature to Gov. Healey, who would then make budget recommendations to the Department of Conservation & Recreation or MassDOT to kick the project into gear.



The Morrissey Commission convened inside UMass Boston's Intergrated Science Complex on Tuesday evening. $Taylor\ Brokesh\ photo$

"At this point in the schedule, even if we have to get an extension past June, for a project this big, we really need to hear what you are considering," said John Rich, a Savin Hill resident.

The rotary at Kosciuszko Circle and the Beades drawridge were two major focal points of concerns raised by members of the public who attended the meeting or watched virtually; namely, the fact that neither were mentioned in MassDOT's presentation.

At the next meeting — which has not yet been scheduled — David Mohler, director of the office of transportation planning at MassDOT, said they will present updates from the K Circle and Beades Bridge projects, which he said are not under the purview of the Commission, at the request of the residents at Tuesday's meeting.

Project manager Britland said work is being done behind the scenes to understand how these locations will be impacted, but he said that planning for the two critical infrastructure pieces are ahead of the overall Morrissey Boulevard roadway.

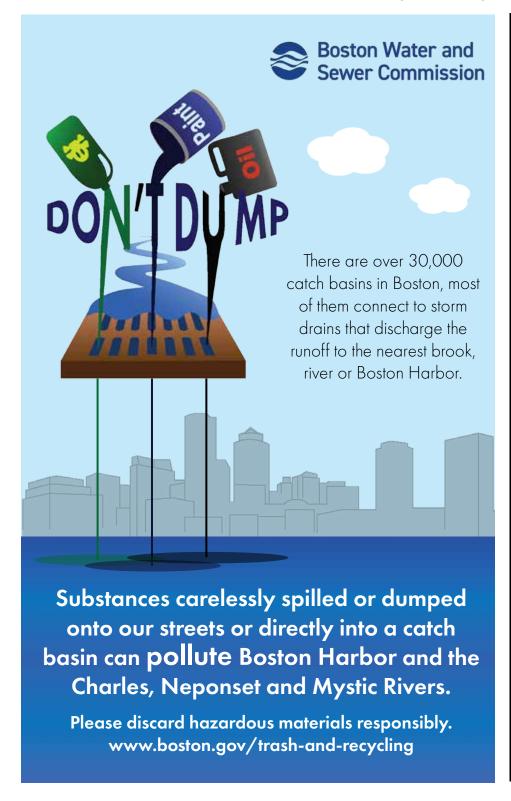
The first Commission meeting in November included remarks from Mayor Michelle Wu, who appealed to the newly-created body to coordinate plans for fixes

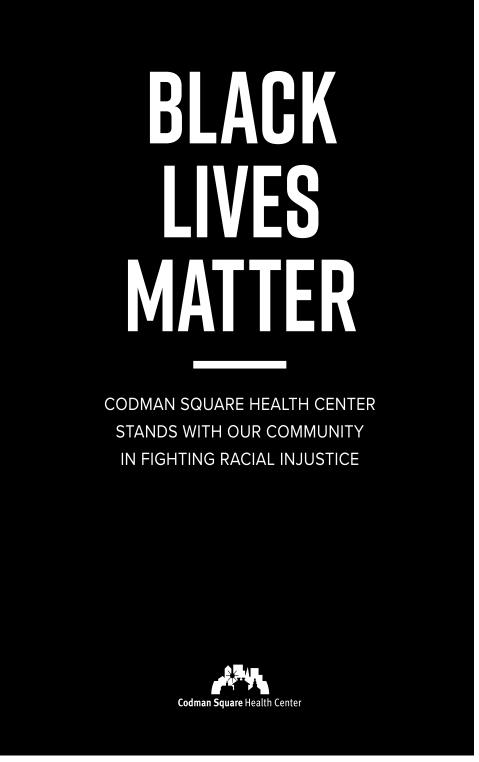
Kosciuszko Circle as part of their work.

Other concerns were voiced about the Savin Hill Yacht Club, which is already inundated by tidal flooding—and how changes to the road system and resiliency measures might impact that property on Morrissey. MassDOT, through Mohler, didn't have a direct answer, but said that the Yacht Club's concerns would be taken into consideration in future meetings.

The next commission meeting— expected to be held sometime in March— will present analysis from MassDOT on which of the potential climate resilient designs will best suit the respective outlined zones, as well as solicit feedback from the public on what they would like to see.

The commission is the latest attempt to focus state and city resources on the coastal road system that is frequently disrupted by flooding caused by high tides, a problem that is exacerbated by rising sea levels. The state's Dept. of Conservation and Recreation began a re-design process with a series of public meetings in 2016 and 2017. But the effort stalled, in part, because of controversy involving the idea of dropping a vehicular travel lane in each direction to make way for dedicated bike lanes.





Worrell tapped to lead council budget planning

By SETH DANIEL **News Editor**

Boston City Council President Ruthzee Louijeune has appointed District 4 Councillor Brian Worrell to serve as the chair of the body's Ways & Means Committee. Worrell, who previously served as vice chair of that committee under District 7 Councillor Tania Fernandes Anderson, is already preparing for the upcoming FY 25 budget process.

A self-described "numbers guy" with a degree in accounting from North-

eastern University and he said, "I want to make a background in business and small business, Worrell said he had been waiting for this challenge since he was first elected in 2020.

"I do have a love for numbers, and I like staring at a screen with numbers and trying to figure out where the money is going and making sense of it all," he told the *Reporter*. "My accounting degree and my jobs in the private sector will definitely help me in this job.

"At the same time,"

sure the numbers on the pages are presented as something the people can easily understand. Sometimes when you pick up a budget it can be a whole different language. We want to make sure all residents can see where their dollars are going and easily understand our city budget."

The Ways & Means chair is charged with leading the oversight process of budgeting with the mayor and the various city departments. The work often requires dozens of hearings during the budget season, which goes from April to June 30. The process has been more rigorous after it was amended in a City Charter change two years ago that allows more give and take with the mayor and the ability to amend line items. The 13-member council can even override a mayoral veto of any item with a supermajority of 9 votes. Before that, the Council could only vote up or down on the mayor's entire budget with no ability to amend it.

Worrell said he and his staff have already convened meetings and began reaching out to city departments and mayoral staff to work out a timeline. He wants to find ways to get more involved with the Boston Public Schools (BPS) budget, which is crafted in January and February and then approved by the School Committee in March. The finished product is presented to the council in April, much too late to amend or to provide input.

"If we reject their budget, they will have to ... produce a new budget and it would put us in a situation where we would have to put BPS on a .. monthly budget and we don't want to put them in named chair of Arts,

that situation," he said. "We want to figure out how to get an opportunity to have the council's voice in that process earlier."

Worrell is also the chairman of the Small Business and Professional Licensure Committee, where he said he will continue to champion the bill at the State House that calls for 250 more liquor licenses in Boston that will be directed primarily to communities of color. He is also vice chair of the Public Safety and Criminal Justice Committee, and of the Committee on the Whole.

Other Notable

Council Assignments John FitzGerald, the new District 3 councillor, will serve as chairman of the Committee on Public Health, Homelessness, and Recovery. At-large councillor Erin Murphy will be the vice chair. FitzGerald will also be vice chair of the committee on Planning, Development, and Transportation, which Councillor Sharon Durkan will chair. FitzGerald will also be vice chair of Small **Business and Profession**al Licensure, chaired by Councillor Worrell.

Councillor Tania Fernandes Anderson, whose District 7 seat includes parts of Dorchester, was

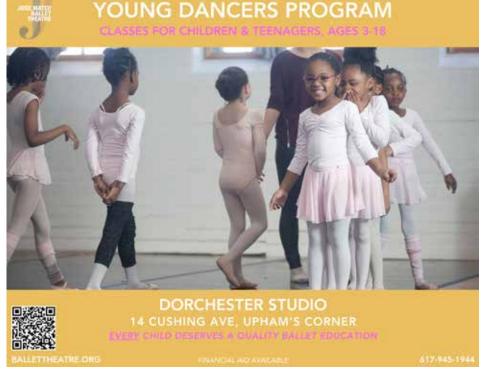


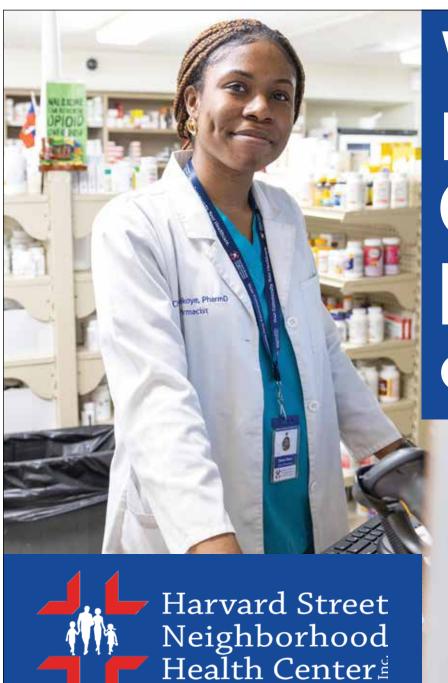
District 4 Councillor Brian Worrell. Seth Daniel photo

Culture, Entertainment, Tourism, and Special Events. She will also be vice chair of Post Audit, Government Accountability, which will be chaired by at-large Councillor Julia Mejia, of Dorchester.

Erin Murphy will chair the Strong Women, Families, and Communities committee and also serve as vice chair of Public Health, Homelessness, and Recovery (FitzGerald chairs); Veteran, Military Families/Affairs (chaired by Councillor

New at-large Councillor Henry Santana was appointed chair of the Public Safety and Criminal Justice and Education committees. Santana, who lives in Dorchester, will be vice chair of the Community Preservation Act com-





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Little Saigon district kicks off Lunar New Year at BPL branch

By Seth Daniel News Editor

The neighborhood's Lunar (Tét) New Year celebrations kicked off last Sat., Jan. 27, at the Fields Corner branch of the Boston Public Library with a family celebration hosted by the BPL and the Boston Little Saigon district.

Hundreds were in attendance for the afternoon festivities, which featured music, dance, traditional foods and deserts, and Tét-themed crafts—like flowering tree pictures and lanterns.

The Tét New Year falls on Feb. 10 this year and it is the year of the dragon – which hasn't been the case since 2012. There was also a new year's celebration by the Dorchester Family Engagement Network on Saturday at the Boys & Girls Club of Dorchester.

Upcoming events in-

•Tét New Year celebration at the Family Nurturing Center, 278 Bowdoin St., Feb. 3, 11 a.m.

•Banh Chung, hosted by Cultural Empowerment of Randolph, in Randolph, Feb. 3, 1-4 p.m.

•St. Ambrose parish in Fields Corner will host its Tét New Year Mass and celebration on Sat., Feb. 3, at 4 p.m. with a reception in the church afterwards.

• Dorchester's Vietnamese American Community of Massachusetts will host their 35th annual Tét in Boston celebration at the Flynn Cruiseport in the Seaport, 1 Black Falcon Ave., Feb. 4, 10:30 a.m. to 5 p.m. Performances from dancers, and the Boston Latin School dance club.

•VietAID will host its Tét New Year event on Feb. 17, 10 a.m. to 1 p.m.



Tallis Alvarado checks out the scene while Kylie Tran celebrates full throttle during the Tét New Year event at the Fields Corner branch library.



Fraternal twins Hunter and Hudson Nguyen in traditional dress at the Fields Corner Library on Saturday for the Tét New Year.



Anna Tran makes a flowering tree picture-one of the more popular crafts done on Saturday. The flowering trees symbolize warmth, wealth, and good luck in the new year.



Yasmeen Fernandes, a student at the Mather Elementary School, learns about the traditional Tét New Year candies as she fills her plate with goodies.



Branch Librarian Kim McCleary, Boston Little Saigon director Annie Le, Librarian Thanh Nguyen, and Librarian Liz Blake.

Seth Daniel photos

nationalgrid

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Learn more about our Future Grid plan at **nationalgridus. com** and search 'grid modernization.'



Two freshmen on council learn first-hand what city colleagues do every day

(Continued from page 1) at the Thomas J. Kenny credit when things get solved, making sure that if a constituent reaches out, they know that it's code enforcement taking care of it, it's the police, it's the parks depart-

ment," he said.
"Then, doing my due diligence, making sure that if there are job openings, [we] host a job fair in my district and bring awareness to the positions and make sure that they're fully staffed."

Last week, Pepén volunteered to put in time as a crossing guard at the Charles Sumner School in Roslindale. In an interview with the *Reporter*, he explained that there are more than 30 open positions for crossing guards throughout the

"It was such a great opportunity to be out there and learn firsthand about the importance of the job. So many kids cross Washington Street and I was able to see that when there is a person there the kids feel safer, the parents feel safer, and the drivers do slow down," Pepén said. "But there are still a lot of openings. It's such an important job. It's a union job, so it is a good opportunity as well for residents."

While Pepén was helping students make it into school safely, FitzGerald was taking charge in a classroom. On Mon., Jan. 22, the councillor was a substitute teacher for a sixth-grade ELA class School on Oakton Ave. in Dorchester, the school that two of his children attend.

"There was a teacher that was coming in half a day, so I was there from 9 a.m. to 4 p.m., from bell to bell," said FitzGerald. "I covered the class for the first half of the day and then the teacher arrived, and I observed." Amidst taking attendance and helping students with classwork, he asked the 11- and 12-year-olds if they had suggestions on how to improve their school.

 $\hbox{``A small group of them'}\\$ wrote down and signed their signatures and everything, saying they would like more clubs,' said the councillor. "One kid said, 'When I get home I'm bored, there's not much to do, so I'd like to have something after school and perhaps transportation to help stay later, and then get home."

The students requested theatre, visual arts, writing, and cooking clubs and expressed their desires for an auditorium and gymnasium.

"I feel great about the direction of the Kenny School," said FitzGerald, adding that being in a classroom there for a day "gave me an appreciation of what those teachers go through every day. There's a smart community there and I'm proud that my kids are part of it."

Pepén, a father to two children not yet old enough for school, noted his appreciation for the work done to keep their neighborhood up to city standards, including the efforts of the Boston Code Enforcement Police.

"People don't think about code enforcement [officials] a lot, they don't know they exist until they show up. It's such an important piece of the city's system," he said about a district that includes parts of Mattapan, Hyde Park, and Roslindale.

"They're the ones that make sure that business owners take care of their surroundings, that residents shovel their streets, that people just do the right thing.'

Enforcement officers also prevent the illegal postings of signs, deter illegal street vendors, and get owners to deal with their trash.

'The reason why I decided to shadow code enforcement is because there's a lot of requests in Mattapan," Pepén explained. "There's a lot of illegal dumping that happens behind businesses. Many times, it's people that live outside of the city that come and dump in the big trash cans or the bins.

FitzGerald also took to the streets with employees from Boston Public Works in Districts 3 and 7. "I went through and just talked to the group and asked them how they

felt and thanked them for doing their job of keeping the city clean and doing the sort of nitty-gritty work. They don't get thanked enough and it's really the important stuff in keeping the city

moving," he said.
While these workers are responsible for ensuring that Boston's streets, sidewalks, and bridges are cared for, it's up to the Police Department to keep these same areas safe.

To learn more about BPD work on the ground, FitzGerald went to the District C-11 stationhouse on Gibson Street on Jan 23 and addressed officers during their afternoon "roll call," explaining that he was there to learn from "the eyes and ears of the city."

Afterward, he renewed associations with some familiar faces such as Officer James Hosea. "I know these people. There are families behind these faces and these badges and that brings a lot more to what they do every day and I really appreciate what they do," said FitzGerald. The councillor also formed new relationships and spent the afternoon on patrol with Officer Laquane Bradham.

While most people do their best to stay out of a cop car, FitzGerald enthusiastically climbed into the passenger seat of Bradham's cruiser and joined him for part of his 4 p.m. to midnight shift on the streets of Dorchester.

In the two hours Fitz-Gerald spent riding shotgun, he learned about the mental capacity it takes to be an officer, the camaraderie that exists at C-11, and the ten-code used by the officers. He also witnessed various



District 3 councillor John FitzGerald collected discarded needles alongside workers from the Boston Public Health Commission near South Bay last week. Photo courtesy Councillor FitzGerald's office

calls and visited several crime scenes.

Minutes after he buckled his seat belt and Bradham pulled out of the station, they were summoned to a report of a domestic incident not far from Fields Corner. "You have to immerse yourself in this whole experience to understand what they're going through," FitzGerald said. "They're good people working hard, trying to stay patient in the face of a lot of adversity and dealing with the worst stuff that's going on around the city. I already had a tremendous amount of respect for the police force but watching the couple of calls they went to - these guys do this every day."

When observing the police, FitzGerald asked himself: "What would this do to me? What would my mindset be? At what point would my patience run out?"

He and Pepén will continue to ask themselves these questions as they meet up with more city workers in the coming weeks, including stints with the Boston Public Health Commission and the City of Boston Transportation Enforcement Team.

'We consider these employees the backbones of the city. They are the ones that keep our city running on a day-to-day basis," said Pepén. "We're bringing the spotlight to them now."

FitzGerald and Pepén say they will put their experiences with their city worker colleagues into play in their work with colleagues on the city council.

"We're learning from each other and we're going to sit down when he's done, and I'll get his experiences and I'll tell him about mine," said FitzGerald. "We can see where it applies to our own districts and how it affects the city overall. Then we can start to really effect some change in doing the job that we

Council will consider city-run shuttle service

The Boston City Counadvocates," who would to college and getting out cil agreed last week to decide formal routes and of work at a North End into the bus business, with small shuttle-type buses serving routes and hours - that the T doesn't.

City Councillors Sharon Durkan (Back Bay, Beacon Hill, Fenway, Mission Hill), Henry Santana (at large), and Ben Weber (Jamaica Plain, West Roxbury) want to look at "the creation of a municipal bus service to provide last-mile service and late night shuttle service for third-shift workers," according to the hearing request they

Durkan said the system could have the buying a series of small, van-like buses to run relatively short routes under the direction of "community

Durkan pointed to the Mission Hill Link, which currently runs a shuttle to get residents from the top of the hill and BHA residences to the Ruggles and Roxbury Crossing T stops, as an example, but said she would want to see other routes running late into the night to help residents who start or get off work after the T has shut down for the night.

"Anyone should be able to create and run a lastmile bus on their own initiative," she said.

City Councillor Gabriela Coletta (North End, East Boston, Charlestown) said East Boston in particular could benefit from overnight bus routes. She recalled her pre-Uber days of going having a devil of a time getting back home to East Boston because taxi drivers often refused to cross the harbor.

City Councillor Tania Fernandes Anderson (Dorchester, Roxbury) praised the proposal and said it would tie in well with something she has been studying-buses that would connect business and cultural districts across the city, buses that could include party buses and "other types of entertainment" as they wheeled their way from "Mattapan Square to Uphams Corner art district to the Nubian Square art district and so forth - or to Beacon Hill."

– UNIVERSAL HUB



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BC High team will compete on 'High School Quiz Show'



Boston College High School will be one of 17 schools that will compete on the 15th season of the Emmy-award winning "High School Quiz Show," which will be aired starting this month

The BC High boys

will join Maynard High School, Roxbury Latin School, St. John's High School in Shrewsbury, and Cambridge's Buckingham Browne & Nichols (BB&N) School in the bracket. BB&N won last year's Season 14 final vs. Mansfield High School,



The Boston College High School quiz show team will compete on GBH's "High School Quiz Show" program this spring, with their segment airing on March 16. They will face off against Weston High School. BC High photo

which also returns for the new season.

The tournament-style TV show will also feature former champions Acton-Boxborough Regional High School, Andover High School, Lexington High School, and North Quincy High School.

The bracket was devised based on scores from a "Super Sunday" qualifying event held last November, when 54 teams from across the commonwealth completed a written quiz. The 15 teams with the highest scores from that day automatically qualified for a spot in the competition bracket.

The season premiere is this Saturday (Feb. 3) at 6 p.m. on GBH 2 and on the "High School Quiz Show" YouTube channel. BC High will face off against Weston

High School on March 16 in the qualifying round. Free tickets are available for the Jan. 20-21 and 27-28 live taping dates at GBH's studios in Brighton.

STEC fund manager named to USTA's New England board

Mason Bultje, Sportsmen's Tennis and Enrichment Center (STEC) Annual Fund manager, has been appointed to the USTA New England Board of Directors. Bultje grew up in Minnesota, where he started playing tennis at three years old. He quickly fell in love with the sport and went on to compete for Gustavus Adolphus College while earning his B.A. in Exercise Physiology. Following his graduation in 2018, he worked for InnerCity Tennis in Minneapolis, where his



Mason Bultje Photo courtesy of STEC

passion for using tennis as a vehicle to build community and to support youth development grew.

Pictured from left are Lymari and Tony Navarro, Kim Myles, Amber and Trey Masciarelli, Kim Wolfe, Rico Leon, David and Stephen St. Russell, the "Renovation Husbands."

Former Dot resident named to a state education board

Gov. Healey has appointed Dálida Rocha



Dálida Rocha

to serve on the state's Board of Elementary $and \, Secondary \, Education$ (BESE). Rocha, a Cape Verdean immigrant, mother of three, and UMass Boston graduate, grew up in Dorchester and lived here until moving to Worcester in 2021. She remains an active labor advocate, and is currently the executive director of Renew U.S.

Rocha has served as a

political coordinator and the political director of the New England District of SEIU 32BJ, the largest property service workers union in the nation.

Healey appointed Rocha to the AFL-CIO seat vacated by member Darlene Lombos, who is focusing on her roles as executive director for Community Labor United and executive secretary-treasurer for the Greater Boston Labor Council.

Rocha joins current BESE members Michael Moriarty and Dr. Erika Fisher in representing Massachusetts residents, students, and educators from Central and Western Massachusetts. Rocha was sworn in on Friday, Jan. 19, and participated as a full voting member at BESE's meeting on Jan. 23.

- REPORTER STAFF

Great start on 'Battle on the Mountain' for Dot's 'Renovation Husbands'

The "Renovation Husbands" – David and Stephen St. Russell – got off to an auspicious start in their journey to win "Battle on the Mountain" last week. The couple,

who live in Dorchester, are one of three who are competing for a \$50,000 prize in the six-part HGTV series that premiered on Jan. 22. David,

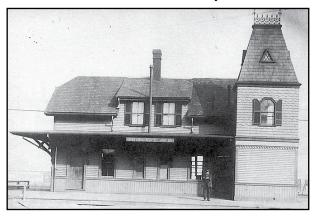
the "kitchen" challenge in the show's first episode, which was filmed last summer in Breckenridge, Colorado. They have earned acclaim 35, and Stephen, 33, won already for their design

work in Dorchester and other greater Boston communities.

A new show airs each Monday at 9 p.m. on the HGTV network.

YESTERYEAR ARCHIVE

DORCHESTER HISTORICAL SOCIETY Old Colony Railroad's Crescent Avenue Station



In the late 19th century, the Old Colony Railroad train station shown with this article was located at the end of Crescent Avenue, about two blocks south of the current JFK-UMass station on the MBTA's Red Line. The Old Colony Railroad was built in the 1840s to run along Dorchester's eastern boundary. The stations in Dorchester were at Crescent Avenue, Savin



Hill, and Pope's Hill; the Shawmut branch had stations at Fields Corner, Shawmut, Ashmont, and Neponset.

These posts can be viewed on the blog at dorchesterhistoricalsociety.org. The Society's William Clapp and James Blake Houses are open to the public on the third Sunday of the month from 11 a.m. to 3 p.m.

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Editorial

No Steward bailout

The still-unfolding crisis facing Steward Health Care System, which operates Carney Hospital, has been years in the making and comes as no surprise to readers of the Reporter. One of nine Massachusetts hospitals owned by Steward, Carney has been a lynchpin asset of the Dorchester community since it relocated here from South Boston in the 1950s. It's important to note that the current owner is the fourth Carney "steward" over that time. It was originally operated by an order of Catholic nuns, the Daughters of Charity who were replaced by Caritas Christi, an arm of the Archdiocese of Boston, in the early 1990s.

Caritas sold its assets— including Carney— to a private health care outfit, Cerebus, in 2010. Cerebus soon morphed into the for-profit Steward, which is led by a former cardiac surgeon named Ralph De La Torre, who promised to invest in Carney and other community hospitals. And for a time, at least, they did make modest investments in the Dorchester Avenue facility.

But, much has changed since those early days. In 2016, Steward sold off its properties to a real estate holding company and realized a huge payday for its investors, including De la Torre. In the last two years, and particularly since the pivot out of the Covid-era, there has been a gradual, but noticeable, shift afoot at Carney. The Steward overlords fired public-facing staff who related to community groups and the media; they abruptly stopped promoting their emergency department as a public resource; and they entered into a prolonged dispute with nurses over fair pay and, alarmingly, the dearth of equipment available for patient care.

By last March, with alarm bells ringing about what these ominous signs foretold, the Carney's president—Stan McLaren—addressed the Lower Mills civic association to appeal for a calm and patient fealty. But he admitted that there were grave challenges facing Carney and its sister hospitals. He returned last October with a similar refrain, which boiled down to: "Yes, we are behind on our bills. And we're asking you to ask your lawmakers to bail us out."

Steward contends that Carney, like other community hospitals, get shortchanged in reimbursement rates compared to downtown teaching hospitals – which is accurate. But that has long been the case. And it does not account for this for-profit corporation's dire footing and mounting unpaid bills while their investor class has been enriched and their CEO sets sail in a \$40 million yacht.

Steward has been telegraphing its intent for over a year now. They deployed lobbyists to get state lawmakers and the governor to bail them out of the mess they made by over-extending their empire and abandoning their commitment to places like Carney. They want us, the taxpayers, to do the belt-tightening, not them. And they're using the menace of potential closures like a gun to our collective heads.

So far, it seems, Gov. Healey and most other leaders have signaled that they won't fall for the trap. When a reporter asked Healey last Friday if the state would step in to relieve Steward's debt, she replied, "No, Steward is not going to get bailed out."

US Senator Elizabeth Warren went a step further on Monday.

"Steward's explanations for its failings do not add up," she said. "It's clear that Steward executives put profits over patients and went to great lengths to hide critical information about its financial status from state officials, jeopardizing quality health care for the people of Massachusetts...I will continue investigating the decisions that led to this potential public health crisis."

Warren is spot-on. These are anxious times for employees and patients and the entire community. But no one should be sweating more than Steward's executives, who must be held to account for their deeds.

- Bill Forry

The Reporter

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Mayor Wu joined Superintendent Mary Skipper, Edward M. Kennedy Academy of Health Careers School Leader Dr. Caren Walker Gregory, Mass General Brigham (MGB) President and CEO Dr. Anne Klibanski, and leaders from Bloomberg Philanthropies at Massachusetts General Hospital on Jan. 17 to announce a new partnership between the Boston Public Schools and Mass General Brigham.

Mayor's Office Photo by Jeremiah Robinson

How Boston can lead in preparing young people for careers in health

By BILL WALCZAK REPORTER COLUMNIST

Bloomberg Philanthropies has awarded the Edward M. Kennedy Academy for Health Careers a \$38 million grant, the largest gift in Boston Public School history. The funding reportedly will allow the school to increase its enrollment to 800 students and partner with Mass General Brigham to create new career pathways.

The academy began in 1998 as an initiative of the Center for Community Health, Education, Research and Service (pronounced "cheers"), located at Northeastern University. How it got to that point is an interesting story.

In 1997, a representative of the High School for Health Professions located at Baylor University in Houston, Texas (now called the DeBakey High School for Health Professions) visited the Codman Square Health Center, where I was the CEO. He told me that the Baylor high school produced more African American graduates that went to medical school than any other high school in the US.

I was intrigued. For many years, I had gone to national health center conferences and heard of the great need for health professionals of color, but there was never a solution offered on how this was going to happen. I saved the materials I received from the Baylor representative in my portable file cabinet—the back seat of my car.

A month later, I was invited to an event at the Algonquin Club in Boston (now The Quin) to celebrate the new CCHERS partnership between the BU School of Medicine, Northeastern University College of Nursing, the Boston Department of Health & Hospitals, and four community health centers, including Codman Square. The partnership had received a multi-million-dollar grant from the WK Kellogg Foundation that created CCHERS and a system to have medical and nursing students trained in community health centers.

I was seated at a table with the physician who was chair of the BU School of Medicine Admissions Committee. At some point, he announced that there were more than 14,000 applicants for admission to his school. I asked him how many came from the Boston Public Schools and he laughed, saying, "I doubt any came from Boston Public Schools."

Ire sponded: "BU gets its property tax exempt status from Boston. You need to address this."

Then I remembered the Baylor literature in the back seat of my car, and said, "I know exactly what

you need to do!" I ran out to Newbury Street and grabbed the materials in my car and ran back and threw them on the table, saying, "You need to start a high school for health professions."

The BU official said, "I have nothing to do with that. I'm just the admissions chair," to which I asked, "Well, then, who do I need to speak with?" He said that I needed to speak with the dean.

I set up a meeting with the dean at the BU School of Medicine dean and we met a week or so later, where I told him that Baylor University had a high school that produced students of color who went on to medical school and that BU should copy that model. He told me it wasn't their responsibility, so I asked, "Whose responsibility is it then?" He answered, "I don't know, but it isn't ours."

With that response, I approached Pat Meservey, executive director of CCHERS, who had been an innovative nursing dean and later president of Salem State University. He loved the idea, and over the next week or so, Pat, her staff at CCHERS, BPS educator Linda Walczak, and I got together to write up the application for what we called Health Careers Academy.

It was approved by the state and opened in 1998, eventually winding up in a building owned by Northeastern University, the other academic partner of CCHERS. It is what is called a Horace Mann Charter School, part of the Boston Public Schools but with greater autonomy. It has been very successful. I look forward to learning more about how the school will use its \$38 million grant.

Boston's health care system is a gigantic part of our economy, with 18 percent of the region's jobs. Health professions pay middle class wages, so I submit that becoming a health professional is the most promising way to go from poverty to the middle class.

Boston needs more schools that prepare students for opportunities in health care professions. Codman Academy is one example. Located inside the Codman Square Health Center, students participate in paid internships, earn college credits, get certification as pharmacy technicians and other allied health credentials. Codman students also attend a high school seminar, Harvard Med Science, on the campus of Harvard Medical School.

Boston is the rare city with three medical schools. Their work falls short without a commitment to grow doctors of color on their home turf. Imagine if Boston's medical schools collaborated on a high school like the successful Baylor model? It would be a wonderful gift to our city.

Letter to the Editor

Latest zoning initiative offers a much-needed improvement

To the Editor:

The proposed Squares and Streets upgrade to the city's zoning code that allows for greater graduated densities in primary corridors and intersections throughout Boston is much-needed, welcome, and overdue.

With this amendment, the code becomes solidified, with new heights, FARs, setbacks, and allowable building envelopes now quantified by rules that will be known and adhered to by owners, builders, and architects alike.

What's good in the proposed code serves to highlight the antiquated and ineffectual zoning process now in place covering the remaining 94 percent of our city. There are 350 towns and cities in the Commonwealth that have viable zoning codes. Boston is the sole exception.

As citizens, we are entitled to have legitimate zoning requirements that will be respected and followed, thereby retaining the existing pleasant characteristics of our communities.

Zoning variances were created to ameliorate indi-

vidual hardships that can be found on properties or in a house that predated the code. Nowadays, builders and architects come before our local planning committees with proposals that are deficient in 6 or 7 separate zoning requirements. They laugh when they refer to the requirements as mere "recommendations" from the city.

The ZBA recently approved a hideous buildout that required so many variances that the list of them filled a page. That's what the code is supposed to protect us from. The proposed development was turned down unanimously by our local civic board, yet the ZBA gaveled their approval to the project in an unending chain of ill-considered approvals, one after another.

We need decentralized control that gives the residents of our neighborhoods a say in what is allowed to be built if the proposal violates our code. The Squares and Streets initiative is good. Now let's roll up our sleeves and fix the rest of it.

Andy Donovan Savin Hill, Dorchester dotnews.com February 1, 2024 THE REPORTER Page 9

Franklin Field apartments to get geothermal heating/cooling pilot

By SETH DANIEL News Editor

Things are heating up in Franklin Field – from the ground up. City, state, and federal officials were on hand at the Franklin Field Apartments last Thursday to announce a pilot program to give Boston its first networked geothermal heating and cooling operation via a collaboration with National Grid in harnessing the Earth's ground temperature to regulate heating and cooling in 129 of the public housing development's units.

The announcement in the Juanda Drumgold Community Room came one year to the day after Mayor Wu declared that the Boston Housing Authority (BHA) will be fossil fuel free by 2030.

"We have an opportunity and an obligation in this moment to lead by example, partner across every industry and every level of government to provide access to better, cleaner, more affordable housing for all residents," said Wu, who noted that existing conditions in some of the units in Franklin Field include drafty windows that can require residents to use the oven for additional heat. Others report poor ventilation that can cause illnesses or asthma.

"Imagine if communities across the country approached housing and environment as the dual challenge that it is," Wu said. "As the climate changes and the need for solutions that don't just solve problems, but create jobs and opportunities, continues to grow, communities will continue to look to Boston as proof it can be done."

According to National Grid, geothermal energy utilizes the Earth's ground temperature via several large borings dug into the ground to provide heating and cooling to buildings. The networked geothermal system in Franklin Field will work via water moving through a buried piping network to circulate heat between the ground and the buildings above. Meanwhile, a ground source heat pump in each building would deliver warm or cool air throughout the spaces.

While such networks are common in places like Iceland, they are nearly unheard of in Massachusetts. Franklin Field will be home to the second such installation in the state. The other is a demonstration project in Lowell. While the logistics and installation will not be easy, the benefits will pay dividends far



Councillor Brian Worrell, National Grid New England President Lisa Wieland, City Green New Deal Director Oliver Sellers-Garcia, BHA Administrator Kenzie Bok, Congresswoman Ayanna Pressley, HUD Regional Administrator Juana Matias, resident Aracelis Tejeda, Councillor Julia Mejia, residents Jossie Leon and Jacqueline Olivo, and Mayor Wu.

Seth Daniel photo

into the future, officials say.

"It was really important to be following the mayor's leadership on that, but following that thread turned into this incredible opportunity for a collaboration with National Grid," said BHA Administrator Kenzie Bok, "and for us to not just find an alternative that works, but actually find an alternative that makes this site, Franklin Field, one of the first in the country to embrace a new, clean energy technology."

Added Lisa Wieland, president of National Grid New England: "We need to draw in Boston's spirit of innovation, exploration, and discovery. Geothermal is one alternative worth pursuing because of its potential to harness the Earth's energy to provide carbon-free heating and cooling. Already we have a project in Lowell, which provided us some initial learnings, that we will be applying right here to this project, but we still need to keep innovating and testing and learning – then steering the most effective approaches to de-carbonization."

Bok explained that they have been preparing to update the heating system at Franklin Field Apartments and had already done the preliminary work for a new high-efficiency gas boiler. However, after Wu's fossil fuel free challenge last year – particular to BHA – Bok said they decided to shift gears.

"The first step to going fossil fuel free is by not adding fossil fuel infrastructure and we were just about to add a new natural gas boiler system because the one here was at the end of its useful life," Bok said. "It was all spec-ed out and ready to go. Then we realized we had to go back to the drawing board."

The result has been an opportunity to build a way of heating and cooling large campuses with several building by using a new, and perhaps a groundbreaking, system that could be replicated across the city and the country.

Oliver Sellers-Garcia, chief of the city's Green New Deal program, said the geothermal project could help others understand how to install it in more than just large campuses.

"The geothermal demonstration project here at Franklin Field will create a roadmap for all kinds of buildings – market rate housing, offices, and other kinds. It's not just for public housing," he said. "But we should be extremely

proud that the BHA's demonstration of a fossil fuel free system can happen here first at Franklin Field."

Wu encouraged the audience, saying this was a "paradigm shift" where climate activists could work together with a utility company – instead of being at odds with them – in creating green infrastructure.

National Grid said the pilot will replace an aging gas boiler loop currently serving 129 units in Buildings 7-13 on Ames Way, Ames Street, and Stratton Street. The utility will also install a pumphouse on BHA property to operate the network.

The BHA will be responsible for all work within the buildings to convert them from natural gas to the geothermal system, a process that could include retrofits, electrical upgrades, and appliance and heating equipment replacement using existing state efficiency programs as a funding source.

The project will begin design in the near future, with construction activity expected to take place next year. The authority will lead resident engagement throughout this year.

Off the Bench

By James W. Dolan Reporter Columnist

Having reached the final chapters of my life, I think back on all I have absorbed within the context of my professional career as lawyer, judge, and, in retirement, as an arbitrator, mediator, and occasional columnist.

Unfortunately, I am not as confident as I once was. My faith in a benevolent, all-knowing deity, a creator that oversees the universe and guides a flawed humanity to truth, love, understanding, justice, compassion, and mercy, is diminished, due in part to my work, which is largely based on analyzing evidence upon which a sound, coherent judgment could be based.

The standard of proof in a criminal case is: "Beyond a reasonable doubt" (i.e., virtually certain). In a civil case the standard is: "By a fair preponderance of the evidence." (i.e., more probable than not). It's a sensible distinction considering the respective consequences of the former as compared to the latter. After analyzing the evidence – scripture, religion, history, science, evolution, evil, destruction, and death – I cannot find belief in a benevolent God proved beyond a reasonable doubt. The evidence is inconclusive.

One could, however, reasonably conclude the existence of God under the less rigorous "fair preponderance of the evidence standard." The agnostic cannot say one way or the other. There is evidence pointing in both directions. Some make "a leap of faith" in choosing to believe because there is a fundamental need for order and purpose in life and because they fear the consequences of denial.

I, too, want and need to believe in a purposeful life. But, when I consider the millions who have

Reflections at 85

died in wars, the crusades, inquisitions, and other abuses promoted by my church, the cruelty and evil that are so much a part of human existence, and the natural disasters that have caused so much death and destruction, I wonder. How could an all-knowing, compassionate, loving, merciful deity, the God of the Sermon on the Mount, tolerate such suffering.

Some say it's original sin, the inevitable abuse of free will as first described in the Garden of Eden. But why would a God of love give humanity free will, knowing the harmful effects of its abuse and the evil it would cause, then send his son to suffer and die on a cross to redeem us from the consequences of mankind's inherent sinfulness. Why make us earn salvation? Why not provide it as a gift? But who am I to try to understand and explain such complex mysteries?

Is God the uncaused cause or is God a creation of scientific phenomena, a chemical or nuclear chain reaction that gave rise to a cascading, evolutionary phenomenon that over the ensuing millennia produced this planet, life in its primitive form, and the countless galaxies beyond. Even primitive man sought explanations for existence and appealed to gods for protection, food, comfort, and meaning in an acknowledgement of a power to which they owed their very existence.

Those primitive beliefs slowly evolved into a faith based on the arrival of a savior, a messiah who would guide humanity to a "promised land" along a path which, if followed, would assure ultimate salvation and eternal life. I define faith as the affirmation of hope. Hope is not a thing, it is a yearning for something. In this case, a need to believe in something

beyond our normal comprehension, the acceptance of an unprovable truth.

Faith is a choice. If it turns out you are wrong, what is there to lose? Death is the end. But what if it's not the end and there are consequences to how we live? Blaise Pascal, a wise and practical 17th-century Catholic philosopher/scientist, observed that faith in God was the only sensible choice. The consequences of what is known as "Pascal's wager" are clear. If wrong, there is only oblivion. If right, you can look forward to eternity in heaven.

I'll take that bet. There is just enough love, honor, and decency in the world for me to believe that creation was not just a chemical reaction, an accident with no underlying purpose or design. For me, love is the fountainhead of all virtue, that from which all the others flow. The only way to balance the inequities and suffering so apparent in human history is for an all-knowing, all-powerful, merciful God to offer salvation to mankind, particularly to those who have suffered.

Wishful thinking, perhaps. But then trying to understand and explain God is well beyond both my pay grade and capacity.

ETERNITY

When your life is finally over, You expect to wind up 'neath the clover. Eternal life seems much too long, Maybe someone got it wrong.

JWD

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

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Housing fixes, ID cards top to-do list for GBIO at forum in Ashmont

(Continued from page 1) Vehicles. Even then, he needed help from Justice 4 Housing, a grassroots reentry support group. He currently heads the gang mentoring and violence intervention group, "Inspiring Today's Youth."

• Morethantwomonths after asking for doors to be repaired in her apartment at West Broadway Homes, a state-supported public housing development in South Boston, Evalin Aguasvivas said she was still waiting. "The doors are broken. The windows are broken," she said through an interpreter. "If there's a fire, how do I exit the door?" She also told about problems with mice, cockroaches, and mold.

• Mice were also a problem for a 15-year West Broadway resident, Meriam Arachiche, who stood by the lectern as her story was told by Hyacinth Clarke: "My house was a playground for the mice. I heard them all the time, in the wall, in my bedroom. I couldn't sleep well for an entire year." Before the problem was solved by an exterminator, there were six months when Arachiche used sticky traps, catching 2 to 4 mice per day, for a count of more than 300. "I am grateful for some



Dorchester resident Danny Santana spoke at last week's GBIO-sponsored meeting at the First Baptist Church on Ashmont Street as Rep. Brandy Fluker-Oakley, right, looked on.

Chris Lovett photo Fluker-Oakley, right, looked on.

rest and peace," Clarke related. "But why, why did it take a whole year? She lost a whole of sleep. That's not good for her health.'

Part of the agenda supported in GBIO's campaign is the \$4 billion "Affordable Homes Act" introduced last fall by Gov. Healey. The package includes \$1.6 billion to repair and modernize public housing, and other amounts for development and preservation of affordable housing. Another part of the bill would allow local communities to raise more revenue for affordable housing by imposing a real estate transfer fee. To help people returning to the community, GBIO also wants to dedicate \$9 million toward targeted housing assistance, along with a measure requiring IDs to be provided for "re-

turning citizens" upon release from incarceration. In the first of a series of meetings planned for Greater Boston, GBIO invited four legislators representing parts of Dorchester and South Boston to the meeting. The only one who attended was state Rep. Brandy Fluker Oakley (D-Dorchester, Mattapan, Milton), who sponsored the legislation for providing IDs, and who agreed to all of the GBIO's agenda. "When I was out on the campaign trail in 2020 talking to our neighbors who were coming home," said Fluker Oakley, "they told me their biggest fear was the fact of not having an ID." Fluker Oakley was also the lead sponsor of the home rule petition, approved by Mayor Wu and

in 2022, that would have allowed Boston to impose a transfer fee on real estate transfers. Sellers would have to pay up to 2 percent of the portion of the sales price above \$2 million. Revenue from the fees would go to an affordable housing trust controlled by the city. An earlier version of the home rule petition had been approved by Mayor Marty Walsh and the City Council in 2019.

The fee proposed by Healey would have a lower threshold, applying to the portion of the sales price over \$1 million, with a rate that could go from 0.5 to 2.0 percent. Under the local option, there could also be different rates for different classes of property.

Two years ago, the Wu Administration estimated that the version of the transfer fee enabled by the home rule petition could garner almost \$100 million a year in new revenue. In legislative testimony supporting the petition in 2022, the executive director of the Mass. Alliance of HUD Tenants, Michael Kane, observed, "Some five times greater than the annual revenue generated by the city's Inclusionary Zoning process, this additional revenue will go a long way toward addressing the city's affordable housing crisis." Supporters of the measure emphasize that the

to "luxury" properties owned by investors. But the home rule petition and Healey's measure would apply to all classes of property, including commercial and office space, highlighted by the alliance as a "potentially vast source of revenue." "Allowing Boston to tax transfers over \$2 million in this sector," Kane noted, "would generate substantial additional revenue not otherwise available to the commonwealth or smaller cities and towns, with no discernible adverse economic effects." But the recent twenty-year boom in commercial and office properties cited by the alliance has given way to a fall-off in demand. According to the commercial real estate services firm Cushman & Wakefield, office space demand was down in Boston through all quarters of 2023, though with a slight increase in asking rents. Nationally, with a continued downturn in office jobs, the firm predicted market decline would level off, though with limited relief from any expected lowering of interest rates. Among the groups opposing the transfer tax in 2022 were those representing realtors and bankers, the Greater Boston Chamber of Commerce, and the Greater Boston Real Estate Board. Because of price adjustments by sellers to limit tax exposure, and recent changes in the office market, the board's CEO, Greg Vasil, said revenue from the transfer fee would be less than amounts projected by supporters. "It would be a huge hit to the commercial industry at a time when we're seeing our commercial buildings actually really decrease in value tremendously," he

fees will often be applied

added. "This would be a burden on real estate and, frankly, it's not a stable source of income." If the threshold for the fee were at \$1 million, observers say that could be low enough for the sales prices of many units in the city, from new transit-oriented housing in South Boston to three-deckers in Dorchester. According to the Metropolitan Area Planning Council, Boston's multi-family market, long associated with "mom-and-pop" owner-occupants, has increasingly become a magnet for investors. "The value of those three-deckers has astronomically skyrocketed," said Vasil. "And a lot of them were maybe older folks that bought them years and years ago, but the value has appreciated because of the rents they're able to pull in in those other units.' Vasil stressed the need to create more housing units and, at last Thursday's meeting, so did GBIO board member Phil Hillman, a Dorchester resident who is also a board member of the Dorchester Bay Economic Development Corporation. But he called for new revenue-including transfer fees to build housing that would be affordable. "We've had housing production that simply has not met market needs or job (pay) increases,' said Hillman. "If you think about this, this results in higher rents, and increased prices for home ownership. That's what we're dealing with. And so, when you put those two together, you know you're going to wind up with a situation where the people are having housing insecurity, because of those high prices."

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State plan for Melnea Cass complex as migrant shelter 'painful,' says Wu

Speaking on Monday at been doing her very best have participated in. WBUKS Kadio Boston, Mayor Wu expressed disappointment over the state's proposal to use the Melnea A. Cass Recreational Complex in Roxbury as an overflow shelter site. The location would help temporarily house the region's homeless and migrant populations.

"I'll just start by saying there are no good options," Wu said when asked about her reaction to Gov. Healey's proposal. The state has opened three overflow sites – in Quincy, Revere and Cambridge – since December.

The mayor said that the influx of migrants into states and cities across the country is a "federal problem," and that "the governor has

to manage this, went on to expresses disappointment over the Healey administration's decision to turn to Roxbury for Boston's first overflow shelter, given the predominantly Black neighborhood's history of economic struggle.

"For the first community where this is being proposed to be Roxbury, a community that over so many decades has faced disinvestment, redlining, disproportionate outcomes, it's very painful, and it's painfully familiar," the mayor said.

She noted that the complex has an indoor track, which is used by older community members for exercise and for track programs for youth, which her own children

Her objections also were voiced by community members at a listening session held by state and local elected officials on Jan. 26 to hear responses to the proposal.

"It feels like a particular inflection point when we are now taking offline buildings that are beloved and well used and dedicated to community programming because we now have such a crisis,' Wu said.

This article was originally published by WBŪR on Jan. 29. The Reporter $and\,WBUR\,share\,content$ through a media partnership.

Amanda Beland. Tiziana Dearing, and Katie Cole WBUR

BPDA survey shows strong support for broader development review procedures

(Continued from page 1) engagement to be as draft report on the results was released last month. The BPDA found that response to its survey on community experience and mitigation was skewed toward homeowners (75 percent), long-time residents (70 percent, and residents who were over age 55 (56 percent) or white (80 percent). The response to the community barriers survey was drawn from a sample with a much higher representation of renters(88 percent and people of color (80 percent). The sample was also younger, with 40 percent under the age of 35. Of those responding to the community barriers survey, 86 percent said they would be interested in participating in a BPDA process. When asked about barriers to participation, 39 percent cited the lack of time for meetings, while smaller samples cited "unwelcoming environments" or a belief that attending a meeting would not have an impact. "I think one of the key findings that the survey validated for us was that it's very important in thinking about the

future of community

broad and as diverse as we can in the methods that we use to talk to people in the city," said BPDA Deputy Director of Master Planning and Policy Nupoor Monani. According to BPDA Deputy Director of Community Engagement Kristiana Lachiusa, the community barriers survey showed that "a lot of people, regardless of whether they are or are not involved in development projects today, want to be involved in learning more and shaping development projects in their neighborhood." According to the BPDA report for Phase 1 of the modernization effort, "This data suggests that changing the BPDA's outreach methods could expand the population that takes part in our processes to be more representative of the City." Both BPDA officials said that could require reaching engaging the community in different languages, through different channels of contact and, as Lachiusa put it, "communicating in a way that is actually resonating."

Among community members asked about their experience with the review process, 82 percent wanted a "more defined approach" to project mitigation and community benefits. They also took issue with the role in the review process of "impact advisory groups" (IAGs), with 65 percent not agreeing that the groups were transparent and trusted, and 56 percent not agreeing that the groups were reflective of the community. 'What we're trying to do," said Monani, "is essentially work to make sure that the people that are represented on IAGs really represent who lives and works in Boston today, and find ways to do that while still keeping all of our engaged users involved in the process." By 71 percent, the community members also favored defining community benefits and mitigation uniformly according to project types, or standards such as location, use, or size. In the portion of the survey on developer experience, the leading complaint was that the timeline of an application for project approval was not predictable. The next most frequent complaints were about a lack of consistency in the approach to mitigation from project to project, and a failure to receive all benefit and mitiga-

tion requests on time. In Boston's outlying neighborhoods, including Dorchester, community participation in development review has long been dominated by neighborhood associations, with membership skewed toward homeowners. During the surge in housing production over the past decade, the review process for larger projects also drew participation from groups advocating more affordable housing and trying to prevent displacement. This oc-curred with the "Dot Block" development, the redevelopment of Suffolk Downs in East Boston and Revere, and in a section of Jamaica Plain and Roxbury. All three areas are close to rapid transit lines, but in neighborhoods with mounting concerns about displacement and the rising cost of housing.

Under Wu, the BPDA has coupled its modernization of the review process with an initiative to reduce barriers to higher-density development near main intersections and public transit. In 2019, two years before her election as mayor, she issued a report criticizing the Article 80 process for a lack of transparency



at a State House hearing last week. Jeremiah Robinson/Mayor's Office photo

also called for a review process that would be driven less by reaction to developer plans and more by proactive planning with the community. "With a more standardized, streamlined, and transparent process,' Wu argued in the report, "community members would know what to expect from developers and how to meaningfully engage in the process; residents would be equipped to hold city officials and developers accountable; and developers and businesses would benefit from predictability and a clear understanding of process, including expected project benefits." As Nupoor noted, the changes anticipated in Article 80 coincide with efforts to make the review process more "planning-led." Even if developers can exercise leverage through control of property, she explained, all sides should have

more clarity in advance about the nature of what can be built, as well as the kinds of community benefits and mitigation. "A key component of that negotiation is what the city and the communities get in exchange for those development rights and entitlements, and that tends to be one of the more unpredictable parts of the process as it currently exists," said Nupoor, "so what we want to do also is create a greater focus, analyze exactly how and why, and all of the different ways in which we can standardize community benefits and mitigation."

Note: the BPDA continues to seek public participation in the Article 80 modernization initiative. For more information: https://www. bostonplans.org/projects/improving-development-review-process-article-80



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A renewal for a pastor: Rev. White-Hammond to leave Wu's cabinet

(Continued from page 1)

point where I need to devote more time to my church," she said in an interview. "It's important that government can move forward, but I also believe for government to work well it needs strong civic and social justice organizations on the outside. A lot of our movement organizations have struggled to recover from the pandemic. You can't do movement support work, which I always did a lot of, as a government official."

White-Hammond will end her time at City Hall on April 26. There's no word yet as to who will replace her.

She took on her cabinet post under Mayor Kim Janey, who served in an interim capacity following the departure of former Mayor Marty



Mariama White-Ham-

Walsh, when she was serving as pastor at New Roots AME.

"It has become hard to manage both...but we have reached a number of milestones now that I am very proud of and that allow me to transition,' she said.

White-Hammond brought a distinctly different approach to her work as a cabinet member, so having a sliver of spirituality, even at a press conference, was something she eagerly brought to the table.

Famously, during the rollout of the Franklin Park Action Plan in Franklin Park on a bone-chilling December day, she asked everyone in attendance-including the television camera operators - to take a moment to be silent and take a deep breath. Later she invited them to dance with the Rhythm Riders

line dancers, eliciting grumbles from some in the media.

But it brought joy to many others, and White-Hammond said that was one of her objectives when she accepted the city position.

"I have always kept my spiritual work separate from this work, but I don't keep my ethos separate," she said. "This work can and should be done with joy. One of the values in our cabinet is joy."

The city's parks, which she has overseen as part of her cabinet role, are places where people found joy amid the turmoil and grief of the pandemic. White-Hammond said that "stewarding people's joy" is something she hopes will continue with her successor, who has not yet been named.

Among her accomplishments, White-Hammond lists her work in instituting the Building Emissions Reduction and Disclosure Ordinance (BERDO) that was passed by the city council; founding and funding the city's PowerCorps jobs; and bringing in the Office of Food Justice under her cabinet post. However, she said, she really learned the most about the need to update

the electrical grid.

As an advocate, she said she learned to say "no" to fossil fuels, but as a government official she learned that so much needs to be done for the demise of fossil fuels to really happen.

"I was always an advocate of electrification, but this allowed me to dive more into what it will take to make sure we have enough electricity to electrify everything," she said. "I was protesting the substation with others in East Boston and I still believe that substation should be on MassPort land, to be honest. But it did afford me the opportunity to look closer at the growth of our grid."

White-Hammond founded her church, which meets at the Epiphany School in Melville Park, five years ago and has been devoted to the ministry after growing up in a family of ministers and swearing she would never work in ministry. She has been intentional about gathering her own congregation in Dorchester - a place she loves.

"My life centers between Savin Hill, Fields Corner, and Uphams Corner," she said. "I believe we have the best bubble tea here in the

city. The zip code 02125 is the third most diverse zip code in America...I do have a lot of belief in the power of Dorchester-not just for our city, but also for America."

White-Hammond, who said she intends to dive deeper into neighborhood work, hopes to help promote Dorchester cohesiveness and working together. In the meantime, she will take her extra time to focus on the church, yet also get involvedinaSCUBAdiving project in Barbados, run a marathon in Detroit, and finish working on a book she started before her time at City Hall.

"While I won't be in my role with the city anymore, I love this city and I'm not going anywhere,' she said.

Mariama Rev. White-Hammond, 44, has been the chief of Environment, Energy, and Open Space - a cabinet-level position in the city – since 2021. This week she said she will step away from that position in April to focus more on leading her church and supporting advocacy movement organizations in the community. She is a life-long Dorchester resident, growing up in Grove Hall and living now in Savin Hill.



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Mayor taps Mass/Cass leader Del Rio as new head of ISD

(Continued from page 1) someone like them - a a strong relationship

"I'm excited about Tania Del Rio being the first female commissioner of ISD." said Irish. who ran ISD in the Walsh administration. "She has shown leadership and the ability to bring people together - being strategic but also getting her hands dirty...She's literally been one of the people on the street level at Mass. and Cass that people have dealt with, while also working with the Police Department, Public Works, and the Mayor's Office. She is the right person for this time at ISD. She's smart, tough, and a quick learner," Irish added.

Del Rio said she was focused primarily on the task at hand. "I'm honored that I was considered for the role and the mayor has that trust in me," she said. "It's obviously something that matters. I've seen plenty of little girls come up to the mayor and say how exciting it is to see

By Chris Lisinski

STATE HOUSE

News Service

stretch of MBTA safety

problems involved pas-

sengers and bags getting

stuck in train doors and

another "near miss" on

the Green Line, officials

On Jan. 1, a passen-

ger's leg became caught

in a closing Green Line

door at the Medford/

Tufts station, according

to a presentation that

MBTA Chief Safety Of-

ficer Tim Lesniak gave

to the agency's board.

The door did not auto-

matically open back up

because the operator

had shut down the train

to change its direction,

is concerning, due to the

design of the car, once

either control stand was

brought back live, the

sensitive edge on the door

would note the obstruc-

tion and reopen." he said.

three incidents involv-

ing Red Line doors in

December. In two cases,

Lesniak also described

"While this situation

Lesniak said.

said last Thursday.

The most recent

woman – running the city. As someone that worked for the city on women's issues, I feel it's important that all departments have different leadership. I do feel proud and excited about it, but there are a lot of great leaders at ISD already and everyone's contributions will be heard and considered."

Del Rio entered city government under the Walsh Administration as part of its diversity team. Later, in 2018, she was appointed the director of the Office of Women's Advancement, working closely on the childcare crisis. She left city government to lead a family shelter and 100-plus-unit single room occupancy building for a non-profit organization in Cam-

In 2022, she ran for the District 1 city council seat in a special election that was won by current Councillor Gabriela Coletta. But Del Rio built

Troubles at doors spur MBTA

to issue a bulletin on protocols

hicles while the riders

themselves were inside

holding the straps, he

said. The other incident

involved a contractor

whose hand got caught

in the closing door of a

train preparing to depart.

hand was at such an

angle that the sensitive

edges on the doors would

not recognize it as an

obstruction. However,

because of that angle

that their hand was at in

relation to the door, they

were able to slip their

hand out easily," he said.

had about as many "door

incidents" in 2023 as it

did in 2022, and about

half as many as the

annual average before

the pandemic, when

the MBTA had higher

He contrasted the re-

cent incidents to the

April 2022 death of Rob-

inson Lalin, who was

fatally dragged after his

right arm got caught in

a closing Red Line door.

Federal investigators found that a short circuit

on the train prevented a

ridership.

Lesniak said the MBTA

"Here, the individual's

with Wu in the process. About 18 months ago, the mayor appointed the 38-year-old Del Rio to lead the Coordinated Response Team (CRT) for dealing with issues at Mass. and Cass.

Irish said she has distinguished herself in that role by bringing all skill sets and mindsets to the table to make progress on the situation, an experience that he feels will help her as she moves to streamline permitting and processes at ISD. He said some experiences might be critical because she doesn't have a construction background, though he pointed out that he didn't have a construction background, and neither did other former ISD commissioners like the attorney Kevin Joyce and the late Bill Good.

Joyce, who is now senior counsel for a private practice in Boston, said Del Rio was a good choice because the CRT work

to begin moving with

Lalin trapped in the door.

incident], there were

no mechanical defects

observed in any of these

incidents, and at no time

was the individual at

risk of getting dragged,'

Lesniak said Thursday

about the December and

January issues. "The

doors were functioning

In response, Lesniak

said the T issued a bul-

letin to subway operators

to refresh them about

door protocols and broad-

cast in-station safety re-

minders announcements

to passengers. Additional

signage will be posted,

This string of incidents

and near-miss incidents

at the T has drawn the

scrutiny of federal in-

vestigators, who have

pointedly demanded the

MBTA make immediate

changes to protect work-

ers from risks of being

struck by trains.

as designed.

he said.

"Here [last December

is a "microcosm" of ISD type leadership.

"ISD is way more than the Building Department," he said. "You have health, sanitation, food safety, and so many other things that come together to serve the city equally. There's one thing you need in that job as commissioner of ISD and that is integrity. You have to be someone above reproach."

Joyce cautioned that while the Building Department drives revenues, it shouldn't take over and "distract" from the other divisions. He also noted that in the 1980s a significant amount of time and money was spent at ISD to eliminate the "secret knock" environment where some got favored treatment. He said any new commissioner needs to restore that equal treatment that so many worked so hard to put in

Irish said there is a construction expert in office, **Building Commissioner** Mark Joseph, and that frees up Del Rio to focus on weights and measures, environmental services, food inspections, and other aspects of ISD that aren't construction related.

Being the first woman "will bring concerns from some about not having a construction background or never having 'lifted a hammer.'...It's actually good to not have the burden of being the construction expert and the commissioner."

Added Del Rio, "I get it. ... When I took over at CRT, I found a similar challenge because we had a public health expert as the leader before me and people were worried because I wasn't a doctor and they wondered how I could help."

All that aside, Del Rio said she is most focused on preparing to listen to those working inside ISD and to stakeholders and constituents outside the organization. The goal is to streamline permitting and processes and focus on initiatives like Additional Dwelling Units (ADUs). She's also excited that she'll be working directly with the public

on "core services."
"The mayor is big on 'delivering with excellence' on core services and I am in total agreement with that," she said. "She always says constituents can see the positive impacts when we do the little things right because these aren't little things to them."

Irish said he's looking forward to Del Rip t aking the helm "because I know...every time there's been a new leader at ISD, it has invigorated the organization and caused everyone to step up their game.'

In other moves, the current ISD commissioner, Sean Lydon, of Jamaica Plain, will be moving on to work directly with the mayor's office as the senior advisor to the mayor on construction and permitting. In that role, he will focus on high-priority city projects, including White Stadium renovations and work on buildings on Long Island in preparation for its reuse as a recovery campus.

A new Mass. and Cass director to replace Del Rio has not yet been named, but a candidate is close to being hired, city officials said.

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT PROBATE AND FAMILY COURT
Suffolk Probate & Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300
CITATION ON PETITION FOR
FORMAL ADJUDICATION
DOCKET NO. SU24P0096EA
ESTATE OF:
LELIA VERONICA SWINSON
a/k/a: LELIA V. SWINSON
DATE OF DEATH: 08/21/2023
all interested persons:

DATE OF DEATH: 08/21/2023
To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Cheryl D. Delgado of Boston, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Cheryl D. Delgado of Boston, MA be appointed as Personal Representative(s) of said estate to serve With Personal Surety on the bond in unsupervised administration.

IMPORTANT NOTICE

You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 02/23/2024.

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

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS

UNIFORM PROBATE CODE (MUPC) A Personal Representative appointed under the MUPC in an unsupervised administration IMPORTANT NOTICE

A Personal Representative appointed unde the MUPC in an unsupervised administration is not required to file an inventory or annua accounts with the Court. Persons interestle in the estate are entitled to notice regarding the administration directly from the Persona Representative and may notified by Court in the country of the Court in the Management of the Court in the Court in the Management of the Court in the Court in the Management of the Court in the Court in the Court in the Management of the Court in the Management of the Manageme Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of

administration.
Witness, HON. BRIAN J. DUNN, First

Date: January 12, 2024 Stephanie I Register of Probate Published: February 1, 2024

LEGAL NOTICE

COMMONWEALTH OF
MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
INFORMAL PROBATE
PUBLICATION NOTICE
Docket No. SU24P0084EA
ESTATE OF:
ELLEN MARGARET KENNY
a/k/a: ELLEN M. KENNY
DATE OF DEATH: September 28, 2023
SUFFOLK DIVISION

SUFFOLK DIVISION To all persons interested in the

above captioned estate, by Petition of Petitioner John M. Kenny of Braintree, MA, a Will has beer admitted to informal probate. John M. Kenny of Braintree, MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

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

Published: February 1, 2024

COMMONWEALTH OF
MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
INFORMAL PROBATE
PUBLICATION NOTICE
Docket No. SU23P2825EA
ESTATE OF:
CONSTANTINE ARABADJIS
a/k/a: GUS ARABADJIS
DATE OF DEATH: March 21, 2023
SUFFOLK DIVISION
To all persons interested in the

To all persons interested in the above captioned estate, by Petition of Petitioner Mary Ann Arabadjis of Boston, MA, a Will has been admitted to informal probate. Mary Ann Arabadjis of Boston, MA has been informally appointed as the Personal Representative of the estate to serve without surety or the bond.

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

Published: February 1, 2024

failsafe from triggering, passengers' bags became which allowed the vehicle trapped outside the ve-Watertown's Arsenal Apartments Conveniently located near the mall and bus lines. Now taking applications for 1-2BR apartments Low Income, Aged 62+ and Disabled Must meet selection criteria and income-qualify Apply in person 465 ARSENAL ST | WATERTOWN, MA. 02472 OR CALL FOR AN APPLICATION 617-924-5565

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MBTA GM supports Healey's low-income fare plan

A new proposal from Gov. Healey to offer low-income fares throughout the MBTA system has the enthusiastic support of the agency's general man-

MBTA estimates the cost for and enroll in the proof the program would be between \$52 million and \$62 million a year, sums that include administrative and operating costs. More than 60,000 riders

gram, which is expected to result in seven million more trips per year.

If approved by the MBTA Board of Directors, the fare changes would go into effect in this spring and summer. Existing fare-free bus

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routes are set to run out next month, but Mayor Wu has called for funding to allow them to

During an open house held in Savin Hill last week, the Engwas upbeat about the low-income fare proposal that, he

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said, would impact every community in the MBTA footprint.

"We are excited about the governor's proposal in the budget to fund low-income fares and the beauty of this is it does cover our entire territory," he told the *Reporter*. "It covers every mode of our transportation system, from commuter rail to light and heavy rail subways, buses, power transit, and water services. If we are looking at the data correctly, it could benefit probably 62,000 riders we see now. We know a lot of folks rely on mass transportation, but we also know from

can't afford it."

The new program would provide riders aged 26-64, non-disabled, and have low income with reduced fares of approximately 50 percent off on all MBTA modes. Program participants will demonstrate eligibility via existing enrollment in programs with a cutoff of 200 percent of the federal poverty line or lower.

The T said it would hold eight public meetings in January and February on the matter. One is set for this Thursday (Feb. 1) at 6 p.m. at Dorchester's Cristo Rey Boston High School, 100 Savin

- SETH DANIEL



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FREE ESTIMATES

of Adult has been filed by Grace Marie Vazquez of Boston, MA equesting that the court enter a Decree changing their name to: Jordynn Elijah Miles Vazquez

Any person may appear fo ourposes of objecting to the pe appearance if you object to this

proceeding. Witness, HON. BRIAN J

Published: February 1, 2024

surveys that a lot of them DORCHESTER PRESCHOOL

10 Pre-school spots opening 2 yrs. 9 mos. to 5 yr. olds

7:30-4:30

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LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE & FAMILY COURT SUFFOLK DIVISION Docket No. SU18D0828DR SUMMONS BY PUBLICATION MICHAEL COLON, Plaintiff(s)

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT **PROBATE & FAMILY COURT** SUFFOLK PROBATE AND FAMILY COURT 24 NEW CHARDON STREET BOSTON, MA 02114 617-788-8300 CITATION ON PETITION

TO CHANGE NAME Docket No. SU24C0045CA IN THE MATTER OF: **GRACE MARIE VAZQUEZ**

A Petition to Change Name IMPORTANT NOTICE

ition by filing an appearance at Suffolk Probate and Family Cour before 10:00 a.m. on the return day of **02/22/2024**. This is NOT a hearing date, but a deadline by which you must file a writter

DUNN, First Justice of this Court Date: January 23, 2024 Stephanie L. Everett, Esq

Register of Probate

Witness, BRIAN J. DUNN, Esquire, First Judge of said Court, this 18th day of January 2024.

JOHANNE COLON, Defendant(s)

To the above-named Defendant(s)

to this Court by the Plaintiff Michael

Colon seeking a Complaint for

Michael Colon whose address is 52448 Seminole Ct., #1, Fort

Cavazos Texas, 76544, your answer on or before 02/29/2024. If you fail to do so, the court will proceed to the hearing and

adjudication of this action. You are

also required to file a copy of your

answer in the office of the Register

of this Court at 24 New Chardon St.,

Boston, MA 02114.

A Complaint has been presented

You are required to serve upon

Johanne Colon

Modification.

Stephanie L. Everett Register of Probate

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Local Real Estate Transactions

Address Buyer Date **Price** Bello, Lilian M Hamdan, Husam J Dorchester 01/08/24 \$470,000 2 Howe Ter #8 Mz Realty LLC 50 Draper Street LLC 50 Draper St Dorchester 01/10/24 665,000 19 Harvest Street Rt Lei. Marco L Kisiel Joseph J Est Baker, Richard 19 Harvest St Dorchester 01/12/24 925.000 Bk Of Ny Mellon Tr Santos Louis Bk Of Ny Mellon Tr Cwabs Inc 46 Jacob St Dorchester 12/11/23 285,013 Murray, Donnell L Bk Of Ny Mellon Tr 231,000 Baskerville, Chikia 01/10/24 Cwabc Inc 46 Jacob St Dorchester Grace, Maureen L Nguyen, Tien N Tran, Hanh Connor, Ethel T 338 Gallivan Blvd Dorchester 01/10/24 556,000 Wright, Sarah J Slowley Clovis B Est 15 Mora St 01/09/24 1,100,000 Wright, Alexis Ryan, Jennifer Urban Farming Inst Of Bos Fowler Clark Farm LLC 487 Norfolk St Mattapan 01/12/24 1,400,000 Desmond, Dennis Freedom Cap Solutions LLC 23-25 Babson St Mattapan 01/12/24 770,000 Talukder Faruk 01/09/24 1.000.000 Optimum Inv Realty LLC 1215 Blue Hill Ave Mattapan Charles, Lafontant 01/12/24 Smith, Terry C Smith, Wanda B 41 Cedar St Mattapan 400,000 35 Rockingham Rd Hobson, Derrick Brooks, Mayuni Mattapan 01/08/24 286,000 Tietjen, Rhonda A 132 Boston St #3 Tietjen, Thomas 01/11/24 550,000 Giordano, Sophia N Saylor, Richard 106 Lonsdale St #2 Dorchester 01/09/24 517,000 2157-2159 Dorchester Ave #2 Devilly, Brian Le. Kara M Tramel, Jeremy Mattapan 01/11/24 585.000 Granite Const Mamt LLC Ronavne, Brendan 45 Minot St #1 Dorchester 01/11/24 490.000

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Keeping our pets safe in 2024

By Dr. Edward **SCHETTINO**

Winter has certainly arrived with many areas of Massachusetts seeing plowable snow, schedule adjustments, and freezing temperatures. While winter is filled with fun outdoor activities, it's also important to remember that when the mercury dips, pets can be vulnerable to the cold, and there are laws in place to protect animals, including the prohibition of excessive tethering.

According to Massachusetts General Law Ch. 140, Section 174E, Subsection D:

"A person shall not leave a dog outside when a weather advisory, warning, or watch is issued by a local, state or federal authority or when outside environmental conditions including, but not limited to, extreme heat, cold,

of Units # of Bedrooms

14

4

21

6

2-Bedroom

3-Bedroom

2-Bedroom

3-Bedroom

2-Bedroom

3-Bedroom

Household Size

3

4

5

6

\$75,000

Relay 711, email <u>OlmstedGreen@MaloneyPrope</u> the 'Contact Us' form at the bottom of the page.

January 4, 2024

January 6, 2024

January 25, 2024

February 3, 2024

wind, rain, snow or hail pose an adverse risk to the health or safety of the dog based on the dog's breed, age or physical condition, unless the tethering is not for more than 15 minutes."

Under this law, any law enforcement officer, including special law enforcement officers with ARL, has the authority to issue citations or warnings for owners who do not comply: \$50 first offense, \$100 second offense, \$300 and possible loss of ownership with a third or subsequent offenses.

Winter is here, and it's up to us to protect our pets, and also include them in any winter storm preparations.

Here are some other tips to keep in mind to keep animals safe:

• Prepare your dog for the elements. If you

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\$275,000

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\$153,650

\$165,950

\$178,250

<u>Maximum Income Limits</u> (set by HUD/MOH + based on household size + Area Median Income (AMI))

Maximum Asset Limits

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Applications are available during the application period for 60 days, from Friday, December 29th, 2023 — Thursday, February 29th, 2024

To have a hard copy of the application mailed to your mailing address, please call (617) 639-3064 Ext 796 | US

Applications are available in person on the following days, dates, and times in the following place(s)

3 PM - 7 PM

10 AM - 2 PM

2 PM - 6 PM

11 AM - 3 PM

To request an online application or to have one sent by email, visit <u>www.OlmstedGreenLottery.com</u>

Estimated

1,025 - 1,175

1,110 - 1,210

1010 - 1145

1,140 - 1,270

1.025 - 1.210

1,025 - 1,270

80% AMI

\$86,050

\$98,350

\$110,650

\$122,900

\$132,750

\$142,600

Maximum

80%

100%

100%

120%

have a longer coat dog, let it grow out for the winter; for shorter coat dogs, sweaters, coats and booties can go a long way to protect your pooch.

February 1, 2024

 Wipe off your dog's paws and stomach. Chemicals used to treat sidewalks can irritate your dog's paws, and can be poisonous if ingested. When coming in from the cold, clean and dry your dog's stomach to keep them healthy!

 Keep outdoor trips quick. Bathroom breaks or walks: Keep it short and sweet and keep your pets indoors as much as possible.

 Never leave your dog alone in a cold car. Temperatures inside a car can plummet when the engine is turned off. Just like it's illegal in Massachusetts to leave an animal in a hot car, it's also illegal to leave

built out for

4

2

120% AMI

\$129,050

\$147,500

\$165,950

\$184,350

\$199,100

\$213,850

\$100,000

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Boston, MA 02126

Gateway Center 2 Hummingbird Lane

Boston, MA 02126

Lena Park Community Center

150 American Legion Hwy

Dorchester, MA 02124

Lena Park Community Center

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Dorchester, MA 02124

Moment of Paws

an animal in a car during extreme cold. When going out, leave your animals at home.

 Pay attention to your pet's grooming and health. An animal with a matted coat cannot keep him or herself warm! Senior pets also suffer from increased arthritis pain in the cold, so check with your veterinarian on how to keep your pet comfortable.

 Check under the **hood.** Cats love to warm up underneath the hood of a car, as the residual heat from the engine burns off. Always pound on the hood



Chase

of your vehicle and do a quick visual check before starting the engine.

Bottom line, if it's too cold for you to be outside, it's also too cold for your pet to be outside.

Dr. Edward Schettino is

the president and CEO of $the Animal \, Rescue \, League$ of Boston, He has a doctorate of Veterinary Medicine from the Cummings $School \, of \, Veterinary \, Med$ icine at Tufts University.

Mattapan Community Health Center

REQUEST FOR PROPOSAL

Mattapan Community Health is seeking bids for a construction project at 1575 Blue Hill Avenue, Mattapan. The project involves the addition of exam rooms and the renovation of registration space. Interested parties may request a Proposal Package (RFP) by contacting Tom Lam, SLAM Collaborative, at tlam@slamcoll.com

Questions regarding this project must be sent by email at tlam@slamcoll.com

Final bids will be due by February 7, 2024 by 12:00 pm

bpda

Virtual Public Meeting

Mattapan Squares + Streets Zoning

FEBRUARY

6:00 PM -7: 30 PM

Zoom Link: bit.ly/ MattapanFebruary7

Toll Free: (833) 568 - 8864

Meeting ID: 161 430 8727



Project Description:

The BPDA Planning Team will host a virtual public meeting to present the final draft zoning text amendment and final draft zoning maps for Squares + Streets zoning districts in Mattapan. Staff will present revisions and updates made to the final draft zoning amendments and maps based on feedback received during the public comment period, community office hours, and other engagement events.

DEADLINE: Applications must be submitted online or postmarked no later than **Thursday. February 29th**. 2024 Mailed to: Maloney Properties, Inc., 27 Mica Lane, ATTN: Olmsted Green Lottery, Welle

- Asset & Use Restrictions Apply
- Preferences Apply.

Thursday

Saturday

Thursday

Saturday

For more information, free language assistance, or reasonable accommodations for persons with disabilities please call (617) 639-3064 Ext 796 | US Relay 711 or email OlmstedGreen@MaloneyProperties.com

mail to: Jack Halverson

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

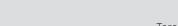
Boston, MA 02201

phone: 617.918.4461

email: jack.halverson@boston.gov

Website: bit.ly/PLAN-Mattapan

BostonPlans.org | (೨) @BostonPlans Teresa Polhemus, Executive Director/Secretary



ABCD urges residents to apply for heating assistance

By Taylor Brokesh Reporter Correspondent

With winter temperatures now in full chillmode, Action for Boston Community Development (ABCD) is urging residents to apply for funds from the federal Low Income Home Energy Assistance Program (LIHEAP) to help cover utility costs.

Massachusetts received \$130 million from the federal government to disperse specifically for heating assistance, according to ABCD, the multi-service anti-poverty agency. Residents who qualify for LIHEAP could receive up to \$1,500 to go toward the cost of their utilities bill until April.

Sharon Scott-Chandler, CEO of ABCD, said the amount of fuel assistance varies based on an individual's income level and how many people live in the household. People can apply for heating assistance as long as their income are, at most, 60 percent of the median income in Massachusetts, but Scott-Chandler advises that Bostonians should



 $A \ technician \ checks \ the \ furnace \ at \ Paulette \ Gray's \ Dorchester \ home. \ \textit{Photo by Alessandra Bisalti/ABCD}$

check on their eligibility no matter what.

"Some people think, oh, since I'm not eligible for SNAP benefits, therefore, I'm not going to be eligible for fuel assistance," she said. "But that's not the case."

Lifelong Dorchester

resident Paulette Gray has been a client of the program since 1988. At age 72, she lives alone in an apartment and is disabled,. This season, she says she has received \$1,200 to go toward her heating bills. Her apartment is heated by oil, the price of which is currently at an average of \$4 per gallon in Massachusetts.

"I mean, it's really, really a godsend, trust me," Gray said about the heating assistance program.

Scott-Chandler estimated that her agency serves about 30,000 clients each season, mostly in the city of Boston and surrounding cities. The amount of funds they've been able to disperse has varied, too. Last year and

the year before, during the pandemic, she said, the federal government had allocated enough funds to allow for ABCD to provide \$2,200 for the lowest bracket of eligible clients, compared to \$1,500 this season.

"The impact of that is, sometimes people can't get through the winter," Scott-Chandler said. "For example, if it costs \$1,200 to fill up your tank once, then that's gone. And that's when

you have people really in crisis because they can't afford to fill up their tank again."

Gray said she topped her tank in November and again in December, and that used up her stipend. She says she's comfortable, but she doesn't tinker with her thermostat too often.

"Thankfully, the landlord just had all of our windows replaced, so they don't leak in cold air at all," she said. "It's a big difference."

Despite the lower benefits this season, Gray highly recommends working with ABCD. She routinely takes advantage of other services to help people.

"I think [applying for heating assistance] was probably about the easiest thing I could do," she said. "I've told so many people about it."

"The thing about ABCD," said Scott-Chandler, "is that we can help people in a variety of ways. Even if they end up not being eligible for fuel assistance, we might be able to direct them to other services that they could use. We will help everyone who comes to us."

For more information on how to apply, go to bostonabcd.org/service/ fuel-assistance-2.

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CITY of BOSTON



Economic Opportunity and Inclusion





www.DotHouseHealth.org

dotnews.com February 1, 2024 THE REPORTER Page 17



GIRLS CLUBS OF DORCHESTER

If you rube



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

CONNECT THE DOT: BGCD Family Engagement Program Hosts Lunar New Year Party for Families: Boys & Girls Clubs of Dorchester and the Dorchester Family Engagement Network teamed up to host a Lunar New Year celebration for members and families. Lunar New Year is the beginning of a lunar calendar, whose months are moon cycles. The event included a bounce house, activity tables, traditional performances and food for all to enjoy. Thank you Family Nurturing Center - Healthy Bowdoin

BGCD's Family Engagement Network hosts weekly playgroups, parent education, developmental screenings, special event celebrations and program themed events throughout the year. For additional information on the Family Engagement Network, please contact Huong Vu at hvu@bgcdorchester.org.

Geneva and American Healthcare AFC

for sponsoring this event.

FIND OUT WHAT'S INSIDE: BGCD Power Forward Program Hosts WHDH's Meteorologist Melanie Black for Career Cafe: Each month our Power Forward program at Boys & Girls Clubs of Dorchester hosts a Career Cafe for our teen members to learn first hand about different Career paths and opportunities. For January's session, BGCD welcomed Meteorologist Melanie Black from WHDH TV to discuss the field of meteorology and lead some interactive activities. In addition to passing along information on schooling and training needed to do the job, Melanie also provided a forum for members to see how the segments are put together for the news. Thanks to Melanie for spending her evening with us at BGCD.

For more information on our Power Forward Program, please contact Education Strategist Tricia Chapple at pchapple@bgcdorchester.org.



BGCD Power Forward Program Hosts WHDH's Meteorologist Melanie Black for Career Cafe: See details below.

<u>DID YOU KNOW:</u> PUMA Volunteers Take Part in Volunteer Service Day at BGCD:

Boys & Girls Clubs of Dorchester was excited to host a group of over 20 volunteers from PUMA to take part in a Service Day opportunity. As a part of PUMA's Community Engagement, the volunteers spent the morning in our Marr Clubhouse painting various spaces which included an office and two locker rooms. A special thanks to the team from PUMA for spending their morning with us and for helping to beautify our facility. Volunteers play a critical role at our Clubs and help sustain our operations which allows the Club us to transform the lives of our members.

For more information on volunteering at BGCD, please contact Volunteer Coordinator Macy Pierce at mpierce@bgcdorchester.org or visit bgcdorchester.org/volunteer.

UPCOMING EVENTS

Cupid's Disco Inclusion Dance February 9 *More info: eferrara@bgcdorchester.org

President's Day - BGCD Closed February 19

Elevate Youth Cross-Country Skiing February 23rd *Pre-registration required

Black History Month Living Museum

@ Walter Denney Youth Center
February 29

Winter Dance Showcase March 8

617.288.7120 | 1135 Dorchester Ave. | www.bgcdorchester.org



RECENT OBITUARIES

Howard A. Baldwin

Howard A. Baldwin of Dorchester, died peacefully on January 26, 2024 at the age of 69 years.



Born in Savin Hill on July 18, 1954 to the late Howard A. Baldwin Jr. and Margaret A. (Salvatore) Baldwin.

He leaves behind his sister, Sharon Livingston, and his nephew, William Livingston, both of Weymouth. He also leaves his companion cat, Garth Vader.

Howard's dad died when Howard was 16, forcing him to drop out of South Boston High School to work to support his family. Early on, he worked as campaign manager for Representative Jim Hart. He was a coordinator for the ABCD program and the YES employment division for the City of Boston, both job placement programs for inner city youth. Later, he retired after over 20 years as a courier driver.

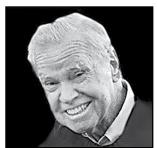
He was an original founding member and past President of the Tri-District Baseball League in Savin Hill. He also spent many years involved in the Strat-O-Matic Baseball League with fellow managers, Eddie, Peter, Jackie, and David. He was an avid Red Sox fan and he loved to collect Pepsi memorabilia. He served as editor of the Split Deck Newsletter. He was a fire buff in Boston since he was a teenager. He especially enjoyed watching the operations and taking photographs.

Howard was grateful for the friendship of the residents at Keystone Apartments in Dorchester. They will miss his nights sitting in the lobby on the bench. He will forever be remembered for his favorite number, 24. Everyone knew him by this number.

Funeral services will be private.

Please make a donation in Howard's memory to a charity of your choice.

For guestbook, please visit jmurphyfh.com. Arrangements by the Murphy Funeral Home, Dorchester.



BRODERICK, John **E.**, 90, of Quincy, formerly of Dorchester. Son of the late Patrick Broderick and Helen A. (Joyce) Broder-

ick, both of Co. Galway. Ireland. Brother of Margaret "Peggy" (Broderick) MacKay of Dorchester, and the late James Broderick, Thomas Broderick, and Marie "Pat" Healy. Special uncle to 7 and the late Christopher MacKay. John is also survived by many grandnieces, grandnephews, and 2 greatgreat-nieces. He was a retired controller for the J.B. Thomas Hospital in Peabody. Donations in John's

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> Attorneys at Law www.tevnan.com



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 5:00, 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.

memory may be made to St. Martin de Porres Parish, 15 Rita Rd., Dorchester, MA 02124.



FERULLO, Victor A., self-proclaimed "Dorchester Boy", of Savin Hill. Son of Dorothy (Sorrentino) Ferullo of Dorchester and the late Joseph Ferullo. Brother of Kathy and her husband, Richard Calderone of Easton. Uncle of 2. Granduncle of 4. Vic is also survived by several aunts, uncles and many cousins.



FORD, Roberta, "Nene", 75, of Dorchester. She is preceded in death by her father, James Ford Sr., her mother, Susan (Dean) Ford, her sister Barbara Ford, her brothers, James Ford Jr. and Ronald Ford, and her brother-in-law, Joseph Santos Bertino Sr. She is survived by siblings Carol Bertino, Marion Ford, and Edward Ford. Roberta leaves her four children: Michael Ford, Derick Ford, Natasha Ford, and Shalese Ford. Grandmother of 7. She also leaves many neices, nephews, grandnieces and grandnephews.

HEGARTY, Cornelius "Neil", 87, of West Rox-

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE & FAMILY COURT PROBATE & FAMILY COURT
SUFFOLK PROBATE & FAMILY COURT
24 NEW CHARDON STREET
BOSTON, MA 02114
CITATION GIVING NOTICE
OF PETITION FOR
APPOINTMENT OF GUARDIAN
FOR INCAPACITATED PERSON
PURSUANT TO G.L. c. 190B, §5-304
Docket No. SU24P0137GD
IN THE MATTER OF:
DAVID CHELTENHAM
of DORCHESTER. MA of DORCHESTER, MA RESPONDENT

ough, MA in the above captioned matter alleging that David Cheltenham is in need of a Guardian and requesting that (or some othe suitable person) be appointed às Guardian t

suitable person) be appointed as cuardianto 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 court and may contain a request for certai

specific authority.

You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 02/20/2024. This day is NOT a hearing date, but a deadline date by whice you have to file the written appearance you object to the petition. If you fail to file he written appearance by the return date action may be taken in this matter withou written notice to you. In addition to filing the written appearance, you or your attorner must file a written affidavit stating the specific acts 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 or completely taxe away me 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

Stephanie L. Everett Register of Probate Date: January 22, 2024

Published: February 1, 2024



bury, originally from Savin Hill. Son of Margaret (Mc-Manus) and Cornelius Hegarty; and brother of John, Betty and Bobby Hegarty. Husband of the late Maureen (Cloherty). He leaves his childre, John, Neil, MaryKate and Michael; his two daughtersin-law, Noreen (Walsh) and Katie (Bagley); his five granddaughters; and many nieces and nephews. Neil worked for the Commonwealth of Massachusetts as a state planner for over thirty years. Donations may be made in memory of Neil Hegarty to the Tunnels to Towers Foundation, https://t2t. org



LACEY, Mary K. (Di-Pietro), 87, of Quincy, formerly of Dorchester and South Boston. Wife of the late Arthur Lacey. She is survived by her children Angela M. Long and her husband Richard A. Long of Quincy; Michelle A. Lacey of Middletown, RI; and Annette T. Lacey of Quincy. Nana to 2. Great-grandmother of 1. Daughter of the late Philip and Alice (Pitts) DiPietro, of South Boston. Sister of Evelyn (DiPietro) Stewart of St Petersburg, FLA. and the late Felix DiPietro, Mi-

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT uffolk Probate & Family Court 24 New Chardon Street Boston, MA 02114 (617) 788-8300 CITATION ON PETITION FOR FORMAL ADJUDICATION

Docket No. SU23P1591EA ESTATE OF: CLAUDE JASPER WILLIAMS a/k/a: CLAUDE J. WILLIAMS DATE OF DEATH: 12/20/2022

A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Diane Johnson of Boston has been flied by Diane Johnson of Boston, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Diane Johnson of Boston, MA be appointed as Personal Representative(s) of said estate to serve With Personal Surety. on the bond in unsupervised administration IMPORTANT NOTICE

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

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. I objection if you object to this proceeding. I you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)

A Personal Proparate Landon

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

Witness, HON, BRIAN J. DUNN, Firs lustice of this Court.

Date: January 10, 2024

Stephanie L. Everet Register of Probate Published: February 1, 2024

chael DiPietro, Alphonse DiPietro, Theresa Pietro) McDermott and George DiPietro.



MacDONALD, Rosemarie A. (D'Urbano), 90, of Salem, NH, formerly of Dorchester. The daughter of the late Mary (Guarino) and Frank D'Urbano. She is survived by her daughter, Lisa Trabucco and husband Albert; her daughter-in-law, Lori Mac-Donald; her 4 grandchildren; and 1 great-granddaughter. Contributions in Rosemarie's name to: Alzheimer's Association. 225 N. Michigan Ave., Fl. 17, Chicago, IL 60601 (https://act.alz.org>donate).



McCARTHY, Anne L., 91, of Milton, formerly of Dorchester and Braintree. Daughter of the late Charles and Anna (Mc-Mullen) McCarthy. Sister of Eleanor McCarthy of Milton, Charles McCarthy and his wife Denise (Creamer) McCarthy of Braintree and the late Mary Svirsky and her late husband Peter Svirsky of Marshfield. She leaves many neices and nephews. She went to work for "the Telephone" right after high school and after more than 40 years and a series of promotions, was able to retire in her 50s as a manager in accounting. Anne generously many charities throughout her life and would be touched if you made a donation in her name to a charity you support.

NG, Thomas M. "Tommy", 69, of Dorchester.



Former spouse of the late Patricia A. Greene. Father of Janah Ng, T.J. Ng and Margaret Maher, and Michael Ng and Lauren Didrikson. Grandfather of 5. Brother of Christine Penny and her husband Cliff, Patricia Ng and Charles Costa, Joseph Ng, Jacqueline Lew and her husband Victor, and the late Jane Ng, and Philip Ng. Brother-in-law of Judy Greeley. Also survived by many loving nieces, nephews, and dear friends. Please consider making a donation in memory of Tommy to St. Mark's Church, 1725 Dorchester Ave., Dorchester, MA 02124.



SZEGDA, Roudolphe **P. "Rudy"**, Ret. Sgt. B.P.D. of Dorchester. Husband of Donna M. (Dykens) Szegda. Father of Kristin Budlong of Weymouth, Dr. Dawn LaPrade of Gilbert, AZ, and Michael Szegda, B.P.D. and his fiancé Megan McCarthy-Egan of Weymouth. Cherished "Papa" of 2. Brother of John Szegda and his wife Gail of Brewster, and the late Veronica Szegda. Also survived by many nieces, nephews, dear friends. Rudy was a proud Veteran of the US Marine Corps and the US Army, serving his country in both Vietnam and Afghanistan. Member of the Lodge of Elks 943 in Quincy. Please consider making a donation in memory of Rudy to the Disabled American Veterans at DAV.ORG.

LEGAL NOTICES

COMMONWEALTH OF
MASSACHUSETTS
THE TRIAL COURT
PROBATE AND FAMILY COURT
SUFFOLK PROBATE AND FAMILY COURT
SUFFOLK PROBATE AND FAMILY COUR
24 NEW CHARDON STREET
BOSTON, MA 02114
DOCKEN NO. SU2391122GD
NOTICE AND ORDER:
PETITION FOR RESIGNATION
OR PETITION FOR REBIGNATION
OR PETITION FOR REMOVAL
OF GUARDIANSHIP OF A MINOR
IN THE INTERESTS OF
MICHAEL J. COLON, III
OF BOSTON, MA
MINOR
Notice to all Interested Parties
1. Hearing Date/Time: A hearing on COMMONWEALTH OF

Notice to all Interested Parties

1. Hearing Date/Time: A hearing on a
Petition to Resign as Guardian of a Minor or
Petition for Removal of Guardian of a Minor
filed by Venus Garay on 12/28/23 will be held
03/06/2024 09:00 AM Review Hearing Located
24 New Chardon St., Boston, MA 02114, 3rd
Flior Probation Dept.

2. Response to Petition: You may respons
to the Petition or

by Anesponse to Petition: Tournay response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to: File the original with the Court; and Mail a copy to all interested parties at least five (5) business days before the hearing.

3. Counsel for the Minor: The Minor (or an actual to be before the first the right to actual the petition of the minor of t

3. Counsel for the Minor: The Minor (or ar adult on behalf of the minor) has the right to request that counsel be appointed for the minor 4. Presence of the Minor at hearing: A minor over age 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's hest interests

not in the minor's best interests.

THIS IS A LEGAL NOTICE: An important sourt proceeding that may affect your rights has been scheduled. If you do not understand this notice or other court papers, please contact are attempted for legal advice.

torney for legal advice.

Date: January 24, 2024

Stephanie L. Everet Register of Probate Published: February 1, 2024

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT THE IRIAL COURT
PROBATE & FAMILY COURT
SUFFOLK DIVISION
24 NEW CHARDON STREET
BOSTON, MA 02114
Docket No. SU23D0606DR
DIVORCE SUMMONS
BY PUBLICATION and MAILING MARTINA IVELISSE SANTIAGO

CARLOS MANUEL HERNANDEZ To the Defendant:

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

You are hereby summoned and required to serve upon: Martina Ivelisse Santiago, 40 Willis St., Apt. 17, Dorchester, MA 02125-1146 your answer, if any, on or before 03/21/2024. If you fail to do so, the court will proceed to the hearing and adjudication of this action. You are also required to file a copy of your answer, if any, in the office of the Register of this Court.

Witness, HON. BRIAN J. DUNN, First Justice of this Court. Date: January 10, 2024

Stephanie L. Everett Register of Probate Published: February 1, 2024

It's the Year of the Closures for the T's tracks and stations

By SETH DANIEL NEWS EDITOR

MBTA General Manager Phillip Eng visited Savin Hill's Cristo Rey School last Thursday for an open house focused on upcoming track work on the Red Line that he says will eventually eliminate the 53 existing "slow zones" that remain a frustration for customers and T employees.

The work is modeled on a successful "surge" last October that targeted the line's leg between Mattapan Square and the JFK-UMass station. For that effort, buses replaced trains for 16 days as workers labored around-the-clock to install new track, ballast, and make fixes to stations.

A similar project has just been completed on the Green Line. Beginning this coming Monday (Feb. 5) and running through Wed., Feb. 14, the agency will be shifting its attention back to the Red Line between Alewife and Harvard stations with a nine-day closure.

In last week's session at Cristo Rey, Eng told the *Reporter* that the surges are working as intended, showing that "the T is doing business differently and we're holding ourselves accountable.

"That's exactly what we're seeing so far. Get in, give ourselves a dedicated



Among those present at last Thursday's meeting were Cristo Rey High President Rosemary Powers, state Rep. Russell Holmes, MBTA General Manager Phillip Eng, Laurel Senger, and Salina Martin - both deputy directors of the MBTA Track Improvement Program.

Seth Daniel photo

work zone, and complete the work on time as we said. Then, when we come back, we're giving them a system that is running at full speed."

Other targeted disruptions later this year will focus on the Braintree branch, Eng said. But next up is the Alewife-Harvard stretch.

"We will be doing as we've done in the other places – removing all the speed restrictions," he said. "I think there are about nine [slow zones] in that corridor now that might amount to six or seven minutes of [improved] travel time once we finish that."

Track replacement will be the biggest part of the job, but workers will also target power and signaling issues along the right-of-way, and will clean, repair, and re-lamp stations. Track repairs will also be done between Harvard and Park Street stations in the overnight hours after 8:45 p.m. – when the entirety of the line from Alewife to Park will close until the next morning at 5 o'clock.

There'll also be a 16-day closing in July from Alewife to Park Street Station for the elimination of nine slow zones that add about four minutes to a trip.

The bulk of the remaining work along the Red Line this year will be south of downtown from Park Street to Braintree, where, with faster speeds on the Ashmont line, Dorchester and

Mattapan riders often experience drastic slow-downs from JFK to Park Street. There are still more than 30 slow zones on the Braintree branch, Eng said.

According to an MBTA review, there are still eight slow zones that add almost three minutes per trip between Park Street and JFK/UMass, and 22 slow zones from JFK/UMass to Braintree that add more than nine minutes per trip.

Another 16-day closure along the Braintree line is planned for September, and in October, there will be a six-day closing to address six slow zones between Kendall/MIT in Cambridge to Broadway in South Boston.

In December, another

six-day diversion is expected from Broadway to North Quincy to address four slow zones that add nearly three minutes per trip. Immediately after, there will be another six-day closure between Harvard and Park Street Station downtown.

Eng added there will also be some weekend closures during the year to inspect tunnels, and address track work at the same time.

Ridership remains at roughly 70 percent of pre-pandemic ridership, Eng said, while noting that there are now two sets of new Red Line trains deployed in the system. He said the new Red Line cars coming in are "exceeding our quality standards," as opposed to

the disappointing quality in Orange Line cars delivered prior to his arrival, all 14 sets of which are now deployed.

The Orange Line is also scheduled for closures this summer, with separate 10-day closures scheduled in June to address the areas north of the city. An 11-day closure is on the books for September and October between Back Bay and Forest Hills stations and that is likely to impact those coming from Mattapan and parts of Dorchester.

Unlike previous repair jobs along the Orange Line, all the repairs on every line will be using a Track Stabilizer machine to ensure proper compaction and eliminate the need to let the track "settle" for two or three weeks. "We're setting them up this time for success," Eng said.

More open houses will continue throughout the year to help publicize these projects. Two virtual meetings are set for Feb. 21 at 6:30 p.m. and March 7 at 8 p.m. In-person open houses will be held on April 11, at 6 p.m. in the Boston Public Library Central Branch; on May 14 at 6 p.m. in the Mattapan Public Library; and on Aug. 19, at 6 p.m. in Jamaica Plain's English High School.



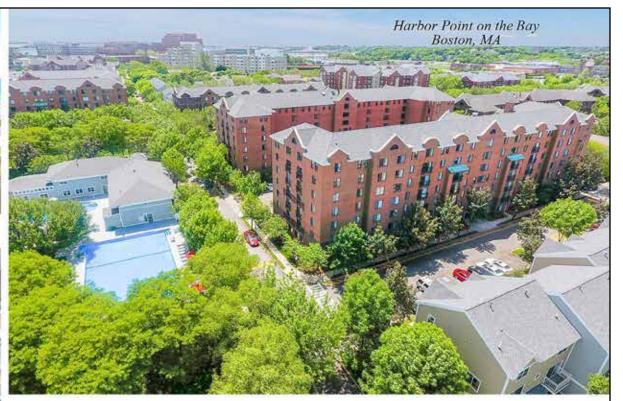
Ocean Edge Resort & Golf Club, Brewster, Cape Cod, MA



Keystone Apartments, Dorchester, MA



Savin Hill Apartments, Dorchester, MA

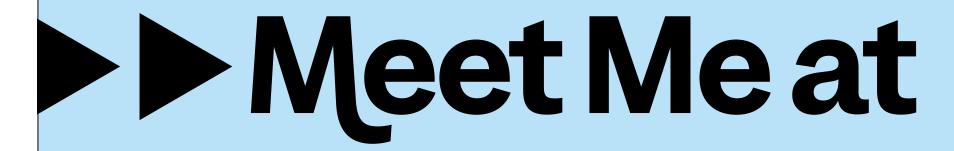


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the MFA > Winter Events

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Community Celebration

Lunar New Year

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- ▶ \$5 after 5 pm





Programs

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- ▶ \$5 after 5 pm

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