

# Dorchester Reporter

"The News and Values Around the Neighborhood"

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A rendering shows the preliminary design of the 1975 Project memorial that organizers would like to situate inside Fields Corner's Town Field park. The key element is a bronze banyan tree sculpture topped with traditional Vietnamese conical hats with four pillars representing distinct waves of Vietnamese migrations to the United States, and specifically, Dorchester. *Image courtesy 1975 Project*

## Memorial to Vietnamese 'diaspora' eyed for Town Field site; early design unveiled

### Cost for art put at \$1 million

By BILL FORRY  
EXECUTIVE EDITOR

Organizers who are planning an ambitious new memorial to honor the Vietnamese diaspora living in Dorchester unveiled a preliminary design during a Saturday event that drew about 150 people to the Vietnamese American Community Center on Charles Street. Led by artist and community organizer Ngoc-Tran Vu, the 1975 ac initiative hopes to create a permanent installation in Town Field Park that could cost as much as \$1 million, according to Vu's latest estimate.

The conceptual design unveiled on Saturday centers around a 15-20-foot-tall bronze banyan tree sculpture topped with traditional Vietnamese conical hats. The current iteration of

the memorial would also include four pillars that would feature images and text, with each one representative of a distinct wave of migration to the US from Vietnam, starting with the initial resettlement of refugees displaced after the fall of Saigon in April 1975.

The project has not yet secured the land needed for the installation, but Vu said this week that her team wants to work with city leaders and other partners to identify space inside Town Field, the large city-owned park that includes sports courts and ballfields along Dorchester Avenue, and Park and Bourneside streets. Ideally, Vu said, the memorial site would be located in a prominent corner of the park close to the avenue.

(Continued on page 12)



Lead artist and Project 1975 organizer Ngoc-Tran Vu sees this "early design" as a "sanctuary space." *Bill Forry photo*

## LAN'S FIGHT TO STAY

### Once a refugee from Vietnam, Lan Le fears deportation for a long-ago crime

By SETH DANIEL  
NEWS EDITOR

Lan Le hasn't seen Vietnam in this century.

Now 52, she left her native land in the post-war chaos of the late 1970s and survived the horrors of a refugee camp in Macau before settling in Boston in 1981. With her relatives, she carved out a life as a refugee amid Dorchester's three-deckers.

Now, she's facing the prospect of a one-way ticket back to a country she barely remembers. She is the target of a recently filed deportation case that stems from her conviction for a now-decades-old, non-violent felony—"a mistake" that she says she regrets but paid for in jail time decades ago.

Since that time, Le has raised a family of nine children and works as a community organizer in Fields Corner. Now, she's bracing for the outcome of a Dec. 11 hearing in immigration court, which could result in her being deported as soon as Dec. 31, she told The Reporter.

"I was sad and kept it inside for a long time," said Le, a single mother. "At first I didn't tell any of my family what was happening. At first, I had to keep it to myself. Finally, I let them know what happened.

"When I ask my friends—even my American friends—for letters of support, they'd say, 'No way, they'll never deport you.' But I always have to tell them that they will. It's only a matter of time."

Kevin Lam, co-director of the Dorchester-based Asian American Resource Workshop (AARW), says that Le is not alone. Thousands of people with origins in southeast Asia—mainly refugees who fled war and



Lan Le is fighting a decades-old deportation order that could send the former childhood refugee back to Vietnam if her case isn't resolved. Her case isn't unique in the Vietnamese and southeast Asian community, with several silently suffering. *Seth Daniel photo*

genocide from Vietnam, Cambodia, and Laos—are at increased risk, he says, since the United States began speeding up deportation proceedings in recent years.

"What we're seeing in the neighborhood of Dorchester in Fields Corner is that many Vietnamese refugees and immigrants who came after the war and rebuilt their lives here are now at risk," Lam said. "We started seeing an uptick of deportations and detentions in the Vietnamese community in 2016 and 2017 during the Trump Administration...Across the country, in the past couple of weeks, we actually

(Continued on page 12)

## Hiring 'crisis' seen in Boston Police ranks; Council hearing takes up recruit problem

By CHRIS LOVETT  
REPORTER CORRESPONDENT

At a hearing on Sept. 12, four days after an article in *The Economist* hailed Boston as the "safest big city in America," District 4 (Dorchester/Mattapan) City Councillor Brian Worrell was focused on the state of a smaller territory: two shootings, a week apart, within a block of his district office.

"We need to ensure that precincts have enough walking beats and officers where they're needed the most to make sure community policing is done right," said Worrell, who co-moderated the hearing as head of the council's Ways and Means Committee.

The article highlighted Boston's decrease in homicides, with the most impressive statistic from the Police Department showing a 50 percent drop from Jan. 1 through Sept. 8, compared with the same period for 2023. And there were other encouraging figures: a 14 percent decrease in shootings, a 4 percent decrease in all violent crime, and an overall 3.2 percent drop in major "part one" crimes. But Dorchester's Area C-11 was a glaring exception, with the number of homicides jumping from 3 to 7.

Also dramatic, but less encouraging, were figures about the main focus of the hearing by the Ways and Means and Public Safety committees: the sharp increase in cost and amount of police overtime. According to figures presented by BPD officials at the hearing, overtime hours between fiscal years 2022 and 2024 increased by 26.4 percent, with overtime for "special events" slightly more than doubling.

As in past decades, Boston's current overtime crunch has been intensified by pressures on city revenue. But, as councillors and city officials noted, they have to balance spending concerns with demands for coverage—to be supplied by an aging police

(Continued on page 18)

## Baby badly wounded, woman hurt by gunfire in Franklin Field complex

By CASSIDY MCNEELEY  
REPORTER STAFF

A woman and a badly injured baby were taken to separate local hospitals after being shot on Stratton Street in Dorchester about 20 minutes before midnight on Monday, Boston Police said, noting that the baby had sustained life-threatening injuries.

The violence took place outside 81 Stratton Street near the intersection of Ames Way in the Franklin Field housing development. Police Commissioner Michael Cox said that a ShotSpotter detected the gunfire, which he called a "cowardly" and "heinous act" in an early morning press conference on Tuesday. "I can't think of any reason why somebody would shoot both a female and a young child," he said.

No arrests have yet been made in the shootings, but police "have good information," Mayor Wu said on Tuesday morning and are asking for the public's help "in anything that anyone might have seen."

When officers arrived at the scene, Cox said, they discovered the victims in a driveway area. The gunman was believed to have fled the scene and the victims, who had been taken to local hospitals, he said, where "the child has life-threatening injuries, and the female appears non-life threatening currently."

He added: "We're in the early stages of an investigation here, and we are canvassing the area and doing all we can to certainly find out more about this incident."

(Continued on page 2)

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Police, Courts & Fire

# Teens held after brandishing loaded guns in scooter dispute

Boston Police arrested two 15-year-olds who allegedly used loaded guns last Thursday afternoon (Sept. 12) in "an argument over a scooter" that included pointing the weapons at a third teen and having him driven a mile away to be dumped out, without the scooter.

Police gave the following account of the incident:

Officers responded to 54 Armandine St. in Dorchester to a report of a kidnapping involving three males kidnapping a fourth but found neither kidnappers nor a victim. About a half hour later, officers responded to 180 Westview St. in the Franklin Field development for a report of a

person with a gun.

Boston Police Operations provided officers with a description of two juvenile males in possession of firearms. Officers were advised that the victim was kidnapped at gunpoint and driven to the area of Franklin Field in an unknown vehicle. Officers began to search the area and observed one of the juvenile suspects. As officers approached the suspect, he attempted to flee the area. Officers were able to quickly stop the suspect and place him in handcuffs. Officers continued to search the area for the second suspect and located him in the area of 70 Ames Street." Officers who canvassed

the area recovered two "discarded firearms" – a "Smith & Wesson 9mm affixed with a laser flashlight, with one round in the chamber and fourteen rounds in the magazine. The second was determined to be a Polymer 80 with sixteen rounds in the magazine.

The third alleged kidnapper was not found. The two arrested, too young to have their names released, were charged as being delinquent for kidnapping, assault by means of a dangerous weapon, masked armed robbery, illegal possession of a firearm, illegal possession of a large-capacity feeding device, and illegal possession of ammunition.

# Baby badly wounded and woman hurt by gun shots at Franklin Field housing complex

(Continued from page 1)

Mayor Wu also weighed in on the case Tuesday morning, saying she was "horrified to have heard the news," but is thankful BPD and EMS acted swiftly.

"First responders were there quickly," she noted. "They were able to quickly transport the victims and provide medical care. Things could have been even worse."

She added, "There are now community members who will be impacted, families that are going to live with trauma, and we're pushing out every resource that we can to make sure there's accountability in this case."

As the investigation continues, trauma teams have been sent to the



Mayor Wu says police "have good information." neighborhood.

The mayor said: "There is no possible reason for violence in our city, especially when it comes to young people and our very young children. I know that the police department is working through their investigation. They have good information but are continuing to ask for the pub-

lic's help and support."

She noted: "If you look at the rate at which Boston Police has been able to make an arrest after an incident, they have been working very well with the community. We're very thankful and very proud of the strong relationships that our department maintains with all of our neighborhood associations and community leaders. We've seen this feedback loop, and this partnership really makes a difference in delivering justice."

Wu and Cox advise anyone who may have seen or heard anything related to the crime to contact the BPD homicide unit at 617-343-4470. Those who want to remain anonymous can do so by

# Water main break floods Peabody Square



A National Grid crew working in the street at Dorchester Avenue at Ashmont Street struck a Water and Sewer Commission main around 6

p.m. on Tuesday, turning Peabody Square into an impassible lake and forcing firefighters to evacuate at least one building after they started smelling a strong odor of gas.

Police shut Dorchester Avenue through the square, along with streets feeding into it, such as Bushnell Street at Lombard Street. State Police shut Dorchester Avenue at Gallivan Boulevard. Workers apparently drilled into the main as they were searching for the source

of a natural-gas odor that had been wafting through the area since at least Sunday.

By the time BWSC workers arrived on scene shortly after 6:30 p.m. to stanch the flow of water, the flooding had left a 9-foot-by-9-foot flooded hole in the middle of the square. The flooding did not reach the Ashmont stop, but it did cause delays. Buses replaced trains between JFK-UMass and Ashmont until the end of service on Tuesday and for a few hours on Wednesday.

## September 19, 2024

Boys & Girls Club News ..... 19	Dorchester Reporter (USPS 009-687)												
Opinion/Editorial/Letters..... 10	Published Weekly Periodical postage paid at Boston, MA.												
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<table border="1"> <thead> <tr> <th colspan="2">Days Remaining Until</th> </tr> </thead> <tbody> <tr> <td>Yom Kippur.....</td> <td>23</td> </tr> <tr> <td>Indigenous Peoples' Day.....</td> <td>25</td> </tr> <tr> <td>Halloween.....</td> <td>42</td> </tr> <tr> <td>Daylight Saving Time.....</td> <td>45</td> </tr> <tr> <td>Dot Quadrcentennial.....</td> <td>2612</td> </tr> </tbody> </table>		Days Remaining Until		Yom Kippur.....	23	Indigenous Peoples' Day.....	25	Halloween.....	42	Daylight Saving Time.....	45	Dot Quadrcentennial.....	2612
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## UPCOMING CIVIC MEETINGS AND COMMUNITY EVENTS

### EDWARD M. KENNEDY INSTITUTE



Columbia Point, Boston (617) 740-7000

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### This Fall at the Edward M. Kennedy Institute

- Educational Field Trips
- Speaker Programs
- Upcoming Local Events



**Morrissey Blvd. Commission** meets Wed., Sept. 25, 6 p.m. in-person at the Boston Collegiate Charter School, located at 215 Sydney St., with virtual via Zoom. See [mass.gov/k-circle-morrissey-study](https://mass.gov/k-circle-morrissey-study).

The Events Committee of the **Columbia-Savin Hill Civic Association is hosting the 3rd Annual Community Picnic on Sat., Sept. 21**, from noon to 4 p.m. at Patten's Cove. There will be free music, food, and games for all to enjoy. There will also be raffles, including gift certificates from local establishments and a print by the local artist James Hobin. Music will be performed by Sand Machine and Savin Hillbillies.

**Franklin Park Jazz and R&B Festival – Sat., Sept. 21 from 2 p.m to 7p.m.** Headliner: the Legendary Blue Notes. Also performing: Demola the Violinist, Phaedra, and Mary "Knoll" Terrace Band. Food trucks, craft vendors, games, and raffles. Google map

location: Elma Lewis Playhouse. Take the T: Bus #16 from Forest Hills or JFK.

The **Lower Mills Library at 27 Richmond St. will host its fall book sale** – \$5 fill-a-bag – on Sept. 21, from 10 a.m. to 4 p.m. Rain or shine there will be games, refreshments, music, and plenty of books.

The MBTA's **Braintree branch of the Red Line closed for repairs** until Sept. 29 and replaced with shuttle buses during that time. For more info see [MBTA.com/RedLine](https://MBTA.com/RedLine).

**BMC's Vital Village Networks to host 'Community Leadership' summit on Oct. 1 and 2** at Artists for Humanity EpiCenter in South Boston. Learn more and register at [vitalvillagesummit.org](https://vitalvillagesummit.org).

The **Neponset River Watershed Association will lead the annual fall cleanup of the Neponset River** at various locations on Sat., Sept. 28, starting at 9 a.m. Volunteers needed for all kinds of tasks. Details at

[Neponset.org/cleanup](https://Neponset.org/cleanup).

The **City of Boston Planning Dept. will host a virtual public meeting on Thurs., Sept. 26, from 6 p.m. to 8 p.m.** to discuss its Squares + Streets process for Codman Square and Four Corners. Call 617-918-4216 for more info. See [bostonplans.org](https://bostonplans.org) for details on joining the call.

Codman Square Health Center's **Men of Boston Cook for Women's Health event is Thurs., Oct. 24, at 6 p.m.** under the gala tent at the health center on Washington Street. Features celebrity chefs and local leaders. See [codman.org/menofboston-cook](https://codman.org/menofboston-cook) for more info on tickets and sponsorships.

**Deatrich Wise annual block party at the Josh Kraft Mattapan Teen Center will be held on Sat., Oct. 5, from 2 p.m. to 5 p.m.** at 10 Hazelton St., Mattapan. Farmers market, pop-up barbershop, and hair braiding,

photo booths. Contact Rick Aggeler at 617-533-9051 or [raggeler@bgcb.org](mailto:raggeler@bgcb.org).

The **Ward 15 Democratic Party Committee will hold its monthly meeting on Sat., Sept. 21, 9-10:30 a.m.** All are welcome and can join the meeting using the following link: <https://www.facebook.com/share/eQ1KByCGUKW2jrUk/>.

The Columbia-Savin Hill Civic Association is hosting "Art in the Park," an open air Art Studio, on Sunday, Sept. 29, at Savin Hill Park on Grampian Way by the basketball courts from 2 - 4 p.m.

**Melville Park and Saint Marks Residents' Neighborhood Yard Sale** -Saturday Sept. 21 9-2p.m. (rain date 9/22). 30 Houses/50 yard sale participants! Start at Upland Ave.

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



# Judge dismisses Neponset Wharf bankruptcy case; auction Oct. 24

By SETH DANIEL  
NEWS EDITOR

A federal bankruptcy court judge dismissed the Chapter 11 bankruptcy case brought by the developer of a Port Norfolk waterfront property last Tuesday afternoon, ruling that the owners had run out of time to restructure their financing plans to get the stalled-out project back on track.

The ruling has important implications for Neponset Wharf, a redevelopment project that has been expected to bring new housing units, open space, a marina, and other amenities to the Dorchester waterfront. First proposed in 2017, city officials approved plans for the 3.6-acre, 3-building complex in January 2022, but progress has been mired in regulatory and financial hurdles ever since.

The four parcels in question on Ericsson Street are now scheduled to be sold off on Oct. 24, according to Paul Saperstein Co., a public auctioneer. A previously scheduled sale for last May was averted hours before when the lead developer, CPC Ericsson, filed for bankruptcy.

On Tuesday, Judge Janet Bostick told the parties to the bankruptcy case that, essentially, time had run out on efforts to restructure a financing plan that might salvage the project through her court.

"This case has been in four months, and they still can pay real estate taxes and have no income," said Bostwick during a hearing at the McCormack



A rendering shows the proposed Neponset Wharf project, which would re-develop the Port Norfolk waterfront, including a marina. The project won city approval in 2022, but was delayed by other regulatory hurdles and financial problems. The key developer filed for bankruptcy earlier this year. *Boston Planning Dept. image*

Courthouse in Boston. "I understand the debtors have optimism but that has to balance out with the obligations, and it can't just be, 'Let me try again.'"

She added: "There really is a great deal of uncertainty of what it can do and when it can get developed. For all these reasons, the case is dismissed."

Justin Kesselman, a federal court trustee, said that CPC Ericsson was not able to pay real estate taxes that are due

the City of Boston, citing a basic element of any restructuring effort.

"The operating report showed they had no cash in June and \$100 was deposited in July," Kesselman said. "That showed what we expected. They have no ability to pay the debts of this Chapter 11 process."

He said he was no longer looking to convert the case to a Chapter 7 liquidation, but rather, simply, to dismiss the

case and let the lenders work it out privately.

CPC Ericsson is controlled by City Point Capital's Ryan Sillery, who has been attempting to construct multiple residential buildings with 120 units of housing, a marina, and open space amenities on parcels adjacent to the Venezia restaurant.

The judge on Tuesday also noted the complex corporate structure includes other partners, including Rise Together

– a Port Norfolk based company – and a lien holder on the property.

Gary Cruickshank, an attorney representing CPC Ericsson, said absent the bankruptcy process, they will try to work privately with the lender Unitas Capital of New Jersey. "We're going to have to figure out a way to keep the project going," he said. "A foreclosure sale doesn't do anyone any good – even the lender," he added.

Unitas attorney Jay Johnson said the firm is owed just over \$10 million by CPC Ericsson and added that they supported the dismissal ruling on Tuesday.

Before the dismissal, Cruickshank had pleaded with the court for "two or three more weeks" as they were close to getting terms with a new lender who could support the project and deliver a detailed loan schedule.

Johnson told the court during the hearing they had a new appraisal done on the property, and it came back at a value of \$12.5 million as is. The appraiser refused to evaluate the boat yard due to lack of permits, so that was not included in the estimate. Johnson estimated that with the boatyard added, they might get a maximum of \$16 million.

The foreclosure auction by Saperstein Co. was listed on the company website for Oct. 24 at 2 p.m. and included the parcels 6R, 8R, 18R, and 20R Ericsson St.

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# New principal takes helm at Henderson School; means to ‘protect’... ‘shelter’ inclusivity culture

By **CASSIDY MCNEELEY**  
REPORTER STAFF

This fall, with the hiring of Dr. Lori Wiggins, the Henderson Inclusion School joined the list of many Boston Public Schools welcoming a new school leader for the 2024-2025 academic year.

A native of Mystic, Connecticut, Wiggins has more than 20 years of experience as an educator and school leader. While most of her career has been spent in Virginia, this summer she decided it was time to return to New England.

“What brings me here is the desire to move closer to home. In job searching, I looked in Connecticut, Massachusetts, and Rhode Island. BPS picked me and I said yes,” Wiggins told The Reporter.

She added, “I feel humbled and excited that the Henderson governing board invited me to be a part of this great community. BPS is moving toward having more inclusive classrooms district wide. To be principal at the Henderson, which has been doing inclusion for at least 30 years is a great honor and privilege.”

Wiggins brings a list of accolades and years



**Dr. Lori Wiggins is now principal at the Henderson Inclusion School.**  
*Cassidy McNeeley photo*

of experience to the role. She holds a BA in Spanish Language Teacher Education from Messiah University in Pennsylvania, a master’s degree in Education Administration and Supervision from California State University, Northridge, and a doctorate in Education from West Virginia University.

She worked as the assistant director and executive director of the West

Virginia Department of Education from 2007 to 2012. Most recently, she was the principal at Arlington Community High School in Arlington, VA, wrapping up over a decade of work in Arlington’s public schools.

She is excited to bring her skills to Dorchester this fall and hopes to “protect” and “shelter” the mission of inclusivity at the Henderson School, where students who

have disabilities learn in general education classrooms with their nondisabled peers.

“I think we have an opportunity to see what inclusion looks like 30 years later,” said Wiggins. “What are the ways we modernize, what are the shifts that we make but still hold true to the core value of this being a space where all children are welcomed, seen, valued, and educated in

a way that meets their needs?”

“That part doesn’t change,” she added. “The how might, but our focus on what we do doesn’t.”

With every Each K-12 classroom in the Henderson teaching students from various ethnic, linguistic, and ability backgrounds, Wiggins believes her own identity makes her qualified for the job.

“As a person of color and a diverse individual, I bring the perspective of knowing what it could feel like not to feel included in a space and will bring that level of awareness into the work I do in the community and the culture we want to foster,” said Wiggins, who also speaks Spanish. “I think being aware of ethnic diversities is an opportunity to be sensitive about having implicit ableism biases.”

Although the Henderson has faced some challenges over the past few years, she is confident that the school can once again become a model inclusion school for the nation.

“I think there’s an element of being a beacon, this is the way the world can be. All people should be valued, seen, and have

access,” Wiggins said.

To reach this goal she hopes to have a school year of “cohesion, clarity, and community.” She wants to unite the upper and lower campuses and continue to create a vibrant school community while keeping the Henderson mission clear.

“As the principal the whole school is your classroom. You can make great things happen for kids, for families, for the adults in the building, and I’m just very excited to bring my experience and passion for being a principal to this community.”

Five other school leaders will be coming to Dorchester this year, including another new head of school, Dr. Artis Street, who will fill the position at the Albert Holland School of Technology.

Michael McGean will be interim principal at the King K-6 School while Harry Gilliam will hold the same title at the Murphy K-8 School.

Additionally, Carlitta Camillo has been named this year’s principal at Lee Academy Pilot School and Nikki Wells has been hired to lead the Russell Elementary School.

## September is National Recovery Month

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# Former BPS school leaders seek Codman Academy ‘renaissance’

By **SETH DANIEL**  
NEWS EDITOR

Derrick Ciesla, the head of school at Codman Academy Charter School since July 1, is a veteran Boston Public School leader who most recently led the Russell Elementary School. The 47-year-old educator has enlisted a team of other former BPS administrators to help him restructure the academy, a 345-student K-12 school connected to the Codman Square Health Center.

“I think Codman Academy has been a pillar of the community and a place where things like the partnership with the Codman Square Health Center have been robust and a centerpiece,” said Ciesla.

The school has seen rapid transitions in its top jobs over the past few years, leaving a “leadership purgatory” that Ciesla and his colleagues intend to correct.

“If you don’t have leadership, internal strife can happen,” he said. “When we don’t have leadership there is instability. This will be like a renaissance period, and we want to breathe new life into our community and our school.”

To steady things, Ciesla has brought in long-time BPS central office administrators like Julia Bott, a former BPS Principal of the Year at the Mendell School, and Kim Williams, the former BPS director of social-emotional learning, among other seasoned educators.

Teachers at Codman last year voted to unionize with



**Derrick Ciesla is the new head of school for Codman Academy Charter School, which is unique in its connection to the Codman Square Neighborhood Health Center. It has served students in grades K-12 since 2013.** *Seth Daniel photo*

the Boston Teacher’s Union (BTU), another new dynamic for the school’s new leadership.

“We have brought in BPS educators with proven track records of having success in turning around schools,” he said. “They come from the central office and from overseeing the entire Boston school system and they now have an

opportunity here with 345 students in Codman Academy to work with that same kind of laser focus.”

While Ciesla completed his doctorate program at Boston College this year, he brings extensive experience to his new position. Before the Russell, he was in administrative positions at the Mildred Avenue Middle

School, and the Higginson after his teaching time at Boston Renaissance Charter School.

During his student years, he spent summers with family in Mattapan, and attended high school in Providence, where he was a self-described athlete and a social butterfly, but not much of a student, graduating in the bottom half of his class. Motivated by his mother’s journey through college while a single mom, he looked to college, but struggled with the admissions process, and began classes as a non-matriculating student until he was unexpectedly admitted to Clark Atlanta University, an historically Black college. His joy there was short-lived, as the school didn’t have the programs he wanted. He eventually transferred to the University of Connecticut and focused on sports marketing and education.

It was after college while he was working for the Boston Red Sox that he found a niche in teaching as a substitute at Boston Renaissance, then in Bay Village. The principal there eventually offered him a full-time job, and that put him on a new track in life, one that saw him rise as a talented educator and school leader.

“When you think about going to school and not being the best student in that I finished in the bottom half of the class in high school and didn’t know if I wanted to go to college, [it was] through perseverance and unwavering work ethic that I was able to navigate the educational terrain and come

out on the other side,” he said. “When I think about students I have worked with, they were less fortunate than I was.”

Among other things on his to-do list, Ciesla wants to strengthen the partnerships between the school and Codman Square Health Center, Harvard Medical School, Huntington Theatre, and others.

“We will lead it better than we found it...I feel really strongly about getting key stakeholders together here from our community to serve children and families,” he said.

Some of that work involves bridging the divide between charter schools and public schools. They have historically been at odds in the world of education world but not so much in the world that residents and families live in every day. Coming with experience in both, Ciesla said he hopes to build bridges with BPS schools, other charters like Neighborhood House Charter School (NHCS), and religious based schools. He called the word “divide” a misnomer.

“Sometimes you’re in a relationship and it ends, and you don’t know why,” he said. “It can just be miscommunication. A lot of district-centered individuals think charter schools take resources and jobs away from individuals. That’s not the case. At the end of the day, we have to fight through our biases and what’s really important is students.” His new students returned to classes at the Codman Square campus on Aug. 26.

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Photo by Brooke Trisolini.



# Hannibal Auto, cited for ‘people first’ spirit, earns Pope’s Hill Business of the Year Award

By SETH DANIEL  
NEWS EDITOR

It wouldn't be unusual to spot Anibal 'Hannibal' Chavez at 6 a.m. most days with a broom and dustpan cleaning the perimeter at one of the auto shops he owns at Victory Road and Adams Street; it's a morning ritual stretching back years and one consistent with the attention to the little things that he puts into his businesses in Pope's Hill and Fields Corner.

For his tireless and honest dedication to helping neighbors with their auto repairs, he will be given the Business of the Year Award by Pope's Hill Neighborhood Association (PHNA) during its meeting on Sept. 25 in the Murphy School.

"I always say small

details make a big difference," said Chavez, 65, during an interview at his shop last week. "I get my broom and dustpan every day and it takes ten minutes tops, but it makes a big difference to everyone because it's clean and people see that. To me it's so important because it means you take pride in your community and neighborhood."

The PHNA's Hank Wessmann said he got to know Chavez after he took over Ricciardi Auto Repair on Victory Road and has always been impressed with his commitment to going out of his way to help people.

"You can tell by his demeanor and how he talks with people—always saying that they are here to help people first," said

Wessmann. "I think he means that and it's not just a sales pitch... We have nothing but positive things to say about him."

But Chavez does more than keep a tidy shop and make friends with the neighbors; he and his veteran mechanics fix automobiles of all kinds — and, well, according to Wessmann: "They figured out things that Ford Motors couldn't solve."

Chavez said his philosophy is to be honest with people, and to treat them like family. He recalled one couple early on in his career who brought their car in for a new alternator, convinced that was the problem. However, after they left, Chavez found it was only a problem with the belt — a much less expensive fix.

"A lot of people will ask themselves if they should call and tell the customer they only need a belt, or if they should just sell them the alternator," he said. "I called them and told them the truth, and that happened many times to me. I know the car I'm fixing is something the family needs to get kids to school, to get to work, to get to church, or to the supermarket. It's a good feeling to help them out."

Chavez arrived in Boston in 1980 from the Dominican Republic with the help of his sister, settling in Dorchester. For some time, he worked in Everett at the Teddie Peanut Butter factory, where his manager, noting his diligence, made him an operator of key machinery. He realized he needed



Hank Wessmann, of the Pope's Hill Neighborhood Association, with Anibal 'Hannibal' Chavez, longtime owner of Hannibal Auto Shops on Victory Road and on Adams Street.

some training, and got permission from his manager to work evenings so he could attend ITT Tech's automotive repair program in Chelsea.

After graduating from ITT, he took a job at a mom-and-pop service station on Dorchester Avenue near St. Mark's. Living on Geneva Avenue, he built up trust with the owners and the community while raising three kids in the neighborhood.

But his dream was to have his own operation, and using his connections in the community, he secured a repair bay at 326 Adams St. in 1990. "It was only one bay, no lift, nothing fancy, just on the floor with a jack stand," he recalled. "That's how

I started on my own as a mechanic, helping people as best I could."

Some years ago, he bought out Ricciardi Auto on Victory Road when the owner was ready to retire. More recently, he bought out Steinbach's Auto at 321 Adams St. on the corner of Gibson Street — across the street from where he started with one bay.

Now, his kids are grown and live in Dorchester and are active in the community, and he has two active auto shops with great reputations. He said he loves the community and was happy to receive the award.

"I've always been in Dorchester. I'm a Dorchester boy," he said with a laugh.



Hannibal Chavez celebrated his upcoming award last week with his veteran staff of mechanics at the Adams Street location. *Seth Daniel photos*



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# Final US relief dollars will help new homeowners, mayor says

## City leaders urge state to act on transfer fee

By **SETH DANIEL**  
NEWS EDITOR

City leaders gathered in Keanna Rice's backyard on Wilmington Ave. on Monday morning to announce plans to spend the final \$7 million in federal pandemic relief funding on home-owning initiatives, rental programming, and subsidies for start-up businesses to help with their rent.

Mayor Wu, City Council President Ruthzee Louijeune and others also used the event on Codman Hill to press the Legislature to pass measures that would keep Covid-era programs funded – such as the housing program that allowed Rice to go from being a Section 8 certificate holder to being a homeowner.

The event highlighted a Boston Housing Authority's (BHA)-administered program that has used American Rescue Plan (ARPA) funding to assist more than 50 residents in the last two years, according to Wu.

Rice, a 34-year-old Boston native who lived in Mattapan using her Section 8 certificate until rent became unaffordable, had moved to Framingham to find a home. When the Wu

administration pumped federal funding into the BHA effort in 2022, she was a prime candidate to participate. She secured a \$75,000 down payment assistance grant and worked with Leader Bank to finance her first mortgage six months ago.

"When I heard about the program, I said, 'That's me!'" Rice said. "I gave up several times when I put in an offer and someone else came in and paid \$50,000 over my offer. There were times I was even looking outside of Boston.

She added: "Now, my son can run around and be loud in our home and bump around playing Fortnite at night and no one is going to call the police or tell me I have to leave my apartment... This program is a dream."

On Monday, Wu said the final \$7 million in ARPA money had to be allocated by the end of 2024 and spent by the end of 2026. The Section 8 to Homeownership program, she said, would receive \$3 million, with the rental-based Acquisition Opportunity program getting another \$3 million. The final million will go to



Mayor Wu and Keanna Rice during a press conference in the new homeowner's backyard on Wilmington Ave. on Monday morning. Seth Daniel photo

the city's SPACE grant program, which offers cash subsidies to start-up businesses for rent.

"Even with that two-year runway, many projects take longer, and we have to put the funds in places where they are up and running and provide the maximum impact," the mayor said.

"What do we do when the money runs out?" she asked. "We have to find a way to keep this going. There are too many fami-

lies and too much at stake

Wu cited the Real Estate Transfer Fee that

Boston has requested the Legislature pass on high-value property sales, which, she said, could provide \$100 million per year to fund the programs. The fee is currently stalled on Beacon Hill after it was left out of the state budget in June.

District 4 Councillor Brian Worrell, Council President Louijeune, District 3 Councillor John FitzGerald, District 5 Councillor Enrique Pepen, and at-large Councillor Henry Santana, of Dorchester, spoke at the Monday session and said they are happy to see the city invest the last of the ARPA dollars in something so successful.

"We care deeply about these investments and that more families like Keanna's are prospering and she can leave this house to her son as generational wealth," said Louijeune.

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# Block party amps up the 'fun' in Bowdoin Geneva

A block party organized by a coalition of Bowdoin-Geneva organizations drew a big turnout to Rev. Allen Park last Friday (Sept. 6). The tenth annual CommUnity Day was co-sponsored by St. Peter's Parish, the Cape Verdean Association of Boston (CVAB), Catholic Charities, Boston Uncornered, Bowdoin-Geneva Main Streets, Meeting House Hill Civic, Bowdoin-Geneva Health Center, Family Nurturing Center, Councillor Brian Worrell, Rep. Chris Worrell, and the Boston Police.

"There was a young man 10 years ago who was trying to get out of the lifestyle of the

streets, and he told us there was nothing fun for the community on Bowdoin," said Paul Debarros, director of the CVAB. "So, we brought the community together to support a day of fun right on Bowdoin. We continue to have it every year and the community supports it."

With elderly from surrounding buildings and homes combining with young people from the Mather School and other nearby schools, the vibe on a pleasant Friday evening was one of joy and of continuing to change the narrative that there's nothing fun to do around Bowdoin.

- SETH DANIEL



Josh Kraft of the Kraft Foundation, the Rev. Jack Ahern, and Ed Shoemaker, director of the Ranked Choice Boston effort.



Cataleia Resende, of the Mather School, enjoyed the massive bouncy house obstacle course at CommUnity Day.



Axel Ramirez tried and made a backwards shot at the games station.



DJ Armani kept the party going all evening.



Carlos Robalo pointed out the new Cape Verdean Red Sox jersey worn by Kynndal Martin. The Red Sox hosted Cape Verdean Night late last month.



Pedro Andrade, Myra Andrade, Maria Andrade, and Medium Gomes relax on the park bench during the festivities. Seth Daniel photos



Josh Kraft of the Kraft Foundation, Shirley Jones, president of Meetinghouse Hill Civic, Councillor Julia Mejia, and Paulo Debarros of CVAB.



### Saint John Paul II Catholic Academy Offers Meals at No Cost for Students

Saint John Paul II Catholic Academy participates the National School Lunch Program and the School Breakfast Program. As part of this program, all schools offer healthy meals every school day at NO COST to the students due to the implementation of the Community Eligibility Provision for school year 2024-2025. Students receive breakfast and lunch at school without having to pay a fee or submit a household application.

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

## Don Bosco '74 — a gathering

Alumni from the Don Bosco Tech Class of 1974 got together for a 50th reunion photo on Saturday, September 7 at the Adams Inn in Quincy. The all-class reunion, held every two years had a turnout of about 100 for an afternoon of the Bears enjoying each other's company. The Catholic boys trade school, located in the South End of Boston, closed in June 1998.  
*Patrick O'Connor photo*



“Remembrance” Covid-19 Memorial Concept Design in Bronze, Stone, 15’ h x 40’ w x 40’ d. Two Dorchester sculptors based at Humphreys Art Studios have submitted the memorial design to a healthcare facility in Chicago. The artists will showcase their work this month in the South End.  
*Rendering courtesy of the artists*

## Dot sculptors highlight their art

Dive into the evocative world of women sculptors Gillian Christy and Nora Valdez in «Two Paths, Two Identities» at a South End exhibition that delves into the concept of home through the unique lens of the two Dorchester artists.

Christy and Valdez, who have shared a studio space in Dorchester's Humphreys Street Studios for the past 10 years, create thought-provoking works in metal and stone, respectively. Despite using similar

imagery, their sculptures convey distinct meanings, showcasing their individual artistic journeys.

This month's exhibition will feature their works as well as their first collaborative project: a model and design proposal for a Covid-19 Memorial Monument, submitted to the Hektoen Institute of Medicine in Chicago that honors the collective experience of the pandemic, paying homage to the lives lost, the suffering endured, and the resilience demonstrated.

As professional sculptors in challenging fields, Christy and Valdez have received significant community support. The Massachusetts Cultural Council awarded the Craft Fellowship to Christy in 2021 and to Valdez in 2017.

“Two Paths, Two Identities” will be on view at Piano Craft Gallery in the South End from Sept. 13-29 with an Artists' Reception this Friday (Sept. 13) from 6 to 8 p.m. Visit [pianocraftgallery.com](http://pianocraftgallery.com) for more information.

## Adams Village woman publishes 'Cam's Hide & Seek Adventure'

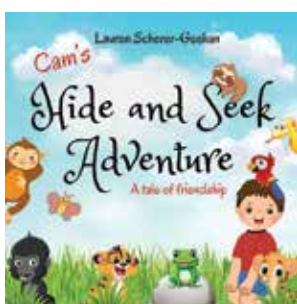
A Dorchester resident for 38 years, Lauren Scherer-Geehan, married and raising two children, has always had a love for drawing and painting in her spare time, love she used to tell stories to her children. Drawing on that, she thought it would be a good thing for her to compose a book for all children to enjoy.

And so today, early learners have the pleasure of taking up her newly published book “Cam's Hide & Seek Adventure” with its interactive features, vibrant illustrations, and charming characters.

Scherer-Geehan said



The author Lauren Scherer-Geehan. *Courtesy Photo* that while she has worked in the healthcare sector for 22 years and is currently in school for Healthcare Administration, she has been able to balance career, family, and creativity to chase her dream of being a



published author. “One thing that I have always had a passion for is educational learning for children, which led me to write this book,” she said.

The book is available on Amazon, or by visiting the author's website [KindLittleBooks.com](http://KindLittleBooks.com).  
—REPORTER STAFF

## Franklin Park Zoo welcomes Zoey the zebra's little one

Franklin Park Zoo greeted its newest resident last week when the Hartmann's mountain zebras Zoey, age 12, and her mate Khomas, age 6, welcomed a female foal into the facility's family. Born Sept. 4, the 87-pound newcomer was examined by the Zoo's veterinary team and pronounced in good health.

The birth marked the second foal birth since the spring at the Dorchester zoo. The arrival in April of Keanu to parents Khumalo and Khumas was the first birth of a Hartmann's mountain zebra at the zoo.

“Anytime a new foal is born, it's a reason to celebrate, and we are so happy that guests will have the opportunity to watch this foal grow up,” said Chris Bartos, an assistant curator at Frank-



Hartmann's mountain zebras Zoey and her new foal are shown at Franklin Park Zoo last week.

*Franklin Park Zoo photo*

lin Park Zoo. “Watching Zoey introduce her foal to her outdoor habitat has been a heartwarming experience for our staff. She is an attentive mother who is taking great care in making her foal feel safe and protected.” Zoey and her foal can

be seen alongside Khumalo and Keanu in the Serengeti Crossing habitat. Hartmann's mountain zebras are a species from harsh, rocky areas in Namibia, Angola, and South Africa.

—REPORTER STAFF

## Dot native chosen to lead Girl Scouts of Eastern Mass.

Monica Roberts will serve as the next chief executive officer of the Girl Scouts of Eastern Massachusetts (GSEMA). The announcement follows a search initiated after Barbara Fortier's retirement after 23 years at the helm. Roberts will assume her role on Nov. 1.

“Monica stood out as someone who will uphold our traditions and innovate to meet the needs of today's girls,” said Kelly Corwin, chair of the organization's CEO



Monica Roberts “Incredible opportunity” *Courtesy Photo*

transition task force.

Roberts currently serves as senior vice president and executive director of City Year

Greater Boston. Her extended tenure with Boston Public Schools included time spent as chief of Family and Community Advancement.

“I am deeply honored to be appointed as the new CEO of Girl Scouts of Eastern Massachusetts. This role represents an incredible opportunity to build on the organization's legacy of empowering young women and fostering leadership,” said Roberts.

## YESTERYEAR ARCHIVE DORCHESTER HISTORICAL SOCIETY Putnam Horseshoe Nails

Silas Putnam invented a machine to make horseshoe nails that would perform like handmade nails. His factory at the northern end of Port Norfolk was modest at the time that his factory was pictured in “The Great Industries of the United States” in 1872. The operation grew to include many



buildings, producing tons of nails for the US Army and for local use. As the automobile replaced horse-drawn carts, the business dwin-

dled after the turn of the 20th century.

The archive of these historical posts can be viewed on the blog at [dorchesterhistoricalalso-society.org](http://dorchesterhistoricalalso-society.org). The Society's William Clapp House and James Blake House are open to the public on the third Sunday of the month from 11 a.m. to 3 p.m.



## Editorial

# Once again, GOP slander is meant to dehumanize Haitians

Once again, and very likely not for the last time, Haitians find themselves in the crosshairs of the Republican propaganda machinery. This time the slurs pivot on a malicious and utterly racist falsehood involving debunked allegations of migrants making meals of stolen pets in Ohio.

And it's not just the deranged Donald Trump who is advancing the lies. Republican leaders nationally are engaged in a coordinated assault targeting Haitians specifically.

It's a disgusting display.

Sadly, people of Haitian descent here in the United States are accustomed to being the targets of white supremacists, who have long targeted Haitian immigrants with tired-old tropes that seek to cast them as both subhuman and a threat to the white hierarchy of the United States. One can draw a direct line from Donald Trump and JD Vance's current attack to the earliest days of the Haitian republic, when the successful Haitian revolution horrified the still-young American republic, which enslaved millions of Africans for six more decades after Haiti's slaves freed themselves.

Haiti—and its diaspora—have never recovered from the affront of casting off their chains and the audacity of challenging the white man's presumption of a permanent world order, one in which Blacks would forever be the lesser people, the subjugated, the ruled.



**Pastor Nicolas Homicil, the bishop at Mattapan's Voice of the Gospel Tabernacle: "All of us feel terribly hurt."**

*Seth Daniel photo*

For two-and-a-half centuries American leaders – Democrat and Republican alike – have nursed this existential grievance by hobbling Haiti with debt, military invasion and occupation, and relentless interference in its domestic affairs, all with the intent and result of US domination.

Despite their many contributions to our workforce, economy, and culture, Haitians who have migrated here have been frequent targets of abuse. Until the Trump era, perhaps the most egregious example was the myth advanced in the 1980s that sought to scapegoat Haitians as being somehow culpable for the AIDS epidemic, a state-sponsored fallacy that singled out and stigmatized this immigrant group with no evidence. It was all, of course, false – much

like the latest nonsense spun out of Springfield, Ohio.

Pastor Nicolas Homicil, a Haitian-born minister who is the bishop at Mattapan's Voice of the Gospel Tabernacle summed up the feelings of his flock and his family this week:

"All of us feel terribly hurt," he told The Reporter. "Donald Trump," the pastor reminds us, "doesn't live in the world of the truth. But I am also fearful and very concerned. Even though he expressed a lie, he has so many people who cannot see the truth. And it is shameful for any American who accepts someone being so hateful to other people like this for no reason."

It is shameful. And all Americans should pause and reflect on what it portends, not just for this upcoming election, but for our collective futures.

The insidiousness of this latest assault is a grotesque throwback to the nativism of earlier centuries and should be familiar to other immigrant groups, like the Irish, who were for decades portrayed by nativist propagandists as apes and brutes, incapable of living among "real" Americans. The lies that mainstream Republicans have seen fit to propagate in the last week target Haitians, but all Americans should be revolted by what it says about them and their disdain for what Abraham Lincoln called "the common right of humanity."

**-Bill Forry and Linda Dorcena Forry**

## Letters to the Editor

## Papa John's bid in Fields Corner deserves fairness, not hostility

### To the Editor:

I am saddened by the anger that is being directed toward a proposed new Papa John's franchise business that wants to open in what has been a vacant storefront space in Fields Corner.

But, at last week's Fields Corner Civic Association Meeting (FCCA), there was angry opposition directed against the owners of the restaurant, who appeared before the civic group to answer questions and seek a letter of support for their common victualler's license, which I support. These business owners have followed all the rules. They have a strong resume and a history of offering great benefits to their employees and being supportive neighbors. A minority-owned business, they created an ownership program that serves to bridge the gap in opportunity for minority employees and managers. In spite of this, they were greeted with hostility, including from Fields Corner Main Street, an organization dedicated to supporting community-focused businesses.

The level of emotion directed toward the owners of this Papa John's restaurant at the FCCA meeting was something I had not seen before.

Some opposed the idea because owners "are not from here," and – therefore – are not trustworthy. Some argued against it because it does not, they say, serve a community need and is not "additive."

But we should not have different rules and different standards for this business. We should be welcoming new businesses even when the owners are people we do not know. New investment is important in any community. We should be giving these owners the same chance that so many others have been given.

When Bobby Sherman opened HiFi Pizza decades ago, no one in the community knew Bobby. Today, Brian Chavez is applauded for keeping the tradition of HiFi Pizza alive.

When my wife Wendy and I started running our businesses in Fields Corner, we were also "unknowns." After almost 10 years and 28 years, respectively, we are proud to work in Fields Corner.

We support our neighbors, other businesses, and local non-profits. We want the entire business community to thrive.

There are at least four bubble tea businesses in Fields Corner. Two of these are franchises. Yet, the community welcomed them. I do not recall there being any opposition because we were letting "outsiders" compete with "local" business owners or that these new bubble tea businesses were not additive.

If our community does not want Papa John's, then they have a powerful tool at their disposal: their wallets. Every day, each of us votes with our wallets by deciding where we spend our money.

The Papa John's owners hired local contractors

and spent over \$500k on renovating the storefront. No one who spoke out against their application gave any consideration for the financial pain this would cause if the restaurant is not allowed to open. And, of course, there's the message a denial would send to other businesses thinking about opening in this community.

We do not want to have a reputation of being unwelcoming to businesses. If that happens, then we end up with empty store fronts and all the negative consequences that come with them, such as more crime.

We should be better than this.

Alan IssoksonH. Levenbaum Companies

## Navigating change as we welcome a new school year

BY RUTHZEE LOUIJEUNE  
SPECIAL TO THE REPORTER

As your City Council president and a product of our Boston Public School (BPS) system, I have seen and experienced firsthand the achievements and challenges of our educational institutions. The recent decisions to merge, rename, and consider closing schools mark serious and significant changes for our BPS community as we start off the school year.

The path and journey to get here has been long and hard, with many promises and difficult decisions deferred. Yet, the challenge of our infrastructure is not just about school buildings; rather, it is about people.

I reflect on a recent visit to the BCLA/McCormack in Dorchester, where I was reminded of the diversity that defines our schools. Seeing so many multilingual learners – particularly native Spanish speakers – learning in an inclusive environment underscored what we are working toward: a school system that truly serves all students. The BCLA and McCormack (where I went to middle school) communities have merged into a new school – the Ruth Batson Academy. My elementary school, the Charles H. Taylor, has recently merged with the P.A. Shaw.

The community conversations around these mergers were not easy and the school communities continue to point out resources needed to make the mergers more seamless, but there is reason to believe that we are moving in the right direction.

The need to reevaluate the number of BPS facilities becomes more and more evident each year. Decisions to merge or close schools are never easy and should not be taken lightly. BPS's recent decision to hire an outside consultant to guide the process of school closures and mergers is an important step. While this type of external guidance can help navigate complex decisions, it is essential that this process remains accountable and grounded in the realities and needs of our communities. Specifically, the voices of those most affected must be heard, respected, and integrated into decisions. This external support does not overshadow the voices of our students, parents, and educators.

History has shown us that restructuring our schools can disrupt communities, but it also offers an opportunity to rebuild and strengthen. The process must be painfully honest, transparent, and responsive to the communities that have historically been affected by school closures, specifically our Black and Brown communities.

I applaud Mayor Wu and Superintendent Mary Skipper for taking a measured and thoughtful approach as they consider many of these changes while learning from past experiences. The start of the school year is a reminder of the hope and potential each new year brings, and it is up to all of us to make sure that every student in Boston Public Schools has the opportunity to thrive, and where every decision made, every dollar spent, brings us closer to providing each child with the dignity affirming education that they deserve.

I recently attended the ribbon-cutting for the newly renovated Josiah Quincy Upper School in Chinatown. It is now a world-class facility in a global city serving our incredible students. As we do the difficult work of merging and closing schools, we also commit to ensuring that our school buildings affirm the dignity of each one of our students and open a gateway to new worlds.

I challenge us to embrace this new school year with a sense of shared commitment to making our schools places of possibilities. By focusing on building new construction and renovating existing schools independently of mergers, consolidations or closures, we can ensure a stable and supportive learning environment for all students.

*City Councillor-at-Large Ruthzee Louijeune is the president of the Boston City Council.*



**Ruthzee Louijeune**

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Edward W. Forry, Co-Founder

William P. Forry, Publisher/Executive Editor

Linda Dorcena Forry, Co-Publisher

Thomas F. Mulvoy, Jr., Associate Editor

Seth Daniel, News Editor

Barbara Langis, Production Manager

Jack Conboy, Marketing Manager

Maureen Forry-Sorrell, Advertising Sales

Mary Casey Forry, Publisher (1983-2004)

News Room Phone: 617-436-1222, ext. 17

Advertising: 617-436-1222 x14

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# State should seize Carney, re-boot services like urgent care

By **BILL WALCZAK**  
REPORTER COLUMNIST

“The Department has made a finding that the Hospital is in fact an essential service necessary for preserving access and health status within the Hospital’s service area.” So said the Mass Department of Public Health (DPH) in a statement on Aug. 19, 2024.

The hospital it refers to is the Carney Hospital. Twelve days later, DPH allowed it to close. Since then, health care advocates and elected officials have begged the Commonwealth to re-open the emergency room and psychiatry beds, but DPH hasn’t budged. They need to reconsider their stance.

The Carney campus sits on 12 acres of land with 728,348 square feet of “living area,” according to the city’s Assessing Department. But Mayor Wu has already declared that the property will not be re-zoned and can only be used for a hospital or health care use.

The DPH’s website states its purpose this way: “DPH promotes and protects health and wellness and prevents injury and illness for all people. We prioritize racial equity in health by improving equitable access to quality public health and health care services and partnering with communities most impacted by health inequities and structural racism.”

There is a perfect match between DPH’s mission and the repurposing of the Carney, which represents a tremendous opportunity to provide the services that can make the Dorchester/Mattapan community healthier.

Many people have begun to reimagine the Carney and how it can be re-created to accommodate services needed to “promote and protect health” in an area that suffers from poor health outcomes. Beyond re-establishing an emergency room and the three floors of psychiatric beds, the following ideas are being discussed:

- An urgent care center in the area formerly used as an ambulatory care center, operated by a consortium of community health centers
- A unit for emergency room patients who have been discharged but have no place to go for recovery
- A unit for treatment for those suffering from Substance Use Disorder
- Creation of a surgi-center for low acuity operations
- A unit for behavioral health patients who would otherwise have to stay in the emergency room while waiting placement.

But, ultimately, these ideas hinge on who has pos-

session of the Carney property, which is still owned by Apollo Global Management, an Australian asset firm with US offices in New York.

Trying to make sense of the value of Steward hospital properties is a difficult proposition. The auction sale of the hospitals this summer was done with urgency, as Steward attorneys warned that Steward did not have enough money to continue hospital operations into the fall. In addition, the auction involved the sale of the hospital business, owned by Steward, and the hospitals as properties, owned by Medical Properties Trust (MPT), located in Alabama. But the properties were mortgaged to Apollo, which received most of the money from the sale.

Presumably, the goal was to make back the \$1.2 billion that the properties were sold for. The Carney Hospital and Nashoba Valley Medical Center received no “qualified bids,” which was defined as bids that would result in a payback to the property owners, and as a result, Carney and Nashoba are still owned/mortgaged by MPT/Apollo.

Good Samaritan Hospital in Brockton and the license to operate St. Elizabeth’s Hospital in Brighton were sold to Boston Medical Center for \$140 million, but that did not include the St. Elizabeth’s property. Instead, Gov. Healey authorized the taking of St. Elizabeth Hospital’s property by eminent domain for a reported \$4.5 million, a sum that has been rejected by Apollo. The actual cost will likely be determined in court if they cannot come to terms on a sale price.

Lawrence General Hospital purchased Holy Family Hospital’s two campuses in Methuen and Haverhill for \$28 million. Lifespan Health, a consortium of four hospitals in Rhode Island, purchased both Morton Hospital in Taunton and St. Anne’s Hospital in Fall River for \$175 million.

None of these deals are helpful in figuring out a realistic price for the Carney’s campus. When the Steward hospitals were sold to the MPT in 2016, the Carney property was valued by MPT at an astonishing \$263 million (of the \$1.2 billion price tag for all Steward’s Massachusetts hospitals). Last week, the *Wall Street Journal* reported that “the prices MPT paid, combined, were nine times what Steward paid for them several years earlier, property records show.”

It is unclear what comparison property sales MPT/Apollo used to determine that value, when the assessed value of the Carney in 2016 by Boston’s Assessing Department was only \$52,518,000. In

2024, the city has assessed the Carney’s value at \$76,196,000. Since the property received no “qualified bid,” the implication is that the assessed value is higher than the market value for health care facilities in Dorchester. In addition, there is no hospital business anymore to sell.

So why not seize the property by eminent domain? If St. Elizabeth’s \$4.5 million eminent domain seizure figure was determined by being higher than the highest bid received for the property, then Carney should be seized for even less and turned over to the City of Boston, with the goal of creating a health care campus for the Dorchester/Mattapan area.

The state could also offer a figure closer to the assessed value, say \$25 million, for this 12-acre parcel with hundreds of thousands of square feet of space that, according to Mayor Wu, can only be used for a hospital or health care facility. As to where the money could come from, a \$25 million offer would be just 4 percent of the recent \$600 million tobacco settlement that is now in the state’s coffers.

Boston Medical Center declined to bid on Carney citing “years of underinvestment that would be hard, if not impossible, to reverse.” Sources familiar with the decision tell me that bringing Carney’s physical plant up to current licensure standards would be cost prohibitive.

But I am not suggesting that Carney be re-opened as an inpatient hospital. Instead, we should focus on the recently renovated emergency room with 11 private exam rooms, the ambulatory care center, and the psychiatric units that until a couple of weeks ago were licensed by DPH. The use of the rest of the facility can be determined by a commission made up of community residents and health experts that would be charged with investigating and determining the usefulness and efficacy of the ideas I cite above, and other ideas that will be generated.

It is important that the Commonwealth not allow this opportunity to pass. Purchase of the Carney by the state will allow for re-creating the parts of the hospital that are called “essential” by DPH, with lots of room for badly needed current and future services. It’s a no brainer.

*Bill Walczak is a Reporter columnist and a former CEO and president of Codman Square Health Center. He also served as president of Carney Hospital in 2010-2011.*

## Feedback from city-led workshops, survey shows that Bostonians want an earlier say on all project reviews

By **CHRIS LOVETT**  
REPORTER CORRESPONDENT

The city’s Planning Department has released more feedback on its proposed zoning reform, in line with Mayor Wu’s goal of making development process more proactive and inclusive.

Drawn from community workshops in May and June, as well as an online survey, the feedback would directly apply to the mayor’s proposed “modernization” of Article 80 in the Boston zoning code. Unchanged since 1996, Article 80 applies to larger projects, and to some smaller projects with at least 20,000 square feet of floor space or 15 dwelling units.

The modernization is part of a larger shift that would front-load community engagement at an earlier stage. That would take place before individual projects are advanced, by creating land use guidelines with city planners, or by starting to engage with developers before a project is planned in detail. According to city officials, the new emphasis on planning would allow more clarity in advance about how a project could align with the city’s goals, while options for mitigation or community benefits would be more standardized.

As Nupoor Monani, the Planning Department’s senior deputy director of development review, explained, “This is really the mandate that we have from the mayor: to change the way we’re doing business, where planning leads the way and development follows and delivers on those outcomes.”

Under the current form of Article 80, the review process includes “impact advisory groups” (IAGs), each addressing mitigation for individual projects. Under the proposed modernization, these would be replaced with trained “community advisory teams” (CATs) that would take part in reviewing multiple projects in a designated part of the city.

“We are making a very intentional investment in growing these groups and training these groups and making sure that they feel a sense of ownership over the development that is happening in the city and the outcomes of that development,” said Monani. “We’re hoping that through the sort of recruitment that we do for people to participate in these groups, once they roll off, they can then become ambassadors into their own communities, too.”

To help make CATs more broadly representative, the workshops and surveys recommended training,

childcare, food, and stipends. They also favored new methods of engagement to increase participation by renters, people of different economic backgrounds, multilingual residents, and people with disabilities, as well as more definition for the roles and responsibilities of CAT members.

The feedback on CATs at a City Council hearing in July from District 3 (Dorchester) member John Fitzgerald combined skepticism and support for changes.

“Whether it’s picked at random or not, however we choose to do this, will these people show, will they participate?” Fitzgerald wondered. “I think you will find yourself back to a familiar group of people that consistently show up, and you don’t get the diversity that you want. I think that’s why the focus on the engagement piece is good.”

But the greater standardization of advisory groups, with more training and wider range, prompted Fitzgerald to wonder about whose agenda the groups would serve – and their credibility.

“What is the training the community advisory team gets?” he asked. “And how does that look? And who is training them? Because that’s also an opportunity to be influenced one way or another. You have to look who’s training you, right? And then you’ll just get accused: ‘Oh, well, of course you want the project to happen; the BPDA trained you and they brainwashed you to do that.’”

In the workshops and surveys, residents also chose from options for engagement in connection with development projects. Civic association meetings were not listed as a separate option, but the largest number of residents favored learning about projects through an in-person exchange, whether at an open house, or a pop-up at a community location or event. The highest single preferences were for mailers, followed by social media posts.

For sharing thoughts and feedback about proposals, the highest single preference was for comment at a public meeting, followed by email, a project site walk, with the next highest scores being for a long or short survey. Response by public meeting, email, and site walk had the strongest appeal to homeowners. For renters, the strongest preferences – in order – were for email and site walk, followed by public meeting.

There was also a difference in feedback preference

by age. Among those ages 18-35, the highest scores were for email or a brief survey. For those ages 35-55, the highest scores were for a public meeting or a site walk, followed by email. For learning about project updates, the strongest preferences were for a website page or email.

When asked about the preferred role for city staff in early engagement led by developers, 49 percent favored “neutral facilitator,” and 40 percent favored “advocate for city plans and priorities.”

On standardizing of community benefits from development projects, the leading priority was housing, with the next highest scores for open space and transportation. When residents were asked about a way to help set priorities, their strongest preference was for a needs assessment, followed by community requests and the needs of city departments.

In response to a question about which elements of a development project residents were interested in shaping, the leading choices were building use, height and density, then mitigation. There was not a separate choice for parking – often a topic of intense debate in project review, which could be related to “building use.” But, according to a Planning Department official, the preferences affirm the “importance of planning and updating zoning.”

On mitigation funds, residents called for more transparency and scrutiny, as well as legally binding agreements with consequences for non-compliance.

At the City Council hearing, Fitzgerald cautioned that standards for community benefits could limit possibilities, and that the switch from single-project IAGs to advisory teams for multiple projects could be viewed as less clout for residents living closer to project sites.

At the same hearing, District 2 (South Boston, South End, Chinatown) Councillor Ed Flynn argued that including the views of community members who don’t attend public meetings was not just a task for the Planning Department. “I really think it’s the role of the elected official to bring those voices together to ensure that those voices that haven’t been heard during the development process are heard,” he said. “I honestly think [the modernization] gives too much power to the planners.”

(Continued on page 16)



# Memorial to Vietnamese 'diaspora' eyed for Town Field site; early design unveiled



A youngster got a closer look at a scaled model of the memorial sculpture during last Saturday's 1975 initiative event at the Viet-AID Community Center on Charles Street in Fields Corner.



A rendering shows a memorial sculpture planned by the 1975: A Vietnamese Diaspora Commemoration Initiative, led by Dorchester artist Ngoc-Tran Vu. Photos courtesy 1975 Initiative

(Continued from page 1)

The concept shown on Saturday is "preliminary," she stressed. "I truly welcome your thoughts and feedback about this process, because it's about creating something together that we can all be proud of," Vu said in remarks as she revealed a model of the latest design. "Please keep in mind that this is an early design and your feedback is vital to the final outcome."

Vu would like to install a temporary artwork in Town Field before April 2025, when the 50th anniversary of the end of the American involvement in the war will be observed.

The 1975 Project, launched in December 2023, has convened two community meetings and several smaller workshops and walking tours over the last nine months to solicit input from the community with a specific emphasis on Vietnamese elders, many of whom came to Dorchester as refugees in the days,



The silhouettes of attendees are seen on a projected slide inside the Viet-AID Community Center on Sat., Sept. 14. Bill Forry photo

weeks, and months after the US withdrawal. But, as organizers point out, there have also been subsequent waves of migration, including newer Vietnamese arrivals who have sought US citizenship or residency

to reunify with family or to seek economic opportunity.

Vu has described the proposed memorial siting as a "sanctuary space," where Vietnamese people and their neighbors can reflect on the resili-

ence of their immigrant journey. She noted that while there are Vietnam War memorials in select US cities, including the national memorial in Washington, D.C. and Dorchester's own dedicated space on Morrissey

Boulevard, "these memorials, largely focused on honoring military men with an emphasis on American soldiers, leave out a lot, especially Vietnamese lives."

At Saturday's reveal, she said: "From the Vietnamese perspective, it is rarely even acknowledged that approximately 2 million Vietnamese lives were lost during the war. This 1975 memorial seek to shift this very narrative to paying homage to the Vietnamese people who lost their lives and those still impacted by the war's legacy while engaging with healing."

Regarding the banyan tree concept that is the central component of the current design, Vu said the idea is to "honor the roots of our ancestors, the core of our struggle and the branches representing future generations."

She added: "The material that I'm envisioning and continuing to explore is bronze, not only for his durability in Boston and New England weather,

but also for its deep significance in Vietnam, where it has been intertwined with the country's cultural heritage.

The gold lines that are seen woven through the tree, she said, are inspired by a Japanese artform to repair broken ceramics.

"But here it is flowing through the banyan tree, symbolizing the beauty and healing and rebuilding after the hardship," said Vu. It "reflects the refugee experience of lost grief, recovery and the Vietnamese community opportunity to create common thread narrative in our community of overcoming resilience and hardship."

She said this week that project organizers will continue to meet with city and neighborhood partners in the coming weeks to discuss a viable site, launch an aggressive fundraising effort, and continue building consensus around a final design.

## Once a refugee from Vietnam, Lan Le fears deportation for a long-ago crime

(Continued from page 1)

have seen an uptick in detentions in the Southeast Asian community."

According to the Southeast Asia Resource Action Center (SEARAC), there are about 16,000 southeast Asians nationally with deportation orders that have become very real and imminent – most all of them concerning refugees who resettled here decades ago and who committed crimes in the 1990s.

For years, their status was in limbo, because Vietnam refused to allow deportees to return. That changed in 2008 when the US and Vietnam signed a repatriation agreement.

Le was convicted in 1997 when she was in her 20s and was released from jail two years later. She made a complete turnaround and eventually moved to Quincy while staying connected to and working in Dorchester.

But she was not eligible for government benefits that other low-income single mothers were, and she had to get a \$500 work permit every year. Her driver's license only lasted a year, instead of five. Additionally, she had to do check-ins with ICE from time to time and could not travel to attend family funerals in Vietnam or go on vacations with her family outside the US.

"It's like we don't have any chance," she said. "I've been so, so clean up to this day, but I still carry that burden...I work and raised nine children by myself and they all serve the community in good ways...I

didn't get the chance to succeed in America like a normal person or get paperwork so I can apply for things."

A spokesman for Immigration and Customs Enforcement (ICE) had no direct comment on the deportation proceedings facing Le. The agency's most recent statistics show that between Oct. 2020 and Dec. 2023, there have been 1,862 arrests, detentions, deportations, and alternatives to deportation (ICE check-ins) nationwide for Vietnamese-born persons. While 103 have been deported, 1,343 have been arrested or detained. The numbers for Laos and Cambodia are much lower.

Lam said such situations are often a surprise to the public because most people think Vietnamese refugees are "all set" given the circumstances of their arrival – they were forced out after an American-involved war in their homeland. Most think refugees have a different status than immigrants who have crossed the southern border, but in fact they don't.

"A lot of talk about the immigration system is all about the border and south of the border," he said. "For us, this is about those left after US military intervention and how in the wake of war we created immigration waves. Folks don't know because it's many years ago and folks have forgotten the story of how southeast Asians were brought to the US and settled."

Said Dianara Rivera of AARW, "It is important to talk about Lan's fight to stay, but what most

people don't know is whether Democrat or Republican administration, these deportations have been happening. It's important that we have structural change because it keeps happening to people like Lan whether a Democrat or Republican is in charge."

"I don't think they care we are refugees," Le said. "When I left my country, we were forced to go. It's not like we decided to leave and come here...If you ask me how is Vietnam, I don't know. How am I expected to just go back there? It's been haunting me forever."

Lan has found common cause and support from groups that are seeking reforms to federal law. A campaign in her name is pushing for a federal pardon so she can stay with her children.

It's an uphill fight— and it's why she's decided to go public at this time. Another reason is to help others like her by aggressively advocating for the Southeast Asian Deportation Relief Act (SEADRA), currently introduced in Congress, that would stop all such deportations. Both measures would be the "second chance" so many in the Vietnamese community desire.

"The main thing is we need a second chance, and I think everyone needs a second chance," she said. "A lot of people get out and change. They move forward with their lives...I don't have the paperwork to be able to have that second chance, even after so long of rebuilding my life."



# Papa John's hoped-for opening stirs a fuss in Fields Corner

By Cassidy McNeeley  
Reporter Staff

After a summer hiatus, the Fields Corner Civic Association convened via Zoom on Sept. 10 to tackle a busy agenda, but the main item was a leftover slice of business that dominated the meeting: the proposed opening of a Papa John's at 1501 Dorchester Ave.

Ryan Gazda, an attorney for proponents Joe and Ralonda Johnson, explained that the pizzeria is seeking a common victualler's (CV) license with no alcohol. The restaurant is requesting operating hours on Sunday through Thursday from 10 a.m. to 2 a.m. and until 3 a.m. on Friday and Saturday.

"I would ask that we take a vote this evening," said Gazda. "My position would be that we had two dates for the abutters' meeting. I understand that you took the summer off, but we have been attempting to meet with you all for about two months and this will not be the last opportunity for those in opposition to speak. For those in opposition, I ask you to submit your grievances to the Licensing Board."

While a first abutters meeting was canceled, the second took place on the evening of Aug. 13,

the same night that more than 500 people packed Florian Hall for a hearing on the proposed closing of Carney Hospital. Several attendees said they simply weren't made aware of the abutters' meeting.

They included Brian Chavez, the owner and operator of Antonio's Hi-Fi Pizzeria who has made his opposition clear.

"I'm a local business owner and resident of the neighborhood," said Chavez. "I and the majority of community members oppose this specific proposal at this specific location. The opposition is that it does not meet a public need and will have an adverse effect on the public health and public welfare of the neighborhood."

Benavidez Mejia of D'Benny's Subs & More added that he doesn't think Papa John's would be "a true representation of the small business operators in the community."

But Ralonda Johnson disagreed "We are a minority-owned multi-unit Papa John's franchisee. The very first award we received was the Building Community Award in 2018 and that was for the impact we have on the communities in which we serve."

She added: "We employ

locally, we often pay higher wages, we offer competitive benefits, we create ownership opportunities, especially for local Dorchester residents, and we've used local contractors and service providers. If that's not the bar for additive, I don't know what is in terms of being additive to the community."

Junior Pena, a Fields Corner resident and business owner, said he's opposed to Papa John's because the owners don't live in Dorchester, or even in Massachusetts.

"I am considered a local business," said Pena, who opened Cibao Restaurant at 1487 Dorchester Ave. earlier this summer. "Brian Chavez is a local business owner, Christian Rosa (Rosa's Liquors) is a small business owner."

During the meeting, Pena addressed Johnson, who lives in New Jersey, saying: "Just to say you guys are local business owners just to check off the box doesn't make it so. It's an insult to people like me and Brian and Mr. Rosa because we care about the community, we invest in the community that we both live and work in. To say you guys are small business owners is not honest."

The Johnsons have argued that their franchise

business is local because the shop's manager, Charles Tabb, was born and raised in Dorchester. Tabb echoed that sentiment, saying: "I am the community. I went to Dorchester High, I went to Burke, I went to the English, I rode every bus, I live here now. If you guys are blocking me, you're just blocking someone from the community."

Jackey West Devine, executive director of Fields Corner Main Streets, isn't convinced the national fast-food chain aligns with the organization's commitment to local investment.

"Papa John's has not been doing well in our neighborhood," she said. "What happens when a small business fails, especially in the short term, is highly destabilizing to that storefront."

Anthony Nguyen, one of Mayor Wu's liaisons to Dorchester, explained that Papa John's has followed the correct process of filing paperwork with the city, having an abutters' meeting, and convening with the civic group.

Alan Issokson, who owns H. Levenbaum Insurance Agency, said that has earned them the right to get a fair hearing from the Licensing Board.

"I would ask that everyone take a deep breath and consider where we are in the process," said Issokson. "If these people meet the requirements for the CV, then they should be given a chance. The community will speak to whether or not this business should be supported. That community is not 40 signatures, it's not 100 signatures; it's hundreds of thousands of signatures. If they open and are successful God bless them and if not, too bad, sometimes that happens."

Other residents used the virtual meeting's chat function to weigh in. Christian Rosa wrote that "there are too many unknowns and bypassing of community involvement and regulations." Specifically, he referenced the renovations that have already been done at the location.

"To see Papa John is already almost fully built and ready to open without the proper community involvement, input, and approval is disheartening," he wrote.

After much back and forth, Fields Corner Civic Association treasurer, Hiep Chu agreed that voting should be postponed.

"We are not going to

vote or anything like that," said Chu. "We are not going to approve or oppose tonight. We need to regroup ourselves and get back to everyone who participated in this meeting and the city about what will be our next step in the next seven days."

The group also postponed a decision to approve or oppose the extended delivery hours of the McDonald's at 500 Geneva Ave. The request is to extend delivery hours from midnight to 3 a.m. Gazda said that many McDonalds across the city have already implemented these hours. Critics on the call worried that the late-night hours might cause more problems with scooters and drug use.

A much smaller slice of the meeting was set aside to discuss the new ownership of the former Blarney Stone. Attorney Jennifer Allen explained that the new restaurant, which will be called Acapella's, will offer modern international cuisine. The business hopes to keep the same hours and entertainment license that Blarney Stone had. Unlike the project just a door down to its right, this request was quickly approved by the civic group.

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# Mayor, BPS say bus operations are improving with the Zum app

By SETH DANIEL  
NEWS EDITOR

Transportation woes for Boston Public Schools (BPS) families continued this week, but Mayor Wu and Supt. Mary Skipper say that operations are improving as a newly implemented app used to help on-time performance is “getting smarter and smarter.”

Wu and Skipper addressed the issue on Tuesday morning on Columbia Point outside the newly renamed Ruth Batson Academy, formerly the BCLA McCormack School, thanking parents for being patient despite a week-and-a-half of delays for the 22,000 BPS families that rely on school buses.

“Now on the ninth day, we’ve seen our on-time performance coming up continually each day in a positive way,” said Skipper. “It’s not where we want to be yet, but we are moving in the right direction. And we really appreciate the parents’ patience in making the system better.”

BPS measures bus performance by two key data points – the number of students who arrive no later than 15 minutes late, and the numbers who arrive no later than 30 minutes. Skipper said they are now at 90 percent of students getting



**BPS Supt. Mary Skipper and Mayor Michelle Wu gave an update on improvements to the rocky BPS school bus performance issues at the newly named Ruth Batson Academy on Columbia Point Tuesday morning.**  
*Seth Daniel photo*

to school no later than 15 minutes after the bell. On routes that needed major adjustments, or where new students were introduced to a route requiring adjustments, some 98 percent were arriving no later than 30 minutes after school starts.

She noted there had been a flood of late enrollees and changed addresses, with 2,500 new students or new locations since Aug. 9.

“I’ll just say, as a mom, every single minute of learning time is incredibly important for our young people,” said Wu. “And, so, getting them to school on time isn’t just about making sure we hit

certain percentages or numbers. It’s about giving them time to get settled in their classrooms, to get breakfast, to just have the best possible day that they could have. It all starts with how they get there and how they feel when they get there. That builds on how we do with reliability on buses.”

While many stories have been reported city-wide about bus troubles, parents report having struggled with the Zum app to get their children to school, to locate them en route, and to ensure that they get home.

In one situation last Wednesday (Sept. 11), a seven-year-old boy with

autism was supposed to leave the Joseph Lee School on Talbot Avenue and arrive at Levant Street around 2:30 p.m. But by 4 p.m. he hadn’t arrived, prompting family members to call Boston Police.

According to the BPD, the mother of the boy used the Zum app to track his bus to Navillus Terrace and Winter Street on Meetinghouse Hill, where the bus was parked and had been idling for 45 minutes with the boy, the driver, and a bus monitor on board. Police reported that the driver had gotten lost and wasn’t using the Zum app to help him find his route. The boy was returned to his mother without incident.

Skipper said there has been a learning curve with the Zum app for drivers, but she rejected speculation that some drivers, displeased with their contract, might be sabotaging the system.

“Sometimes [the drivers] were pressing things that either terminated the route or began the

route early,” she said. “And so that also led to some of the data being very low. I think we’re up to about 98 percent of the drivers using the app consistently. And what we’ve heard from the drivers is that it’s actually really helpful.”

Skipper said they have been working very hard to customize the app and defended BPS’s move to a more technology-based system to improve performance, which peaked last year at 90 percent – five percent below the state benchmarks for BPS.

“We were using a clipboard system and paper printouts that was a 30-year-old system,” she quipped.

Skipper and Wu noted the Zum app updates routes and efficiency algorithms every Tuesday night and into Wednesday morning, so they expected even better results later this week as the app continues to learn.

“There’ll be new routes and the drivers will be adapting to those new routes,” Skipper said of

the update. “But we’ll be correcting routes that were taking longer than they should have... Every week it’ll become smarter and smarter. And one of the things that attracted us to this technology was its ability to adapt and become smarter.”

BPS Director of Transportation Dan Rosenberg said the app was not just about route efficiency, but safety and transparency – a theme echoed by Wu. The app allows parents and bus drivers to pinpoint pick-up and drop-off locations and times. “Also, if the bus is running more than 20 minutes behind schedule, there’s an automatic push notification that goes out to notify families of that,” he said.

The mayor said her instinct is to “know what’s happening on the ground,” so she, Skipper, and senior transportation officials committed to riding several problematic routes this week city-wide to get a ground-level view of what’s going right and what’s going wrong.

## Healey signs liquor license expansion law

Gov. Healey last week signed legislation giving Boston 225 more alcohol licenses, the majority of which are expected to boost economic development in 13 targeted ZIP codes. Sit-down restaurants in Roxbury, Dorchester, Mattapan, East Boston, Roslindale, West Roxbury, Hyde Park, Charlestown, Jamaica Plain, and the South End now stand to benefit from the restricted licenses.

The steep price tag for existing licenses, which can cost around \$600,000, has been a major obstacle for businesses looking to turn a profit, including in underserved neighborhoods.

“Neighborhood restaurants play such

an essential role in our communities and our economy,” Healey said in a statement. “This bill will lower barriers for Boston restaurants to provide the services that their customers are looking for and help them succeed, while also supporting local nonprofits, theaters, and outdoor spaces.

“I’m grateful for the leadership of Mayor Michelle Wu, the Boston City Council, the Boston legislative delegation, the Legislature, and restaurant owners who advocated for this change that will have long-lasting positive impacts.”

– ALISON KUZNITZ  
SHNS

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# A digital billboard in Mattapan Sq.? Owner/proposer hears lots of 'nays'

**By SETH DANIEL NEWS EDITOR**

The long-time owner of a commercial building and static billboard in Mattapan Square has again filed for permission to convert the platform to a digital electronic billboard, with neighbors and some city leaders voicing concern – and opposition – to the plan.

In a Sept. 4 abutter's meeting online, Joseph Lombard, the 72-year-old long-time owner of 1671 Blue Hill Ave., which houses a T-Mobile store with 14-by-48-foot billboard on top, said he hopes to convert the latter via his company JB Visuals of Georgia. A billboard of the same size has sat on top of the building since the 1930s.

This was a second proposal for Lombard; he put it forward unsuccessfully in 2019.

Digital billboards are generally considered to be two to three times more lucrative to advertisers because they can change messages on them at their discretion.

Lombard described his renewed proposal as an opportunity to "modernize" Mattapan Square, create a "marquee," and upgrade the broken, tri-vision billboard that

has been in place for 18 years.

"If I was going to put this in a neighborhood on River Street – I would say it's not going to fit there because it's on until [midnight] and there's no way to not bother neighbors," he said. "In this location it's more of a highway. That's Rt. 28 and, in all honesty, this billboard projects a whole new image for Mattapan Square."

He said it would promote safety and community events and could be an opportunity for local businesses to advertise for around \$130 on targeted occasions.

As intense as his sales pitch was, neighbors and the city weren't buying it in the discussion.

Ruth Georges, president of the Cummins Highway Neighborhood Association (CHNA), raised numerous concerns, and said afterwards that the proposal was on the Oct. 17 CHNA agenda.

"We're going to allow him due process, but we are also hyper-aware that it is illegal [within the zoning] and further concerned about his investment in Mattapan the last 20 years," she said. "We understand the

need for modernization, but we don't think it's the appropriate place for it. The Square has bigger challenges, and this is not an immediate one."

Fatima Ali-Salaam, chair of the Greater Mattapan Neighborhood Council (GMNC), said at the abutter's meeting that the billboard wasn't consistent with the goals of the multi-year planning initiative – PLAN Mattapan – that the community concluded last year.

"Electronic billboard signs...are not in compliance with what we would like to see and the expressed positions of many residents of how they would like to see Mattapan Square change," she said.

During a separate meeting of the GMNC on Sept. 9, others took positions on the billboard proposal.

Kathleen Onufer, deputy director of zoning for the city's Planning Department, said they would be opposing it, as did District 4 Councillor Enrique Pepen.

No date has been set for the Zoning Board of Appeals hearing, and one won't be until after the CHNA meeting.



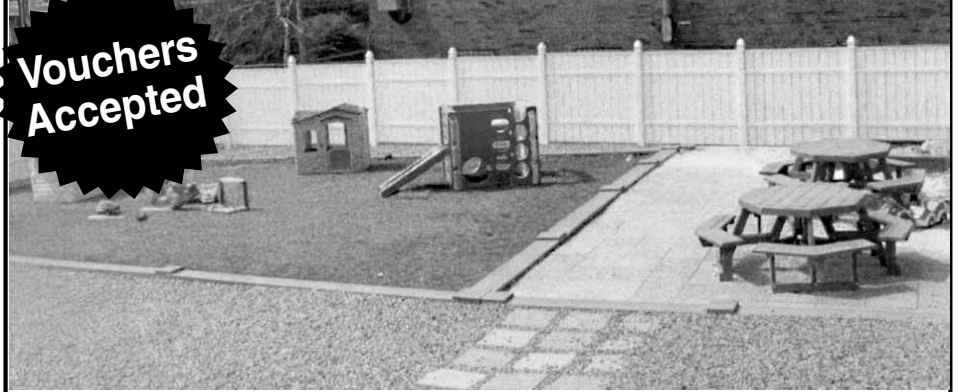
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# Feedback from city-led workshops, survey shows that Bostonians want an earlier say on all project reviews

(Continued from page 11)

In an earlier survey, the response sample about experience with development process was skewed toward homeowners and disproportionately white. But the survey about barriers to participation, drawing more heavily from renters and people of color, showed that more residents wanted to engage.

“As we heard in our first round of engagement, there are a lot of barriers to taking part in our city processes,” said Kristiana Lachiusa, the Planning Department’s deputy director of community engagement. “So we heard that this time renters and people under the age of 35 prefer more direct low-time-commitment methods of engagement, like

completing a survey.”

For contentious projects in Boston, development process sometimes plays out as a power struggle between area residents, business owners, developers, elected officials, even trade unions. Though stakeholder pressure can affect final decisions, these would still be made on Article 80 projects by the city. And, as Lachiusa defined it: “The purpose of community participation in the Article 80 process is to ensure that the residents, people who work, visit, and spend time in the community can share their local knowledge and expertise.”

Under the current Article 80 process, developers file a sometimes lengthy “project notification form” at an early stage. For community members who want to engage, that means digesting the bulk of documentation, whether as a text or a presentation. Though Monani agreed that the modernization of process should still include in-person events, she maintained there was a need to rethink their character, function, and setting.

“I don’t think anybody misses being in a community center, in front of a giant projector screen looking at a presentation, because you can do that just as well on Zoom,” she said. “But people miss the ability to walk the site to sort of see the neighborhood context

(Continued next page)



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Buyer	Seller	Address	Date	Price
Charles, Darlene L	Waterhouse, Grace	38 Pleasant St #8	08/28/24	\$455,000
Chun, Karen L	Lcl Realty TOF 2022	1241-1251 Adams St #F412	08/27/24	858,888
Lora, Jose	Cabral, Jose C	71-73 Richfield St	08/29/24	1,250,000
92 Melville Ave Rlty LLC	Masse, Bekour M	92 Melville Ave	08/30/24	1,100,000
Le, Minh T	Kream, Jeremy	60-62 Draper St	08/27/24	835,000
Van Ngu, Sang	Ashmont Park 4 LLC	4 Ashmont Park	08/29/24	960,000
Meyers, Tariq	4-6 Ashmont Park LLC	6 Ashmont Park	08/29/24	741,565
More, Karan K	Winspeare Huldah Est	314 Gallivan Blvd	08/30/24	670,000
Charles, Pascal	Lyons, Jaclyn	32 Valley Rd	08/29/24	727,000
Martel, Matthew	Smith, Raymond	83 Lorna Rd	08/30/24	525,000
Lara, Patricia	Gray, Deborah E	19 Oakridge St	08/26/24	599,900
Menardy, Mindy	Lucas, Scottie	14 Caddy Rd	08/29/24	500,000
Haliday Realty Inc	Ruggeri, Nicholas J	15-1/2 Mount Vernon St #3	08/30/24	755,000
Nogalski, Szymon	Nachtrieb, Christian J	43 Whitfield St #2	08/30/24	450,000
Fevriere, Erika	Sbb Monterey LLC	79 Florida St #12	08/28/24	374,000
Fallon, Brendan	Zheng, Angela	1906-1918 Dorchester Ave #502	08/30/24	505,000
Wagner, Erica C	Woods, Robert F	17 Park St #1	08/28/24	840,000
Flynn, Ashley	Tobin, Brenda D	38 Dix St #3	08/27/24	680,000
Freter, Jennifer	Boston Assets & Currency	5 Lark Dr #5	08/28/24	479,000
Cifuentes, Adiely R	Dang, Steven	648-650 Columbia Rd #2	08/28/24	450,000
Kelley, John	Magnolia-Woodford-Ceylon	8 Woodford St	08/26/24	365,000
Tejada, Lenny	118 R Homes Avenue LLC	118-R Homes Ave #1	08/29/24	585,000
Harris, Ashley A	5 Rice Street LLC	5 Rice St #2	08/30/24	629,000
Mcsweeney, Jacob	Smith, Sherri A	22 Taft St #1	08/30/24	600,000
Magee, Toni L				

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to experience development from the ground up.”

And Lachiusa noted the time devoted to meetings can also add up to fatigue.

“How we’ve been doing engagement so far requires people to just show up to a lot of meetings in order to help shape your neighborhood and be an active community member,” she said. “I hear constantly that people are showing up to two, three, four nights of meetings per week, every week for months and months throughout the year. And even the people who can spend the time doing that don’t always want to spend all their time doing this.”

According to Monani, there would also be a change in the texture of engagement, at times approaching the granular mode of crowdsourcing, with more reliance on smaller groups and surveys – not unlike the ongoing process for the Article 80 modernization plan.

“So I think the first thing we want people to sort of do is really engage robustly in the planning process because that’s where a lot of the decision-making is happening,” she explained, “and we want to make sure that we get their voices in upstream.”

Monani said the Planning Department will issue draft recommendations for the modernization later this month, followed by 60 days for public comment, with final recommendations expected in 2025.

“We will have to continue to think about what are the CATs, how are they composed, who gets to nominate people into them,” she noted. “We’ll have to think about what does standardizing mitigation actually mean, what is the right number for transportation, for open space, who gets to be part of making these decisions, and when in the process are they made?”

Planning Department officials have also called for ways to make sure that community benefits in areas with the most projects can be shared with other parts of the city. This would extend the principle of linkage, adopted more than forty years ago to fund affordable housing and job training, and already reflected in the city’s “inclusionary development policy.” Under the new interaction between the community and city planners, the tie between a particular project and broad policy objectives – whether regarding displacement or climate change – would be more explicit.

When the Boston Redevelopment Authority (BRA) was established in 1957, the fusion of planning and development regulation was confined to selected areas, mostly in or close to downtown Boston. In later decades, the planning role would be extended to other parts of the city, at times with involvement of the BRA or its successor, usually in areas with expectations for more transformative development.

City agencies shaped “community development” in other ways, such as planning the use of federal block grants or drafting strategic proposal requests when disposing of city-owned property. Neighborhood feedback was also used to guide projects by the city’s nonprofit community development corporations. In contrast with the give-and-take over a project at a community meeting, engagement over planning was more exploratory.

Though Wu’s reform effort draws on work under previous mayors, it differs in how it casts planning – for the whole city – as a centralized mission. In an interview after the latest feedback report, Monani agreed that converting a targeted specialty of the quasi-independent BRA into a citywide job for a line department amounted to a paradigm shift.

“It’s a very symbolic shift,” she said, “but it’s also a meaningful one because the work that’s being done within our planning department now is reflective of that change at all levels. We are tackling zoning reform across a number of different neighborhoods, in

a way that is unprecedented throughout the history of this agency.”

In “Constructing Community,” a book published three years ago about development and community engagement along the Fairmount Indigo Corridor, Jeremy Levine described how outcomes could be adversely affected by a lack of advance planning and transparency on the part of the city. In the case of the long path to development of the Indigo Block near Uphams Corner Station, completed in 2021, the book shows the power of grassroots sentiment when unified in opposition to a particular property use, as well as the difficulty of reaching consensus about what a community actually favored.

Levine also described how what formally registers as the community can hinge on engagement by stakeholders pursuing agendas that rely on support from the public, private, or nonprofit sector. Thanks to the federal “War on Poverty” and the later requirements for community reinvestment by lenders, the partnership realm – and its mixed motives – has come to play a larger role in development. And, as the recent survey shows, neighborhood residents have their own mixed expectations for the city’s role, whether as a neutral process facilitator or advocate for a planning agenda.

Though Levine favored having more community input, even conflicting input, he acknowledged there would still be questions about what qualified as “authentic” community and how legitimately it could be formalized through organizations. His conclusion: “Community development is as much about the political construction of legitimacy and authenticity as it is about the physical construction of buildings.”

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# Hiring 'crisis' seen in Boston Police ranks; Council hearing takes up recruit problem

(Continued from page 1)

force whose departures outpace the influx of new recruits.

"Whether I'm in West Roxbury or Jamaica Plain, the most common complaint about police that I get is that people want to see more of them," said District 6 (West Roxbury/Jamaica Plain) Councillor Ben Weber. "Folks in Mildred Haley Apartments and Egleston Square have asked for walking beats. Others want officers stationed near busy intersections. The question today is not about whether the Boston Police Department and Commissioner Cox are doing a good job. The question is whether, in a city with finite resources, the police department is working efficiently, and whether police department leaders have a plan to ensure that officers are paid properly, that they have enough time off to rest and spend time with their families, all while still keeping our city the

safest in the country."

Accounting for 18 percent of overtime hours, the "special events" category is used for anything from neighborhood parades and festivals to "open streets" gatherings. BPD figures show almost two-thirds of the category reflects police deployment for public health and safety around the area of Mass. Avenue and Melnea Cass Boulevard.

Lisa O'Brien, the BPD's co-bureau chief of administration and technology, told councillors that there had been "a significant increase in special events." That included police deployments since last October for protests in response to the escalation of conflict between the Israeli government and Hamas, as well as for protecting places of worship.

Deputy Superintendent Dan Humphreys told councillors about recent steps to reduce overtime costs, whether by covering more vacan-

cies with officers on regular shift time, or meeting safety needs for events while deploying fewer officers. Through Aug. 23, almost two months into FY 2025, the BPD reports that overtime was down by about 5.6 percent.

The largest decrease in overtime during the past three fiscal years was for staff replacement, dropping by 14.9 percent. Officials attributed the gains to having fewer officers being out on medical leave, the transfer of uniformed officers out of administrative positions, and having some officers who had been sidelined with injuries redeployed in other kinds of duty.

The largest overtime category was for extended hours, having officers work beyond the end of a shift. If the extension comes at least 15 minutes after the end of a shift, officers have to be paid a minimum of four hours of overtime. Over the past three fiscal years, the number of hours for

extended shifts increased by 58.3 percent.

Former Boston mayor Marty Walsh tried to cut city overtime in 2016, after a 34 percent increase in hours for the BPD from 2010-2015. At the time, the department had a staff of 3,000. In figures shown at the council hearing, the BPD had 2,228 sworn positions, including officers on leave and recruits in training. That left 1,671 full-duty officers to be spread over three shifts.

"We're in a hiring crisis," the president of the Boston Police Patrolmen's Association (BPPA), Larry Calderone, testified by remote connection. "No matter where we take officers from, from one unit to another, from one shift to another, it creates a vacancy," he said. "The reason it creates that vacancy is because we are short over 500 officers. The correlation is very simple. We need more bodies on the street."

Following the latest

budget increase for the BPD, at \$63 million, some councillors questioned whether more officers would reduce overtime for personnel replacement, court appearances, and special events.

"There would be no cost savings for these categories simply by adding officers to the force," Weber reasoned. "Instead, you would expect to see those overtime costs increase without proper oversight. Just adding 500 officers to reduce overtime spending would be like trying to stop a fire by adding more wood." BPD Superintendent Robert Ciccolo estimated that more officers should result in less replacement overtime, though there could still be more overtime for court appearances and extended hours, in addition to use of recently enhanced family leave benefits.

District 3 (Dorchester) Councillor John Fitzgerald cast understaffing as the main driver of increased overtime, and he contended that any new overtime hours generated by additional staffing would be worth the cost. "But, even if it's at a slight cost, again, you're getting that bang for your buck right," he said. "At the end, you're getting the results you want to see for a safer city."

O'Brien attributed the lag in recruiting to a national hiring problem. Calderone relayed complaints from officers about excessive overtime requirements. He told councillors that some officers used voluntary overtime slips to avoid mandatory assignments outside their regular district.

"And they're leaving in droves to go to other jobs. They're leaving for the fire department. They're leaving for the private sector. They're leaving because they're frustrated and they're mentally anguished at the amount of hours they're forced to work," Calderone insisted.

"But when you have the folks today that are being overworked, they're not being backed up by the courts, morale can be low," Fitzgerald concluded. "We've seen some conditions that are tough to work in. And you've got brazenness on the rise—not necessarily violent crime, but just more of having to deal with an attitude back

from the general public."

Though *The Boston Globe* recently reported that almost 100 officers made more than \$100,000 last year in overtime pay alone, the BPPA has continued to blame residency requirements and the high cost of housing in Boston as a deterrent to new recruits. Currently, officers have to live in the city for at least ten years, in addition to at least one year before taking the civil service exam. The city adopted the requirement in 1976, when it was advanced as a way to stem "middle-class exodus."

At the hearing, Calderone and District 2 (South Boston/South End/Chinatown) Councillor Ed Flynn called for changes in the residency requirement. Calderone offered to engage in "conversations to lift, modify the residency policy as quickly as possible." Flynn went further, saying, "I'm against the residency. I think it's hurting recruiting, retention. I think we should abolish residency across the city."

Worrell said comments aired at the hearing would be developed in working session, with recommendations being passed on to Mayor Wu for the next police contract negotiations. Mixed in with three-and-a-half hours of testimony were additional comments about needs for service: from District 5 (Hyde Park/Roslindale) Councillor Enrique Pepén for more walking and beat coverage, and from District 8 (Back Bay, Beacon Hill, Fenway, Mission Hill) Councillor Sharon Durkan, for attention to public safety concerns at the Boston Common and the busy traffic intersection near the Eliot K-8 Innovation School in the North End. Ciccolo acknowledged that safety was not defined solely by statistics, and that decisions about police deployment could be informed by the larger assortment of concerns reflected by 911 calls and community requests.

"People want to see a walking beat in Downtown Crossing; we look at that," he explained. "We are considering call volume but, ultimately, we are in the business of making people feel safe. It's not just the stats. I mean, nobody's going to hug the homicide statistics. That's not what makes you feel good."

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#### CONNECT THE DOT:

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To learn more about partnering with BGCD, please contact Mike Joyce at [mjoyce@bgcdorchester.org](mailto:mjoyce@bgcdorchester.org).

#### FIND OUT WHAT'S INSIDE:

**HGTV's Taniya Nayak to Host Party of the Year - Bright Futures Grand Drawing Gala:** BGCD will host our Annual "Bright Futures Grand Drawing Gala" on November 23rd at the Fairmont Copley Plaza, Boston. This year's theme is "Lights, Camera, Inclusion" with all the glitz and glamor of the Red Carpet! It will be a fabulous night highlighting all the amazing programs we offer to children and families in our inclusion programs. The event will feature a one of a kind silent and live auction, four course dinner, dancing to one of Boston's best bands-Groove Authority and a chance to win one of TEN amazing Grand Prizes! This special night will be hosted by HGTV personality, Taniya Nayak and other guest hosts. This gala is one of BGCD's premier fundraising events and raises critical funds for our Clubs. Become a Sponsor of this year's Grand Drawing at [bgcdorchester.org/grand-drawing](http://bgcdorchester.org/grand-drawing).



**HGTV's Taniya Nayak to Host Party of the Year - Bright Futures Grand Drawing Gala:** See details below.

#### DID YOU KNOW:

**BGCD Thanks Philadelphia Insurance Companies for Special Volunteer Day:** This past week, Boys & Girls Clubs of Dorchester hosted a group of volunteers from Philadelphia Insurance Companies who assisted us with an upgrade to one of the outdoor play spaces at our Marr Clubhouse. The day was spent preparing and planning for the outdoor space to be transformed into a fun, natural play space in the coming weeks. BGCD would like to thank the volunteers from Philadelphia Insurance Companies for their generous volunteer efforts. Volunteers play a critical role at our Clubs by helping sustain our operations and transforming the lives of our members. A group of motivated volunteers can transform a space or engage members in a special activity! To learn more about volunteering with BGCD, please contact Macy Pierce at [mpierce@bgcdorchester.org](mailto:mpierce@bgcdorchester.org).

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## The Key to Healthy Aging and Longevity



September is healthy aging month, a time to raise awareness about the physical and mental health needs of older adults. This is especially important in Massachusetts where more than a quarter of the state's population will be at least 60 years old by 2030. To maintain health in this stage of life, Bay Staters will need to be intentional about staying physically active and socially engaged. Research shows that when older adults retire or scale back their working hours, they can increase their risk for heart disease and other chronic conditions by 40%, and verbal memory declines 38% faster.

Some of this risk is due to the loss of work routines, but it's also because older adults can be more socially isolated. Over a quarter of adults 60 and older live alone, and day-to-day interactions can become increasingly limited. In adults aged 50 and older, isolation and loneliness have been linked to premature death, stroke, heart disease, depression, anxiety, and a 50% increased risk of dementia.

While staying physically and socially active can help stave off these health issues, it's hard for some to find opportunities to do so. That's why Commonwealth Care Alliance (CCA) helps its members connect to programs and resources that can help keep them active and engaged. As part of a holistic care plan, our teams focus on more than just medical needs. When social isolation or loneliness are potential risks for members, we help them volunteer, pursue hobbies, join clubs, visit senior centers, participate in classes, connect them with community companions, and more.

"In supporting individuals' medical, mental, and social needs, CCA can help keep older adults active and connected, which is critical to healthy aging," said Nicole Cormier, Senior Director of Clinical Care Partnership at CCA. "Our care teams take a unique, personalized approach to provide holistic healthcare and connect members with the appropriate resources they need to live a higher quality of life with greater independence."

At CCA, we hear stories everyday about how our members age well by staying active and connected. For example, one of our members is a retired nurse who volunteers for a local nursing home, helping the recreational department plan fun and healthy activities for residents. She also loves to knit and crochet and uses her hobbies to create gifts for her nursing home family, including her coworkers and residents.

When this member joined CCA, she had one goal: stay healthy and mobile so she could keep volunteering. During the member's initial conversations with her CCA nurse and care partner, she stressed her desire to improve her cardiovascular fitness to help her keep up with her volunteer work. She also wanted to find some more convenient ways to get to her volunteer site.

To help, her care partner helped her create a personalized and goal-oriented care plan focused on accessing programs and services to ensure the member could keep volunteering.



The care partner also helped the member better understand all her benefits, including all the medical services and social supports that the member could access to continue volunteering. Since their initial conversation, the care partner has met with the member regularly to help her stay on track.

"At CCA, our goal is to help members stay healthy, happy, and thriving," Nicole said. "By volunteering, our member isn't just helping others, she's also helping herself. Staying active and engaged is the key to longevity and we're committed to helping those we serve truly live out their golden years."

*Commonwealth Care Alliance is a mission-driven healthcare services organization that supports older adults and individuals with the most significant needs. Visit: [ccama.org/health](http://ccama.org/health).*



# Sportsmen's Center marks progress in \$12m expansion plan



Sportsmen's CEO Toni Wiley and Mildred Jones did the honors at a ribbon cutting celebrating the four new indoor courts.

Cassidy McNeeley photos

By **CASSIDY MCNEELEY**  
REPORTER STAFF

Sportsmen's Tennis & Enrichment Center (STEC), the Dorchester facility that has served up tennis and life lessons to thousands of kids and adults over the last six decades, is halfway through its \$12 million expansion project. Last Thursday, STEC leaders and elected officials gathered for a ceremony to mark the near-completion of the first phase, which has brought four new courts into the indoor campus at 950 Blue Hill Ave.

"We were originally seven indoor courts and seven outdoor courts. This new building frames up four of our outdoor courts to give us eleven courts," said Charlyne Mines-Smart, STEC's chief operating officer. "That will expand our programming all year round."

The new four-court facility increases Sportsmen's indoor capacity by almost 60 percent. Final touches are being to the \$6 million addition, which is led by Kaplan Construction.



Founding board member Mildred Jones looks forward to seeing people of all ages utilize the new indoor courts.

Phase Two, which will further expand STEC's facilities and programming, will connect the two buildings and create The Bud Collins Tennis Welcome Center, which will include a 3,500-square-foot fitness cen-

ter, lounges, locker rooms, and additional classroom space. The third and final phase will bring outdoor improvements to space behind the facility that is used by the STEC summer camp, including two new outdoor courts that will join the three already there.

"We've raised over \$10 million and we're not finished yet," said chief executive officer Toni Wiley. "The creativity that you see comes from the fact that people said this is what this community deserves."

Wiley, who also serves as the vice president of the United States Tennis Association New England, was joined by the association's president, Adam Molda, at Thursday's event.

"Every time I come here; I think of all the people whose lives have been fundamentally changed because of this mission," Molda said. "All the kids who graduated from high school or college just because they went to this program. All the kids that learned to play tennis, made new friends,

played on a high school team, went on to play tennis in college all because of Sportsmen's."

Lindsey Dashiell, a current STEC board member, grew up playing at the Dorchester center.

"Sportsmen's not only provided me with the opportunity to play with and be coached by a diverse set of people, but I credit Sportsmen's with growing my game and committing in me and allowing me to play D-1 tennis at Yale University," said Dashiell. "Today marks an incredible moment for the club and the best part about it is this is just the beginning."

District 4 City Councilor Brian Worrell, also a "STEC kid," said, "I love how much the club has opened its doors to people who might not otherwise have access to tennis. "Long before Coco [Gauff] long before the Williams sisters, it was the Sportsmen's Tennis Center that introduced me to tennis."

State Sen. Liz Miranda said the expansion project was an important investment in her

district. "It's not just about learning to play a sport. As a former hurdler and a basketball player, [I know that] sports do something to young people you can't explain or put in books," she said. "A lot of times, [with] resilience, strength, the ability to bounce back from failure or missed opportunity, you learn that on the court."

STEC, founded in 1961 by the late Jim and Gloria Smith, was the first non-profit tennis club in the United States built by and for the Black community. Mildred Jones, a founding board member, attended Thursday's ceremony. She thinks that tennis is "a good building block for any child," but reminded everyone that STEC is "not only for the children but for the adults to still come out and play."

As people of all ages utilize the former spaces and future resources, STEC will continue to do just as Toni Wiley said: "Serve generations to come."

## Projects in Dot (1274 Mass Ave.) Mattapan (Cummins Hwy) okayed



818 Cummins Rendering by Eric Zachrison



1274 Mass Ave. rendering by RODE Architects

Projects in Dorchester and Mattapan were among those approved by the city's Planning Department board last week. A six-story, mixed-use building proposed for 1274 Massachusetts Ave. will include 45 rental units and new retail space. Eight of the units will be income-restricted in the complex, which includes 25 parking spots for

vehicles in a garage. The building will rise from what are now four empty parcels. It is developed by Alvan-Mora LLC.

The Mattapan project, at 819 Cummins Highway, will include a 5-story building with 40 condos and 7 income-restricted units on what are now four vacant lots. The developer is EJS Investments

of Quincy, led by Sathuan Sa. The general contractor will be TJD Construction Services, a business owned by a Black woman from Boston, Tyshania Dismond. It will include 25 parking spaces for vehicles with a retail space at the corner of Hollingsworth Street.

-REPORTER STAFF

### 7-story apartment setup pitched for Morton Street

A 30-unit apartment building would rise seven stories above what is now a vacant lot next to the Mobil station on Blue Hill Avenue and Morton Street in Mattapan under a plan filed with city officials last week.

Solmon Chowdhury's plans for at 691-695 Morton St. call for five parking spaces and ground-floor retail space in his building, around the corner from where the city recently approved a 5-story, 27-unit condo building on Wellington Hill Street. The Morton Street building would have indoor space for storing 36 bicycles and a roof deck.

The apartments will be split among one-, two- and three-bedroom units. Five of them, or 16.6 percent of the total, will be rented as affordable, according to the filing with the Boston Planning Department.



A rendering of the proposed apartment building. McDougal Architects image

Under the city's new zoning, aimed at encouraging denser development along key, transit-heavy corridors, such as Blue Hill Avenue, the project will require no variances from the zoning board, according to Chowdhury's filing.

-REPORTER STAFF





## OPEN HOUSE DORCHESTER


SATURDAY, SEPTEMBER 21 | 9:00AM – 1:45PM





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### The Massachusetts Water Resources Authority

is seeking bids for the following:

BID NO.	DESCRIPTION	DATE	TIME
7484	Intermediate High Pipeline Improvements CPI Sections 75A and 47	10/18/24	2:00 p.m.

To access and bid on Event(s) please go to the MWRA Supplier Portal at <https://supplier.mwra.com>

#### Town of Westwood Income-Restricted Rental Opportunity

436 Washington Street  
Westwood, MA 02090

**5 Income-Restricted Rental Units**

# of Units	# of Bedrooms	Rent*	Maximum Income Limit (% AMI)
5	1-Bedroom	\$1,900	80%

\*Rent does not include utilities. Tenants are responsible for all utilities, including cable/internet (optional).

Minimum Incomes <small>(set by owner + based on # of bedrooms + Area Median Income (AMI))</small>		Maximum Incomes <small>(set by HUD + based on household size + Area Median Income (AMI))</small>	
# of Bedrooms	Minimum Income (80% AMI)	Household Size	Maximum Income (80% AMI)
1-Bedroom	\$57,000	1	\$91,200
		2	\$104,200
		3	\$117,250
		4	\$130,250
		5	\$140,700
		6	\$151,100

\*2024 Area Median Incomes for Boston, Cambridge, Quincy, MA-NH MSA  
Minimum incomes **do not apply to households receiving housing assistance such as Section 8, MRVP, or VASH**

Applications are available during the application period, from  
Monday, September 16<sup>th</sup>, 2024 – Friday November 15<sup>th</sup>, 2024

To request an online application or to have one sent by email, visit [www.436WashingtonAffordables.com](http://www.436WashingtonAffordables.com) or email [436Washington@MaloneyProperties.com](mailto:436Washington@MaloneyProperties.com) or call (617) 531-7123 Ext 736 | US Relay 711

If you cannot complete the application online, please call us at (617) 531-7123 Ext 736 | US Relay 711, to request that we mail you one and to ask us for any support or guidance you might need to complete the application.

Applications can also be picked up in-person at:  
**Westwood Public Library**  
 660 High Street Westwood, MA 02090  
 Monday - Thursday, 10:00am - 9:00pm  
 Friday, 10:00am - 6:00pm  
 Saturday, 10:00am - 1:00pm

**DEADLINE:** Applications must be submitted online, faxed, or postmarked no later than **Friday, November 15<sup>th</sup>, 2024**


Mailed to:  
**Maloney Properties, Inc.**  
 Attn: 436 Washington Street Lottery  
 27 Mica Lane, Wellesley, MA 02481.

Information Session:  
 Attendance at the information session is **not** required. The session will be recorded and available for at-request viewing


Wednesday, October 16<sup>th</sup>, 2024 @ 12pm  
<https://maloneyproperties.zoom.us/j/85364458003?pwd=bn7dBXisuhPmlgYkpxZQ9Ugac6rAQD.1>  
 Meeting ID: 853 6445 8003  
 Passcode: 145375  
 One tap mobile  
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 +13017158592,,85364458003#,,,,\*145375# US (Washington DC)


- Selection by Lottery. Use & Occupancy Restrictions Apply.

For more information, language assistance, or reasonable accommodations for persons with disabilities, please call (617) 531-7123 Ext 736 | US Relay 711 or email [436Washington@MaloneyProperties.com](mailto:436Washington@MaloneyProperties.com)



Equal Housing Opportunity






City of Boston  
Planning  
Department

## VIRTUAL PUBLIC MEETING

SEP  
**26**  
6:00 PM - 8:00 PM

## SQUARES + STREETS

Register:  
[bit.ly/CSand4Cinfoession](https://bit.ly/CSand4Cinfoession)  
 Toll Free: (833) 568 - 8864  
 Meeting ID: 161 951 4465



**PROJECT DESCRIPTION:**

The City of Boston Planning Department is hosting an informational session to introduce the planning and engagement process for the Codman Square + Four Corners Squares + Streets plan! At this event, community members can learn more about the Squares + Streets planning & zoning processes while helping us understand their priorities, history, and hopes for Codman Square + Four Corners.

Interpretation services in Spanish, Haitian Creole, and Cape Verdean Creole will be available, please let us know if you need an additional language or service.

Contact: **Lamei Zang**  
 Planning Department  
 One City Hall Square, 9th Floor  
 Boston, MA 02201  
 Phone: 617-918-4216  
 Email: [lamei.zhang@boston.gov](mailto:lamei.zhang@boston.gov)

[BostonPlans.org](http://BostonPlans.org) | [@BostonPlans](https://twitter.com/BostonPlans) | Teresa Polhemus, Executive Director / Secretary

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# RECENT OBITUARIES



**BUONOPANE, Anne (Murphy)**, 89 of Dorchester (Neponset). Wife of Domenic Buonopane. Mother of Michael Buonopane and his wife, Joanne of Saugus, Theresa Fontes and her partner, Robert Pickett of Hudson, Deb Buonopane of Quincy, Diane and her husband, Robert Bernazani of Norwood, Joseph Buonopane and his wife, Jacqueline of Sharon and the late James Buonopane who is survived by his wife, Cinda Rich. Grammy of: 10. Sister of the late Francis J. Murphy

and late wife Kathleen. Anne is also survived by many nieces, nephews, and cousins. She started her professional career as a Dietitian in the 1970's. She worked for many nursing homes in and around the Boston area for 30+ years. Donations may be made in memory of Anne to St. Jude Children's Hospital at [stjude.org](http://stjude.org).



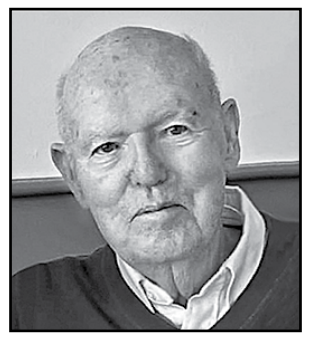
**DUNPHY, Michael Leo**, 58, of Holbrook. Michael was a 30+ year em-

ployee of Mr. Drain, Inc., in Weymouth. Son of Leo F. and E. Joan Dunphy of West Harwich, brother of Christopher E. Dunphy and his wife Jodi of Braintree, Eileen F. Dunphy of Milton, Timothy J. Dunphy of Dorchester, Kathleen (Dunphy) Cloney and her husband Kevin Cloney of Harwich, Brian T. Dunphy of West Harwich, and Kevin P. Dunphy and his wife Shannon (Connor) Dunphy of Milton. Michael was preceded in death by his niece, Molly J. Dunphy. He leaves behind six nieces and nephews, many aunts, uncles, cousins, friends, and his two Golden Retrievers. Donations in Michael's memory may be made to the Yankee Golden Retriever Rescue, 110 Chaplin Rd, Hudson, MA 01749 [www.ygrr.org](http://www.ygrr.org) or St. Jude Children's Research Hospital, 501 St. Jude Place, Memphis, TN 38105 [stjude.org/donate/donate-to-st-jude-today](http://stjude.org/donate/donate-to-st-jude-today)



**FALVEY, John G.**, 75, of Braintree, formerly of West Palm Beach, Fla., Dorchester, and South Boston. Husband of the late Barbara I. (Miles) Falvey. Father of Deborah A. Durgin of Boston. Grandfather of 2. Cherished "Puppy" of 6. Brother of Daniel J. Falvey of Walpole, Richard F. Falvey and Lorraine Puglisi of Quincy, and the late Robert B. Falvey and his late wife Nancy. Brother-in-law of Elia "Mike" Falvey of Dracut. Father-in-law of the late Mark Durgin of Limington, Maine. John is also survived by many nieces, nephews, cousins, and their families. He was employed as a master furniture refinisher for many years. He was a member and past president of the Quincy Sons of Italy and was a member of the Quincy Lodge of Elks and the West Palm Beach Lodge of Elks. Donations in John's memory may be made to St. Jude Children's Research Hospital, 501 St. Jude Place, Memphis, TN 38105 or [stjude.org](http://stjude.org).

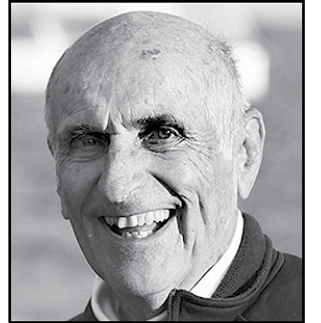
also leaves his children, Deborah A. Loeb (Jeffrey) of Ipswich, Lawrence R. Francis of Holbrook and Kimberly M. Francis of Weymouth and the late Patricia A. Glenn (James) of Brockton and Robert N. 'Robbo' Francis; also survived by 12 grandchildren. Bob worked as a school bus driver for the City of Boston for over 20 years and drove bus for UMass Boston for several years. Before that, he was a sheet metal worker and hockey coach for the local Columbia Hockey Team. Brother of Helen (Bunny) Hellen of New Hampshire and the late Mary Martin and Margaret Celoria; also survived by many nieces and nephews.



of Groton and Andrea O'Connor (Tim) of Milton. Father-in-law of the late Riccardo Rindini; "grampy" to 6; brother of Virginia Steadman of South Boston; also survived by many nieces and nephews and cousins. Memorials to Lewy Body Dementia Association, at [lbda.org/donate](http://lbda.org/donate) or South Shore Hospital, at [southshorehealth.org/give](http://southshorehealth.org/give)



**GODFREY, Zelda Grace**, 71, of Dorchester, originally from San Jose, Costa Rica. Daughter to the late Daniel Godfrey and Iris (Whitehorn) Godfrey. Zelda worked for the Polaroid company. Afterwards she moved on to become a Unit Secretary for the Brigham and Women's Hospital NICU and the Boston Children's Hospital transplant unit. She was an active vestry member at St. Cyprians Church. She leaves to mourn her passing her brother Daniel Godfrey, twin sister Sarita Richards (Alfonso Richards), partner Percy Niles, as well as nieces Natasha Richards, Damita and Iris Richards, nephew Marcus Richards (Nancy Richards), 2 grandnieces, 4 grandnephews and a host of cousins and close friends.



**MURRAY, Paul Jerome**, 92, of Hingham, originally from Dorchester. Son of the late Frederick and Margaret Murray. Husband of Jean (Riley). Father of Patrick Murray and his wife, Stacey of Bay Village, Ohio, Ann Buck and her husband, Paul of Peachtree City, GA, Lisa Kent and her husband, Tom of Hingham, and Tom Murray and his wife, Julie of Newburyport. Grandfather of 12. Great-grandfather of 5. Expressions of sympathy may be made to Paul's dear cousin, Sister Kathie Shea's continual service to the Medical Missions of Mary, a Catholic institution dedicated to providing healthcare to underdeveloped regions of the world, by visiting <https://mmmworldwide.org/donate>



**FRANCIS, Robert N.**, 90, of Quincy, formerly of Dorchester and South Boston. Son of the late Lawrence H. and Helen L. (Golesky) Francis. He served in the United States Army and National Guard. Husband of Patricia A. McInnis. He

**JOHNSON, Alfred J. "Buddy"** of Weymouth, formerly of Quincy, Milton and Dorchester. Husband of Jenny (Packowski) Johnson; father of Christine Rindini (Robert Ennis) of Pembroke, Joseph Johnson (Sarah)



**WYNNE, Patrick J.**, 74, of South Boston. Son of the late John Wynne and Elizabeth (Crowley) Wynne. Father of Patrick Wynne Jr. (BFD Inspector) of Dorchester, and Ryan Wynne (BPD) and his fiancé Barbara Dunn of Dorchester. Brother of Sarah Ciafardoni of Quincy and the late Henry Wynne. Uncle of Victoria Conley and Marc Ciafardoni. Pat was a retired member of the IBEW Local # 103 and a retired electrician for the MBTA for many years. He was also a member of the South Boston Chippewas. Donations in his memory may be made to the American Parkinson's Foundation at [parkinson.org](http://parkinson.org).

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**LEGAL NOTICE**  
 COMMONWEALTH OF MASSACHUSETTS  
 THE TRIAL COURT  
 PROBATE & FAMILY COURT  
 SUFFOLK PROBATE & FAMILY COURT  
 24 NEW CHARDON STREET  
 BOSTON, MA 02114  
 CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. c. 190B, §5-304  
 Docket No. SU24P1917GD  
 IN THE MATTER OF:  
 TU DIHN  
 of DORCHESTER, MA  
 RESPONDENT  
 Alleged Incapacitated Person  
 To the named Respondent and all other interested persons, a petition has been filed by Beth Israel Deaconess Medical Center of Boston, MA in the above captioned matter alleging that Tu Dihn is in need of a Guardian and requesting that (or some other suitable person) be appointed as Guardian to serve on the bond.  
 The petition asks the Court to determine that the Respondent is incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority.  
 You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 10/16/2024. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date.  
**IMPORTANT NOTICE**  
 The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense.  
 Witness, Hon. Brian J. Dunn, First Justice of this Court.  
 Stephanie L. Everett, Esq.  
 Register of Probate  
 Date: September 12, 2024  
 Published: September 19, 2024

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 THE TRIAL COURT  
 PROBATE & FAMILY COURT  
 SUFFOLK DIVISION  
 24 NEW CHARDON STREET  
 BOSTON, MA 02114  
 Docket No. SU23D1948DR  
 DIVORCE SUMMONS  
 BY PUBLICATION and MAILING  
 CHRISTOPHER DEPINA  
 vs.  
 AMANDA MILLER DEPINA  
 To the Defendant:  
 The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for Irretrievable Breakdown. The Complaint is on file at the Court. An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. SEE Supplemental Probate Court Rule 411.  
 You are hereby summoned and required to serve upon: Christopher DePina, 45 Rene Rd., Brockton, MA 02301 your answer, if any, on or before 11/14/2024. 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: August 23, 2024  
 Stephanie L. Everett, Esq.  
 Register of Probate  
 Published: September 19, 2024

**LEGAL NOTICES**  
 COMMONWEALTH OF MASSACHUSETTS  
 THE TRIAL COURT  
 PROBATE AND FAMILY COURT  
 SUFFOLK PROBATE AND FAMILY COURT  
 24 NEW CHARDON STREET  
 BOSTON, MA 02114  
 617-789-8300  
 CITATION ON PETITION FOR SALE OF REAL ESTATE BY A PERSONAL REPRESENTATIVE  
 Docket No. SU14P1009EA  
 ESTATE OF:  
 IDENE WILKERSON  
 Date of Death: 08/21/2013  
 To all interested persons:  
 A Petition For Sale of Real Estate has been filed by: Patricia Keane Martin of Wellesley Hills, MA requesting that the court authorize the Personal Representative to sell the decedent's real estate at a private sale.  
**IMPORTANT NOTICE**  
 You have the right to obtain a copy of the Petition from the Petitioner or at the court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/03/2024.  
 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.  
 Witness, HON. BRIAN J. DUNN, First Justice of this Court.  
 Date: September 4, 2024  
 Stephanie L. Everett, Esq.  
 Register of Probate  
 Published: September 19, 2024





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- Ensure that your team can confidently recommend all our digital solutions.

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ZERO DOWN LEASE: **\$248** PER MO. 39 MOS.\*

Quirk Price **\$25,998**

**NEW 2024 JEEP WAGONEER**



SAVINGS UP TO.....**\$7,142**

MONEY DOWN LEASE: \$3,995 **\$599** PER MO. 48 MOS.\*

ZERO DOWN LEASE: **\$699** PER MO. 48 MOS.\*

Quirk Price **\$61,498**

**NEW 2024 JEEP GLADIATOR SPORT S 4X4**



SAVINGS UP TO.....**\$8,112**

MONEY DOWN LEASE: \$3,995 **\$228** PER MO. 39 MOS.\*

ZERO DOWN LEASE: **\$338** PER MO. 39 MOS.\*

Quirk Price **\$39,998**

**NEW 2024 JEEP WRANGLER 4-DOOR SPORT S**



SAVINGS UP TO.....**\$6,352**

MONEY DOWN LEASE: \$3,995 **\$378** PER MO. 39 MOS.\*

ZERO DOWN LEASE: **\$478** PER MO. 39 MOS.\*

Quirk Price **\$41,998**

**NEW 2024 RAM 2500 TRADESMAN CREW**




SAVINGS UP TO.....**\$13,112**

MONEY DOWN LEASE: \$3,995 **\$398** PER MO. 39 MOS.\*

ZERO DOWN LEASE: **\$498** PER MO. 39 MOS.\*

Quirk Price **\$43,498**

**NEW 2024 RAM 1500 TRADESMAN**



SAVINGS UP TO.....**\$9,052**

MONEY DOWN LEASE: \$3,995 **\$298** PER MO. 39 MOS.\*

ZERO DOWN LEASE: **\$398** PER MO. 39 MOS.\*

Quirk Price **\$38,998**

**NEW 2023 DODGE CHARGER SXT AWD**



SAVINGS UP TO.....**\$11,102**

Quirk Price **\$33,498**



\*Lease Loyalty: Must be returning Chrysler lessee. Conquest Lease Assist. available to current lessees of competitive non-Chrysler vehicles. See dealer for details. All lessees: \$3995 down, 10K miles/yr. Tax, title, acq., sec. reg & doc. additional. Extra charges may apply at lease end. \*\*Promaster Conquest: must own a comparable comm. vehicle ask for details. Approved credit. Finance Bonus requires finance w/ Chrysler Capital. Conquest Bonus avail. to Silverado & Sierra owners, no trade required. To qualify for snow plow rebate customers must be a business owner. All transactions must be completed at time of sale. Must finance with dealer. Subject to program change without notice. Sale ends 9/30/24 0% AVAILABLE IN LIEU OF THE REBATE AND SUBJECT TO BANK APPROVAL.

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