

Dorchester Reporter

“The News and Values Around the Neighborhood”

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‘SHE JUST WANTS TO HOOP’



Karin Richardson relaxes at her favorite place. *Jen Green photo*

Neighborhood House Charter's Karin Richardson, a junior, nets 1,000th point vs. Boston Prep

BY CASSIDY MCNEELEY
REPORTER STAFF

Karin Richardson, a 16-year-old junior point guard on the Neighborhood House Charter School girls' varsity basketball team, reached a career milestone last Friday evening when she scored her 1,000th point and totaled 16 for the night while playing against Boston Prep in front of a packed gym at the Kroc Center in Dorchester, where Neighborhood House plays its home games.

The Roxbury resident started the season with 780 points and came into Friday night's match-up with their league rivals with 997, so the fans and her family were ready to mark the occasion with posters, fat heads, and balloons. “It was an awesome experience for her and everyone there to see years and years of hard work kind of come together and culminate in one moment,” said Scott Urban, the school's athletic director.

Richardson scored a layup right off the bat on Friday. “We had a whiteboard out to do the countdown so the fans could see and then about four minutes into the first quarter she had another layup and that put her at the 1,000,” Urban said. “We stopped play, had her whole family come down – which was about 40 people that night – and we did photos.”

Richardson is the first girl in the school's history to hit the 1,000-point mark, and doing so as

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City gives Dot Block a \$5m boost Hancock St. complex of 84 units to be ‘fully affordable’

BY BILL FORRY
EXECUTIVE EDITOR

The owners of the Dot Block housing development on Dorchester Avenue will get an infusion of \$5 million from the city of Boston to help them build out their second phase, a 5-story, 84-unit apartment building along Hancock Street. In a departure from earlier plans, the building will include fewer units— it was permitted for 98— but all of them will be marketed as “affordable” under a revised plan made public on Jan. 22.

The news was part of a larger announcement from city officials touting Mayor Wu's commitment to put \$64.2 million to preserve existing and create new “income-restricted” housing units— 637 in total— across the city.

The award— drawn from funds already set aside to stabilize and build new affordable housing— will make it possible to offer “deeper levels of affordability than would otherwise be possible,” according to the Dot Block owners Wintergold LLC and their development partner, Samuels & Associates. The companies did not offer a construction timeline for the next phase.

Once built, the new Hancock Street building will face the existing Dot

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A view of Glover's Corner at the intersection of Dot Ave. and Hancock Street shows the existing DotBlock apartment complex in the background. The site's second phase, a 5-story building with 84 units of “affordable” housing that will be built along Hancock Street, will benefit from a \$5 million grant from the city. *Chris Lovett photo*

Council hearing probes pros, cons of changes in zoning to upgrade density

BY CHRIS LOVETT
REPORTER CORRESPONDENT

When housing gets too unaffordable, many US cities try to cool demand by increasing supply.

But, for Louise “Weezy” Waldstein, an activist who lives three blocks from an Orange Line station in Jamaica Plain, what's good for a whole city can be something else at close range.

At a January 21 hearing, the Boston City Council's Committee on Government Accountability, Transparency, and Accessibility listened to calls for more housing supply and fewer costly hurdles for developers, but also to pleas by Waldstein and fellow activists for more protections against displacement, especially where a cluster of new projects can push nearby market values even higher.

Though much of Jamaica Plain's market has been rebounding for decades, Waldstein connected more recent growth in her neighborhood's housing supply with higher property values and tax bills. Honored for advocacy last year by the Codman Square Neighborhood Council, she lives just outside an area where the city boosted housing production through less restrictive zoning under “Plan JP/Rox,” an initiative that started in 2015. The localized plan was a predecessor to broader initiatives advanced by Mayor Michelle Wu, including “Squares + Streets” and, for projects with at least 15 units, Article 80 modernization.

“From 2015 to 2025, my assessment went up a hundred percent and my taxes went up 80 percent,” Waldstein

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USPS using technology, added resources to blunt uptick in letter carrier robberies

BY SETH DANIEL
NEWS EDITOR

A national campaign to counter crimes against postal carriers is starting to deliver results, according to officials from the United States Postal Service (USPS) who briefed reporters on their efforts last week. The strategy includes beefed-up enforcement and new

equipment that officials say will make individual postal carriers less of a target for criminals.

One key reform is the gradual phasing out of the so-called “arrow keys” that serve as universal instruments to the open mailboxes. The keys are sought after by criminals, some of whom have assaulted and robbed

letter carriers to steal them. By moving toward a system that no longer uses a universal key, officials say, they expect to see a continued decline in robberies.

“We are replacing every lock that we can on the collection boxes,” said Postal Inspector Danielle Schrage. “I can't get into the specifics of what the

security is, but there is an electronic component to these locks that will devalue the very thing the crooks are after, which are the postal keys on our carriers. That is the main goal.”

The keys are the property of USPS, and it is a federal offense for an unauthorized person to

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Winter Farmer's Market kicks off its indoor season in Great Hall

BY SETH DANIEL
NEWS EDITOR

The Dorchester Winter Farmer's Market opened the doors to its indoor season in the Great Hall at Codman Square last Saturday. It will be open every Saturday from 11 a.m. to 2 p.m. through March 15.

The market is a collaboration between the Cod-

man Square Health Center, the Codman Square Neighborhood Council (CSNC), and the BOLD Teens group, where vendors and entrepreneurs sell everything from vintage clothing to skin products and Riverdale Farms has fresh food. Savor's offers fresh meat, and Iggy's Bread features fresh baked

bread. There's also a pop-up operated by House of Sevens Café.

“When the winter comes along, there are only four markets operating in Boston, and we are one of them – supporting businesses in the community and making farm fresh food available year-round,” said Cynthia

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Lynette Matthews finds a potato to her liking at the kickoff of the Dorchester Winter Farmer's Market. *Seth Daniel photo*

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Police, Courts & Fire

Victim of Ridgewood St. murder identified as a Brighton resident

A man who was shot to death last week in Dorchester's Meetinghouse Hill section has been identified by police as 20-year-old Kareem Daveiga-Booth of Brighton. He was found suffering from a gunshot wound last Tuesday evening around 7:20 p.m. at 73 Ridgewood St., from which he was taken to a local hospital where he was pronounced dead. No arrests have been reported in what was the first homicide of the year in Dorchester, according to BPD reports. Police ask anyone who can assist detectives to call 1-800-494-TIPS.

...

A man who later told police he had been hit from behind drove his car into a house at 167 Woodrow Ave. in Dorchester around 2:15 a.m. on Monday, according to Universal Hub. The driver, who was able to get out of his vehicle and stay on scene, told officers that the hit forced him to run into and then under the house's porch. The other driver did not stick around. ISD was asked to check the house's structural integrity.

...

A 32-year-old Dorchester man who has admitted to his role in a violent Boston gang H-Block pled guilty in federal court to drug conspiracy charges last week. Avery Lewis admitted to distributing cocaine and will be sentenced in May. He faces a longer term, up to 20 years in prison, as prosecutors say he already has prior convictions for cocaine possession and for "unlawfully possessing a firearm with an obliterated serial number."

Lewis was one of 10 alleged gang associates charged last August after a "multi-year investigation" that federal prosecutors say targeted the Roxbury-based H-Block "in response to an uptick in gang-related drug trafficking, shootings, and violence."

Prosecutors said Lewis "sold cocaine to an undercover officer on several occasions and coordinated other drug trafficking criminal activities with H-Block gang members." He is the first defendant to plead guilty in the case.

...

Boston Police arrested a 30-year-old man last Friday morning after officers with the Drug Control Units executed a search warrant at a residence at 190 Fairmount St. The raid, part of an "ongoing narcotics investigation," led to the recovery of "a loaded Springfield XD-9 firearm, 33.8 grams of cocaine, cutting agents, digital scales, and packaging materials," according to a BPD account. The man they arrested, Barley Lamour, was the "target of the investigation," police said. He will face charges for cocaine trafficking and illegal gun possession, police said.

...

Boston Police last week warned that a scammer using a "legitimate Boston Police Department phone number" was targeting people to "demand funds be sent via MoneyGram or Western Union," which police called "a tell-tale sign of a fraud." Police advised anyone targeted with such a call to "hang up the phone," note the phone number, and report it to the department.

Wedding bells peal for 12th Suffolk state rep

She was Brandy Fluker-Oakley when she was elected as a representative for parts of Dorchester and Mattapan in the Legislature. On New Year's Eve, she married her partner, Omar Reid, a real estate developer from Dorchester, and she is now Brandy Fluker-Reid.

The couple wed during an intimate New Year's Eve ceremony officiated by her mother, Rev. Bren-

da A. Fluker, Esq.

In a statement released Tuesday by the legislator's office, a spokesperson said: "While this marks a joyous personal milestone, Representative Fluker-Reid remains steadfast in her commitment to the people of the 12th Suffolk District. She looks forward to building on her legislative work and advocacy in this new chapter of her life."

-REPORTER STAFF



T wants Red Line to up its speed numbers

By CHRIS LISINSKI STATE HOUSE NEWS SERVICE

With massive patches of slow zones now mostly repaired, MBTA officials have set their sights on increasing some subway speeds as one of the next major goals.

T officials hinted last Thursday that parts of the Red Line might soon be able to accommodate travel up to 50 miles per hour, a 10 mph increase over current levels that would bring the line closer to originally designed speeds and further trim travel time for commuters.

MBTA General Manager Phil Eng said that improvement is "right around the corner," and Jody Ray, the agency's senior director of maintenance of way, said it could happen "within days."

On a chunk of the Orange Line, Eng said, he wants to achieve train speeds of up to 55 mph. Boosting speeds significantly is less feasible on the Green Line due to the "geometries" of the tracks and the higher



Jesse Costa/WBUR photo

number of stops.

Ray said the Red Line was designed to run at 50 mph between the JFK/UMass station and Braintree station, but that officials a couple of decades ago decided to set a systemwide maximum speed of 40 mph.

The T will need to get the all-clear from regulators at the state Department of Public Utilities and Federal Transit Administration to boost speeds back up, but, Ray said, his "comfort level is there, that tracks are in very, very good condition."

The agency, which faces a major operating budget

campaign to fix track defects that blanketed miles of the system with slow zones.

That effort has proved mostly successful, decreasing travel times. Eng said Thursday that ridership is up, too, increasing 8 percent from December 2023 to December 2024.

The GM previously identified signals, power equipment, and trains themselves as the next big goal for infrastructure work as the T chips away at the nearly \$25 billion price tag to achieve a state of good repair.

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City of Boston Planning Dept. hosts a public meeting for a proposed project at 841 Morton St. in Mattapan on Wed., Feb. 6, from 6 to 8 p.m. via Zoom. The proposal would replace what is now a gas station and dumpster area with a 5-story, mixed-use, multi-family residence with 52 units and ground-floor retail space, along with a 42-space parking garage. See bit.ly/841-morton-street for more information. The John F. Kennedy Presidential Library and Museum offers several family-oriented activities and programs throughout Presidents' Day week, including its signature "Presidents' Day Festival" on Mon., Feb. 17, from 10:30 a.m. to 3:30 p.m., featuring presidential storytelling, make-and-take activities, musical performances, and other activities for the whole family. The Festival will close with a special free concert by the

Harvard Din & Tonics, who will perform Kennedy campaign songs and popular music from the 1960s and today. On Thurs., Feb. 20 at 10:30 a.m., the Library will host a free performance by the Okra Dance Company, "Dancing Journey of Africans in America," as part of its Celebrate! family programming. Audiences of all ages will be inspired by African dance, music, and rhythm on American culture in honor of Black History Month. The Dorchester Winter Farmers Market is now open for the season on Saturdays from 11 a.m. to 2 p.m. at the Great Hall in Codman Square, 6 Norfolk St., through March 15. See dorchesterwinterfarmersmarket.org for more info. Join the Mattapan Branch of the BPL and Bro. Joel Mackall for a Saturday Series presentation on the "Hidden History of Black

Boston" on Sat., March 1, from 2 to 4 p.m., at 1350 Blue Hill Ave. Beginning on Mon., Jan. 27 and continuing through June 20, the Department of Conservation and Recreation will temporarily close a section of the Ryan Playground parking lot in Mattapan to accommodate construction equipment for the Ryan Bathhouse improvement project. The majority of the parking lot will remain open for use and the walking path and trail head in this area will not be affected. Ashmont Hill Chamber Music presents cellist Gabriel Cabezas and pianist Natalia Kazaryan in concert at Dorchester's Peabody Hall, 209 Ashmont St. on Sun., Feb. 16, at 4 p.m. See ahchambermusic.org for info. The 2025 Mayor's Youth Summit will take place on Sat., Feb. 22, from 5 to 8 p.m. at the Artists for Humanity EpiCenter on

West 2nd Street, South Boston. This free citywide celebration aims to engage and inspire Boston teens ages 14-19. Learn more at boston.gov/youth-summit. Comedy night at the Dot Tavern on Thurs., Feb. 27, 8 p.m. will benefit the Dorchester Day Parade and honorary mayor of Dorchester candidate Emer McLaughlin. Proceeds go to support the Dot Day Parade on Sun., June 1. Raffle tickets for Bruins vs. the Nashville Predators tickets (March 4) game. See @mayorofdot on Instagram for more. The Lower Mills Civic Association did not meet in January. Its next meeting is Tues., Feb. 18, at 7 p.m. in St. Gregory's auditorium.

SEND IN EVENT NOTICES TO NEWSEDITOR@DOTNEWS.COM

Nursery school looking for help after car crashes into building

By **CASSIDY MCNEELEY**
AND **SETH DANIEL**
REPORTER STAFF

A car crash in Ashmont Hill caused major disruptions last week to a longtime early childhood education center on Washington Street for kids 2-5 years old. The driver, a 53-year-old Dorchester man, was arrested at the scene on Jan. 23 and faces numerous charges, including illegal gun and drug possession, according to Boston Police.

The vehicle careened into the Ashmont Nursery School (ANS) at the corner of Washington and Ashmont street around 8:30 p.m. last Wednesday (Jan. 22), causing significant damage to the building and closing the facility.

There were no children inside at the time, but at least one person was there cleaning rooms when the crash occurred. She was not injured, according to sources familiar with the incident.

Boston Police, who responded quickly to the scene, “observed significant damage to both the building and the vehicle,” according to the following BPD account.

“A dislodged water pipe was spraying water throughout the interior of the building. As officers approached the vehicle, they saw the driver, later identified as Ronnie Qualls, still inside and immediately requested EMS via radio. Officers also located witnesses and victims who had been inside the building at the time of the crash. Fortunately, none of them sustained injuries.”



This image shows the aftermath at Ashmont Nursery School after a man crashed his vehicle into the side of the building on Washington Street.
Photo courtesy ANS

Noting his odd behavior, officers suspected that Qualls “might be armed and initiated an investigation that found a .45-caliber semi-automatic

pistol, loaded with six rounds in the magazine and one round in the chamber in the vehicle’s console.” The report also noted that Qualls was found to be

carrying “crack cocaine and cocaine” and “did not have a valid driver’s license.”

While the driver awaited arraignment, the school’s leaders and parents began looking for a temporary location to house the school and resume classes for the kids. It is not yet clear just how long the building might be closed for repairs but building owner Michael Stella believes a re-opening could happen sooner than first expected.

“Luckily, there’s no structural damage, which is great for a couple of reasons,” said Stella, co-founder and principal of Star Contracting Company. “One is it would have been displacement of the tenants upstairs and, second, it should be far easier to make the repairs not having to get into structural work.”

He added, “Looking at it from a contractor’s point of view, it’s probably two weeks’ worth of work but with potential staggering of time for an electrician and a plumber to do their work and get it inspected, those sort of logistics. It might be a little bit longer, but I don’t envision it will be in terms of months rather than weeks.”

The main damage was done to the nursery’s kitchen area. According to Stella, “The sink and cabinet area was pushed four or five feet into that space by the impact.”

There are 17 students currently enrolled in the nursery school. As of Tuesday, the school was still scouting for an alternate location. A GoFundMe page set up to help

the school with expenses had raised \$5,759 through Jan. 28.

“My first thought was pretty much about everyone who sends their kids to ANS. There’s at least one, if not two working parents,” said Miriam Fine, who attended the preschool in the early 90s. “To be without childcare is hugely disruptive.”

“My parents were involved in the school, I was involved, my daughter, and I know I’m not the only person that knows the impact of the school,” Fine told The Reporter. “I really hope this is not going to be a situation that puts the school under. It survived Covid, it’s survived a long time. This is terrible, but hopefully, there will be enough resources to bring it back.”

When ANS does re-open, many feel additional safety precautions will be needed on the roadway outside. Stella was happy to see the recent addition of pedestrian signs and a greater police presence around school dismissal times, but he thinks more can be done.

“There have been two accidents in the last two or three months and I truly believe there needs to be a light signal there so that there’s a forced stop,” he said. “There needs to be an active signal so that people crossing can push for a light.”

Speller agreed, saying, “I think they need to put a traffic light right here by the school and corner store to make it a little bit safer.”

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City gives Dot Block's second phase a \$5m boost

(Continued from page 1)

Block complex, which opened in summer 2023. The first phase comprises 243 apartment units and 2 currently ground-level retail spaces along Dot Ave. Two businesses—Sweet Teez bakery and a separate diner — are expected to open later this year.

In a statement, the founder and Chairman of Samuels & Associates, Steve Samuels, thanked the mayor and city officials for their “creative partnership and for this funding award – a key first step in moving the remainder of Dot Block forward.”

He added: The Dot Block project represents an important opportunity to produce new shovel-ready affordable housing units... We look forward to working with state and federal officials on identifying other resources necessary to launch construction and advance this important project.”

The development team attributed the reduction in unit count to “larger units that are more suitable for families.” Samuels & Associates said it will contribute \$5 million in “private subsidy to support the additional affordable housing.”



A rendering shows the Dot Block campus as envisioned in drawings shown to the city of Boston's Planning Dept.

RODE Architects image

Dot Block is one of the largest mixed-use developments built in this part of the city in decades. Planning for the site began in 2015. When the most recent iteration of the plans was approved by city officials in 2019, they called for 488 total units in four buildings on a nearly 4-acre campus bounded by Dot Ave, and

Hancock, Pleasant, and Greenmount streets.

City officials announced on Jan. 22 in Allston-Brighton that four projects will get city funds. One of them is Civic Development's plan to build 33 affordable condo units above a new Uphams Corner library branch at 555-559 Columbia Rd. That project will

get a total of \$4.95 million from city sources.

In Mattapan, 40 new affordable home units planned in the Olmsted Village neighborhood will also receive city dollars. Funds will be made available from a blend of sources, including the Mayor's Office of Housing, the Community Preservation Fund,

and the Neighborhood Housing Fund. Federal block grants and linkage contributions from other developments are part of the funding mix.

“By supporting these 12 developments, we are not just creating housing—we are strengthening neighborhoods, preventing displacement, and ensuring that resi-

dents have the stability they need to thrive,” said Sheila A. Dillon, Boston's chief of Housing. These funds build on the historic investments in housing made by the Wu administration over the last three years, reflecting our continued commitment to addressing Boston's housing challenges head-on.”

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City dollars will jump-start library-housing project in Uphams Corner

By SETH DANIEL
NEWS EDITOR

A development that will see a new public library branch situated below 33 units of workforce housing at 555-559 Columbia Rd. in Uphams Corner will receive \$4.95 million in city funding, according to Boston officials who announced the grant last week as part of an overall \$64.2 million commitment that will assist in the construction of another 11 projects across the city.

“For us, it’s an endorsement of a concept and partnership between all parties,” said Taylor Bearden of Civico Development of what’s called ‘housing with public assets.’ “This is the culmination of 10 years of planning for a concept we can all get behind. It is an important step in a continuum but it’s also not the only important step of many... We’ve done a lot of pre-development work, and now we switch to doing the actual work of development.”

The project is located on city-owned property that includes the old Dorchester Trust Co. building and a parking lot, both adjacent to the Strand Theatre. It will include the affordable homeownership units with three-bedrooms and studios for those in the 80 percent or 100 percent



A rendering shows how a proposed building at 555-559 Columbia Rd. might look from across the street. The project includes 33 condo units above an 18,000-square-foot branch library.

Image courtesy Dream Collaborative Architects

AMI categories.

The ground-floor library will be delivered as a shell, with Boston Public Library architects working with Civico to build out the indoor space. The city put out a Request for Proposals (RFP) in 2022, and Civico beat out one other

party to win the developer designation.

Bearden said he couldn’t yet set a timeline for construction, but noted the funding allows them to start working towards a second public meeting. The library “aspect is really more exciting now and that’s

because every year on this project I’m reminded that libraries are one of the totally equitable spaces in our cities,” he said. “I think it is a unique privilege to be able to participate in a project that creates that kind of public space and

enables the construction of affordable homeownership at the same time.”

Nicole Mack, executive director of the nearby Conservatory Lab School, said the new branch is sorely needed.

“We know first-hand what brand-new facili-

ties can do for energizing learning and amplifying pride,” he said. “We are excited that our students will have access to a new library building with a handsome, historic facade.”

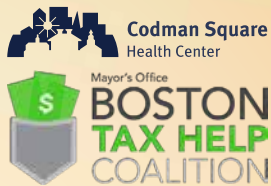
Boston Chief of Housing Sheila Dillon noted that the Uphams project is one of three housing/library projects now planned in the city. The other two are in the West End and in Chinatown.

“These were all directly responding to the neighborhood calling for us to do housing with a library,” said Dillon. “It is a very, very compatible use. We need housing and people want to live close to a library. It works for homeownership and for rentals. We’ve made sure in all three projects that there are sufficient numbers of family units. You can just imagine how wonderful it would be for a family on a snowy Saturday to spend a few hours downstairs in the library, and then walk back upstairs to their home.”

All the new construction projects funded in this round will be required to follow the Zero Emissions Building (ZEB), and new developments will use electricity and on-site solar panels as their sole fuel source.

2025 TAX CLINICS

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New candidates form committees to seek council seats

Several potential candidates for Boston City Council have emerged in recent weeks, including a Dorchester resident who says he intends to run citywide.

Will Onuoha, who lives on Dix Street near Fields Corner, formed a committee to run for at-large city council on Dec. 17.

Onuoha, an attorney who grew up in the Mission Hill section of Boston, worked as a neighborhood coordinator for Mayor Tom Menino and later worked in the Walsh administration as a deputy commissioner in the city's Inspectional Services Dept.

He is currently an assistant general counsel for the Boston Water and Sewer Commission. The chairperson of his campaign is Adam Webster, a veteran campaign



Alexandra Valdez

operative in the city.

Marvin Mathelier, who lives in Roxbury with his wife and three kids and runs a small business, Ula Café, in Jamaica Plain, registered a new campaign account with the state's Office of Campaign and Political Finance last week. In a statement sent to The



Will Onuoha

Reporter, Mathelier said he is a Marine Corps veteran who served in Afghanistan in 2010. He intends to run for citywide council.

Another likely candidate for citywide council is Alexandra Valdez, who lives in Hyde Park and now serves as the City of Boston's director of



Marvin Mathelier

Cultural Affairs. Valdez was appointed to the position by Mayor Wu in June 2024. She previously served as the executive director of the Mayor's Office of Women's Advancement. A native of the Dominican Republic, she immigrated to the US with her family at age 10, according to a biography

on the City of Boston website.

There are four sitting at-large city councillors: Ruthzee Louijeune, who topped the ticket in the last election in 2023; Erin Murphy, who finished a close second to Louijeune; Julia Mejia, who is serving her second full term in office now; and Henry Santana, who was elected to his first term in 2023. All four are expected to seek re-election.

Samuel Hurtado, who lives in Roxbury and currently works for the city of Boston, has also formed a committee to run for council. Hurtado was a senior advisor to former Mayor Kim Janey and served as her chief of staff during her time as the District 7 city councillor. Sources say Hurtado intends to run for the District 7 seat currently

held by Councillor Tania Fernandes-Anderson, who has been charged with corruption by federal prosecutors in a case that is still pending.

Two other men— Said Ahmed and Said Abdikarim— formed campaign committees last October with plans to seek the District 7 office. Brian M. Foley, who lives in South Boston, also filed with the state to organize a political committee for a run for Boston City Council.

Candidates for at-large council must gather 1,500 certified signatures from registered voters to qualify for the ballot. Candidates for district seats need 200 signatures. The forms to run for office are not available from city election officials until May.

—BILL FORRY

Kraft files paperwork to begin mayoral campaign

By BILL FORRY
EXECUTIVE EDITOR

Josh Kraft filed paperwork with the state's Office of Campaign and Political Finance (OCPF) last Friday that now permits him to begin raising — and spending— money to fund a race for mayor of Boston. It is the first official indication that Kraft, who has not yet made any public statements about his intention to run, will in fact challenge incumbent Mayor Michelle Wu in the municipal election later this year. Wu

has already said she plans to seek a second term.

In the filing, posted Monday on the OCPF website, Kraft lists his home address on Battery Wharf in the North End of Boston. His chairman and treasurer is identified as Allison Murray, who works for CFO Compliance, a firm based in Providence, R.I. He lists his party affiliation as Democratic, though mayoral contests in Boston do not involve party primaries.

A son of the New England Patriots

owner, Kraft is president of the New England Patriots Foundation and is responsible for the family philanthropic initiatives such as the Patriots Foundation, the Revolution Charitable Foundation, and the Kraft Center for Community Health. He previously spent 30 years with the Boys & Girls Clubs of Boston.

Wu was elected mayor in 2021 with about 64 percent of the vote and has said she intends to seek reelection this year but has not formally kicked off her campaign. Councillor Ed Flynn of South Boston had been considered a potential mayoral contender but he said earlier this month that he plans instead to seek reelection to the City Council.

Kraft also serves on the boards of Brandeis University, Brigham and Women's Hospital, and the Herren



Josh Kraft

Seth Daniel photo

Project, and is a co-chair of the Hate Crimes Task Force for Massachusetts, according to his bio on The Kraft Group's website.

State House News Service reporter Colin A. Young contributed to this story.

City of Boston
Planning Department

VIRTUAL PUBLIC MEETING

FEB 5
6:00-8:00PM

841 MORTON ST

Register: bit.ly/841Pub

Toll Free: (833) 568 - 8864

Meeting ID: 160 667 5217

DESCRIPTION:

This is a Public Meeting for the proposed 841 Morton St project, located in the Mattapan neighborhood of Boston. The purpose of the meeting is to discuss the overall project and the potential impacts. The meeting will include a presentation followed by questions from the public.

Mail to: **Tyler Ross**
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201
Phone: 617.918.4214
Email: tyler.c.ross@boston.gov

Website:
bit.ly/841-morton-street

Close of Public Comment Period:
2/7/2025



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

Polish American Club celebrates history, looks to building safely for what's ahead

By **CASSIDY MCNEELEY**
REPORTER STAFF

For the Polish American Citizens Club of Boston, the installation of its slate of elected officers and directors during a ceremony at their Dorchester facility earlier this month gave its members an opportunity to savor both its 91-year-old history and its prospects for the immediate future.

"The roots of this organization run deep in the community of the Polish Triangle interlining with the stories of countless individuals and immigrants who not only helped found this organization so many years ago, but this new generation of Polish Americans and their friends looking to connect and celebrate the heritage and culture," said Erica Manczuk Stocks, who has been elected as the club's secretary.

As to what's ahead for the club, there's the excitement surrounding the imminent installation of a new billboard facing the



Among those who attended the Polish American Citizens Club (PACC) installation of officers on Jan. 16 were, from left: Shayne Perkins of Rep. David Biele's office, club directors Steve Poftak, Joanna Curry, and Eric Basile, City Councillor Ed Flynn, PACC President Stasia Kacprzak, City Councillor Erin Murphy, PACC Secretary Erica Manczuk, director Keith Stocks, and City Councillor John FitzGerald.

Cassidy McNeeley photo

Southeast Expressway.

"We pushed it hard and didn't want to let it go because we knew what it could do for us," said Manczuk Stocks. "Part of it is installed, the base and part of the framing. We're waiting on the screen pieces; I think they're supposed to be here this month or next month."

The funds earned from the billboard will first be put toward capital improvements.

"Things like heating,

electrical, plumbing. Those things that make sure the building is operational and safe," she said. "We have ideas about what we want to do but it really comes down to what's our most immediate need."

Added the newly elected club president, Stasia Kacprzak: "The club needs a lot of TLC; it's going to be a lot of hard work."

Along with Kacprzak and Manczuk Stocks, the new officers include

Vice President Eric Basile and Treasurer Peter Dziedzic. Joanna Curry, Jay Judas, Dawn Morris, Steve Poftak, and Keith Stocks serve on the board of directors.

City Councillors Erin Murphy, John FitzGerald, and Ed Flynn were on hand for the installation ceremony.

"As we gather tonight (Jan. 16), Manczuk Stocks said, "it is important for us to acknowledge that not only is this a celebration of our organization's leadership but also an opportunity to reflect on the rich history that has shaped this club for over 90 years."

The organization dates to 1924 when a group of WWI veterans with roots in Poland purchased an

old shoe factory in South Boston. Fifteen years later, the club moved to Dorchester at 82 Boston St., where it continues to act as a gathering place.

Director Curry is one of many who turned to the club after moving to the US.

"I'm originally from Poland. I moved here almost 20 years ago," she said. "I didn't really know any Polish people in the area. After I had my kids, I really wanted them to have the Polish heritage, so I signed them up for the Polish School and got involved with the Polish Club."

She added: "I don't have any family here, so I was looking for that community and I wanted my kids to have that, too."

Other members grew up in the club. "I had my christening here, I had my first communion here, I had the brunch after my wedding here, birthday parties here," said Manczuk Stocks, whose grandparents arrived in Boston from Poland. "My husband jokes it's a part of my blood."

Whether new or old to the club, all the members want the same thing: to keep the club's doors open for years to come.

"I want to make sure this place exists and doesn't go the way so many other clubs have," Manczuk Stocks, told The Reporter. "I want to encourage the next generation of individuals to come in and have buy-in and pride in their neighborhood."

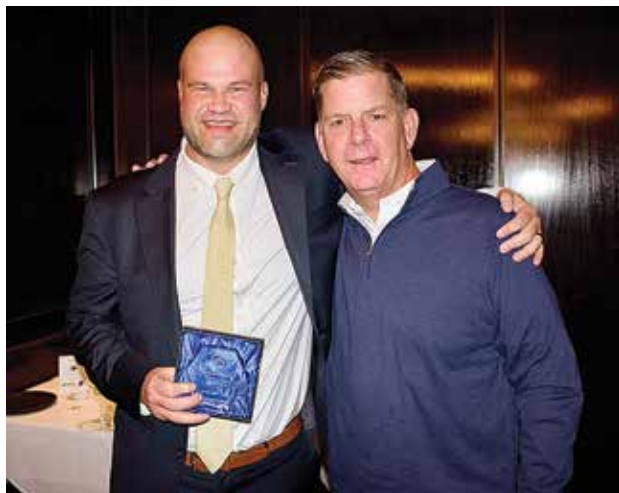
As the leadership continues to work toward reinvigorating the club, the community remains thankful for the fixture it has been.

"Thank you to the Polish American community for the incredible contributions you've made to this city and country," said Councillor Flynn. "Whether it's in the military, business, or academics, science, the Polish community has always been here. We're honored to represent you and call us your friend."

Gosnold Health cites Gunning for its Walsh Alumni Award

Thomas Gunning received the 2024 Martin J. Walsh Alumni Award from Gosnold Behavioral Health last week. The Cape Cod-based non-profit helps people heal from behavioral health conditions, substance use disorders, and co-occurring illnesses. The award is presented annually to individuals who have "demonstrated resilience in overcoming significant hurdles related to substance use and/or mental health, inspiring hope for others on the path to recovery."

Gunning, the executive director of the Building Trades Employers' Association Northeast, leveraged his own per-



Thomas Gunning and Marty Walsh

sonal experience to create Building Trades Recovery Week.

"Tom Gunning exemplifies the courage and perseverance this award

was created to honor," said Walsh. "His journey is a powerful reminder of the strength found in community and the hope that recovery brings."

Michael Eder, a long-time art teacher at Dorchester's Boston Collegiate Charter School, will launch his second solo painting exhibition on Sat., Feb. 8, from 2 p.m. to 5 p.m. at HallSpace gallery, 950 Dorchester Ave.

Elder's show features very large abstract oil paintings inspired by rivers, rocks and hills, most of them coming from the Blue Hills Reservation.

The exhibition runs through March 15. Gallery hours, to which all are welcome, are Fridays and Saturdays from noon to 5 p.m.



Courtesy photo

YESTERYEAR ARCHIVE

DORCHESTER HISTORICAL SOCIETY

The Dorchester Automobile

The Dorchester Automobile model was short-lived, apparently only available in 1906. It was produced by the Crest Manufacturing Company, which had purchased the car dealership Hub Automobile Exchange at 191 Freeport St., Dorchester. This address was on the west side of Freeport Street at the corner of Beach Street.

Research uncovered today's illustration, which provides a great deal of detail on the model, from a 1906 issue of the "Cycle and Automobile Trade Journal" and an article on Wikipedia written in German that was translated using an online translation program.

"The company was based in Dorchester, Massachusetts. It initially operated as a car dealer. In 1906, the plant was purchased by the defunct Crest Manufacturing Company. Automobile production began in 1906 based on the Crestmobile. The brand name was initially Dorchester. Sales were poor. A better model followed in 1907, which was marketed as the Hub. It was presented at the Boston Automobile Show in early 1907. Vehicle production ended in the same year. It is not known when the company was dissolved."

The fact that the Hub Automobile Exchange continued to advertise in later years suggests that maybe Hub purchased the defunct Crest Manufacturing Company instead of the other way around, as stated in the translation of the Wikipedia entry.

The archive of these historical posts

The Dorchester Air-Cooled \$400 Runabout

The "Dorchester" is a neat little runabout, weighing 400 pounds, having a 4 H. P. motor and listing at \$400—\$1 per pound, 1 horse power to each 100 pounds of car weight. It is especially adapted to the use of physicians and persons requiring a car of simple construction. It is driven by a vertical, air-cooled gasoline engine, hung in front of the front axle. Transmission of power is through a system of chains giving two speed changes. All mechanism is supported by the axles and the springs have only the body to support. The seat is roomy, and there is ample space back of it for parcels or luggage. It is claimed by the makers that the car will run 40 miles on one-gallon of fuel and that the fuel tank holds enough for three times that much running. The fuel tank and batteries are



The Dorchester Runabout; price \$400; 4 H. P. air-cooled motor in front of front axle; 2-speed chain transmission; gasoline tank and batteries under seat; weight of car 400 pounds.

beneath the seat. Jump spark ignition is employed. A double-acting brake is fitted. Dunlop double-tube tires are used. Steering is by a side lever and all control levers are on the steering post. The Dorchester runabout is marketed by Hub Motor Car Exchange, 191 Freeport St., Dorchester, Mass.

can be viewed on the blog at dorchesterhistoricalsociety.org, from which The Reporter derives, often through editing for space, this weekly feature. 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

Commentary

One way to resist? Stop dealing in rumors

Feeling overwhelmed by the onslaught of bad news and scuttlebutt about detentions and “mass” deportations? Join the club. Or even better: Don’t.

From this vantage point—roughly ten days into the second Trump presidency—too many people are feeding into the frenzy by parroting half-truths or outright falsehoods about “reports” of federal agents rounding up people in city neighborhoods.

It just flat-out isn’t happening here. At least, not yet.

Yes, there were arrests made in East Boston last week. According to the US Immigration and Customs Enforcement (ICE) office here in Boston, there was a handful of targeted arrests made on Jan. 22 by agents, including that of a Haitian national (see story on Page 9) and a second man, a Honduran national who has been deported before and now stands accused of rape and assaults here in Massachusetts.

People like this should be taken off the streets and get their day in court. And, according to the local and federal authorities and observers we’ve spoken with in recent days, what happened last week is precisely the kind of law enforcement that happens routinely, no matter who happens to be in power in Washington, D.C.

Go back through the ICE website and see for yourself. The Boston ICE office makes arrests and detains people for deportation hearings all the time. It keeps a tally and even posts images of the accused if they are facing charges or have been convicted of crimes domestically. (We are told that ICE blurs the faces of some detainees, typically when they are facing charges in an international jurisdiction.)

There may, in fact, be more resources pumped into pushing up the arrest “quotas” for local ICE field offices coming in the near future. But all available evidence suggests that the volume and pace of federal enforcement in Boston and surrounding communities to date is not significantly changed since Trump took office.

Boston Police-led warrant arrests—frequently documented by local media and the BPD’s own information outlet—can very easily be mistaken for a federal “raid.” And those, too, happen almost every day somewhere in Boston and have for many years.

What has changed very recently is the tone and propagandizing by right-leaning media and, too often, by “influencers” who wittingly or not do their bidding by parroting rumors and half-truths. It is stressful enough for many people here in our community without having to endure an onslaught of unsubstantiated rumors.

Last week, one local Facebook “influencer” set off false alarms by recklessly posting that ICE agents were conducting an operation targeting a local fast-food restaurant. The unverified and obviously false post was shared hundreds of times and, disturbingly, remains up.

This sort of hysteria does nothing to inform and only serves the Trumpist aim of unnerving decent people who aren’t the actual targets of ICE enforcement. Trump wants to project the false message that ICE agents are everywhere, all the time, and after your friends and family. It’s nonsense, but that’s the classic Trump *modus operandi*.

Our local authorities need to respond to this fear mongering by offering actual facts about what law enforcement is—and isn’t doing—on our streets. Public safety depends on engaged residents having faith and confidence that they will be served and protected by law enforcement—and turning to them when needed. Boston has made excellent progress in this respect in recent years. The reality of the Trump agenda is bad enough. Let’s not make ourselves accomplices by spreading unfounded rumors, or by letting falsehoods fill the information void.

-Bill Forry

Assessing the state of readiness for Boston to blunt the ravages of the monster storm

By BILL WALCZAK
REPORTER COLUMNIST

The death and destruction of the Los Angeles fires has caused me to think about what devastation our region of the country needs to fear, and whether we’re prepared. If the Achilles heel of southern California is the Santa Ana winds, ours is a major hurricane at high tide.

When Hurricane Sandy struck New York City on Oct. 29, 2012, meteorologists determined that Boston had dodged a bullet because when the storm reached here, it had missed high tide by five and a half hours. The Boston Globe estimated that had Sandy hit the city at high tide, flooding would have engulfed almost seven percent of the city.

The waters around New York City were at high tide when Sandy hit, killing 44 people, destroying 300 homes, damaging 69,000 residential units, leaving hundreds of thousands without power, and causing \$19 billion in damages. The coastal areas of New Jersey suffered \$30 billion in economic losses. This was because the hurricane, which came out of the tropics, ran into another storm coming from the west, which resulted in a high-tide northeaster and enormous flooding.

The low-tide damages in New England were significant but not devastating. At the time, Boston leadership saw the destruction in New York City as a wake-up call for the city to bump up preparation for strong storms and rising tides.

The result was a series of plans by Boston agencies and government departments, starting in 2013 with the issuing of The Boston Harbor Association’s study, “Preparing for the Rising Tide,” followed by the 2017 publication of Imagine Boston 2030, which assessed many aspects of life in the city as a lead-up to the 400th birthday of the Puritan settlement of Boston.

Regarding climate, Imagine Boston stated that it “must take aggressive (my emphasis) action to reduce emissions and address climate change impacts.” It noted that hurricane flooding by 2030 could inundate five percent of Boston’s land area and cause \$20 billion worth of property damage. A companion plan, called “Climate Ready Boston,” was produced in 2016 and updated in 2022. It stated that “rising sea levels and increasing extreme precipitation will exacerbate stormwater flooding.”

It has been thirteen years since Sandy and eight years since Boston urged aggressive action. So how are we doing?

The headline over a Globe article on Mon., Jan. 20, read: “The latest state climate report card shows a mixed bag.” The article noted that while there has been progress on the power grid, electric vehicles, and installation of electric heat pumps, the state is not where it needs to be to achieve its 2030 goals. With regard to the coastline and areas and buildings vulnerable to flooding, the paper said, the state is “still working on metrics to track resilience measures.” The report noted that FY25 has “roughly \$155 million” in “resilience-related funding,” which is up from \$90 million in FY24.

To put this in context, for more than a year, the Morrissey Boulevard Commission has been studying how from Neponset Circle to Preble Circle (about 3.5 miles) the boulevard can become resilient to future flooding and it has estimated the cost to make this corridor climate resistant at between \$273 million and \$352 million, not including the cost to fix Kosciuszko Circle or to replace the Beades Bridge in Savin Hill at a cost of \$122 million, according Mass DOT.

Think of the damage that would be done from a major storm hitting the South Boston Innovation District, which has seen over \$22 billion in development over the past 30 years and has already seen flooding during storms. This district is the subject of an award-winning documentary on coastal flooding with a title that plays on the district name – “The Inundation District.”

It’s clear that making our Massachusetts coastline resilient to flooding from climate change is likely going to cost tens of billions of dollars. A study by UMass of the proposed sea gate system that would create a barrier protecting the entirety of Boston Harbor indicated that it would cost \$11 billion. Former Mayor Marty Walsh rejected that idea and instead proposed a system of elevated roads, new seawalls and other natural barriers, with an estimated cost of \$4 billion. Either way, at the rate we are proceeding, it will take decades to achieve protection of just our 47-mile Boston coastline, let alone flooding threats to other Massachusetts coastal and riverside cities.

We need a reliable, dedicated funding source, like our gas tax for transportation, to address this issue in a timely way. Our electric bills offer a good example of a funding mechanism that could be used to produce the dollars we need to protect our cities from catastrophic hurricanes and blizzards like the Jan. 26-27 storm and its aftereffects that took out much of MBTA operations for two months and cost \$40 million in removal costs just in Boston.

Special fees on our bills generate funding to advance our energy transition away from fossil fuels, including the \$10,000 grants available to replace furnaces with heat pumps, which are managed by a utility-funded agency called Mass Save.

The money generated by these fees is significant. I recently received information on them from Eversource. The chart below lists the charges on our Eversource bills that relate to climate change, what they are used for, what the charges generate annually just from Eversource, and the percent of my bill the charges represent.

“An ounce of prevention is worth a pound of cure” was Boston’s native son Ben Franklin’s exhortation to the firefighters of Philadelphia to make incendiary places in that city less so. We have been very lucky in not having a massive hurricane that causes billions in damages strike us in quite a while. History teaches us that we get hurricanes every few years, and massive storms every few decades. We can spend money to prevent catastrophic damage or to rebuild following it. Prevention is the cheaper option. Let’s get on this now.

Charge	Purpose	Annual income	% of my bill
Distributed Solar Charge	payment for solar customer output	\$68,699,647	2.4%
Renewable Energy Charge	wind, solar, & water power support	\$11,218,145	.2%
Energy Efficiency Charge	heat pump & induction stove funds	\$136,748,441	9.5%
Electric Vehicle Charge	EV charging infrastructure	\$21,941,578	.4%
Net Metering Recovery	cost recovery for on-site generation	\$258,768,717	5%

Letter to the Editor

A plea to Gov. Healey: Bees across state need your help

To the Editor:

Despite their small size, bees play a massive role in our society. They pollinate 90 percent of our wildflowers and 75 percent of our crops. Yet, despite the insects’ keystone importance to our ecosystems, beekeepers of Massachusetts are reporting up to 45 percent colony loss year-over-year.

Numerous human activities contribute to this concerning high number - habitat destruction, rapid growth of pesticides, the list goes on. Of these, neonicotinoid-coated seeds take the cake. As one might imagine, they are seeds that come coated in neonics, a neurotoxic pesticide.

In the thirty years since their introduction, there has been no solid evidence that these pesticides actually improve crop yields. To add insult to injury, neonics also poison pollinators and contaminate our

water. If they’re not beneficial to farmers, and harmful to our ecosystem, why are we still using them?

Whether the answer is habit or a lack of other options, the solution is simple. We must urge Gov. Healey to follow in the footsteps of Governors Hochul of New York and Scott of Vermont and limit neonicotinoids only to farmers who have demonstrated an active need for them so that we can revitalize our ecosystem and our landscapes to allow bees to thrive once again.

We are indebted to bees for their continuous service. Let’s return the favor to our fuzzy flying friends by restricting neonics in Massachusetts and ensuring they can live and pollinate safely.

Vee Villamar

The writer is a student at UMass Boston and the treasurer of MassPIRG.

The Reporter

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Edward W. Forry, Co-Founder

William P. Forry, Publisher/Executive Editor

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Thomas F. Mulvoy, Jr., Associate Editor

Seth Daniel, News Editor

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

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Boston continues to 'follow law' amid arrests by ICE, says Wu

By **BILL FORRY**
EXECUTIVE EDITOR

Mayor Wu said on Monday that the city of Boston has not seen a demonstrable change in tactics or in the volume of federal immigration enforcement in city neighborhoods in recent days, although she acknowledged that federal agents do not typically share intelligence about their actions and movements with Boston law enforcement or city officials.

In an appearance on WGBH radio, Wu said that she has detected a shift in the public's perception of increased enforcement, but she noted that there was not yet clear evidence of any actual acceleration by the Boston office of Immigration and Customs Enforcement (ICE).

"There's been a lot of bluster so far and a lot of intentionally trying to create drama and fear and the perception of fulfilling pretty draconian campaign promises," Wu said during an interview with Jim Braude and guest host Shirley Leung. She said that the volume of enforcement actions, so far, are not unlike what was seen under previous administrations, including the recent Biden term.

"But now," Wu noted, "it's with Fox News embedded and with this element of wanting to sensationalize and stoke fear."

Her comments come amid heightened alarm among many Bostonians, particularly those with loved ones who may be living in the city without permission or who have temporary status under federal law. Rumors—most unsubstantiated and spread recklessly via social media posts—have been rampant in recent days. The anxiety level has been ratcheted up by actual statements from top Trump administration officials who have indicated that more vigorous arrests and deportations are planned in the future.

Last week in East Boston, ICE agents did take into custody a 25-year-old Haitian national who they said had been convicted of 17 crimes while living in Massachusetts in recent years. The Jan. 22 arrest of Wisteguens Jean Quely Charles was documented by a TV crew



Mayor Wu spoke about public safety in Boston during a Dec. 27, 2024, briefing at BPD headquarters. Mayor's Office photo by John Wilcox

attached to FoxNews and broadcast widely around the nation.

His case been used to fuel unsubstantiated rumors of a more widespread round-up of undocumented persons in the Greater Boston area triggered by a more aggressive policy under the new Trump administration.

In fact, sources familiar with the arrest told The Reporter, the arrest of Charles as part of a warrant execution was "business as usual" and not evidence of a stepped-up ICE campaign or new tactics by local law enforcement.

In her comments on the radio on Monday, Mayor Wu said there has been no change to longstanding Boston practices when it comes to enforcing immigration laws. "Whenever someone breaks the law, we hold them accountable here and will continue to do that," she said, adding, "the federal government has their purview."

City officials "are not aware" of any significant change in ICE activity "across the wide jurisdiction that ICE Boston agency has," she noted. However, she said, ICE does "not communicate with BPD or inform the city ahead of time, so we don't have a lot of information on that front. I hope this administration will prioritize

keeping its enforcement to those with a demonstrated history or convictions

of violent crime rather than trying to stoke fear."

Wu said that Boston is widely considered the safest major city in the United States. Last year, it recorded the fewest number of homicides in decades and saw a decrease in shootings and gunshot victims.

"We don't have the authority to overrule in [federal] domain, and they don't have the authority to overrule ours. We will continue to follow all the laws," the mayor said. "It doesn't help anyone from a public safety perspective when people are forced into the shadows because of fear."

Host Braude noted that one of Wu's predecessors – former Mayor Marty Walsh – offered to shelter undocumented people in Boston City Hall during the first Trump administration. When asked if she would renew that offer, Wu said that such a "performative action" could "put residents at even greater risk" and was "not a helpful step in the current context."

Congressional committee asks Wu to testify at a hearing involving its probe of 'sanctuary' communities

US Rep. James Comer, a Republican of Kentucky, has sent a letter to Mayor Wu asking her to appear before his House Committee on Oversight and Government Reform, saying the committee is investigating sanctuary communities and whether they are preventing federal immigration agents from removing "dangerous criminals."

In the letter, Comer wrote, "These jurisdictions take it upon themselves to decide what laws they will and will not abide by all for the purpose of shielding

removable aliens, especially criminals, from federal law enforcement."

The letter claims that while there are hundreds of sanctuary jurisdictions across the country, Boston and the three other cities – Chicago, New York and Denver – stand out in their "failure to comply with federal law."

A city spokesperson said the Wu administration is reviewing the letter and noted that the city is "proud that Boston is the safest major city in the country." –WBUR

Letter to the Editor

Developers of Bay City need to address Harbor Point concerns

To the Editor:

Many in the Harbor Point community read your Jan. 22 article "Harbor Point abutters appeal state permit decision for Dorchester Bay City" with great interest. As we prepare for the state's appeal hearing, we cannot allow Accordia Partners' comments in your article to go unchallenged without deeper scrutiny.

We understand why Accordia Partners is "disappointed by the suit," as they believe they have been "proactive, comprehensive, and forward-looking" in their efforts to create an "environmentally sustainable project." While such statements might seem reasonable on the surface, they lack the substance necessary to address the real concerns of Harbor Point residents. For us, these remarks amount to little more than platitudes. What we need are clear, specific answers to pressing and profound questions.

Our experience has shown that developers often resort to vague, feel-good language to project a sense of collaboration without offering meaningful commitments. Take, for example, Accordia's claim that their "proposal for raising the site and managing stormwater is not only best in class, it provides comprehensive protection for the surrounding neighborhood and nearby residential properties." This assertion rings hollow, as wave propagation studies suggest that without raising the entire berm along Dorches-

ter Bay, the elevated site of Dorchester Bay City will increase flooding risks for Harbor Point.

Furthermore, their statement that "the public/private partnership between DBC, the City of Boston, the Department of Conservation and Recreation, and other expert public agencies resulted in a plan that will provide hugely important resilience measures and are a key component of the City's overall resiliency strategy" leaves us deeply concerned. No formal Memorandums of Understanding (MOUs) have been established to support these claims—only vague discussions that exclude us, the most impacted abutters.

Your article may not have been the appropriate venue for Accordia Partners to address their ongoing refusal to provide Harbor Point with direct access to Day Boulevard. Nor would it have been convenient for them to acknowledge our repeated calls for mitigation measures and accessible public open space. To be clear, we recognize that developers have a right to pursue profit; however, they do not have the right to diminish the quality of life of their neighbors in the process.

We rely on our elected officials and government regulators to stand firm and ensure our concerns are fully addressed before further progress is made.

Orlando Perilla
Chairman, Harbor Point
Community Task Force Inc.

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1 BEDROOM	\$220,111	\$254,616	\$289,121
2 BEDROOM	\$259,560	\$299,112	\$335,780
3 BEDROOM	\$299,009	\$340,106	\$379,555



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HOUSEHOLD SIZE	ANNUAL INCOME LIMIT 80%	ANNUAL INCOME LIMIT 90%	ANNUAL INCOME LIMIT 100%
1 PERSON	\$91,400	\$102,825	\$114,250
2 PERSONS	\$104,450	\$117,540	\$130,600
3 PERSONS	\$117,500	\$132,210	\$146,900
4 PERSONS	\$130,550	\$146,880	\$163,200
5 PERSONS	\$141,000	\$158,670	\$176,300
6 PERSONS	\$151,450	\$170,415	\$189,350

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Condos are sold by lottery. Only qualified applicants may enter. The units are deed-restricted; owner-occupancy requirements apply. Income and asset limitations apply. **Requirements:** First time homebuyer. Homebuyer will need to complete an approved homebuyer education course prior to closing. **Preferences:** Boston Residency preference. Preference for one (1) person per bedroom. Income limits for qualified buyers are 80%, 90%, and 100% Area Median Income Limits based on HUD data that was refined and calculated by MHP and the City of Boston. **Please note:** Persons with disabilities and those with limited English language proficiency are entitled to request a reasonable accommodation.

Winter Farmer's Market kicks off its indoor season in Great Hall

(Continued from page 1)

Loesch-Johnson, chair of the CSNC.

Dr. Guy Fish, CEO of the Codman health center, which owns the Great Hall at 5 Norfolk St., said the center supports the nod toward healthy living.

"This event was the first of its kind 11 years ago," he said. "We are delighted

to have it running again and having everyone here."

Fish added that the health center would soon be engaging with the community to determine overall health and wellness needs, a precursor to some programming changes coming to the center.

"When that time comes, make sure to participate and tell us what you need and we'll do what we can to deliver," he said.

The market collaborators also presented awards to friends of the effort who have supported it in outstanding ways. The awardees included state Rep.

Russell Holmes, City Realty's Stephen Whalen, City Councillor Julia Mejia, and Marina Seevak of the Shlomo Fund, named after a family member Sheldon Seevak, who grew up in Codman Square in the 1930s and 1940s.



House of Seven's Café owner Tamicka Brown, left, and barista Sevyn Washington display the *Dorchester Reporter* edition from 2024 that featured their establishment.



'Councillor Julia Mejia and Marina Seevak, of the Shlomo Fund, accepted Friend of the Market' awards from Cynthia Loesch-Johnson and Dr. Guy Fish. *Seth Daniel photos*



Fred Woodard III played the violin to an upbeat music track all morning.



State Rep. Russell Holmes with neighbor Purple Reign. The two went to middle school together in the former Thompson School on Maxwell Street.



Brenda Echeverry and Rhys Rodriguez of Curated Curves Collective, which sells vintage clothing in all sizes.

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Neighborhood House Charter's Karin Richardson, a junior, nets 1,000th point vs. Boston Prep

(Continued from page 1) a junior added to the excitement. NHCS alum Tavon Rhodes scored over 1,000 points for the boys' team last season as a senior.

"I've not seen anyone that we've played against who can get to the basket the way she does," said Urban, "the way she can weave in between defenses and get to the hoop. She usually finishes but if she's not, she's getting to the line and converting on free throws."

Girl's varsity head coach Charlene Fernandes, NHCS class of '08, has spent the past decade building the basketball program from the ground up.

"Everyone knew Karin was going to do it, but when she actually did it, I was overwhelmed with emotions 'cause I've seen this in her since the day I started coaching her," said Fernandes, who has coached Richardson since her eighth-grade varsity debut. "I've seen the potential in her and the full circle of her growth in everything not just with 1000 points but her leadership, her academics, everything. It was so fulfilling to see all that."

Richardson knows that she couldn't have done it without Fernandes. "I would like to thank Coach Cha for always holding me down and pushing to what she's really seen in me," Richardson told The Reporter. "Coach Cha and I have a bond on and off the court and I love and enjoy her energy and the way she looks out for me at all times."

She also credited her former coaches, family, and friends.

"I felt like it was a big moment in life to hit 1k as a junior. Friday night made me feel confident and as if I was worth something. It was a great experience and the crowd's positive energy made me more excited. I enjoyed how the NHCS community, my family, and others outside of my school went out of their way to spend the most important times with me."

After the celebration ended, Richardson continued to put up points adding 14 more to her team's 54-26 win. She also made sure to get her teammates in on the fun.

"She kept playing and was getting her teammates more involved



Girl's Varsity Head Coach Charlene Fernandes met Richardson when she was in middle school. Even then she knew Richardson would one day reach 1,000 points.

Jen Green photos

in that game, especially teammates who are [usually] on the bench," said Fernandes. "She was encouraging them to play and to just have fun."

Although Friday was a big milestone, the school's season isn't over yet. The Dorchester girls will take on Lynn Classical this Friday and then will be looking toward the playoffs.

"We've already clinched a playoff seed so that's great but beyond that, we would really love to make it to the Sweet 16 or even the Elite 8,"

Urban said. "I think we have the talent this year to do it. I think we also have the ability to win the Charter Conference Championship as well."

Luckily for the Legends, Richardson will be on the court for the playoffs and back next year for her final season of high school hoops. After that, college play is likely in the future.

"She's super focused. Really the only thing she thinks about is basketball," said Urban. "She just wants to hoop."



Richardson averages 18 plus points a game and plans on continuing to do so as the playoffs approach



Richardson's younger cousin Miia joined her on the court this season and is expected to follow in Karin's footsteps in the years to come.



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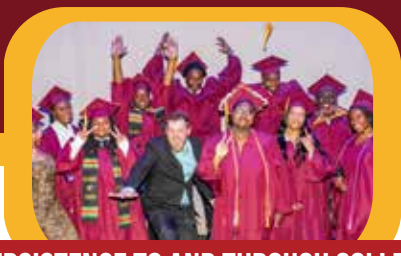
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USPS using technology, added resources to blunt uptick in letter carrier robberies

(Continued from page 1)

possess one. Arresting people caught using the keys without permission is another priority, she said. As part of a \$40 billion Delivering for America plan to reinvigorate the USPS, the Postal Inspection Service (USPIS), partnered to launch Operation Safe Delivery in 2023.

“In 2024 alone, we made more than 1,200 arrests for mail theft,” said Schrage. “These arrests are not just a victory for enforcement, but also a step toward deterring future crimes. We have also completed 12 surges across the nation...that so far have resulted in more than 1,300 investigative actions, which have supported dozens of arrests.”

In 2022 and 2023, carriers from Dorchester



Postal Inspector Danielle Schrage reported that the Postal Service has rolled out electronic technology for blue mail collection boxes that they believe will put an end to letter carrier robberies.



USPS spokesman Steve Doherty said the Postal Service and the Postal Inspection Service launched Project Safe Delivery in 2023 in response to a nationwide uptick in mail theft and letter carrier robbery.

Seth Daniel photos

and Mattapan and Hyde Park were robbed of their keys at gunpoint, with two gunpoint robberies in '22 perpetrated by the same person. Meanwhile, neighbors in Savin Hill

using hidden video cameras over the summer of 2023 caught thieves approaching their blue boxes routinely, unlocking them, and removing all the mail.

According to the US Attorney’s office, between July 2022 and October 2024, there were at least 23 assaults on USPS letter carriers that included the attempted or successful theft of USPS arrow keys. Some 15 of them were instances where the robbers were reportedly armed with a knife, a firearm, or both.

Last October, 24-year-old Kenneth Demosthene of Stoughton was convicted and sentenced to three years in federal prison for the above-mentioned 2022 armed robbery of the postal carriers in Mattapan and Hyde Park. That conviction was a direct result of Project Safe Delivery, said Schrage.

Now, to gain further ground, the USPIS has significantly increased reward money for helpful information.

“Robbery of a letter carrier will now allow us to put a \$150,000 reward on your head,” she said. “That is up from

\$50,000 in a previous reporting poster. Postal inspectors can now offer a \$100,000 reward for information leading to the identification, arrest and prosecution of those who steal US Mail, which is an increase from \$10,000.”

She added that the USPS was “most disturbed” by their letter carriers being targeted by armed criminals. “If you’re going to hurt one of our employees, we will catch you and we will hold you to be prosecuted to the full extent of the law. “We’ve been successful in doing that already,” she said, noting that their safety and technology goals in 2025 are even more ambitious than last year’s.

Other areas of mail safety concern:

• Officials said counterfeit stamp sales have been on rise and cautioned customers to buy stamps only at a USPS facility or from one of their approved vendors. Many packages have been found with fake stamps, resulting in them being returned to the sender. “A large discount is almost always a red flag,” said Schrage. “We’ve seen advertised

discounts of up to 40 or 50 percent off of stamps, and those are almost always counterfeit.”

• Over the holidays, there was an uptick in Phishing and Smishing scams sent to customers and purporting to be from the USPS. Phishing involves fake e-mails sent in attempts to steal financial information, while Smishing has the same goal but uses text messages.

“You should not interact with them,” she said. “The USPS doesn’t send unsolicited text messages. You have to sign up using the parcel tracking number first. Second, the USPS text messages never include links. Always keep your personal finances secure and never click on any links.”

To report these scams, email spam@uspis.gov or text 7726.

• Finally, a major part of Project Safe Delivery is education, officials said, and that includes asking people to collect their mail every day in a timely manner and avoid leaving checks in mailboxes or blue boxes overnight or over a weekend or holiday period.

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate & Family Court 24 New Chardon Street Boston, MA 02114 (617) 788-8300

CITATION ON PETITION FOR FORMAL APPOINTMENT OF SUCCESSOR PERSONAL REPRESENTATIVE Docket No. SU22P1059EA

ESTATE OF: KENNETH G. CURLEY DATE OF DEATH: 01/12/2022

To all interested persons: A Petition has been filed by: Kenneth M. Curley of Dorchester, MA requesting that the Court enter a formal Decree and Order that Kenneth M. Curley of Dorchester, MA be appointed as Successor Personal Representative(s) of said estate to serve Without Surety on the bond and for such other relief as requested in the Petition.

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 02/07/2025. 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 date, action may be taken without further notice to you.

The estate is being administered under formal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but recipients are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration.

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

Date: January 10, 2025 Stephanie L. Everett, Esq. Register of Probate

Published: January 30, 2025

LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE and FAMILY COURT Suffolk Probate & Family Court 24 NEW CHARDON STREET BOSTON, MA 02114 617-788-8300

CITATION ON PETITION FOR ORDER OF COMPLETE SETTLEMENT Docket No. SU23P0585EA

ESTATE OF: RUTHLYN GLENTINE BENJAMIN, a/k/a: RUTHLYN BENJAMIN, RUTHLYN G.D. BENJAMIN DATE OF DEATH: 10/28/2022

A Petition for Order of Complete Settlement has been filed by Duane G. Sullivan of Quincy, MA requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account, ("Relief Requested Approve 1st and Final Account and Determine and Approve the distribution as proposed) and other such relief as may be requested in the Petition.

IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before 10:00 a.m. on the return day of 02/13/2025.

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: January 10, 2025 Stephanie L. Everett, Esq. Register of Probate

Published: January 30, 2025

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

CITATION ON PETITION TO CHANGE NAME Docket No. SU25C0052CA

IN THE MATTER OF: RAMON GUILLEN URIBES

A Petition to Change Name of Adult has been filed by Ramon Guillen Uribes of Dorchester, MA requesting that the court enter a Decree changing their name to: Ramon Guillen Uribe

IMPORTANT NOTICE

Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 02/20/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.

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

Date: January 22, 2025 Stephanie L. Everett, Esq. Register of Probate

Published: January 30, 2025

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BID NO.	DESCRIPTION	DATE	TIME
A643	RFQ/P Employee Assistance Services	02/21/25	11:00 a.m.
F280	Request for Letters of Intent for Insurance and Associate Broker Services	02/21/25	11:00 a.m.

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

As takedown of White Stadium begins, foes vent frustration at council hearing

By RACHELL SANCHEZ-SMITH
WBUR

Some Boston residents aired their frustration last Wednesday (Jan. 22) week as the city began demolition of 76-year-old White Stadium in Franklin Park as the next step of a major renovation of the facility.

Dozens of Bostonians packed into the city council chamber for a day-long marathon of public comment — mostly against — the stadium plan. Many wore orange T-shirts reading “Keep Franklin Park Public” while a handful spoke in favor of the proposed revamp.

The public-private plan — which would reimagine the stadium for both community use and as a home pitch for a professional women’s soccer team — has drawn vocal opposition as the city has moved toward its implementation.

Mayor Wu has argued that the plan provides necessary funding to renovate the crumbling stadium, which is currently operated by Boston Public Schools. The Emerald Necklace Conservancy and neighborhood advocates have sued the city, asserting that it is trying to transfer public land to a private party. The trial

is set to begin March 18.

Some residents at the hearings said they were upset because there hasn’t been more neighborhood involvement in the plan. Melissa Hamel, a 45-year resident of Jamaica Plain and plaintiff in the suit, said she knew the city timeline for the project was inching closer. Still, she said, the news of the demolition starting that week was a “gut punch.”

“We don’t understand why the state continues to force this plan, this private partnership, down our throats when so many community members are against it,” Hamel said.

For her part, the deputy chief of urban design for the Boston Planning Dept. said the group has tried to be transparent and involve the neighborhood, holding more than 60 community meetings. “We care deeply about delivering something that benefits students and benefits the community,” Diana Fernandez Bibeau said at the hearing.

However, Karen Mauney-Brodek, president of the Emerald Necklace Conservancy, said there’s a difference between asking people to provide feedback on an already-designed proposal

and communities having power to make meaningful decisions.

“The city of Boston has a tradition of sometimes starting off on the wrong foot, but maybe getting back on the right one,” she said.

Last month, reports surfaced that the estimated price tag on the project shot up to nearly \$200 million — nearly double the original cost, half of which the city has said it will pay.

City Councillor Benjamin Weber, who represents a district bordering Franklin Park, said it’s up to the mayor’s office to defend construc-

tion costs, but that a renovated White Stadium would be a great resource for everyone in the city.

“The mayor’s office has made a good case for this being the proposal that’s going to finally get [the renovation] done after decades of neglect,” Weber said. “What we’re seeing today is a culmination of a year of engagement on the issue.”

Critics argued that the funds could be better spent on other public priorities, including a less expensive renovation of the existing facility that does not include the professional soccer league’s involvement.

“This project is the antithesis of what Franklin Park stands for,” said Carlen Singmaster, a spokesperson for the

Emerald Necklace Conservancy, in a statement. “It prioritizes private profit over public good, at a significant ecological cost.”

The city expects to take out more than 100 trees for the demolition, according to a press statement.

At-Large City Councillor Julia Mejia, who acted as the meeting’s president, said she would file a resolution for councillors to vote on whether or not they supported the project at the next public meeting.

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
PROBATE & FAMILY COURT
SUFFOLK DIVISION
24 NEW CHARDON STREET
BOSTON, MA 02114
Docket No. SU24D1776DR
DIVORCE SUMMONS
BY PUBLICATION and MAILING
CLEIDE FERNANDA LOPES
vs.
DEURIKES RIBEIRO LOPES
To the Defendant:
The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for irretrievable breakdown, grant him/her custody of the child(ren), allow plaintiff to resume the former name of Teixeira Semedo, prohibit defendant from imposing any restraint on plaintiff’s personal liberty, any other relief the Court deems just and proper. 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: Cleide Fernanda Lopes, 46 Shepton St., Apt. 1, Boston, MA 02124 your answer, if any, on or before 03/27/2025. 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: December 23, 2024
Stephanie L. Everett, Esq
Register of Probate
Published: January 30, 2025



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Ring in the New Year with a feathery friend

By Dr. Edward Schettino

Now's the time for New Year's resolutions,

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT NOTICE OF INFORMAL PROBATE G.L. c. 190B, §3-306 Docket No. SU24P2644EA ESTATE OF: PATRICIA A. WALSH DATE OF DEATH: 10/17/24 SUFFOLK DIVISION

To all persons who have or may have some interest in the above-captioned estate and, if interested, to the Office of the Attorney General and the Department of Veterans Affairs, notice is hereby given on January 30, 2025 that the Petitioner David I. Walsh of Brighton, MA intends to file with the above-named Probate and Family Court, not sooner than seven (7) days after this notice, a Petition for Informal Appointment of Personal Representative to serve without surety on the bond, David I. Walsh of Brighton, MA.

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

Published: January 30, 2025

new beginnings, and excitement for what lies ahead. Why not ring in 2025 by adding a furry – or feathery – companion to your family?

January is National "Adopt a Rescued Bird" month, and these feathered friends are often overlooked in animal shelters. However, these beautiful and colorful creatures make great pets, particularly for families with limited living space or allergies.

In 2024, the Animal Rescue League of Boston (ARL) rescued hundreds

of birds of varying species – from exotic birds like parakeets, parrots, cockatiels, and cockatoos, to the more common birds like finches, doves, and even pigeons.

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cally than working with larger animals. From the "step-up" command, to waving hello and teaching some species to talk, the training possibilities with birds is endless.

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Lily the parakeet

cern of people who want to make sure they adopt a pet they can love and enjoy for years to come.

Cost savings. Most landlords charge a "pet fee" for tenants, but it's typically for just cats and dogs – not birds. Additionally, when you adopt a bird from ARL, the animal receives a health screening and veterinary exam, vaccinations, parasite treatment, and more!

For many, pet birds are a wonderful complement to the household, adding a splash of cheer.

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From all of us at ARL, we wish you and your family Happy New Year and a prosperous 2025!

Dr. Edward Schettino is the president and CEO of the Animal Rescue League of Boston. He holds a doctorate of Veterinary Medicine from the Cummings School of Veterinary Medicine at Tufts University.

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LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate & Family Court 24 New Chardon Street Boston, MA 02114 (617) 788-8300

CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. SU25P0114EA ESTATE OF: ROBERT MICHAEL ST. PIERRE a/k/a: ROBERT ST. PIERRE, ROBERT M. ST. PIERRE DATE OF DEATH: 10/19/2024

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

IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 03/03/2025.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return day, action may be taken without further notice to you. **UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)** A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.

Witness, HON. BRIAN J. DUNN, First Justice of this Court. Date: January 24, 2025 Stephanie L. Everett, Esq. Register of Probate

Published: January 30, 2025

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate & Family Court 24 New Chardon Street Boston, MA 02114 (617) 788-8300

CITATION ON PETITION FOR FORMAL APPOINTMENT OF SUCCESSOR PERSONAL REPRESENTATIVE Docket No. SU13P2809EA ESTATE OF: JOAN ELIZABETH CRONIN a/k/a: JOAN E. CRONIN, JOAN CRONIN DATE OF DEATH: 03/31/2013

To all interested persons: A Petition has been filed by: Mary Elizabeth Cronin of Dedham, MA requesting that the Court enter a formal Decree and Order that Mary Elizabeth Cronin of Dedham, MA be appointed as Successor Personal Representative(s) of said estate to serve Without Surety on the bond and for such other relief as requested in the Petition. 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 02/21/2025.

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 date, action may be taken without further notice to you. The estate is being administered under formal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but recipients are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration.

Witness, HON. BRIAN J. DUNN, First Justice of this Court. Date: January 24, 2025 Stephanie L. Everett, Esq. Register of Probate

Published: January 30, 2025

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Local Real Estate Transactions

Buyer	Seller	Address	Date	Price
Palma-Portillo, Donald E	Palma-Portillo, Elsa M	34 Bowdoin St	01/07/25	\$1,200,000
Ulysse, Judette	Gabriel, Marshall	29 Stanwood St	01/06/25	1,250,000
Agha Acquisitions LLC	Kelesidis, Sava	69-11 Melbourne St	01/07/25	2,100,000
Chau Ft	Chau, Nhu T	14 Draper St	01/06/25	1
Curran, James J	Plefka, Frank P	8 Spring Garden St	01/08/25	1,000,000
Nguyen, Phu	Hoang, Dung	59 Mallet St	01/07/25	600,000
Allen, Brian D	Husbands, Hamel	3 Waldorf St	01/06/25	1,300,000
Braun, George S	157 River Street Erality T	157 River St	01/08/25	1,220,000
Clark, Rita	Hanna, Samir	39 Waldeck St #1	01/08/25	645,000
Mcguire, Patrick	Placid LLC	1810 Dorchester Ave #5	01/08/25	306,500
George, Stephen	Gagliardi, Kathleen	135 Neponset Ave #42	01/08/25	1
Ma Rsg 2024 LLC	Mehciz, Evans P	385 Centre St #1	01/07/25	378,000
Perez-Rivera, Carla D	Lyons, Drederick	9 Wayland St #1	01/06/25	385,000
Heur, Wongsai	Parker, Gregory L	942-944 Dorchester Ave #30	01/06/25	575,000
Moyers, Zachary R	Tran, Phuc	4 Melville Ave #2	01/06/25	779,000
	Penikas, Holly M			
	Tran, Lynda			

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**CODMAN SQUARE NDC
Vice President (VP) of Fundraising
& Impact Analysis**

January 2025

The Vice President of Fundraising & Impact Analysis is responsible for establishing and implementing the infrastructure needed to grow CSNDC's \$4.3M operating budget through the solicitation of major gifts, management of special events, and development & management of data reporting and impact analysis systems. Expand and diversify CSNDC's donor base/pipeline and work closely with other team members to secure funding for new and existing initiatives. It is expected that the amount raised by CSNDC will increase in future years as the VP systematically and effectively builds new supportive relationships and partnerships and strengthens the organization's overall fundraising capacity. The FY 2025 comprehensive agency fundraising goals is set at \$1million. Requirements: 7-8 years of progressively responsible professional experience in a nonprofit organization and/or real estate-focused entity; demonstrated success in a development function (achieving fundraising goals). Experience managing database systems. At least 4 years' management level experience, including experience managing staff. Bachelor's degree required; graduate-level degree preferred. Proven track record and experience in meeting fundraising goals and managing major fundraising campaigns; ability to influence and engage a wide range of donors, benefactors and partners, and build long-term relationships. Excellent communication skills, both written and oral. Expert level with CRM Databases (Salesforce, Raiser's Edge). Experience managing reporting and data collection, preferably at an agency-wide level. Salary: \$120,000-\$140,000, negotiable, commensurate with experience. Send resume and cover letter by February 8, 2025 to eitherjobs@csndc.com or through the U.S. mail to Gail Latimore, Executive Director, Codman Square NDC, 587 Washington St, Dorchester, MA 02124. No phone calls please.

LEGAL NOTICES

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

CITATION ON PETITION TO CHANGE NAME
Docket No. SU25C0060CA
IN THE MATTER OF:
CHRISTOPHER YASSIN

A Petition to Change Name of Minor has been filed by Christopher Yassin of Boston, MA requesting that the court enter a Decree changing their name to:
Christopher-Peter Dagher-Yassin

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of **02/18/2025**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.
Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: January 21, 2025
Stephanie L. Everett, Esq.
Register of Probate
Published: January 30, 2025

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

CITATION ON PETITION TO CHANGE NAME
Docket No. SU25C0062CA
IN THE MATTER OF:
REA-MARIA YASSIN

A Petition to Change Name of Minor has been filed by Rea-Maria Yassin of Boston, MA requesting that the court enter a Decree changing their name to:
Rea-Maria Dagher-Yassin

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of **02/18/2025**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.
Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: January 21, 2025
Stephanie L. Everett, Esq.
Register of Probate
Published: January 30, 2025

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

CITATION ON PETITION TO CHANGE NAME
Docket No. SU25C0059CA
IN THE MATTER OF:
THURAYA DAGHER

A Petition to Change Name of Adult has been filed by Thuraya Dagher of Boston, MA requesting that the court enter a Decree changing their name to:
Rea Johna Joseph Dagher

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of **02/18/2025**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.
Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: January 22, 2025
Stephanie L. Everett, Esq.
Register of Probate
Published: January 30, 2025

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

CITATION ON PETITION TO CHANGE NAME
Docket No. SU25C0061CA
IN THE MATTER OF:
CHRISTY-ELLA YASSIN

A Petition to Change Name of Minor has been filed by Christy-Ella Yassin of Boston, MA requesting that the court enter a Decree changing their name to:
Christy-Ella Dagher Yassin

IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of **02/18/2025**. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding.
Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: January 21, 2025
Stephanie L. Everett, Esq.
Register of Probate
Published: January 30, 2025

MOH Income Restricted Rental Opportunity
150 River Street Village
A 62+ Senior Housing Opportunity
150 River Street, Mattapan, MA 02126

6 units are Homeless Set-asides that are NOT in the lottery

# of Units	# of bedrooms	Estimated Square Footage	Rent*	Maximum Income Limit (Based on HH Size + AMI %)	# built out for mobility impairments
6	1 Bed	528-575 SF	30% of HH Income	30%	2

Six (6) Homeless Set-aside units will be filled through direct referral from HomeStart. For more information, please contact us at the email address or phone number below. For direct referrals, please visit <https://www.homestart.org/bostonhsa>.

21 Income-restricted units IN THE LOTTERY

# of Units	# of bedrooms	Estimated Square Footage	Rent*	Minimum Income**	Maximum Income Limit (Based on HH Size + AMI %)	# built out for mobility impairments	# built out for hearing impairments
1	Studio	392	30% of HH Income	N/A	30%	-	-
4	1 Bed	516-574	30% of HH Income	N/A	30%	2	-
1	Studio	440	\$1,713	\$51,390	60%	-	-
11	1 Bed	488-600	\$1,836	\$55,080	60%	-	2
1	Studio	440	\$1,998	\$59,940	80%	-	-
3	1 Bed	600-672	\$2,142	\$64,260	80%	-	-

*Rent will be reduced by gas utility allowance with tenant payment.
**Minimum Incomes are set by owner + based on # of bedrooms + Area Median Income (AMI). Minimum incomes do not apply to households with housing assistance (Section 8, MRVP, VASH, AHVP) or for the units in this development that include a project-based voucher.

Maximum Incomes
(set by HUD/MOH + based on household size + Area Median Income (AMI))

Household size	30% AMI	60% AMI	80% AMI
1	\$34,260	\$68,520	\$91,200
2	\$39,180	\$78,360	\$104,200
3	\$44,070	\$88,140	\$117,250
4	\$48,950	\$97,920	\$130,250
5	\$52,890	\$105,780	\$140,700
6	\$56,800	\$113,640	\$151,100

Applications are available during the application period for 42 days, from January 16, 2025 - February 27, 2025.

To fill out an application online, please visit bit.ly/BOSHousingLottery and select "RENTAL: 150 River Street Village (62+)".

To download a multilingual printable application please visit <https://bit.ly/150RiverPDFApplications>

To have a hard copy of the application mailed to your mailing address, please call 617-209-5451 | Relay 711 or email 150RiverStreet@maloneyproperties.com.

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

Day	Date	Time	Location
Monday & Wednesday	1/16/25-2/27/25	10:00 - 6:00 PM	Cote Village Apartments, 820 Cummins Highway, Mattapan, MA
Tuesday & Thursday	1/16/25-2/27/25	10:00 - 2:00 PM	Cote Village Apartments, 820 Cummins Highway, Mattapan, MA

We will hold informational meetings on **Thursday, January 30, 2025 at 12:00 PM** located at Cote Village Apartments, 820 Cummins Highway, Mattapan, MA and **Thursday, February 13, 2025 at 5:00 PM** located at Morville House, 100 Norway Street, Boston, MA. Join virtually, too, through the following link: <https://www.150RiverStreet.com>.

DEADLINE: Applications must be submitted online or postmarked no later than **February 27, 2025**.
Mailed to: **150 River Street Lottery, Maloney Properties, Inc., 27 Mica Lane, 3rd Floor, Wellesley, MA 02481.**

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

For more information, language assistance, or reasonable accommodations for persons with disabilities please call **617-209-5451 | Relay 711** or email 150RiverStreet@maloneyproperties.com.



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Cambridge Savings Bank is proud to announce the launch of our newest Employee Resource Group, the **Multicultural ERG**, dedicated to inclusion, celebrating diversity, and building meaningful connections among employees.

In recognition of cultural celebrations like Lunar New Year and beyond, this ERG aims to honor traditions that bring us together and enrich our workplace.

“Our diversity strengthens us and helps us grow as a community. By celebrating and learning from each other, we create a more inclusive and connected workplace.”

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Executive Sponsor of the Multicultural ERG



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BOYS & GIRLS CLUBS OF DORCHESTER



Join Team BGCD for 35th Annual Rodman Ride for Kids - NEW DATE MAY 17th: See details below.

CONNECT THE DOT:

Join Team BGCD for 35th Annual Rodman Ride for Kids - NEW DATE MAY 17th: In partnership with Rodman for Kids, the Club has the unique opportunity to participate in this collaborative event which helps raise critical funds for BGCD as well as partner with 42 other charities supporting at-risk youth. The event features a 25 or 50 mile route in Foxboro. After the event there will be a bbq celebration for all who participated. If you can't Ride in May you can "Choose Your Own Adventure" and become a virtual participant. The options are unlimited with participants choosing to run, walk, bike or whatever you like to do on your own time still helping to support BGCD. Please note, in-person riders must commit to a \$1,000 fundraising minimum, and virtual riders must commit to raising at least \$300. To join our team, please visit <https://do.nr/5v62zqdu>.

FIND OUT WHAT'S INSIDE: BGCD Power Forward Program Hosts Annual Scholarship Night for Teens:

Boys & Girls Clubs of Dorchester recently hosted our Annual Scholarship Night event, a key highlight of our Power Forward series, designed specifically for our teens. This event is a part of our efforts to provide essential guidance and support as our members navigate the often challenging transition from high school to the next phase of their lives. We welcomed representatives from the Fidelity Scholars program, the Stephen Phillips Memorial Scholarship, the Janey Scholarship, Red Pine Scholarship and UMass Boston. The evening was packed with information outlining the unique opportunities of the scholarships and invaluable tips and best practices for crafting standout applications. Many thanks to all the panelists who took the time out of their busy schedules to help our teens!



BGCD Power Forward Program Hosts Annual Scholarship Night for Teens: See details below.

DID YOU KNOW:

BGCD Receives Generous \$10,000 Donation from Friends at Enterprise Mobility: BGCD was thrilled to receive an extremely generous donation from our friends at Enterprise Mobility! This \$10,000 donation will provide crucial support for a wide range of programs across all three of our Clubhouse locations. With this contribution, we will be able to enhance the experiences and opportunities available to the youth we serve, ensuring they continue to thrive and grow in a positive, supportive environment. The team at Enterprise Mobility has generously volunteered at BGCD multiple times over the past two years, offering invaluable assistance with special event programming. Thank you to Enterprise Mobility for their partnership and ongoing support of BGCD! For more information on volunteering with BGCD, please contact Macy Pierce at mpierce@bgcdorchester.org.

UPCOMING EVENTS

Young Professionals Event @ Lower Mills Tavern
January 30

Family Engagement Ski Trip
February 1

Marr-lins @ Worcester Invitational
February 1

Milk Street Cooking Class
February 3

Elevate Youth X-Country Skiing
February 8

Valentine's Dance
February 13

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RECENT OBITUARIES



CORCORAN, Helen A. (Scanlon), 96. Daughter to John J. Scanlon and Delia (Lennon) Scanlon. She was pre-deceased by her husband P. Leo Corcoran, her sons Jack and Patrick Corcoran, her sister Mary Scanlon, and her brother Frank Scanlon. She is survived by her children: Joseph Corcoran, Frank (Ginny) Corcoran, Leo (late wife Sara) Corcoran, and Tim (Susan) Corcoran. Helen raised her family in Dorchester and Milton. She leaves 6 children, 12 grandchildren, and 12 great-grandchildren.

FLIPPIN, Donna M. (Belekevich), 77, of Dorchester. Daughter of the late John F. Belekevich and Alice B. (Biggins) Belekevich. Wife of William J. Flippin of Dorchester. Sister of Jane Jesson and her husband James of Braintree, and John Belekevich and his wife Jeanne of Duxbury.



Mother of William Flippin and his wife Jeanne of Walpole, Jennifer Duffy and her husband Paul of Dorchester, and Kimberly Finnigan of Dorchester. 'Nana' to 9. Donations in Donna's memory may be made to Massachusetts General Hospital Cancer Center, at giving.mass-general.org.



KELLY, Grace (Courtney) "Grandy", 90, of Braintree, and Fort Lauderdale, Florida, formerly of Dorchester and West Quincy. Daughter to the late Stephen Courtney and Marie (Finn) Courtney. Grace was an elemen-

tary school teacher for the Town of Hull. Wife of Paul C. Kelly. She was the mother of Paul S. Kelly and his wife, Claire of Plymouth, Mark J. Kelly and his wife, Elaine of Braintree and Grace White and her husband, Patrick of Braintree. She also leaves 9 grandchildren. Grace was predeceased by sister, Marie Hester. Her legacy continues through the memories of her children, grandchildren and her many nieces, nephews and friends. Long-standing member at Wollaston Golf Club in Milton



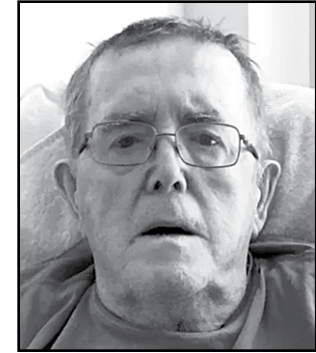
MCGILLICUDDY, David P., 84, of Quincy, originally of Dorchester. Son to Leo and Mary (Philbrick) McGillicuddy. Husband of the late Linda (Foley) McGillicuddy. He leaves behind his children, David and his wife, Brenda of Braintree, Dana and her husband, Christopher of Braintree, and Mark and his wife, Mary Beth of Norwell. Grandfather to

5. David was predeceased by his brothers, Leo Paul and Robert McGillicuddy and his sister, Judith McGillicuddy. He is survived by many nieces and nephews. His family extended beyond blood to include countless friends. He was an Air National Guard reservist and held numerous part-time jobs while simultaneously working fulltime at the New England Telephone Company. His involvement with the Knights of Columbus and the Quincy Elks reflected his deep commitment to community.



PERO, William K. "Bill" (Ret. Lt. BFD) (Ret. Ladder #7 Dorchester, Ladder #4 Roxbury of West Roxbury. Husband of Nancy L. (Albanese) Pero. Father of Kristi Pero Bennett and her husband Erik of Bellingham, Liam Pero (BFD) and his wife Katie of Norwood, and Scott Pero and his partner Julio of Orlando, FL. Papa of 2. Brother of Edwina Pero of Attleboro. He leaves many nieces, nephews, and cousins. Donations may be made in Bill's memory to Boston Firefighter's Cancer Foundation, 55 Hallet St., Dorchester, MA 02122.

and his wife, Virginia, his niece, Christine Plefka Jolley, her husband, John and their children, as well as many friends and co-workers. He was predeceased by his parents, Frank P. Plefka and Mary E. (Walsh) Plefka and his sister, Elizabeth L. Plefka. Donations in memory of Stephen Plefka may be made to the Sisters of Charity Retirement Center, Mount Saint Vincent, 125 Oakland Street, Wellesley, MA 02481.



SOLLETTI, Robert Francis, 90, in Quincy. Son to Frank J. and Bernice J. (O'Brien) Solletti. Brother of the late Frank, John, Thomas, Richard and Harry Solletti. Robert is survived by his brother James Solletti "retired BFD" and his wife Elaine of Abington and his sister-in-law Maryann Solletti of Dorchester. Also, survived by many nephews and nieces. US Marine corps veteran. He worked for the United States Post Office in South Boston.

family in Dorchester, lived in Stoughton for many years, and finally at the Allerton House in Weymouth. Tom served in the Army Airborne during the Korean War in Germany. Mr. Stretch was a retired painter for the Boston Housing Authority, with over 40 years of service. He was a transporter for Hertz Car Rentals for many years as well. Husband of the late Barbara C. (Landers). Father of Thomas, III and his wife, Robbin of Warner Robins, Georgia; Margaret Delaney and her husband, Mike of Weymouth; Michael Stretch of Boston; Kathleen Stretch of Weymouth; Patricia Stretch of Boston; and the late Edward and Patrick Stretch. Brother of the late George Stretch formerly of Lowell. Grandfather to 10 and great-grandpa to several. Also survived by his brother-in law Edward Landers of Las Vegas; and his cousin Maureen Rocks.



WHELAN, William L. William "Bill", 90, of Falmouth, and Naples, Florida, originally of Dorchester. Son to Patrick and Bridget (Deehan) Whelan. US Navy veteran. He was predeceased by his brothers, Thomas, Edward and George and his sister, Mary Johnson. He is survived by his wife, Mary Mee, of Falmouth and Naples, Florida; and sons, Bill (Megan) of Boston and Orleans; Jim (Susie) of Hyannisport and Delray Beach, Florida and Bob (Eileen) of Boston and Mashpee. Bill also leaves 5 grandchildren; 1 great-grandchild; and many nieces, nephews and friends. Bill was an entrepreneur, running a newspaper distribution business and a small real estate investment and management business for many years, in addition to a career with the US Postal Service. The family requests that donations be made to the Cape Cod Healthcare Foundation for the benefit of Falmouth Hospital.



SON, Larry Hao, 65. Larry is survived by his wife, Lien Phan; his sons, Hai Son and Ryan Goyette; his siblings; and his many nieces and nephews. He will forever be remembered as a devoted husband, father, brother, uncle, and friend whose life was a testament to love, patience, and joy. The family kindly asks that donations be made in Larry's honor to the Mather Elementary School (givebutter.com/donatamather). Donations via checks can be mailed directly to the school at 24 Parish Street, Dorchester, MA 02122.

STRETCH, Thomas C. Jr., 89. He grew up in Roxbury, raised his



PLEFKA, Stephen M., 64, of Quincy, originally of Dorchester. Stephen's career began at the First National Bank of Boston. In 1986, he entered the Securities Processing Industry at Computershare where he was a Senior Relationship Manager until the present. He served for several years as a guitarist in the Contemporary Choir at Saint Agatha Parish. Stephen is survived by his sister, Sister Esther Plefka, SC and his brother, Frank P. Plefka, Jr.

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate & Family Court 24 New Chardon Street Boston, MA 02114 (617) 788-8300

CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. SU22P0928EA ESTATE OF: BOULDREA ROCHEID WARE DATE OF DEATH: 06/05/2020

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

IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 02/20/2025.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: January 23, 2025
Stephanie L. Everett, Esq.
Register of Probate
Published: January 30, 2025

TEVNAN | TEVNAN

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

Attorneys at Law
www.tevnan.com

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Contact the office for information on the cost of burial needs, memorial benches and memorial trees. The Cemetery office is open Monday - Friday 8:00 to 4:00, and Saturday 8:00 to noon. The Cemetery grounds are

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Preplanning

Council hearing probes pros, cons of changes in zoning to upgrade density

(Continued from page 1)

informed councillors. “I’m here to ask if the city overall, not the councillors, has done an assessment of the impact and evaluation of the impact of Squares + Streets and all the new building in the neighborhoods, on the housing costs of the residents who live around that new zoning footprint.”

In the “JP/Rox” area between Washington Street and the Southwest Corridor, new guidelines, even starting before adoption, spurred more supply and more density, with increases in market prices, but also in the number of income-restricted units, usually with city, state, or federal support.

Intended for properties near main streets and public transit, Squares + Streets programs are being drafted for three areas: Roslindale Square, Cleary Square in Hyde Park, and Dorchester’s Fields Corner. Though not included in the initiative, similar zoning measures have also been put into effect under “Plan Mattapan.” A Squares + Streets effort that was started for the Codman Square and Four Corners areas has been paused, pending development of an anti-displacement plan.

Over the past two decades, similar changes in zoning have been adopted in other US cities, most recently with the December 5 approval of the less restrictive “City of Yes for Housing Opportunity” measure in New York City. Allowing more density and scaling back requirements for off-street parking, the new zoning also includes incentives for affordable housing production and more allowance for accessory dwelling units (ADUs). New York’s Dept. of City Planning estimates the changes will create 82,000 new housing units over the next 15 years.

The national push to relax zoning restrictions has also led to different views among researchers on the risks of displacement for residents and businesses, as well as gains in production and affordability. In the four-hour hearing chaired by Councillor At-Large Julia Mejia, activists and Boston Planning Dept. officials reaffirmed the need for more housing, with differences over how and when to incorporate anti-displacement measures.

“The zoning that exists today is not adequately addressing the equity, community preservation and displacement issues that you heard community members speak about, so we need to do something,” said Devin Quirk, the city’s interim chief of planning. “We also agree that unfettered development, that’s completely unregulated, would also lead to displacement, so our role is to try and find the balance in between. The Squares + Streets zoning that we’ve drafted to date is our best attempt to find that.”

Echoing arguments for previous zoning adjustments, Quirk also noted, “Certainly, doing nothing is not an option, given the displacement risks that exist in our communities.”

District 5 (Hyde Park/Roslindale) Councillor Enrique Pepén cited recent development under the current zoning that could have been more beneficial to the community if guided by Wu’s reforms. “It is important to highlight that displacement has happened even without Squares + Streets,” said Pepén. “And I think it has happened because there isn’t Squares + Streets.”

Most of the current housing in Boston is out of compliance with zoning restrictions adopted after its construction. As a result, replacing those buildings with something of similar dimensions, or even making limited alterations, would trigger the requirement for a zoning variance—in addition to the need for permits. In her 2019 report on zoning and planning reform, Wu faulted the added regulation—a frequent point of leverage for housing advocates and community groups – with increasing expenses for developers, as well as unpredictability.

At the council hearing, Elvira Mora, the Boston organizer for Abundant Housing Massachusetts, argued that the greater density allowed by “upzoning” – altering zoning laws to boost density of housing in neighborhood settings – in Boston could increase opportunities for affordability from multi-family homes long associated with the city’s immigrants.

“Density,” she said, “is what allowed my family, two working-class immigrants from Ecuador with no savings, to be able to plant roots here, and for me today to still continue to live in that fixer-upper triple decker home that cannot be zoned today.”

In yet another move to ease restrictions, the city has begun a process to scale back the variance requirements for some alterations of existing properties, especially the creation of auxiliary dwelling units (ADUs). Introduced at a virtual meeting on January 15, the “Neighborhood Housing” initiative is initially targeted for areas with what officials call “predominantly large lots,” including parts of Dorchester.

“So the task we have is to find a set of allowances around these zoning districts so that those renovations are doable,” the city’s senior planner for zoning reform, Will Cohen, explained at the meeting, “but also so that the restrictions in zoning still allow each neighborhood to have a level of character and



A rendering shows a proposed new mixed-use building that would rise at 841 Morton St. in Mattapan, a site that is currently occupied by a gas station. A public meeting is planned for Wed., Feb. 6, from 6 to 8 p.m. via Zoom to discuss the idea. See page 6.
Image courtesy Stefanov Architects

understanding that reflects the neighborhoods that we know.”

Later in the meeting, Cohen also observed that the housing supply needs to catch up with changes in Boston’s demographics, with an overall decrease in household size.

“And so, right now,” he said, “much of the housing crisis isn’t that there isn’t enough sort of literal building here, but that the way the buildings are configured isn’t lining up with the demographics of America in the 2020s. And part of our task as we think about zoning is to create a balance there, where we can allow for new housing to be built to help make up some of that difference, but also to ensure that the existing buildings that we have can be reconfigured in a constructive way, so that the buildings that also define Boston for what it is can be maintained and preserve that character that we all care about so much.”

Some participants in the meeting expressed a desire to expand housing capacity on their property, and even tap more of its value, but one participant was less receptive. “To me, it’s not progress,” he said, “if you can take, say, a two-family or a two-bedroom place, which is something a family could live in, and then split it up into a studio, one or a couple of one-bedrooms, which is not appropriate for a family, you’re not really adding overall the amount of square footage for housing. And, to me, it’s also possibly just inflating the prices.”

According to a 2022 report by the city’s Office of Housing, households with one or two people accounted for 71 percent of Boston’s renters and 65 percent of its homeowners. But people of color made up at least 60 percent of the owner households with at least four persons and at least 72 percent among renters. The report also showed that people of color also had lower average incomes.

At the City Council hearing, advocates repeatedly stressed the need to increase “family-sized” housing. “By increasing the availability of family-size units, we can better support our community members and create more inclusive environments for all,” said Tarshia Green-Williams, the deputy director of the Dorchester-based group, Action for Equity. “However,” she added, “this cannot happen without implementation of strong anti-displacement measures.”

Mike Prokosch, a member of Codman Square United, called for work on Squares + Streets plans to be paused until they included metrics on affordability needs and goals in all four neighborhoods.

“The city’s anti-displacement programs are fragmentary,” he contended. “They take on small pieces of the puzzle, small parts of the population. The new anti-displacement action plan does not cover the whole territory. Each neighborhood needs a comprehensive anti-displacement plan that is specific to that neighborhood, and it needs to be worked out with people from the community, the people most affected.”

District 4 (Mattapan/Dorchester) Councillor Brian Worrell wondered whether the city’s figures on housing need, and how different populations might be affected, were even known to residents at meetings on Squares + Streets.

“Is that need presented to the community, so that they know when they’re having these conversations about the zoning what they’re voting for — and who?” he asked. “Because we know inventory decides who lives here and who gets displaced. Is that given to them?”

City officials detailed multiple outreach efforts for community engagement on Squares + Streets, from virtual and in-person meetings to smaller encounters, with translation into several languages, including a Dorchester meeting in Vietnamese. But Salima Vo, the Vietnamese organizer for the Asian American Resource Workshop, told councillors that residents who might seem uninterested in zoning reforms need more than a literal translation of specialized terminology that’s not fully understood by an interpreter.

“It’s not that we’re not interested in coming to these meetings, but when someone’s hurt and they’re afraid to speak up, they don’t know how to speak up for themselves,” she said. “And we just want to like be more — not more included, but to have a better understanding of what Squares + Streets is.”

Though the proposed zoning reforms only apply directly to individual parcels, activists repeatedly tried to couple the regulatory overhaul process with their housing agenda. They argued that the point of being engaged with overhauling regulations was to advance an agenda, even if it were to be carried out in ways beyond piecemeal changes in zoning.

District 8 (Back Bay, Fenway, Mission Hill) Councillor Sharon Durkan ventured that residents might be less interested in discussing a regulatory framework than a particular tangible change in their neighborhood.

“I think it’s clear, at least from the neighborhoods I represent,” said Durkan, “that more people will come to a meeting about a curb cut than an Article 80 project. And that’s just interest level and I think that we have to admit that we can’t force neighbors and community members to have interest in things they don’t have interest in.”

Durkan’s comment also met with a rebuttal from Marlon Solomon, the president and CEO of the Hyde Park-based Aframerican Culture Initiative. “I found that to be quite offensive because the bottom line is that people are trying, everybody’s interested in lower rents and trying to know whether they’re going to be in their neighborhood,” he said. “They don’t have the time. And it shows a disconnect that how far the people that are solving this problem are from the people who are directly impacted by this displacement.”

According to a study by Pew Charitable Trusts, zoning reforms in Minneapolis similar to measures advanced in other US cities boosted housing production in the years 2017-2022. The study reported a greater increase in buildings with at least twenty units, with only a “modest impact” on “duplex” and “triplex” buildings. Over the same period, compared with the rest of Minnesota, Minneapolis had a much smaller increase in average rent, along with a 12 percent drop in homelessness.

In an October, 2024 study, the Urban Land Institute concluded that “the upzoning of densely built-out neighborhoods does not increase supply because the potential profit from individual projects does not justify the additional costs of small buildings on in-fill sites.”

In its March, 2023 Urban Studies journal, the institute found “no statistically significant evidence that these reforms lead to an increase in affordable rental units within three to nine years of reform passage. We do find that such reforms are associated with an increase in units affordable for above-middle-income households, and that effects on units affordable to those with extremely low incomes and very low incomes are positive but with large standard errors,” likely due to the small data sample.

In March of 2024, the institute also noted, “Because more affordable land tends to be the fastest to get redeveloped, upzoning often concentrates neighborhood change in historically marginalized communities.”

Unlike Wu’s modernization of Article 80, the Squares + Streets and “Neighborhood Housing” initiatives would apply to smaller projects, usually on privately owned property, with less opportunity for the city or the surrounding community to affect the outcome. The difference was noted by Aimee Chambers, the Planning Department’s planning + zoning director, who told councillors that goals for affordable housing and family-sized units are being pursued through process for larger projects or on publicly owned land. She also detailed citywide policies, such as the Inclusionary Development Program, with affordability commitments increased under Wu, along with a requirement in large projects for more units with at least two bedrooms.

“We have a lot more flexibility as an entity when we’re talking about publicly owned land than when we’re talking about privately owned land,” said Chambers. “And I think that’s a really important distinction to make in some of these conversations, because we don’t necessarily have end-all be-all say on everything that happens on privately owned land, unless a developer needs funding from us.”

In one instance, the day after the council hearing, Samuels & Associates, the developer of “DotBlock” on private land near Dorchester’s Glover’s Corner, announced that the next phase of its build-out would have 84 units of “affordable” housing, thanks to a funding commitment from the city. One of 12 “transformative” projects supported by the city, the five-story “Hancock” building would be a revision of the original plan for 98 units. According to the release, “The reduction in unit count from the original number of units is attributable to larger units that are more suitable for families.”



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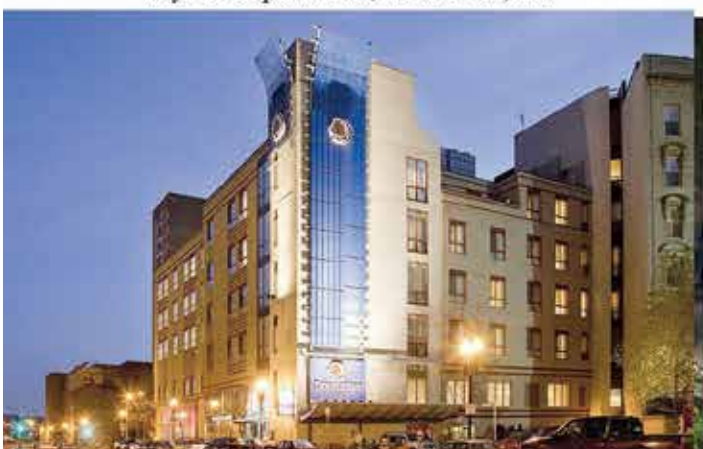
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