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HYDE SQUARE TASK FORCE CELEBRATES DIA DE REYES

DEREK KOUYOUJIAN PHOTOS
Shown above, the dance studio at Hyde Square Task Force has an audience for the Mystic and dance performances.

Shown to the right, The Three Kings/Gaspar played by Yuderlys Valerio Batista, Melchior played by Eric Fernandez Maldonado, and Balthazar played by Zojandria Cumberlander.



Pictured at left, Community activist Jose Masso III, a steadfast supporter of the Hyde Square Task Force with a paper mache bust of him made by students at the Hyde Square Task Force.

See more photos on
Pages 4 and 5.

JPNC Zoning Comm. holds off on project

BY GAZETTE STAFF

Rene Stacey Welch.

The Zoning Committee of the Jamaica Plain Neighborhood Council (JPNC) held a regular meeting this past Wednesday (January 8). There was one item on the agenda, an application for two variances needed to demolish an existing two-family home and construct a six-unit residential building with eight parking spaces at 19 Kenton Road. Kenton Rd. is a small side street directly across Washington St. from the Scagnoli-Nihill Athletic Complex in the Stonybrook section of Jamaica Plain.

Caroline Peters, the liaison to Jamaica Plain from Mayor Wu's office, also was on hand for the meeting.

Joseph Federico, the developer of the project who recently completed similar developments at 97-99 Williams St. and 176 School St., was accompanied by Scott Glidden, a realtor with Gibson Sotheby's International Realty, and architect Robert McNeil.

On hand for the session were chair Dave Baron and fellow members Willie Mitchell, Bernard Doherty, Kendra Halliwell, Kevin Moloney, Gerry O'Connor, Peg Treble, Purple Reign, and

The trio had appeared at a community meeting in September that was moderated by Siggie Jonson, a Community Specialist from the Mayor's Office of Neighborhood Services.

Federico's original proposal at that time had called for the

Continued on page 2

JPA Board votes against Centre Street proposal

BY MICHAEL COUGHLIN JR.

During Monday's Jamaica Pond Association (JPA) meeting, the board voted not to approve a proposed project to build a new commercial residential building at 561-579 Centre Street.

According to the presentation shown during the meeting by Richard Lynds, the project attorney, the proposal would demolish the existing gas station at the site, and a new four-story mixed-use commercial residential building would be built.

Kevin Moloney, a JPA board member, explained that this project had been before the organization a few months ago and that it was agreed upon that the proponents would return after making changes.

The proposed building would also contain 12 units and six off-street parking spaces.

As part of Monday's discus-

Continued on page 6

JPNC

Continued from page 1

construction of a three-story, eight-unit building on the 9,143 sq. ft. lot. The new structure, which would have consisted of five, 2-bedroom units and three, 3-BR units, required four variances for: a lack of parking; being a multi-family building in a zoning district where it is forbidden; a lack of required setbacks; and not meeting the requirements of floor area ratio (an FAR of 0.7 is

required per the building code, but the original plan called for an FAR of 1.14).

However, abutters and other residents of the neighborhood who attended the September meeting expressed their unanimous opposition to the proposal, primarily because of the size of the new structure and because it would not fit in architecturally with the other homes on the street.

In response to those objections, Federico modified his plans by reducing the number

of units of the new building to six from the original eight, which also eliminated the need for two of the variances (for parking and setbacks). The design of the building also was changed substantially.

McNeil presented the new plans to the committee. He said there will be a 2-BR unit and a 3-BR unit on the first floor; two 3-BR units on the second floor; and two 3-BR units on the third floor.

He noted that there will be two gabled ends on the front of the new structure (as well as gables on the other sides) that will "fit much better into the neighborhood than the original 'box' design with a flat roof that we had before." He also said there will be brackets and dental trim "to keep with the 'language' that already exists on the street."

Federico explained that the existing building is empty. He said that the plans have been submitted to the Landmarks Commission, but he has not received a ruling yet on any potential historic significance of the building, which dates back to about 1901.

On this point, Doherty noted that he does not favor the proposal because "the whole street is considered an historic area

within Jamaica Plain" and said that the Zoning Comm. should hold off on voting on the project until the Landmarks Commission rules on the matter.

Baron pushed back on the historic aspect of the neighborhood, noting that Hatoff's gas station is just a few doors down at the corner at Washington St.

Jam Wampler, an architect who is a long-time Kenton Rd. resident, said he is "shocked and surprised that anyone would tear down a structure that is in decent shape and is an asset to Kenton Rd. These days we are into rehabbing as much as possible and not tearing down."

Emily McGinnis, a direct abutter, said she appreciated the new proposal, both as to its reduced size and its revised architectural design.

Rachel O'Connor, a direct abutter at 14 Gartland St. who is the mother of two young children, expressed her reservations about the project. "It is important to keep with the character and the history of the street, but my biggest concern is around the environmental impact that a demolition of this size will have on the immediate neighbors and community," said O'Connor. "This is a very, very old home and our yard is less than 10 feet from the structure, which has loads of lead paint and dust. If there is anything we can do to mitigate these impacts, we should do so."

Christine Tobey, another direct abutter, also expressed concerns about the demolition and lead paint issue.

Federico said that any type of hazardous materials the house contains must be abated before the demolition begins and said water will be sprayed over the house to keep down the dust. He also noted that the entire demo process will be completed in 2-3 days and "the impact on surrounding houses will be minimal."

Curtis Clark, another abutter, suggested that the committee not take a vote until the landmark status is determined, an opinion shared by other speakers.

Jennifer Uhrlane, who lives on Rossmore Rd., said that Kenton Rd. is one of the oldest streets in Jamaica Plain, having been laid out in the 1840s, and the youngest house on Kenton Rd. is 120 years old. She explained that the landmarking process

for the house, as well as for the entire street, is underway. She also expressed the view that the "volume" of the proposed new structure does not fit in with the neighborhood.

Michael Babcock, who lives across the street on Kenton Rd., also expressed the view that he "would like to see the process regarding the landmark status play out" before the Zoning Committee takes a vote.

Preble chimed in that taking a vote now before the landmark status is determined "would be placing the cart before the horse."

In addition, Caliga, a member of the JPNC who is not a Zoning Committee member, echoed a view expressed by a previous speaker that the current home should be preserved and renovated and that the developer can construct a 4-unit structure on an adjacent lot on the property.

Moloney made a motion that the committee defer voting on the matter until the Landmarks Commission makes its determination, which was seconded by Doherty.

Baron pushed back against a delay, in view of the already-long (almost a year) process, as did Halliwell.

"There are tons of beautiful old homes and we cannot save every single one of them," Halliwell said. "There is a housing crisis. This is why we do not have housing that is affordable because of the length of this kind of process."

However, the committee voted 6-1 (with two abstentions) in favor of tabling the application, which now will have to be taken up at a future date after the Landmarks Commission makes its determination.

A second matter that had been scheduled for Wednesday's meeting, 268-274 Centre Street (Viva Mi Arepa), was postponed to the Zoning Committee's January 22 meeting at the applicant's request.



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Attorney Allison S. Cartwright sworn in as Clerk of Supreme Judicial Court for Suffolk County

SPECIAL TO THE GAZETTE

Allison S. Cartwright, Esq., was sworn in January 1 as Clerk of the Supreme Judicial Court for the County of Suffolk by SJC Chief Justice Kimberly S. Budd, in a ceremony that took place in the Great Hall of the John Adams Courthouse in Boston.

Attorney Cartwright was elected in November 2024 by the voters of Suffolk County to become the SJC Clerk for the County of Suffolk, and fills the position being vacated by Maura Sweeney Doyle, Esq. Clerk Doyle was appointed to the position in 1996, and was subsequently elected in 1998, serving for 28 years before retiring on December 21, 2024. Attorney Cartwright is the second woman and first black person to hold this

position since its inception in 1693.

“For nearly three decades, we have been fortunate to have Maura Doyle serving in this position, and she has done so with professionalism, passion, and dedication,” said Chief Justice Kimberly S. Budd. “Today, we are equally fortunate to have Allison Cartwright stepping into this role. As an experienced lawyer and manager, she is well prepared to lead the county clerk’s office, and my colleagues and I look forward to working with her.”

The SJC Clerk for the County of Suffolk is responsible for the management of the Court’s single justice caseload, which is comprised of petitions seeking review of lower court rulings under the SJC’s general super-

intendency power and various rules of court; bail review; appeals from State registration boards and agencies; all matters relating to Bar Admission and the practice of law in the Commonwealth of Massachusetts; and administrative disciplinary matters filed by the Board of Bar Overseers affecting members of the bar.

“I am excited and honored to have the privilege of serving as the next Clerk of the SJC for the County of Suffolk,” said Attorney Cartwright. “My team and I recognize the important role the Clerk’s Office has to ensure that our state’s highest court maintains its independence and delivers justice in a manner that is fair, equitable, and accessible to the people of Massachusetts.”

Retired Supreme Judicial Court Chief Justice Roderick L. Ireland served as Master of Ceremonies. The Pledge of Allegiance was recited by Attorney Cartwright’s son, Jonathan S. Cartwright. Mr. Meyer Chambers, the Director of the Archdiocese of Boston Black Catholic Choir, led a musical rendition of America the Beautiful (arr. by



PHOTO BY JOHN WILCOX/BOSTON MAYOR’S OFFICE

Attorney Allison S. Cartwright is sworn in by SJC Chief Justice Kimberly S. Budd.

Ray Charles). Speakers included Boston Mayor Michelle Wu and State Sen. Lydia M. Edwards. Rev. Rahsaan Hall, Esq., Associate Minister of St. Paul AME Church in Cambridge, delivered the Benediction.

Attorney Cartwright began her career at the Committee for Public Counsel Services (CPCS), as a trial attorney, working in the Roxbury office for four years. She then worked for the City of Boston as Assistant Corporation Counsel, before opening Cartwright & Coleman, a civil and criminal litigation law firm,

from 1997 to 2001. In 2001, she opened Cartwright Law Office. During that time, she also mentored attorneys for the Suffolk Lawyers for Justice, Inc; from 2011 to 2019, she worked as the organization’s Supervising Attorney. In 2019, she returned to CPCS as Attorney-In-Charge and then Managing Director of the Central Region, where she managed offices in Suffolk and Norfolk Counties.

Attorney Cartwright is a graduate of University of Michigan, Michigan State University and Boston College Law School.

Healey-Driscoll awards \$9.9 million to expand individual homelessness winter capacity

SPECIAL TO THE GAZETTE

In anticipation of increased wintertime shelter needs for individuals experiencing homelessness, the Executive Office of Housing and Livable Communities has awarded \$9.9 million in supplemental grants for shelter

providers, municipalities, and community-based organizations to open or expand seasonal shelter bed capacity.

The City of Revere, in collaboration with Housing Families, has been awarded \$142,800 for

Continued on page 6

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HYDE SQUARE TASK FORCE CELEBRATES DIA DE REYES

DEREK KOUYOUMJIAN PHOTOS

Hyde Square Task Force celebrated Día de Reyes, or Three Kings Day, with a party open to all. It was an event observing the Christian holiday of Epiphany when the Three Wise Men followed the Christmas Star to visit

the Infant Jesus in Bethlehem. It is the end of the Christmas season. Food, music, dancing, activities, and more awaited attendees as the Three Kings were on hand to take photos with and have gifts to ask the children that came.



Community activist Jose Masso III speaks: "Hyde Square Task Force is one of those gems that we need to celebrate...giving back to us in the community but giving to our children"



After the performances, attendees relaxed and enjoyed refreshments while socializing with each other.



Dayane Vieira dances.



La Parranda del Barrio vocalist Cynthia Perez.



Maya, Mia, and Amberly.



Enjoying a holiday that has her name so over it is Trinity Epiphany Madina with her mom Anjanette.



Hyde Square Task Force teacher Carlos Acevedo handed out complimentary copies of Dreams Of Green/ A Three Kings Day Story to children as they leave.



Hyde Square Theater Coordinator Josie Ross with Gia Ortiz.

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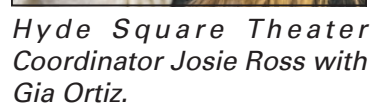
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HYDE SQUARE TASK FORCE CELEBRATES DIA DE REYES



The audience joins in on the dancing fun.



The Hyde Square Task Force.



Zojandria Cumberlander as one of the Three Kings enters via dance with Nevaeh Camacho.



Hyde Square Task Force Dance Coordinator Genesis Rodriguez.



La Parranda del Barrio/Adrian Maldonado and his dad Juan, Miguel Martinez, and Cynthia and Nicholas Perez.

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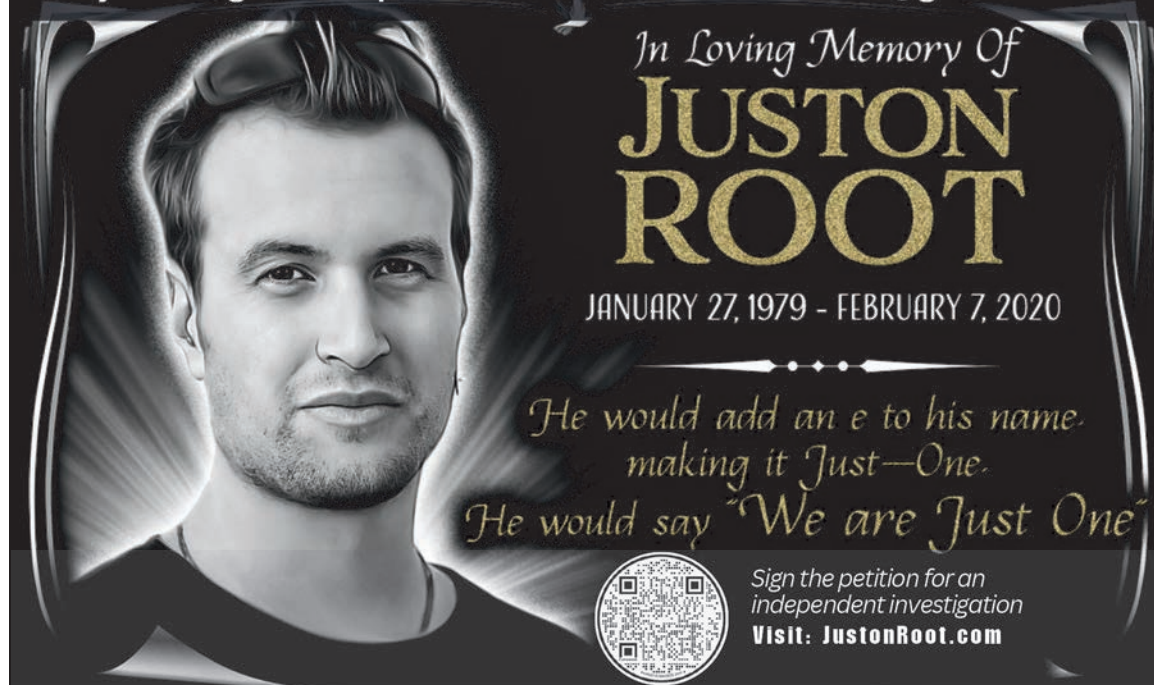
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Planning Department hosts meeting about 3458 Washington St. project

By MICHAEL COUGHLIN JR.

On Tuesday, the Planning Department hosted a meeting where proponents of a project to bring commercial space and several units to 3458 Washington Street presented their plans to the public.

According to the project webpage on the Planning Department's website, the proposed project would include constructing a five-story building. At Tuesday's meeting, the project architect, Philip Sima of Balance Architects, indicated that the building would contain 36 units, seven parking spaces, and bike parking, with a 1:1 ratio of

spaces to building residents. One of the seven parking spaces will be for a shared car for building residents, and there will also be a shared electric cargo bike.

Regarding the unit mix for the project, there are plans for studios, one-bedroom, two-bedroom, and three-bedroom units.

Moreover, the proposed commercial space on the ground floor of the building is slated to be about 800 square feet, and other amenities, such as a gym, are included.

Sima also described the landscaping for the project, which included a mix on the side and rear of the building. He also

noted that the parking entrance was off Kenton Road.

"We're working with the abutters — our landscape architect is — to kind of come up with something that really melds privacy of that parking area as well as a landscape opportunity," said Sima.

Additionally, new plantings with smaller trees and lower shrubs on Kenton Road and larger trees on Washington Street are planned. Sima also mentioned plans for bike spaces and benches in the area.

As for how this project complies with the area's zoning, the project attorney, George Morancy, said it would require zoning

relief. He thought the violations would be for the maximum floor area ratio, maximum building height, minimum parking requirements, and minimum loading bay requirements.

"While the project is compliant with PLAN: JP/ROX, it will require [Zoning] Board of Appeal approval because PLAN:JP/ROX has not yet been codified into zoning," said Morancy.

After the project was presented, those attending Tuesday's meeting were provided time to comment and ask questions.

For example, some attendees who spoke had concerns about the size of the building, minimal parking, and the density pro-

posed in the area.

"It's too big, there's not enough parking, too many units, and it's overpowering to our neighborhood," said one resident.

Another resident echoed the sentiment about the building's size, saying, "This project is enormous and too big."

However, other residents were not as concerned with aspects such as parking, density, or building size.

One attendee who said they supported the project stated, "We are in a housing crisis in this city. We need more housing units; this provides it. Washington Street is

Continued on page 13

Centre Street

Continued from page 1

sion, Lynds reviewed some of the changes made to the project since it was last presented to the JPA.

Lynds first addressed the building's appearance, specifically the facade on the Lakeville Road side, which was previously blank and without windows.

"We had the architect go back and incorporate windows into the building to ensure that that side was activated," said Lynds.

Next, Lynds addressed concerns about the building's height. He explained that initially, the building was planned to be four stories and 46 feet tall. The height has been adjusted to 40 feet, though the building will remain four stories.

"We feel that the reduction

from the 46 feet to the 40 feet puts it in line with some of the surrounding buildings in the area," said Lynds.

Parking was also addressed during Lynds' presentation of changes. He mentioned that eight spaces had previously been planned, but based on feedback from the city's Planning Department, this number has since been reduced to six.

Furthermore, bike spaces

have been added, and the proposed commercial space at the lower level has been expanded to make it more marketable for prospective tenants.

Lastly, Lynds discussed concerns about the parking exit off Lakeville Road. While he indicated that the exit remains at that location, they have discussed potentially installing a pedestrian safety device there with the city's Transportation Department.

Following Lynds' presentation, the JPA board members were given the floor to ask questions and make comments.

Moloney had asked how the height was reduced without changing the number of units, and Lynds explained that "the overall floor-to-ceiling height was modified to allow for reduced height at the upper level."

"That fourth level is a bit more shorter than the lower levels beneath it, and we were able to take a few feet off those other levels as well," he added.

Another board member, Mark Zanger, complimented the shortened top floor in that it broke up the massing, but he thought the building was large compared to the ones around it.

Board member Michael Reiskind asked if the previous owner cleaned up the site before it was sold since it previously housed a gas station.

Lynds noted that he was under the impression that the tanks at the site had been removed and did not have specifics about potential contamination.

After comments and questions from board members were

completed, other community members had the opportunity to deliver remarks.

Most of the community members who commented were concerned about the project. They expressed concerns about the size of the building, the lack of sufficient parking, and other issues. Others also pointed out the troublesome traffic already present in the area, which they thought could be exacerbated by this project.

Following all the comments from community members, there was an initial move to get a motion from the JPA Board. However, Lynds asked to respond to comments before any motion occurred but was only going to be allowed to do so briefly and ended up declining to respond to comments at all.

A motion to not approve the project was seconded, which was widely supported by a raise of hands.

Following the vote, Lynds indicated that the aforementioned changes, such as adding windows on one of the facades and reducing the height, were being offered in exchange for support of the project. However, Moloney thought this was not the case and said no correspondence indicated that.

Ultimately, Moloney stated that the JPA Board opposed the project and that he would send a letter to the Zoning Board of Appeal, on which the Jamaica Plain Neighborhood Council Zoning Committee and Lynds would be copied.

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City Councilor Brian Worrell introduces Senior Homeowner Tax Exemption as a Home-Rule Petition

SPECIAL TO THE GAZETTE

City Councilor Brian Worrell (District 4) introduced a home-rule petition to increase the senior homeowner tax exemption, which would increase the amount of the exemption and update the income restrictions for seniors in the city.

“Our seniors are really feeling the burden of the tax shift from commercial properties to residents with increased property tax bills,” Councilor Worrell said. “We need to do all we can to help our seniors, many of whom are on a fixed income and have seen their valuations and tax bills soar over the past decades.”

The legislation would increase the exemption from \$500 to \$1,500 and would increase the income eligibility for seniors to 50% of the Area Media Income. The petition previously passed the City Council in March 2022

as part of a larger piece of legislation, but it stalled at the Legislature. The new petition would resubmit the exemption as a standalone legislation.

“The changes to this exemption would allow thousands of more seniors to be eligible for this property tax relief,” Worrell said.

As chair of the Committee on Ways & Means, Worrell also co-sponsored a home-rule petition from City Councilor Erin Murphy to increase the maximum owner-occupied residential exemption allowed by state law from 35 percent to 40 percent.

“We need to be doing everything we can to help our Boston homeowners,” Worrell said. “I was in support of last year’s compromise on the commercial tax shift, and I’m also in support of this. These are similar tools that ultimately would be shielding our homeowners from large property tax hikes.”



City Councilor Brian Worrell (District 4) introduces a home-rule petition during a conference on January 8, to increase the senior homeowner tax exemption. Shown looking on are Mayor Michelle Wu and Sen. Sal DiDomenico.

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United States Attorney Joshua S. Levy announces departure

SPECIAL TO THE GAZETTE

United States Attorney Joshua S. Levy has announced that, effective January 17, 2025, he will be stepping down as the United States Attorney for the District of Massachusetts. U.S. Attorney Levy tendered his resignation to United States Attorney General Merrick Garland this afternoon.

U.S. Attorney Levy became the Acting U.S. Attorney on May 19, 2023. Levy, who was twice nominated by President Biden for the permanent role as U.S. Attorney, was appointed U.S. Attorney by Attorney General Garland in November 2024. As U.S. Attorney, he served on two subcommittees of the Attorney General's Advisory Committee – White Collar Crime, and Terrorism & National Security – and was a member of the Human Trafficking Work Group. U.S. Attorney Levy also served as the Northeastern U.S. representative for the U.S. Attorney community on the Domestic Terrorism Executive Committee.

“Serving as the U.S. Attorney for the District of Massachusetts has truly been the highlight of

my career,” said U.S. Attorney Levy. “Every day over the past three years, I have witnessed firsthand the unwavering dedication and extraordinary skill of the federal prosecutors, support staff, and law enforcement partners who work tirelessly to uphold the rule of law, keep our communities safe and protect civil rights. My core touchstones as the leader of this office have been to serve with the highest integrity and a commitment to pursue justice in every case by following the facts and the law, without fear or favor.”

U.S. Attorney Levy continued, “We have brought some incredibly important cases these last three years that have improved the lives of the people of Massachusetts. As I reflect on my tenure, I am equally proud of the thoughtful, deliberative process engaged in by our team whenever making the grave decision about whether to bring federal charges to ensure it is consistent with the principles of federal prosecution.”

Under U.S. Attorney Levy's leadership, the office brought several high impact cases in-



United States Attorney
Joshua S. Levy

cluding charges in the death of Sandra Birchmore; the \$650 million resolution of criminal and civil charges against McKinsey & Company for their illegal conduct in support of Purdue Pharma's marketing of opioids; and charges against two men for their alleged involvement in a scheme to procure sensitive drone technology to Iran, which resulted in the deaths of three U.S. soldiers. Under Levy's tenure, Jack Teixeira was sentenced to 15 years in prison for leaking highly classified documents, and seven former employees of eBay were sentenced for cyberstalking

a Massachusetts couple. U.S. Attorney Levy also oversaw the \$574 million-dollar criminal and civil enforcement action against Raytheon for overcharging government contracts. During U.S. Attorney Levy's tenure, the office solidified its position as the most successful U.S. Attorney's Office in the country in terms of False Claims Act recoveries, with over \$1 billion recovered in 2024 alone.

One of the most important series of prosecutions in the last three years were brought by the newly created Human Trafficking and Civil Rights Unit. This dedicated team of lawyers, support staff and victim witness advocates has secured convictions and lengthy sentences against 20 individuals since the unit was formed in 2022, including numerous convictions of people who trafficked minors or used force, fraud or coercion to engage in trafficking. The office's other notable achievements under Levy's leadership as U.S. Attorney included impact prosecutions in the areas of public corruption, child exploitation, hate crimes, police accountability, fentanyl

trafficking and gun violence, just to name a few.

Today's announcement marks the end of U.S. Attorney Levy's second tenure with the Department of Justice. In 1997 he served as an Assistant U.S. Attorney in the Criminal Division's Economic Crimes Unit. Levy left the Department of Justice in 2004 to become a partner at Ropes & Gray, where he served as co-chair of the firm's 325-lawyer Litigation and Enforcement practice, co-Managing Partner of Ropes & Gray's Boston office and co-chair of the firm's Diversity, Equity and Inclusion Committee. In 2022, Levy was inducted into the American College of Trial Lawyers in recognition of his courtroom advocacy. Immediately prior to becoming the Acting U.S. Attorney, Levy served as the First Assistant U.S. Attorney from January 2022 through May 2023.

First Assistant U.S. Attorney Mary B. Murrane, who has been with the Department of Justice for 16 years, will assume the role of Acting U.S. Attorney following U.S. Attorney Levy's departure.

Homelessness

Continued from page 3

an overnight warming center to serve 24 people each night.

“Given the increasing demand for shelter services and warming centers in recent years, this funding is crucial to easing the pressure on our community's limited resources. I am deeply

grateful for the funding opportunities provided by the Healey-Driscoll Administration, and I am incredibly proud of the efforts being made by the City of Revere and Housing Families to address these critical shelter needs,” said State Representative Jessica Ann Giannino (D-Revere).

“As individuals, and as a Commonwealth, one of our most important moral obligations is to care for the least of those

amongst us, including the poor and the homeless. With this in mind, I am thankful to Mayor Keefe for his leadership in seeking and obtaining this important funding and for providing the necessary supplemental funding,” said State Representative Jeffrey Rosario Turco (D-Winthrop).

“We're thankful to our state officials for their advocacy in supporting our unhoused populations, and for their continued support of the Chris Alba Emergency Warming Center. This year, we've partnered with American Legion Post 61 to activate a new, larger location for our warming center, at 249 Broadway – all which would not have been possible without these supplemental grants,” commented Mayor Patrick M. Keefe Jr.

“Our nonprofit community partners provide a lifeline to individuals who are struggling with the very basic need of a safe place to lay their head at night,” said Housing and Livable Communities Secretary Ed Augustus. “In addition, these organizations are well-equipped

to connect individuals with other important services ranging from behavioral health to the search for permanent housing, which helps lift people out of homelessness.”

“The City of Revere is grateful for the Division of Housing and Stabilization's One Time Grant to sustain and expand the Chris

Alba Emergency Warming Center that has operated the last two winter seasons. This funding will allow us to increase both our nightly capacity limit and our scope of services, helping those most vulnerable during the coldest months,” said Lauren Buck, Chief of Health and Human Services, City of Revere.

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Councilors Flynn and Murphy file hearing order on White Stadium and Resolution on Project Labor Agreements

SPECIAL TO THE GAZETTE

Boston City Councilor Ed Flynn and City Councilor At-Large Erin Murphy have filed a hearing order to address the concerns with projected costs, community input, and transparency on the redevelopment of White Stadium. In addition, Councilors Flynn and Murphy also filed a resolution to support the use of project labor agreements (PLAs) at White Stadium and all city construction projects valued at or more than \$35 million. With significant pushback on the White Stadium project from the community, as well as the substantial risk involved at nearly \$100 million for the city thus far, it is critical that the Boston City Council does its due diligence in ensuring that residents' concerns are heard.

With projected construction costs to the Stadium rising from \$50 million to \$91 million for the city- and \$100 million to \$182 million for the stadium overall when including the team's contribution- it would be wholly appropriate for the Boston City Council to hold a hearing to discuss the cost increases and inherent risk for the city, as well as serious concerns brought forward by residents regarding a lack of community process, transparency, and the use of public land for private organizations. The newly signed 30-year lease has effectively placed a private-public venture on public land, despite White Stadium being funded by the George Robert White Fund - a fund to be used for "public utility".

On account of these reasons and more, Councilor Flynn previously called for the current project to be cancelled in favor of a White Stadium project geared towards student athletes and residents instead, which economists reportedly indicated would cost approximately \$20 million. Moreover, Councilor Flynn called for the city and BOS Nation FC to instead explore other

options such as Nickerson Field at Boston University.

If the White Stadium project continues to move forward, it is important that the construction workers are protected by a project labor agreement (PLA). A PLA is a project-specific collective bargaining agreement on large scale development projects. This signed document establishes employment terms and conditions for a construction project. Project labor agreements often include hiring regulations that require contractors to hire local workers, apprentices, and un-

derrepresented groups. Furthermore, they often include wage floors, ensuring the fair and equitable payment for all employed on the site.

President Biden declared that it is the policy of the Federal Government for agencies to use project labor agreements in connection with large-scale construction projects valued at \$35 million or more. Additionally, Governor Healey signed an economic development bill late last year, including language about the positive impact that PLAs have on construction sites, not

only for workers, but also small businesses and the owners of projects. PLAs are often set in place in private developments, however it is crucial that the agreements are more widely utilized in Boston and the Commonwealth and follow in the direction of the State and Federal governments.

"I am deeply concerned with the risk of investing nearly \$100 million for a private organization at White Stadium instead of a project geared specifically towards Boston students and families, and that the concerns

from residents on the escalating cost, transportation, and quality of life issues have not been taken seriously," said Councilor Flynn. "If this controversial project continues to move forward, we must do everything we can to protect the workers with project labor agreements to ensure equal employment opportunities and set an important precedent for future developments valued at or more than \$35 million."

For more information, please contact Councilor Flynn's office at 617-635-3203 or Ed.Flynn@Boston.gov.

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Mission Hill Gazette Jamaica Plain Gazette



CITY RINGS IN THE NEW YEAR WITH FIRST NIGHT CELEBRATION



DEREK KOUYOUMJIAN PHOTOS
Shown above, The City of Boston is lit up to welcome the arrival of 2025 as scores of revelers greeted the New Year from the Boston Common. Shown to the right, fireworks brighten the night sky over Boston Common as the clock strikes midnight, ushering in 2025.



The Jamaica Plain Honk Band marched in the parade as part of First Night festivities.



3458 Washington

Continued from page 6

ripe for redevelopment.”

Another project supporter appreciated the developers working with the neighbors and said, “The neighbors were happy with it because what we’re seeing now is the need for development, the need for apartments.”

Although, as mentioned, some shared concerns about aspects of the project, a few residents clarified that sharing those concerns was not an attempt to halt the project.

“No one in this neighborhood is trying to stop this project,” said the same attendee who voiced their concerns about the size of the building, the density, and the amount of parking.

“We want housing, and we particularly want affordable housing... we’re not trying to stop it; what we’re trying to do is to make it relevant to the neighborhood and to Washington Street.”

As the conversation continued, one significant topic was affordability. Specifically, multiple attendees wondered how the proposed number of affordable units complied with PLAN: JP/

ROX.

Morancy noted that eight inclusionary development policy units (IDP) — three studios, three one-bedroom, one two-bedroom, and one three-bedroom — are planned, with varying area median income (AMI) levels.

While Tyler Ross, a senior project manager at the Planning Department, indicated that the proposal complies with PLAN: JP/ROX’s IDP recommendations, there were some questions on how that was calculated and a request to get more information.

Other topics discussed during the meeting included dumpsters, delivery areas, and more before the conversation concluded.

According to Ross, this project is tentatively scheduled to be presented to the Boston Planning & Development Agency (BPDA) Board at this month’s meeting on January 16th. He also emphasized that residents can comment on the project by emailing tyler.c.ross@boston.gov.

For more information about the project and to view the recording and presentation from this meeting, visit <https://www.bostonplans.org/projects/development-projects/3458-washington-street>.

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EDITORIAL

Jimmy Carter practiced what he preached

The passing of former President Jimmy Carter at the age of 100 brings to an end the extraordinary life of a man who ascended from the small town of Plains, Georgia (population 552) to the highest office in the world.

Carter's life-story is the political equivalent of a rags-to-riches Horatio Alger novel. He never gave up on anything he attempted, despite long odds and failure. As a boy he aspired to attend the U.S. Naval Academy, which he eventually did (after initially attending the Georgia Technology Institute) and from which he graduated in the top 10 percent of his class.

After completing his military service, he went into peanut-farming (something he had done as a youngster) and almost went bankrupt. However, thanks to hard work and determination, he and his wife Rosalynn eventually turned the farm into a successful enterprise.

Carter served as a state senator in Georgia before running for governor. He lost his first campaign, but won the second, serving from 1971-75 before launching his long-shot bid for president despite being a virtual unknown on the national scene.

Jimmy Carter first came to our attention in an interview in a national magazine just as he was launching his bid for the presidency. Carter's straight talk (in a press conference he described his ideology as, "Conservative, moderate, liberal, and middle-of-the-road") impressed us as being just what the country needed in the immediate aftermath of the Watergate scandal and the Vietnam War, two events in which our nation's leaders had lied to us about everything.

Carter was an unconventional president in almost everything he did right from the start. On his second day in office, Carter pardoned all Vietnam War draft evaders. He immediately jump-started peace negotiations in the Mideast that culminated in 1978 when he invited Anwar Sadat, the president of Egypt, and Menachem Begin, the president of Israel, to Camp David and personally shuttled between their compounds for 13 days to work out a peace plan.

He created a national energy policy that included conservation and renewable energy in an effort to wean the U.S. off our dependence on foreign oil. He also undertook the second round of strategic arms limitation talks with the Soviet Union.

However, Jimmy Carter had the misfortune of beginning his presidency during a period of perceived decline in our nation. Our major cities were crime-ridden. New York City was bankrupt. Things went from bad to worse in the second half of his term with the disaster at Three Mile Island, the Soviet invasion of Afghanistan, the Nicaraguan Revolution in which avowed Communists took control of the country, and the Iranian Revolution, which not only saw our embassy workers be taken hostage, but which also resulted in another oil price shock, leading to long lines at gas stations all across the country.

Jimmy Carter's greatest strengths, his dogged determination and belief in his own ability, proved to be his greatest weaknesses. He failed to understand that politics is the art of compromise. When he spoke to the American people about gasoline shortages and the high price of energy, he urged personal sacrifice, such as driving less, turning down thermostats, and wearing extra sweaters. Carter lacked the ability of many great leaders, such as Churchill, Roosevelt, John F. Kennedy, and Ronald Reagan, to provide inspiration and hope.

Even though we were young and enjoying ourselves immensely in the prime of our lives during his presidency, whenever we think back to the '70s, we think of a gloomy and depressing era -- ugh, what a mess it was. Jimmy Carter didn't cause any of those problems, but he didn't have any solutions either.

But as much as Jimmy Carter may not have been a successful president, his five decades post-presidency should serve as an inspiration to every American. There is no person in our lifetime who has been the exemplification of the ideals (and we're not getting religious here) expressed by Jesus Christ: Love thy neighbor as thyself; do unto other as you would have them do unto you; let he who is without sin cast the first stone; and especially, "It is easier for a camel to go through the eye of a needle than for a rich person to enter the Kingdom of God."

For almost 50 years, Jimmy Carter practiced the ideals that he preached from the pulpit in his small Baptist Church. His work with Habitat for Humanity, his efforts to eradicate the Guinea worm disease through the Carter Center, and his many diplomatic efforts around the world earned him the Nobel Peace Prize in 2002.

Jimmy Carter served as the conscience of our nation -- and the world. His presence will be missed. May he rest in peace.

Even when the Patriots won, they lost

Heading into the final week of the NFL season, the Patriots were in prime position to claim the #1 draft pick, which held the promise of trading that pick to a team that needs a quarterback in return for a number of other picks that the Pats could have used to restock their team.

All that the Pats had to do on Sunday was lose to the Buffalo Bills -- something the Patriots had done on 13 previous occasions this season.

But they blew it -- they won! -- and thereby dropped to the #4 pick, which is of little consequence in this year's draft.

Despite the victory, the Patriots fired first-year head coach Jerod Mayo. Admittedly, Mayo may have been in over his head as a first-time head coach, but the reality is that he never had a chance given New England's pathetic roster.

The Patriots had been among the elite organizations in pro sports. But today they're a joke, with no light at the end of the tunnel, no matter who their next head coach may be.

The futility of the Patriots this season makes us all the more appreciative of the genius of Bill Belichick and the greatness of Tom Brady. Even though the Pats may not make it back to the Super Bowl for quite a while, we can be grateful for the joy they brought us for almost two decades.

LETTERS

Prevent violence by confronting its origins

Dear Editor,

Little public attention is given to the origins of violent behavior. However, long-term studies have significant, overlooked findings. For example, an angry temperament in infants correlated with later aggression at six years of age. Another study showed that boys who were more aggressive at eight years of age were found to be more aggressive at thirty years of age.

Studies have also found that birth-related factors were associated with later violent behavior. Hospital birth has been transformed from a natural event to a medical event. Experiences for the baby could include pain, distress, trauma, and physical injury from routine medical practices. No study shows that hospital birth is safer than home birth with the competent support of a midwife. Babies sometimes smile at home births.

Problems during the birth experience have been associated with adult violence. In a study that received national attention, investigators followed over 4,000 male infants to age eighteen. They found that those infants

who had experienced both birth complications and early maternal rejection were most likely to have engaged in violence when they grew up.

The first and fundamental intimate relationship between mother and infant is called attachment. This relationship provides a biological and emotional foundation for future relationships. For example, research demonstrates that securely attached infants are more curious and sociable with peers at two, three, and five years of age. The child's self-confidence and empathy are also supported by the quality of the bond with the mother.

The mother-infant bond can be disrupted by the infant being separated from the mother, unmet biological and psychological needs, maltreatment, and trauma. Such early experiences affecting the mother-infant relationship can have long-term consequences on child development. Various common American cultural practices for infant care generally involve unmet

Continued on page 16

The opinions expressed on these pages are not necessarily those of this newspaper.

Jamaica Plain GAZETTE

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LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617) 788-8300 CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. SU25P0008EA Estate of: Jose Del Valle Date of Death: 11/25/2024

the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Brian J. Dunn, First Justice of this Court. Date: January 03, 2025 Stephanie L. Everett, Esq. Register of Probate

01/10/25 JP

LEGAL NOTICE



Commonwealth of Massachusetts Land Court Department Trial Court SUFFOLK, SS. CASE NO. 24 MISC 000587 (DRR) Susan M. Kelley and Peter F. Kadzis v.

The Federal Deposit Insurance Corporation, as Receiver for Netbank, Wholesale Legal Successor, by Complete Corporate Conversion, to Resource Bancshares Mortgage Group, Inc., RBMG, Inc. and RBMG, LLC.

TO: any unknown or unascertained persons with a legally cognizable interest in a certain parcel of land in Boston, Suffolk County, in said Commonwealth, being known as and numbered 42 Peter Parley Road.

You are hereby notified that a complaint has been filed by the above-named Plaintiffs in which you are named as an interested party. This complaint concerns a certain parcel of land in Boston, Suffolk County, in said Commonwealth, being known as and numbered 42 Peter Parley Road, (the "Property"). Plaintiffs allege that title to the Property is clouded by an improperly discharged mortgage. Plaintiffs allege to have granted a mortgage on the Property to Northstar Mortgage Corp. dated February 20, 1998, and recorded on February 26, 1998 with the Suffolk County Registry of Deeds (the "Registry of Deeds") at Book 22185, Page 140, as affected by an assignment of mortgage to Resource Bancshares Mortgage Group Inc., dated February 20, 1998, and recorded on February 26, 1998, with the Registry of Deeds at Book 22185,

Page 147 (the "Improperly Discharged Mortgage"). Plaintiffs allege to have refinanced the Property by taking out a new mortgage with Mortgage Electronic Registration Systems Inc. as nominee for North American Mortgage Company, said mortgage dated November 2, 2001, and recorded on November 7, 2001, with the Registry of Deeds at Book 27358, Page 275 (the "Refinance Mortgage"). Plaintiffs claim that the Improperly Discharged Mortgage was paid off in full to GMAC Mortgage Corporation as part of the settlement of the Refinance Mortgage. Plaintiffs further allege that after the payoff in full of the Improperly Discharged Mortgage, GMAC Mortgage Corporation executed a Discharge of Mortgage dated November 29, 2001, and recorded on January 25, 2002, with the Registry of Deeds at Book 27865, Page 279. Plaintiffs allege that said attempted Discharge of Mortgage fully and completely refers back to the Improperly Discharged Mortgage, however plaintiffs claim that title to the Property cannot be cleared of the Improperly Discharged Mortgage without the recording of an assignment or discharge of Mortgage from the Defendant, The Federal Deposit Insurance Corporation as receiver for Netbank, wholesale legal successor, by complete corporate conversion, to Resource Bancshares Mortgage Group Inc., RBMG, Inc. and RBMG, LLC ("FDIC"). Plaintiffs further allege that Despite the best efforts of counsel for the Plaintiffs, an assignment or discharge of mortgage from the Defendant, FDIC, has not and cannot be acquired. Plaintiffs seek a judgment discharging the Improperly Discharged Mortgage and declaring that the plaintiff and/or his successors in title hold title to the Property free and clear of any claims of the defendant, and for such other relief deemed equitable and just. This complaint may be examined at the Land Court, Boston, Massachusetts, or online at www.masscourts.org. Information on how to search Land Court dockets is available on the Land Court website: www.mass.gov/how-to/find-a-land-court-case-docket. A copy of said complaint may also be obtained from

plaintiff's attorney. If you intend to make any defense, you are hereby required to serve upon the plaintiff's attorney, Kurt F. Stuckel, Esq., whose address is 17 Grant Street, Stoneham, MA 02180, an answer to the complaint on or before the seventeenth day of February, 2025, next, the return day, hereof, and a copy thereof must be filed in this court on or before said day. If you fail to do so, judgment by default will be taken against you for relief demanded in the complaint. Unless otherwise provided by Rule 13(a), your answer must state as a counterclaim any claim which you may have against the plaintiff which arise out of the transaction or occurrence that is the subject matter of the plaintiffs' claim, or you will thereafter be barred from making such claim in any other action. It is ORDERED that notice be given by publishing a copy of this notice once in The Jamaica Plain Gazette, a newspaper of general circulation in Boston, Suffolk County, in said Commonwealth at least thirty days before the seventeenth day of February, 2025. Witness, Gordon H. Piper, Chief Justice of the Land Court, the third day of January, 2025. Attest: Deborah J. Patterson Recorder

1/10/25 JP

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617)788-8300 CITATION ON PETITION TO CHANGE NAME Docket No. SU24CO699CA

In the matter of: Abigail Rose Downey A Petition to Change Name of Adult has been filed by Abigail Rose Downey, of Jamaica Plain, MA requesting that the court enter a Decree changing their name to: Abigail Craig Downey 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 01/30/2025. 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: December 31, 2024 Stephanie L. Everett, Register of Probate

01/10/25 JP

LEGAL NOTICE

Commonwealth Of Massachusetts The Trial Court Probate and Family Court Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 DIVORCE SUMMONS BY PUBLICATION AND MAILING Docket No. SU24D2080DR Ashley Rivera Plaintiff

vs. Julio Rivera Defendant

To the Defendant: The Plaintiff has filed a Complaint for Divorce requesting that the Court grant a divorce for irretrievable breakdown. The Complaint is on file at the Court. An Automatic Restraining Order has been entered in this matter preventing you from taking any action which would negatively impact the current financial status of either party. SEE Supplemental Probate Court Rule 411. You are hereby summoned and required to serve upon: Ashley Rivera 58 Horan Way #402 Jamaica Plain, MA 02130 your answer, if any, on or before 01/30/2025. 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 in the office of the Register of this Court.

WITNESS, Hon. Brian J. Dunn, First Justice of said Court. December 23, 2024 Stephanie L. Everett Register of Probate

1/10/25 JP

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617)788-8300 CITATION ON PETITION TO CHANGE NAME

Docket No. SU24CO529CA In the matter of: Ashley Marie Taylor A Petition to Change Name of Adult has been filed by Ashley Marie Taylor, of Jamaica Plain, MA requesting that the court enter a Decree changing their name to: Oak Grey IMPORTANT NOTICE Any person may appear for purposes of objecting to the petition by filing an appear-

ance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 02/19/2025. 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 8, 2025 Stephanie L. Everett, Register of Probate

01/10/25 JP

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Self Esteem Boston is seeking an experienced, reliable, psycho-educational group leader to work 2 or 3 days per week for up to 28 hours weekly to facilitate self-esteem educational programs for women in transitional recovery programs across greater Boston.

Group leader experience required: BA + 10 yrs exp, or MA + 5 yrs exp. Car required. 2 year commitment preferred. Must enjoy driving in diverse Boston neighborhoods. M.Ed, LICSW, LMHC, LADC, or CADAC a plus.

Passion and commitment for helping women to rebuild their lives, a must.



Resume to: Marion B. Davis, President, Self Esteem Boston P.O. Box 301155, Jamaica Plain, MA 02130 (EOE) or email to: empowermail@selfesteeemboston.com

CITY PAWS

Quality of life

BY PENNY & ED CHERUBINO

Our furry family members need more from us than regular feeding, walking, and routine health care. They need us to be concerned about the quality of their lives.

If you have a dog or a cat, you want to do everything possible to keep your animal happy and healthy. However, finding time to do things that can improve their quality of life may be challenging. To overcome this, resolve to form new habits and set a few goals for the new year.

Dedicated Time

You know the activities you

love to do with your dog or cat. However, you should also think about the activities your little pal loves to do with you. It could be a play session when you toss a toy or wiggle an interactive cat teaser. Recognizing joyful moments can take careful observation. Plan to do more of it once you know what fills your animal's life with bliss.

On the other hand, you also know what activities cause your pet stress and fear, diminishing their quality of life. You should take whatever steps are needed to support the animal through difficult situations and desensitize them as best you can. For

example, you might visit the grooming parlor or veterinary office and have the staff give your pet a treat between scheduled visits.

Learn To Do The Basics

You are the one most likely to spot something abnormal with your cat and the one who speaks for your dog when he needs medical care. A quick home check-up regularly might save the animal some pain and you some money.

Routine, at-home dental care is one of the most important (but often neglected) quality-of-life care a pet guardian can provide. If you can set a routine to brush your critter's teeth at least once or, at best, twice a day, it can help prevent pain and a cascade of health issues from periodontal disease.

Make Your Home Pet-Friendly

Does your cat have places to climb, not only because cats love to climb, but also to get away from dogs, children, (or even you) when she wants to be left alone?

We often notice cats and sometimes dogs perched in windows. Does your little friend love to watch the world go by or keep track of the birds in the trees?

If you don't have wide window sills, do what you can to provide a comfortable and secure perch. And, be sure there is no possibility of a fall out of the window.

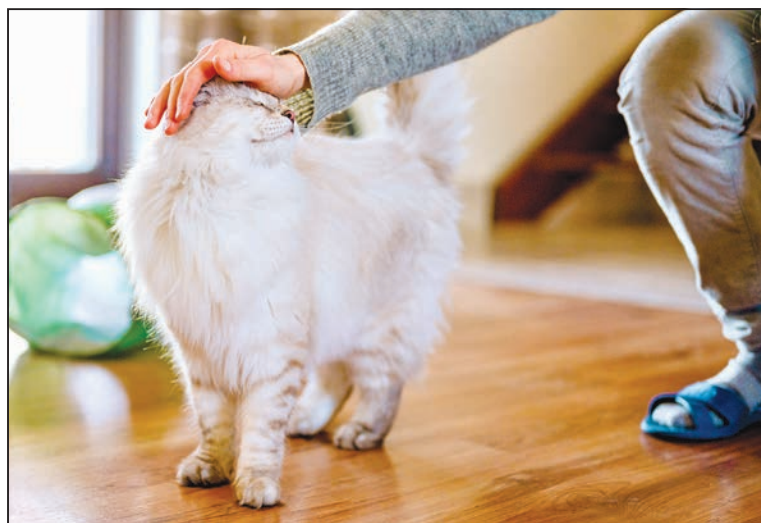
Safety is another issue. In our tech-filled world, we run wired chargers here, there, and everywhere. These can be tempting to little friends who spend far more time on the floor looking around than we do. Keep those devices unplugged or out of reach when you aren't using them.

Finally, educate yourself about foods, plants, household products, and odd dangers from ribbons that cats might ingest to

stray socks that a big dog might eat.

The saddest assessment of the quality of life required of any animal guardian is when their pet's health drastically reduces their enjoyment of life. With our pets, we are allowed to end suffering. However, before you make that decision, check your options. It may be that more specialized veterinary care, a new medication, or a mobility aid could make a difference.

Do you have a question or topic for City Paws? Send an email to Penny@BostonZest.com with your request.



Your cat's purr is an excellent sign that she is enjoying your moment together. (Photo by Piotr Musiol)

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Letter

Continued from page 14

needs. For example, cross-cultural studies show that the lack of physical affection and extended body contact with the mother in infancy can lead to later violent behavior. Infants' defensive responses to psychologically survive from disrupted bonding with the mother include emotional numbing, resulting in later reduced empathy, as described in my book, *The Empathy Evolution: Preventing Violence, Racism, Political Corruption, and Mental Illness by Creating More Caring People*.

Significantly, thirty-eight percent of American pregnancies are unintended. The quality of life for children who are born from such pregnancies is ignored. Associated maternal stress and delivery complications adversely

affect infants and weakens bonding with the mother. Unwanted children increase rates of child abuse and neglect. When the needs of children are not satisfied, they experience distress that leads to behavioral problems. This should be included in the debate about abortion.

Mothers do the best they can based on their personal histories. Most American mothers of infants return to work. A significant first step would be to provide national paid maternal leave policies. European countries generally provide one to three years of paid maternal leave. Other improvements would be required sex education for teenagers, better use of contraception, learning about infants and child care with empathy, and control of childbirth by women.

Ronald Goldman, PhD, is a resident of Jamaica Plain, and a psychologist, speaker, and author.

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