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HOMECOMING ON THE HORIZON FOR SHATTUCK CHILD CARE CENTER — PAGE 6

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Jamaica Plain GAZETTE



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At the groundbreaking are (left to right) Phill Gross, philanthropist and YES Vice President Board of Directors, Bryan Van Dorpe, YES Executive Director Bryan Van Dorpe, Chris Peabody, YES Board of Directors, Rashaun Martin, YES Board of Directors, Andrea Martin, YES Board of Trustees, Genny Soper, and Geoff Soper, YES Board of Directors Chair.

Youth Enrichment Services celebrates groundbreaking of Yawkey Youth Development Center in Jamaica Plain

SPECIAL TO THE GAZETTE

In January, Youth Enrichment Services (YES), a nonprofit organization committed to providing impactful and rewarding outdoor experiences to thousands of young people throughout Boston since 1968, celebrated the groundbreaking of its future headquarters in Jamaica Plain. The Yawkey Youth Development Center will be a 16,000 square-foot, state-of-the-art facility complete with a rock climbing wall, ski shop, classroom space and more to support year-round outdoor and leadership experiences for Boston's youth ages 7-18.

Set to open in 2026, the new three-story facility at 267 Amory Street will enable YES to



Pedro Cruz, Executive Director, City of Boston's Office of Youth Engagement and Advancement addresses those in attendance.

expand its reach and support an even greater number of city youth eager to participate in

its programs. The completion of the new headquarters will allow YES to serve over 500 more Boston youth in its first three years of operation and 700 more in five years. Currently, YES serves more than 1,200 children and teens annually primarily from Dorchester, Roxbury, Mattapan and Jamaica Plain.

"YES creates life-changing experiences for Boston youth -- building confidence, inspiring leadership and equipping our young people with the skills they need to navigate challenges," said Mayor Michelle Wu. "Every young person in the city of Boston should have access to enriching outdoor opportunities.

Continued on page 5

Planning Department hosts meeting about Rogerson-Beaufort project

By MICHAEL COUGHLIN JR.

At a meeting last week, attendees heard Rogerson Communities' plans to redevelop their site at 434 Jamaicaway, which would replace memory care beds and create new affordable housing opportunities for seniors.

The project proponent, Rogerson Communities, serves more than 2,000 families in the state with 30 facilities and programs, including at the project site, which is currently a 66-bed assisted living memory care community and social day program.

As part of this project, a new seven-story building would be erected, creating 67 affordable apartments for seniors and replacing the existing memory care

beds and social day program with 66 new memory care beds and a social day program.

Moreover, there are plans for a total of 62 parking spaces, 33 of which would be in a garage. Regarding the affordability of the proposed apartments, they would be offered at 60% of area median income (AMI).

It should be noted that the abovementioned aspects of the redevelopment are part of phase one of the project, and they were the primary topic of last week's meeting hosted by the Planning Department.

However, in addition to these phase one plans, Rogerson Communities proposes to demolish

Continued on page 2

CELEBRATING WITH DUMPLINGS



DEREK KOUOYUMJIAN PHOTO

Two young siblings play Bo Nong, a Chinese game of stacking dice using only chopsticks to get ready for the dumpling class about to start to celebrate the Lunar New Year. See Pages 8 and 9 or more photos.

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Outreach Committee discusses plans for upcoming JPNC election

SPECIAL TO THE GAZETTE

The Outreach Committee of the Jamaica Plain Neighborhood Council (JPNC) held its regular monthly meeting this past Tuesday evening. On hand for the session were chair Katherine O'Shea and fellow committee members Michael Reiskind and Doug Rand.

Prior to the meeting, the members heard from area resident Luisa Harris, who spoke of the need for improvements to the pool at the Hennigan Community Center. Although the committee members noted that the Hennigan Center does not fall within their specific purview, they acknowledged the issues Harris raised and expressed their support for her endeavor.

The principal business of the meeting consisted of making plans for the upcoming biannual election for seats on the JPNC in June. The JPNC consists of 20 members, five of whom are elected at-large and five each from the three districts, A, B, and C.

The members discussed Saturday, June 7, as a possible date, though they raised the issue of a potential conflict with a Muslim holiday on that day. They also discussed the possibility of June

8 and June 21 as alternate dates.

O'Shea noted that they will post the election handbook two months before the election. She also said that the committee will discuss election training materials at its March meeting. There will be separate training sessions for the three ombudspersons and the poll workers, whose principal jobs include ensuring that individuals are voting in their proper districts (A, B, or C) and maintaining the integrity of the voting process and ballots.

The members discussed using the same polling locations as last year, which were at JP Licks, Stop and Shop, and the Centre Food Hub (which was used because the original choice of location at the Forest Hills station required a \$200 fee). The need for tents also was discussed in view of the rain that occurred during last year's election day.

There also was a short discussion of the need for a fourth location in order to count the ballots, which O'Shea said was conducted last year at South Storage, later in the evening of election day.

The members also brought up a suggestion raised by JPNC member Peter DeCotis at the JPNC's last meeting about

whether the JPNC should even hold elections.

Reiskind noted that some community councils in the city are appointed by the mayor or by institutions within the area.

O'Shea acknowledged that the current election process does not encourage widespread participation by the community.

"I understand where Peter is coming from because we have an election and we don't even have a full council," said O'Shea. "So it's not a competitive election, which makes it feel like a formality. But I also do not see what we would do if we do not have an election.

"We could make it easier to get on the ballot," continued O'Shea. "But I think that it would be difficult to figure out an alternative, other than that everyone who is on the council stays on the council and that new members are voted on by the members."

Reiskind also pointed out that any change to the election process and the manner of choosing JPNC members would require a change to the JPNC's by-laws.

The committee said that they will present their proposals for the June election at the next meeting of the JPNC that is scheduled for February 25.

Meeting

Continued from page 1

the existing memory care addition and legacy building and add more senior housing as part of a potential phase two of the redevelopment.

"After the new building, what we call phase one, is erected and built, people are moved from the current building into phase one, and then there is a small phase of the demolition of the current building to make room for a phase two which is not part of the PNF (project notification form) that was submitted however is part of the overall planning of the site," said Philippe Saad, a member of the project team.

Another project team member, Emilee Regan, highlighted how the proposed redevelopment aligns with the area's zoning requirements. Specifically, this project would need variances for additional lot area square footage for units over three and height in feet and stories.

As noted, the proposed building is slated to be seven stories and is projected to be 81 feet tall. These proposed dimensions are well over the zoning maximums in the area, which were presented as three stories and 35 feet.

Regan also indicated that conversations with the community this fall helped shape the current proposal.

"A lot of the feedback that we collected throughout those meetings that took place between September and December helped to inform the final proposal that was submitted in the PNF," she said.

Some of the changes to the proposal include reductions in the number of apartments and massing, along with increases in open space access and on-site parking. Regan also mentioned that a more detailed look was taken at parking and traffic and that overnight parking at the facility for neighbors would return.

As the presentation continued, Saad highlighted other aspects of the project, such as enhancing connections between Centre Street and the Jamaica way, improving sidewalks, landscaping, and more.

Eventually, after Saad outlined floor plans and renderings, attendees were given the opportunity to comment and ask questions.

The most common theme among residents who commented on the proposal was that they supported providing affordable housing to seniors but opposed the design in which the propo-

nents planned to do it.

For example, the height of the building was a major concern for several attendees.

An abutter who lives on Beaufort Road said, "It is out of keeping with the rest of what we have in the neighborhood. The top floors that are not brick are very much out of keeping, and it will be seen very clearly from the Jway and the pond."

"Permitting a building to surpass the established zoning height limit by over 230% sets a perilous precedent, undermining the core purpose of zoning laws," said another attendee.

"If such an extreme deviation is allowed, what protections will remain for other neighborhoods against future violations?"

Many residents also did not think the project's sheer scale was compatible with the area. One attendee thought the site's current parking situation was insufficient, mentioning that staff members already park on the street.

This same attendee explained that the proposed parking would also be insufficient, especially considering the apartments planned with phase two of the redevelopment.

"Parking in the neighborhood is already tight. Beaufort and Lakeville Roads are narrow. Beaufort Road is 23 feet wide with one side of parking, and Lakeville is even narrower at 20 feet wide with one side of parking," they said.

As the conversation continued, several attendees shared their concerns about the project's impact on traffic in the area, shadows, light, delivery plans, construction length, and more.

While many concerns were raised, and many attendees commented that they opposed the design, a few were supportive.

For example, one attendee supported the design, saying, "I strongly support this project. I think the design is excellent; I think it compliments the neighborhood nicely."

Eventually, the discussion ended, and Camille Platt of the Planning Department closed the meeting.

To learn more about the project and view the meeting's recording and presentation, visit <https://www.bostonplans.org/projects/development-projects/roger-son-beaufort>.

Comments on the project can be made at the abovementioned link or via email to Platt at camille.platt@boston.gov. The current comment period is open until February 14.

MASSART PUBLIC NOTICE

The Massachusetts College of Art and Design (MassArt) will undergo a comprehensive evaluation visit on March 16-19, 2025, by a team representing the New England Commission of Higher Education (formerly the Commission on Institutions of Higher Education of the New England Association of Schools and Colleges, NEASC).

The New England Commission of Higher Education is one of seven accrediting commissions in the United States that provide institutional accreditation on a regional basis. Accreditation is voluntary and applies to the institution as a whole. The Commission, which is recognized by the U.S. Department of Education, accredits approximately 220 institutions in the six-state New England region as well as several other states and American-style institutions overseas.

MassArt has been accredited by the Commission since 1950 (approximately) and was last reviewed in Spring 2017. Its accreditation by the Commission encompasses the entire institution.

For the past year and a half, MassArt has been engaged in a process of self-study, addressing

the Commission's Standards for Accreditation. An evaluation team will visit the institution to gather evidence that the self-study is thorough and accurate. The team will recommend to the Commission a continuing status for the institution. Following a review process, the Commission itself will take the final action.

The public is invited to submit comments regarding the institution to:

Public Comment on MassArt
New England Commission of Higher Education
301 Edgewater Place, Suite 210
Wakefield, MA 01880
Email: info@neche.org

Public Comments must address substantive matters related to the quality of the institution. The Commission cannot settle disputes between individuals and institutions, whether those involve faculty, students, administrators, or members of other groups. Comments will not be treated as confidential and must include the name, address, and telephone number of the person providing the comments.

Public Comments must be received by March 19, 2025.

The Commission cannot guarantee that comments received after that date will be considered.

Boston ZBA approves variances for 4-unit building at 71A Williams St.

SPECIAL TO THE GAZETTE

The City of Boston Zoning Board of Appeals (ZBA) unanimously approved a request for a number of variances to permit the construction of a new, four-unit apartment building at 71A Williams St. at its meeting on January 28.

Attorney John Pulgini and architect David Freed, along with local realtors Paul and Justin Iantosca, the owners of the property, were on hand for the hearing.

According to the ZBA's agenda, the variances being sought were as follows:

“Proposed new 3 story, 4 family residence, with front & rear decks and parking at the rear of property. The parking will be accessed through a proposed easement with 69 Williams Street.

“Art. 55, Section 8 Use: Forbidden Multifamily Dwelling

“Art. 55, Section 8 Use: Forbidden Basement unit

“Article 55, Section 9 Usable Open Space Insufficient

“Article 55, Section 9 Rear Yard Insufficient

“Article 55, Section 9 Side Yard Insufficient

“Article 55, Section 9 Floor Area Ratio Excessive

“Article 55, Section 9 Add'l Lot Area Insufficient

“Article 55, Section 9 Lot Area Insufficient

“Article 55, Section 9.3Dim

Reg: Location of Main Entrance Basement unit side entrance “Article 55, Section 40.5a Parking Maneuverability.

“Art. 55, Section 40 Off Street Parking Insufficient

“Article 55, Section 41.1 Conformity Ex Bldg Alignment.

“Art. 10 Sec. 01 Limitation of off street parking areas. Parking less than five feet from side lot line.”

Pulgini went into detail about the dimensions of each of the four units in the building, which will include a basement apartment. He said the structure, which will have a flat roof, will be in keeping with the scale and use of the majority of the three-story residential structures that predominate in the neighborhood.

He also noted that there will be two parking spaces at the rear of the property that will be accessible via an easement through the abutting property at 69 Williams St.

Pulgini noted that the owners held a community meeting for abutters and others in the neighborhood, and met as well with the Stonybrook Neighborhood Association and the Jamaica Plain Neighborhood Council (JPNC), the latter of which voted in support of the project. He also noted that seven letters of support from area residents have been received.

Architect Freed explained that the owners wanted a building

“that would fit in with the neighborhood” and presented a rendering of the new structure that demonstrated how it architecturally matches the other buildings on the street.

Jordan Frias, the Director of Policy and Communications from the office of District 6 Councilor Ben Weber, spoke in favor of the project. “Councilor Weber’s support is in line with the JPNC vote,” said Frias.

Jeremie Bembury, the Jamaica Plain Community Engagement Specialist for the Mayor’s Office of Neighborhood Services, told the ZBA members that the developer had fulfilled all of the requirements of the community process by meeting with abutters and the neighborhood associations. He said his office had received seven letters in support and four in opposition.

Rosa Franck of 115 Williams St. said she “vigorously” supported the proposal. “The owners have been incredibly thoughtful in building a structure of three stories that is in keeping with the others in our neighborhood, as well as providing for off-street parking,” said Franck.

Lee Goodman, a long-time and well-known developer in Jamaica Plain whose company, WaterMark Development, is the owner of the adjacent rental property

at 69 Williams St. (which is providing the easement for access to the rear parking at 71A Williams), voiced his support for the proposal. “With the shortage of housing that exists, when you can build four homes on a vacant lot, I can’t think of a better use for that property,” said Goodman.

Sally Swenson, the vice president of Fundraising & Communications for the Jamaica Plain Neighborhood Development Corp., also spoke in favor of the project. “We support this use of an empty lot of land, especially as regards the creative use of the basement apartment,” said Swenson. “Anything that creates an additional unit of housing and is in keeping with the look and feel of the neighborhood is welcome.”

A representative from the Carpenters Union also spoke in favor of the project to close out the public comment portion of the hearing.

The ZBA members then unanimously voted to approve granting the variances.

In another JP-related matter, the ZBA rejected an application by Hatoff’s Service Station on Washington St. for the installation of additional gasoline pumps in the rear of the property.

That application, per the ZBA’s agenda, was as follows:

“(12-14 Kenton Rd) Hatoff’s gas station expansion.

“Purpose: Expansion of gas station pumps and razing of a building.

“Article(s): Art. 53 Sec. 08 Use: Conditional use permits & variance. Zoning relief required to expand this use. (Existing building at rear of site will be razed per a separate short form permit.)”

The proposal had met with strong opposition by area residents at community meetings and had been rejected by the JPNC.

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Juveniles facing assault charges on 13-year-old

SPECIAL TO THE GAZETTE

Six juveniles and an 18-year-old are facing assault charges for attacking a 13-year-old boy in the Forest Hills MBTA Station last month, Suffolk District Attorney Kevin Hayden announced.

Lucas Goncalves-Depina, 18, was charged in West Roxbury BMC on January 15 with assault and battery and assault and battery with a dangerous weapon (shod foot). Goncalves-Depina was released on personal recognizance and will return to court on February 21 for a pre-trial hearing.

Five juveniles aged 14 to 16 were also charged with assault and assault and battery with a dangerous weapon (shot foot) on January 15. The juveniles were arraigned in Dorchester Juvenile

Court and will return to court on March 14.

A sixth juvenile, 12, has been charged and will be arraigned at a later date.

On January 14, MBTA Transit police were dispatched to a local hospital and met with the victim, a 13-year-old boy, who reported being assaulted by a group of juveniles. The victim reported being on a bus from Andrew Square MBTA station to Forest Hills station just before 7 a.m. when a female juvenile sat next to him and told him she wanted to “fight” because he was “spreading rumors” about her.

When the bus arrived at Forest Hills the victim exited the bus and the female juvenile followed him and struck him in the

Continued on page 6



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Over 250 volunteers conduct annual homelessness census

SPECIAL TO THE GAZETTE

On Thursday night, Jan. 30, Chief of Housing Sheila Dillon led more than 250 volunteers, including state and city officials, homelessness service providers, public health representatives, and first responders, in conducting the City of Boston's 45th annual homelessness census. This comprehensive effort is part of Boston's yearly initiative to assess and address homelessness by counting unsheltered individuals and families in emergency shelters, transitional housing, domestic violence programs, and those living outdoors.

"Boston's annual homelessness census is an opportunity to evaluate the needs of unsheltered Bostonians and connect individuals to services," said Mayor Michelle Wu. "The data from the census is crucial for the City as we act with urgency and care to make Boston a city



PHOTOS BY MAYOR'S OFFICE PHOTOGRAPHER JOHN WILCOX

One of the volunteers checking on a homeless person.

for everyone. We are grateful to our partners and the dedicated volunteers throughout the City for their collaboration in making this year's census possible."

At this year's census, volunteers canvassed 45 areas, including every neighborhood, Logan Airport, and Boston's transit and parks systems, starting just after midnight. They conducted surveys, identified those sleeping on the streets, and distributed safety information and items to help individuals stay warm. Survey results will be analyzed, cross-checked with shelter data, and used to inform policies and allocate resources. This effort is required annually by HUD.

"The annual homelessness

census is more than a count—it's a crucial step in understanding the challenges faced by our most vulnerable residents and shaping our strategies to meet their needs," said Sheila A. Dillon, Chief of Housing. "With the data we collect on this night, we can continue to guide our efforts to move individuals and families into stable housing with the supportive services they need to succeed. We remain committed to working with our partners to prevent and end homelessness in Boston."

"This annual count helps us assess the needs of people experiencing homelessness in Boston," said Dr. Bisola Ojikutu, Commissioner of Public Health for the

City of Boston. "We will continue to work closely with Mayor Wu and City partners to meet these needs through emergency shelter, housing, recovery supports, and other services to care for the health and well-being of our residents."

After years of progress in reducing homelessness, Boston is now facing a rise in households experiencing homelessness, mirroring national trends and highlighting local challenges. The number of individuals experiencing homelessness in Boston has grown by 10.6%, from 5,202 in 2023 to 5,756 in 2024. Despite this increase, the 2024 figure remained 11.3% lower than the 2015 peak of 6,492 individuals. In December, HUD announced that U.S. homelessness increased by 18% from 2023 to 2024, with over 770,000 people experiencing homelessness nationwide in January 2024.

"The annual census is a critical tool for measuring progress and identifying areas where we can improve," said St. Francis House President and CEO Karen LaFrazia. "Boston's homelessness numbers provide valuable insights that help us deliver services to the city's most vulnerable residents. However, we must remain focused on the ultimate goal: moving individuals off the street and into stable, supportive, permanent housing."

"The annual homeless census is a vital tool for understanding the realities faced by our most vulnerable residents and informing our efforts to address those challenges," said Lyndia Downie, President and Executive Director of Pine Street Inn. "The data gathered through this effort will allow us to better shape our

policies, allocate resources, and deliver services that help individuals move into stable, permanent housing. We remain steadfast in our commitment to collaborate with our partners to prevent and ultimately end homelessness in our city."

"The annual census in Boston is an essential resource for understanding the challenges faced by our community's most vulnerable members," said Jennifer Hanlon Wigon, Chief Executive Officer for the Women's Lunch Place. "By examining Boston's homelessness data, we can better tailor our services to meet the needs of women experiencing homelessness. But our ultimate mission remains clear: ensuring every individual has access to safe, stable, and permanent housing, along with the support they need to thrive."

The results of the 2025 homelessness census will be available in the coming months. The report will inform the public about the City's ongoing efforts to ensure every Boston resident has access to safe and stable housing.

The Mayor's Office of Housing is responsible for housing people experiencing homelessness, creating and preserving affordable housing, and ensuring that renters and homeowners can obtain, maintain, and remain in safe, stable housing. The department develops and implements the City of Boston's housing creation and homelessness prevention plans and collaborates with local and national partners to find new solutions and build more housing affordable to all, particularly those with lower incomes. For more information, please visit the MOH website.

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Meeting ID: 161 196 6048

PROJECT PROPONENT: Allandale Farm Inc

DESCRIPTION: This is a Planning Department sponsored Public Meeting to discuss the proposed project located at 259 Allandale Street in the Jamaica Plain neighborhood of Boston. The purpose of this meeting is to discuss the Small Project Review Application filed on January 17th and its potential impacts.

The following description was provided by the development team:
The existing retail structure is proposed to be replaced with a retail Market Barn (~5,300 sf) that will act as the headquarters for all retail operations and is being designed to improve environmental sustainability and reflect the Farm's character. The existing retail greenhouses in Boston will be replaced with a single, more efficient Retail Greenhouse (~5,350 sf) directly adjacent to the Market Barn that will allow the Farm to better meet current and future demand and sell plants all year round.

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Website:
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YES

Continued from page 1

I'm grateful for organizations like Youth Enrichment Services that are positively impacting thousands of lives through their programming every day. I'm thrilled for their new headquarters in Jamaica Plain which will support their work in connecting our young people with more vital services."

"Our new headquarters will enhance our programs and allow us to inspire and empower even more Boston youth to experience exciting outdoor adventures and transformative leadership activities," said Bryan Van Dorpe, Executive Director of Youth Enrichment Services. "By expanding our programming and home, we will be able to create more transformative opportunities for thousands of kids. Today is the beginning of an exciting new chapter for Youth Enrichment Services and all of the young people we serve throughout Boston."

For more than 56 years, YES has provided low- to moderate-income children and teens throughout Boston with the opportunity to learn how to ski - many of whom might not have the opportunity to enjoy New England's mountains. YES was founded in 1968 by the late Richard Williams, whose goal was to "give youth a chance." Williams had a passion for skiing and drew inspiration from Dr. Martin Luther King Jr. and his call to dream of possibilities. He also benefited from youth mentorship programs. Over the years, YES has grown to include other outdoor activities such as snowboarding, rock climbing, biking, and track and field. The organization empowers Boston youth to reach their full potential through outdoor experiences and leadership opportunities that build confidence and prepare them to face life's challenges.

The Capital Campaign for the Youth Enrichment Services Yawkey Youth Development Center is nearing 60 percent of its \$10.4 million fundraising goal. The project continues to progress with donations from philanthropic organizations, public support and the anticipated sale of its current home at 412 Mass Ave. in the South End, which went on the market Jan. 31, 2025. The project team completing the new building includes YES's Project Manager, VVA Project & Cost Managers,



Shown at the groundbreaking are Geoff Soper, YES Board of Directors Chair, Bryan Van Dorpe, YES Executive Director, Alicia Verity, Chief Executive Officer, Yawkey Foundation, Maicharia Weir Lytle, Chief Program Officer, Yawkey Foundation, and Karen Greene, Director of Grants Administration, Yawkey Foundation.

with architect design by Embarc and construction management by Timberline Construction.

"For more than 20 years, the Yawkey Foundation has witnessed the many benefits and positive outcomes made possible by Youth Enrichment Services (YES) and its mission of providing affordable sports-based experiences, outdoor adventure activities, and leadership development opportunities to Boston youth," said Alicia Verity, CEO of the Yawkey Foundation. "Today's groundbreaking of the Yawkey Youth Development Center represents a pivotal moment in our organizations' shared commitment to empowering youth, continuing the legacy of Jean and Tom Yawkey and perpetuating the values that were so important to them - sportsmanship, personal growth, character building, and meaningful community connection."

This season, YES youth will

ski at the Blue Hills Ski Area, Butternut Ski Area, Crotched Mountain, Loon Mountain, Mount Sunapee, Pats Peak, Pico Mountain Ski Resort, Stratton Mountain Resort, Sugarloaf Mountain, Tenney Mountain, Wachusett Mountain, Waterville Valley, the Weston Ski Track and Whaleback Mountain.

"YES's ski program doesn't just teach skiing - it teaches resilience," said Vanesa Morales, a YES volunteer whose children and grandchildren have participated in the program. "It shows kids how to face challenges, fall down, and get back up - again and again. It connects them to others, fosters teamwork, and helps them realize they can achieve more than they thought possible. Skiing has given these kids something more than a skill - it's given them belief in themselves."

For more information visit YES.KIDS.ORG.



Henri Rivers, National Brotherhood of Skiers, Candace Johnson, YES Board of Directors, Phill Gross, philanthropist and YES Vice President Board of Directors, and Bryan Van Dorpe, YES Executive Director.



**Happy Valentine`s Day
to Everyone!!
in this New Year 2025!
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Homecoming on the horizon for Shattuck Child Care Center

By MICHAEL COUGHLIN JR.

The Shattuck Child Care Center (SCCC), founded in 1969 as the National Council of Jewish Women Greater Boston Section Child Care Center, will soon move into its own permanent location at the Brooke House, a new development from a partnership between 2Life Communities (2Life) and Lena New Boston, following construction.

The SCCC, which serves children from 15 months to six years old and originally called the Shattuck Hospital campus home, has been in a shared space at the First Baptist Church in Jamaica Plain since 2017.

“We are so excited to have been welcomed to join the Brooke House project because we will be in our own newly beautifully designed space back where we started from,” said Mary Grace Casey, SCCC’s Co-Director who has been with the organization since 1980.

“That’s how we look at this; we’re going back home. We’re going back to that — as one of our parents put it — the crossroads of the JP, Mattapan, Hyde Park, Dorchester line.”

The Brooke House, which will be built on the site of the old Boston State Hospital campus

in Mattapan, is slated to contain 127 affordable senior apartments, space for the SCCC, and a Harvard Street Neighborhood Health Center satellite location.

As to why this future move is a draw for the SCCC, Casey spoke to permanence. While Casey expressed her gratitude for the space at the church, she explained that currently, all of SCCC’s equipment has to be on wheels and that it has to be moved for the church services.

“It’s a wonderful space, but it’s not necessarily as conducive to our programming,” said Casey.

In the new space, Casey hopes to permanently display children’s artwork and photos for attendance exercises and expand. Regarding expansion, the SCCC is currently licensed for 46 children, nine of whom are toddlers.

Casey hopes to expand that number to 18 toddlers so the SCCC can have two toddler programs and a total of 55 children.

In addition to this move providing more opportunities and better convenience for SCCC, it also creates the possibility of intergenerational activities and interactions between seniors living at the Brooke House and the children being served by the SCCC.

“Intergenerational programming is one of our signature elements... and one of the things our residents love the most,” said Lizbeth Heyer, President of 2Life, an organization focused on affordable senior housing.

Heyer spoke about its existing programs like toddler/senior exercise, intergenerational art projects, pen pal exchanges, and more.

“Older adults are often made invisible in our society, so the opportunity to be seen and heard and valued and respected for their life experience and to contribute and give back in a role as a mentor, and a friend, and an extended grandparent to a child is so life-giving and so life-affirming,” said Heyer.

“The opportunity to have purpose and connection for older adults is truly life-saving, and there’s extensive data that proves it.”

Casey mentioned that intergenerational care is near and dear to her heart. She discussed potential opportunities for children to read and garden with seniors and for volunteers to work with SCCC.

“We would do a lot around making sure the kids were comfortable and knew that they had the right to say no,” said Casey.

“It would be a lot of give and take around it, but knowing the organization that 2Life is, we don’t have any qualms about that.”

As exciting as the future move is for SCCC, it is just as exciting for Heyer and 2Life. Not only does the space for SCCC address the desire for child care space, which 2Life heard from the community while being designated to develop the land, but Heyer also has a personal connection with the SCCC.

Heyer, who lived in Jamaica Plain for 15 years, had her children attend SCCC. Heyer spoke about staying connected with SCCC through their displacement from the Shattuck Hospital and how she jumped at the chance to bring the organization to the Brooke House.

“Personally, being able to work with them on being able to secure a permanent home for Shattuck was just really fulfilling for me,” she said.

According to Heyer, construc-

tion on the Brooke House is slated to begin in 2026 and last about 18-20 months. Heyer also said that the city has provided “substantial funding” for the project and that they are in the process of getting funding from the state, which is anticipated to come in the spring.

However, it should be noted that Heyer indicated that federal money is a key source of funding for the project. Though she stated that this funding is not in trouble, she said, “Anybody who relies on federal funding for community benefits right now would be crazy to not be concerned.”

Ultimately, both 2Life and SCCC are excited about this endeavor. “On a scale of it doesn’t get better than this, it really doesn’t get better than this,” said Heyer.

“It just kind of is a really nice way of, I think, coming full circle for us and gives me the hope that Shattuck can continue for a long time,” said Casey.

Assault

Continued from page 3

face multiple times with a closed fist. The victim was able to get away when an unknown male juvenile placed his arm around his shoulder and walked him toward the bike path.

The victim reported that a group of juveniles walked in the same direction and surrounded him. The victim reported the group began to strike him with closed fists. The victim fell to the ground and the group began kicking and punching him in the head and body.

Two adult witnesses intervened to break up the assault, one using his bike to separate the group. The witnesses told police that most of the group fled but that one juvenile would not stop kicking the victim.

The victim sustained multiple lacerations on his forehead and bruising throughout his body.

Surveillance video corroborated the victim and witnesses statements. Video showed 8 to 10 juveniles striking the victim.

Later that day, investigators used still images obtained from surveillance video to identify and detain Goncalves-Depina and the juveniles when they returned

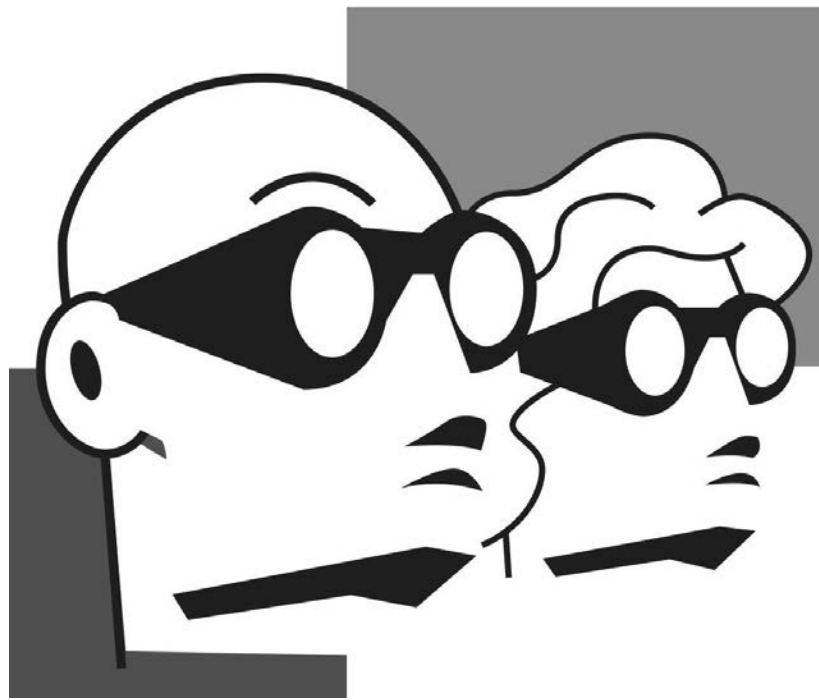
to the Forest Hills station.

“I thank the Transit police for their quick work in identifying the juveniles involved in this frightening assault and I’m grateful for the witnesses who assisted this young victim. It’s easy for any caring person to imagine the fear this boy must have felt during such a vicious attack,” Hayden said.

All charged individuals are presumed innocent until and unless proven guilty beyond a reasonable doubt.

Suffolk County District Attorney Kevin Hayden’s office serves the communities of Boston, Chelsea, Revere, and Winthrop, Mass. The office handles over 20,000 cases a year. More than 160 attorneys in the office practice in nine district and municipal courts, Suffolk Superior Court, the Massachusetts Appeals Court, the Supreme Judicial Court, and the Boston Juvenile Courts. The office employs some 300 people and offers a wide range of services and programs to serve anyone who comes in contact with the criminal justice system. This office is committed to educating the public about the services we provide, our commitment to crime prevention, and our dedication to keeping the residents of Suffolk County safe.

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Wu announces annual tax prep services available for residents

SPECIAL TO THE GAZETTE

Mayor Michelle Wu, Boston Tax Help Coalition (BTHC), Action for Boston Community Development (ABCD), and other community partners announced that eligible Boston residents are now able to take advantage of the City's free tax preparation service. An annual program, residents earning \$70,000 or less annually can file safely while maximizing their refunds and credits through the assistance from the City of Boston at one of over 30 neighborhood tax sites across Boston. The Tax Help Coalition assists residents with free tax preparation, financial education and economic stability opportunities. The tax filing assistance service is available remotely and in person, and interpretation is available in Spanish, Haitian Creole, Cape Verdean Creole, Portuguese, French, Vietnamese, Mandarin, and Cantonese. This announcement was made last week by the Chief of Worker Empowerment Cabinet Trinh Nguyen, Chief of Community Engagement Briana Millor, ABCD President and CEO, Sharon Scott-Chandler, Esq., and Boston Tax Help Coalition Assistant Deputy Director Brian

Robinson at a kick-off event at ABCD's Downtown headquarters.

"Boston residents can save hundreds of dollars per household through the Boston Tax Help Coalition's free tax preparation," said Mayor Michelle Wu. "These free, multilingual tax assistance services are available at over 30 neighborhood locations and serve as a critical resource that supports thousands of Boston residents every year in maximizing their refunds safely. I encourage every eligible Boston resident to participate and take advantage of this valuable resource."

Part of the Worker Empowerment Cabinet, the Boston Tax Help Coalition's free tax preparation service gives Boston's low-to-moderate income (LMI) residents a financial boost by eliminating predatory, for-profit, tax preparation fees and helping them to keep more of their earned income. Since its founding in 2001, BTHC has served nearly 227,000 households with free tax preparation and returned over \$400 million in tax credits and refunds directly to residents. BTHC clients have an average income of \$30,000 and this service can provide a substantial financial boost.

"The free tax preparation service is a critical wealth-build-

ing tool that returns millions in refunds and credits to Boston's workers and working families," said Chief of Worker Empowerment Trinh Nguyen. "This financial cushion can go a long way for Boston's households. We're incredibly grateful to our community partners and the hundreds of IRS-certified volunteers who make this important work possible."

Additionally, the BTHC IRS-certified volunteer tax preparers assess filers' eligibility for the Earned Income Tax Credit (EITC), a credit for low-and middle-income workers. This year marks the 50th anniversary of EITC and its significant role in supporting working families by reducing poverty. In 2024, EITC averaged \$2,743 for residents. Despite this, according to the Internal Revenue Service, an estimated one in five EITC-eligible workers fail to claim this valuable credit each year.

In 2024, more than 330 BTHC volunteers prepared tax returns for over 12,000 taxpayers, generating \$22.7 million in tax refunds, including \$7.3 million in EITC credits. The Boston Tax Help Coalition relies on and values the partnership of its member organizations to continue to promote

the economic independence of working individuals and families.

"ABCD is proud to be a co-founder of the Boston Tax Help Coalition, and we are pleased to host the 2025 Boston Tax Help Coalition kick-off event with our partners," said ABCD President and CEO Sharon Scott-Chandler. "EITC is a tax deduction that returns money to hardworking families and communities. It is one of America's most effective anti-poverty initiatives. As critical members of the Boston Tax Help Coalition, our IRS-certified tax preparers ensure that residents receive every tax relief measure possible which allows them to build up a much-needed savings or reduce debt on current expenses."

The Boston Tax Help Coalition prioritizes providing reasonable accommodations to taxpayers with disabilities at all tax sites. Moreover, the BTHC will continue its partnership with DEAF, Inc. to provide dedicated service days to visually and hearing-impaired residents every Sunday, February 3 - April 13, 2025, at the Charlesview Community Center, 123 Antwerp Street Ext., Brighton, MA 02135. More information can be found at boston.gov/disability-tax-help.

Going beyond tax preparation, the Boston Tax Help Coalition connects residents to free, comprehensive financial and asset-building services to improve their economic well-being. Four tax sites, DotHouse Health, Codman Square Health Center, Urban Edge, and the Center for Working Families, will offer clients a free Financial Check-Up (FCU), a credit advising session with a trained Financial Guide to assist them in understanding their current financial situation, including a review of their credit report and FICO score, personalized one-year plan to help improve their credit, and relevant service referrals. According to research conducted at BTHC tax sites by Dr. Scott Nelson, formerly of MIT, taxpayers who participated in the FCU improved their FICO scores by an average of 15.5 points in less than one year. The BTHC provided credit advising and financial education to 1,200 tax clients in 2024.

More information on the Boston Tax Help Coalition's free tax services, including the 2025 tax sites, can be found at boston.gov/tax-help.

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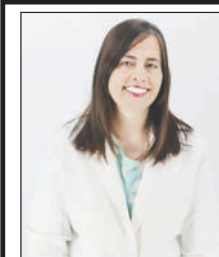
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CELEBRATING THE LUNAR NEW YEAR WITH DUMPLINGS

DEREK KOUOYUMJIAN PHOTOS

The Loring Greenough House celebrated the Lunar New Year with events that focuses on Chinese culture. Dumpling making classes were offered with participants instructed in how to prepare the familiar and beloved delicacy. It was a unique experience to enjoy in the kitchen of this historic treasure in Jamaica Plain.



Sisters Jasmine and Josie have fun making dumplings.



Assembled in the Loring Greenough House's kitchen, the dumpling class listens to Chef Sandy Ying Wang's lecture.



Chef Sandy Ying Wang and her assistant Ms Xia cook up the dumplings the students made.



Chef Sandy Ying Wang welcomes another group of students to a round of dumpling instruction.

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Krista Magnuson and Leigh Belangeo converse in the colonial splendor of the Loring Greenough House and New England winter weather outside.

CELEBRATING THE LUNAR NEW YEAR WITH DUMPLINGS

DEREK KOUOYUMJIAN PHOTOS



Doug Perrin, Cathy Cheng, and Rachel Sharp.



Students work at making dumplings to be cooked in the Loring Greenough House kitchen.



Students work at making dumplings to be cooked in the Loring Greenough House kitchen.



Chef Sandy Ying Wang discusses the ratio of ingredients needed to make traditional dumpling dipping sauce.



Gina Snyder and Noah Klausmeyer.

WILLIAM RAVEIS

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LEGAL NOTICES

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
ORDER FOR SERVICE BY PUBLICATION AND MAILING
Docket No. SU24D2325DR
Ndeye D. Dione vs. Serigne A. Gueye Pineda
Upon motion of plaintiff(s) for an order directing the

defendant(s), to appear, plead, or answer, in accordance with Mass.R.Civ.P./Mass.R.Dom.Rel.P. Rule 4, it appearing to the court that this is an action for Divorce 1B. Pursuant to Supplemental Probate Court Rule 411, an Automatic Restraining Order has been entered against the above named parties. Defendant cannot be of und within the Commonwealth and his/her present whereabouts are unknown. Personal service on defendant is therefore not practicable, and defendant has not voluntarily appeared in this action. It is Ordered that defendant is directed to appear, plead,

answer, or otherwise move with respect to the complaint herein on or before April 03, 2025. If you fail to do so this Court will proceed to a hearing and adjudication of this matter. Date: 1/16/2025
Stephanie L. Everett
Register of Probate

02/14/25 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 FOR ORDER OF COMPLETE SETTLEMENT
Docket No. SU23P2385PM
Estate of: Conchita Duque
A Petition for Order of Complete Settlement has been filed by Karen Lavoie of Sharon, MA requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account 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 date of 02/27/2025. This is NOT a hearing date, but a deadline date 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 16, 2025
Stephanie L. Everett
Register of Probate

2/14 JP

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
Suffolk Division INFORMAL PROBATE PUBLICATION NOTICE
Docket No. SU24P2092
Estate of:

Petr Metlicka
Date of Death: May 6, 2024
To all persons interested in the above captioned estate, by Petition of Petitioner Lukas M. Metlicka of Brooklyn, NY Lukas M. Metlicka of Brooklyn, NY has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required

to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including 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.

02/14/25 JP

Wu announces more than \$64 million in affordable housing funding awards

SPECIAL TO THE GAZETTE

Mayor Michelle Wu announced \$64.2 million in new, recommended funding from the Mayor's Office of Housing, the Community Preservation Fund, and the Neighborhood Housing Trust (NHT) to create and preserve income-restricted units of housing in eight Boston neighborhoods. This ambitious portfolio of projects consists of 12 projects with a total of 637 units of mixed-income housing that includes both rental and homeownership units for families, housing for older adults and housing for those experiencing homelessness. These proposed projects meet the Mayor's Office of Housing standards for zero-emissions buildings and represent transit-oriented, green development. This announcement was made today at the Harvard Ed Portal in Allston, with city leadership, local elected officials, affordable housing developers, and community organizations.

"Collaborating closely with communities across neighborhoods, we're urgently working to create and preserve more than 600 income-restricted housing units across the city," said Mayor Michelle Wu. "These housing awards will strengthen our communities, enhance affordability, and continue making progress for Boston as a home for every-



MAYOR'S OFFICE PHOTO BY MIKE MEJA

Shown are some of the local officials who participated in the Affordable Housing funding awards.

one. I'm grateful to the Neighborhood Housing Trust and the Community Preservation Committee for their continued partnership as we continue our efforts to address affordability across Boston's neighborhoods."

These awards have been funded by federal programs such as HOME Investment Partnership and the Community Development Block Grant (CDBG), as well as local programs like Inclusionary Development Policy (IDP) funds, Community Preservation Act (CPA) funds, and Linkage contributions from large commercial developments. These projects will advance City goals to affirmatively further fair

housing, and will efficiently utilize City resources and land to increase the supply of housing available to residents across Boston neighborhoods.

"This funding represents another important step in making Boston a city where everyone can find a place to call home," said Chief of Housing Sheila A. Dillon. "By supporting these 12 developments, we are not just creating housing—we are strengthening neighborhoods, preventing displacement, and ensuring that residents have the stability they need to thrive. 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."

Proposals for these funding awards were evaluated by the Mayor's Office of Housing (MOH), the Neighborhood Housing Trust (NHT), and the Community Preservation Committee (CPC). The funding award recommendations stem from a review process following a Request for Proposals issued by MOH in the fall of 2024. Each proposal was evaluated by teams of senior leadership, underwriters, and architects using criteria such as financial feasibility, team capacity, community support, design quality, and alignment with market needs. Of the 21 projects submitted, 12 were selected to receive funding. MOH will work with the remaining project teams to strengthen their proposals for future funding opportunities.

"The Community Preservation Committee acknowledges the crucial role that affordable housing plays in the lives of our residents and is steadfast in its

dedication to building more inclusive and resilient communities," said Thadine Brown, Director of the Community Preservation Act Office. "Through the Community Preservation Fund, we are proud to support the creation of new affordable housing units in Boston. These proposed projects not only offer homeownership and rental opportunities for low- and moderate-income residents but also help prevent the displacement of long-term residents, providing them with a sense of security, stability, and improved health outcomes."

"As Boston grows, ensuring access to affordable housing is vital to maintaining Boston's diverse neighborhoods," said Catherine Hardaway, chair of the Neighborhood Housing Trust. "Affordable housing isn't just about providing homes, it's about fostering stable neighborhoods and driving economic development. The Neighborhood Housing Trust remains committed to partnering with developers, com-

Continued on page 15



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3
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Meeting ID: 160 568 1021



DESCRIPTION:
The Proposed Project consists of the complete renovation of the existing 50,000 SF monastery building into 38 senior rental units, with 25 units designated as affordable, and the construction of a new mass timber building behind the existing monastery with 85 condominium units. The Project will also include approximately 8,000 SF of amenity space, 118 parking spaces, 103 long-term bicycle parking spaces, and significant public realm improvements to activate the Project Site and immediate surroundings. The project will require Large Project Review under Article 808 of the Code.

Website:
bosplans.org/4hSjC4t

Close of Public Comment Period:
3/12/2025

Mail to: **Stephen Harvey**
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201
Phone: 617.918.4418
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EDITORIAL

Traffic speed cameras are a bad idea -- red lights are better

As our regular readers know, when it comes to the issue of motor vehicle safety, we take a back seat (pun intended) to no one.

However, we believe that the budget put forward by Gov. Maura Healey that would allow local and state authorities to place traffic speed cameras on our roadways is misguided.

In a nutshell, the legislation provides that tickets for \$25 may be issued to persons operating 11 miles or more over the speed limit and \$100 to those driving more than 25 over the limit. A first offense within any two-year period would result in a warning. In addition, the tickets would not go on a person's driving record for insurance purposes. They would essentially be the same as a parking ticket.

Our objections are as follows:

First, state law requires that, absent exigent circumstances, a police officer must issue a citation for a moving infraction at the time and place of the violation. This ensures that the officer is giving the citation to the person who is committing the violation. However, the traffic cameras only will be capturing a license plate, which means that the ticket will be sent to the registered owner without regard to whether the owner was actually the operator of the vehicle. If your child (or spouse, friend, or somebody else) is speeding in your car, you're stuck with the ticket and the hassle of trying to prove your innocence.

Second, local authorities (who are limited to installing one camera per 5000 of population in their communities) presumably will be installing these cameras on their most heavily-traveled roadways. However, this invariably means that non-residents, who may not be familiar with the speed limit on those roads, will be the ones who will be subject to getting a ticket. This will be doubly true because the speed limits on almost every local road in this state are poorly-marked and often change (up or down) without warning. In some communities, there is a discreet sign at the entrance to the town that the speed limit in that community is 25 m.p.h. "unless posted otherwise." Given the scattershot nature of speed limit postings across the state's 351 cities and towns, issuing speeding tickets based on a camera will be inherently unfair and arbitrary.

Third, the cameras will not deter those drivers who are the real problem: Habitual traffic offenders who speed excessively on a routine basis. In fact, the cameras will give them a green light (again, pun intended) to speed. If the tickets under the new system will have no real consequences for either their license or their insurance premiums, these habitual offenders will be able to drive as they like with impunity. For the juvenile-minded members of the Fast and Furious crowd, the ticket will not even be a slap on the wrist.

And that brings us to our fourth problem with the new law: Relying on traffic cameras to enforce the traffic laws on the main roads in our state will make our roadways less safe. Traffic stops by police officers do not merely deter unsafe drivers, but they also remove from our roads persons who have suspended licenses, court warrants, vehicles that are unregistered and uninsured, and drivers who are under the influence -- 40 percent of speeding drivers in fatal crashes had a blood alcohol content of 0.08 percent or above. A camera will address none of those issues -- leaving criminals and those under the influence to operate on our roads without fear of the possible consequences.

More broadly, if communities take the cheap way out, so to speak, by replacing officers with cameras, the entire community will be a lot less safe. We realize that every city and town in the state will soon be facing major budget issues and that many cities also are having a hard time filling the ranks of their police departments, but there is no substitute for having police officers patrolling our streets. In our view, if these cameras begin to replace police officers, our communities will be far less safe.

Finally, there is no doubt that most of these speed camera tickets will be issued to otherwise law-abiding and safe drivers, including many seniors, who might happen to exceed by a few miles the statutory threshold for a few seconds. We are being only semi-facetious in suggesting that drivers who obsessively are watching their speedometers and looking for changes in speed limit signs will add immeasurably to the plague of distracted driving. Driving 11 miles over the speed limit on most of our roadways is not unsafe, but the new law would punish normal everyday driving behavior.

But we have a better suggestion: If our state officials want to introduce traffic cameras, we think they should do so at red light intersections. More than 1100 persons nationwide, of whom half were pedestrians and bicyclists, were killed (and more than 100,000 were injured) in 2022 by motor vehicle operators who ran red lights. Statistics show that red light cameras reduce serious accidents of the horrific "T-bone" variety by 25 percent (although there is some evidence that rear-end accidents may increase).

Large, clear signage at every red light intersection proclaiming that cameras are in use would be a huge deterrent to anyone who might be tempted to run a red light (i.e., every driver on the road).

In addition, by requiring that communities must conform the light signalizations on their local roads to nationally-accepted standards, this will make intersections safer for everybody.

So we urge our legislators, if they are inclined to introduce traffic cameras in Massachusetts, to allow these devices to be placed at red light intersections in order to achieve the goal of improving roadway safety with the least amount of intrusion upon everyday, law-abiding citizens.



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POLITICAL CARTOONS, E DM

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

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Fire safety tips to keep your Valentine's Day safe

SPECIAL TO THE GAZETTE

This Valentine's Day, make sure your romantic gestures stay memorable for the right reasons. When lighting candles and cooking a special meal, the National Fire Protection Association® (NFPA®) says to closely monitor food cooking on the stove or in the oven, and to use candles with caution.

"If you're celebrating Valentine's Day at home this year, your plans likely include a special meal and candles," said Lorraine Carli, vice president of Outreach and Advocacy at

NFPA. "Our goal is to help ensure that everyone enjoys the holiday with fire safety in mind."

According to NFPA, cooking is the leading cause of reported home fires and home fire injuries year-round. Unattended cooking is a factor in over one-quarter (29 percent) of reported home cooking fires and half of the associated deaths.

Simple cooking safety tips include the following:

- Stay in the kitchen when frying, grilling, or broiling food.
- Have a "kid and pet-free zone" of at least 3 feet (1 meter) around the stove.

- Keep a lid nearby when cooking. If a small grease fire starts, slide the lid over the pan and turn off the burner.

- Set a timer to remind you that you are cooking.

Candles are also a leading cause of home fires and must be used with caution and supervision. NFPA data shows that half of all candle fires started when a flammable object – such as furniture, bedding, curtains, home décor, or clothing – was too close to a lit candle. In 21 percent of home candle fires, the candle was either left unattended, discarded, or otherwise misused.

More than one-third of candle fires (36 percent) started in the bedroom.

Consider using batter-operated flameless candles, which proved a similar look and feel to real candles while eliminating the risk of fire.

If you do plan to use real candles, NFPA recommends the following:

- Don't use lit candles in bedrooms, bathrooms, and sleeping areas.
- Use stable candle holders and place candles where they can't be easily knocked over.
- Keep candles at least one foot away from anything that can burn.
- Keep hair and loose clothing

away from the flame.

- Don't burn a candle all the way down --- put it out before it gets too close to the holder or container.

- Store matches and lighters up high, out of children's reach, preferably in a locked cabinet.

- Never leave a burning candle unattended.

- Blow out candles when you leave the room or go to bed.

For more information about cooking and candle safety, visit our cooking safety and candle safety pages.

In addition, NFPA encourages the public to make sure they have working smoke alarms and develop and practice a home escape plan.

Housing

Continued from page 13

community organizations, and residents to champion innovative, sustainable housing solutions. I want to thank my colleagues who serve on the Neighborhood Housing Trust for their commitment to affordable housing in Boston. Together, we can create resilient neighborhoods where every Bostonian has the opportunity to thrive."

"The Neighborhood Housing Trust and Community Preservation Fund are valuable tools we have to continue to support affordable housing development in the City," said Chief of Planning Kairos Shen. "I am happy that the various large scale development projects which went through our development review process and paid into Linkage were able to support the NHT in making this round of funding possible."

"We are honored to be a recipient of this year's City of Boston's affordable housing funding awards, which strengthens our mission to deliver inclusive and accessible housing solutions in Allston Brighton. The Allston Brighton Community Development Corporation is proud to support Mayor Michelle Wu's vision of creating more equitable sustainable housing for all," said John Woods, Executive Director of the Allston Brighton Community Development Corporation. "We deeply appreciate the support and dedication of our Mayor Michelle Wu, the Mayor's Office of Housing, the Neighborhood Housing Trust, the Community Preservation Committee, the North Allston residents, Coun-

cilor Liz Breadon, and Harvard University for helping us create new sustainable inclusive housing in our city."

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

Chinatown/South End

- 50 Herald Street, a project led by Beacon Communities Services LLC and the Chinese Consolidated Benevolent Association, will create 117 affordable rental units, including 22 Inclusionary Development Policy (IDP) off-site units. All units will be affordable between 30-60% of AMI. The project will also include a sizable ground-floor retail space capable of locating an Asian market.

Fenway

- 112 Queensberry, developed by the Fenway Community Development Corporation, will transform this under-utilized urban infill site into a six-story building with 24 units of affordable transit-oriented rental housing. These units will serve individuals earning 30-60% of AMI.

Jamaica Plain/Mission Hill

- Envision Hotel, located at 81 South Huntington Avenue, will be acquired and rehabilitated by Victory Programs. The hotel, currently operating as an emergency shelter, will transition into 41 deeply affordable permanent supportive housing units for individuals experiencing homelessness

Mission Hill

- ODJ Development LLC will build 48 affordable homeowner-

ship units serving households earning 80-100% of AMI on City-owned land. The development will include open space and urban farming opportunities.

This announcement of a \$64 million City investment to create and preserve 637 units of affordable housing continues the Wu Administration's historic investment in affordable housing production. The Wu administration, in its first three years, has created more affordable housing than at any other three-year period dating back to 1998. In addition to increasing the supply of affordable housing, the Mayor has worked urgently to unlock market-rate development through a new \$110 million Housing Accelerator Fund aimed at closing financing gaps for approved projects. Under her leadership, the City has launched zoning and programs aimed at fostering a wider variety of housing for all Bostonians, including accessory dwelling units, housing with public assets like libraries, office-to-residential conversions Downtown, and more mid-size multifamily housing in walkable and transit-oriented areas. Mayor Wu and her administration have also helped more families become homeowners than in any other three-year period since 1998 and adopted new policies and programs to reduce the cost of utility bills for homeowners. Mayor Wu continues to fight for residential tax relief legislation for Boston residents impacted by sharp increases in their Fiscal Year 2025 third-quarter property tax bills. This refiled tax proposal expands on Mayor Wu's relief package that passed the City Council and House of Representatives last year.

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FRESH AND LOCAL

Cabbage is having a moment

BY PENNY & ED CHERUBINO

Once upon a time, not that long ago, cabbage did not appear in grocery stores until mid-March for St. Patrick's Day. That's changed, and over the past few winters, the only time cabbage has been out of stock is when it has sold out.

Recently, Penny had cabbage on our shopping list, and the only one she found was huge. She asked the produce clerk if he had something smaller in the back room. He returned empty-handed and asked if she wanted him to cut the large one. He returned with two wrapped halves and assured her someone would buy the other half before their next shipment arrived. He also commented on how much cabbage they were selling these days.

More Varieties

Not only do we have cabbage year-round, but we also have more varieties of cabbage to choose from. According to the website Spruce Eats, there are at least 400 types of cabbage. The most popular cabbages in this

area are green, napa, Savoy, and red. Some of us also add a supply of fermented cabbage like kimchi and sauerkraut to our pantries.

We usually have green cabbage in our crisper. Whole heads stored in a plastic bag will last for weeks. Before using, just remove any wilted or bruised outer leaves. You don't have to use the whole head at once. Penny puts one of the larger outer leaves over the cut edge, holds it in place with an elastic band, and trims off a slice before using the remainder.

Red cabbage adds color to raw or pickled dishes like coleslaw. When cooked, it will turn blue. To avoid this color change, add an acidic ingredient like vinegar or citrus juice to the cooking liquid.

Savoy cabbage is wrinkly, sweet, and grows as a less compact head. It is terrific to use as a wrap for stuffing and baking.

Napa cabbage is much lighter and perfect for eating raw. It is also the traditional choice for cabbage kimchi. We have also seen some Conehead Cabbage from local farms. We also enjoy

the lighter, sweeter flavor of the Taiwanese cabbage we buy in Chinatown.

Raw, Pickled, Fermented or Cooked

How you use cabbage is up to your taste. You can serve it raw and shredded in salads or added to sandwiches for crunch. You can make a quick pickle of cabbage with carrots, scallions, and perhaps some daikon radish and have a great condiment.

Cooked cabbage can be a main course or a side dish. It is also great in soups, stews, and braised dishes. When a soup needs more bulk, reach for cabbage.

Cabbage Is a Local Crop

Cabbage grows well in our area. While we consider it a fall and winter crop, local farms harvest cabbage as early as June and continue through November. Moreover, their crop can be stored in proper conditions for 3-4 months.

Winter farmer's markets and CSAs have encouraged using



Winter farmer's markets and CSAs have encouraged the use of hearty, local winter food like cabbage.

hearty, local winter foods like cabbage. This may be why cooks who support local, sustainable food publish more recipes online that use this ingredient.

In this area, we have some great places to shop for local cabbage in winter: the Boston Public Market, Brighton Winter Farmers Market, Somerville Winter Farmers Market,

and Dorchester Winter Farmers Market. For a destination market in a lovely setting, we recommend the Wayland Winter Farmers Market at Russel's Garden Center.

Do you have a question or topic for Fresh & Local? Email Penny@BostonZest.com with your suggestion.

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