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REAL ESTATE SPECIAL SECTION — PAGES 7 – 9

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# Jamaica Plain GAZETTE

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## CELEBRATING ST. PATRICK'S DAY AT BRENDAN BEHAN PUB



DEREK KOUYOUJIAN PHOTOS

There was plenty of St. Patrick's Day spirit to go around at the Brendan Behan last week. Shown clockwise from top: Patrons and staff alike dressed in green and brought the spirit of Ireland to the Jamaica Plain establishment. Tom and Jenny share a relaxing time playing darts and drinking Guinness. Sean Kolczynski and Collin Krueger show off beads they got when in South Boston for the parade. See more photos on Pages 4 and 5.



## BPDA Board approves proposed Allandale Farm upgrades

BY MICHAEL COUGHLIN JR.

During the Boston Planning & Development Agency's (BPDA) Board meeting earlier this month, a project at 259 Allandale Street, which would bring upgrades to Allandale Farm, was approved.

The proposed project involves replacing the farm's primary retail structure with an approximately 5,300-square-foot retail market barn and its older retail greenhouses with a roughly 5,350-square-foot retail greenhouse. Dylan Norris, a project

assistant at the Planning Department, noted that these upgrades will enable the farm to provide service year-round.

Barry Fogel of Keegan Werlin, LLP, the project's legal counsel, led the presentation for the project and highlighted other aspects of the proposal.

For example, he noted that landscaping would be added to the parking lot, and while the number of spaces available—58—is not increasing, parking will become more effi-

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## STATE OF THE CITY

### Wu: 'We will defend the people we love with all that we've got'

STAFF REPORT

Speaking before a standing-room-only crowd, Mayor Michelle Wu delivered a powerful State of the City address on March 19 at the MGM Music Hall on Lansdowne Street.

"Boston is strong," Wu declared unequivocally in a speech in which the mayor outlined some of her accomplishments and unveiled new programs that will positively impact thousands

of residents of Boston.

"Gun violence in Boston has hit a 10-year low, and every year since taking office, we've set new record lows," Wu stated. "Boston is the safest city in the nation."

Wu thanked both Police Commissioner Michael Cox and the entire Boston Police Department for these safety accomplishments.

Wu pointed to businesses

*Continued on Page 3*

# Housing and Development Comm. hears of plans for 3430-3440 Washington St.

BY GAZETTE STAFF

The Housing and Development Committee of the Jamaica Plain Neighborhood Council (JPNC) held its regular monthly meeting on Tuesday, March 18. On hand for the session were vice-chair Purple Reign, Bernie Doherty, Renee Stacey Welch, Willie Mitchell, Sarah Horsley, Kathy Brown, Gert Thorn, Esther Beillard, Pam Bender, and Lorenzo Bartoloni.

The meeting began with a presentation by Joe Hassell, the founder and managing partner of Boston Real Estate Capital, regarding the proposed development at 3430-3440 Washington St., which presently are the sites of Acme Auto Body and Hatoff's gas station respectively.

Hassell noted that the project, which will consist of two separate buildings on either side of Rockvale Circle, has been in the planning stages for a few years and has undergone a number of changes in response to feedback from community groups and res-

idents of the neighborhood.

The project will consist of a total of 230 rental units with a parking ratio of 0.45, which is within the city's maximum ratio of 0.50.

In response to a question from Purple Reign, Hassell said the percentage of affordable units will be 23.6 percent, which exceeds the 20% requirement of the city, though is a bit short of the 25% to which the Jamaica Plain Neighborhood Council aspires.

There will be 130 units (39 studios, 59 1-bedroom, and 32 2-BR) at 3430 Washington St. and 100 units (35 studios, 42 1-BR, and 23 2-BR) at 3440 Washington St. There also will be spaces for Blue Bikes and a bicycle room for residents, as well as retail space on the ground level.

Kathy Brown asked about the affordability level in terms of AMI (the average median income of the community) of the affordable units. "We're still working that out," said Hassell. "I am committed to having as many

units as possible at the lowest AMI possible."

Brown also queried about the possibility of having more 3-bedroom units, which would make the project more family-friendly. "We are playing with that idea," Hassell noted, adding that some of the 2-BR units will include a den that could be used as a third bedroom. "But ultimately, the mix of unit sizes will be based on market conditions."

"This is probably among the best-designed presentations I've seen in my years on the JPNC," said Thorn, who himself is an architect. Thorn then made some suggestions about the color of the facade and the treescaping.

Jan Wampler, a long-time JP resident who also is an architect, spoke briefly, noting that he had met previously with the project's architect at which various issues were discussed.

"We discussed how to make the building look smaller and how to merge the building into the neighborhood," said Wampler. "Basically, the goal is, 'How to make a big building smaller'."

Wampler also noted the increase in the population density that the project will bring to the neighborhood. "We'd like to work with you to make this a project that we can all be proud of," Wampler added.

Doherty echoed Thorn's sentiments about the quality of the presentation, but then took issue with the size of the buildings in relation to the adjacent homes in the neighborhood and suggested that the 104 parking spaces for the 230 units will be inadequate, which he suggested will have a detrimental impact on the neighborhood.

Doherty also stated that he is "against anything over four stories high," noting the shadows that will be cast by the size of the proposed buildings (they will be six stories high) and suggesting that buildings of that size are not family-friendly. Doherty also stated, "Large buildings such as yours are creating a canyon-like effect along Washington St."

Horsley applauded Hassell for the 23.6 percent affordability figure. She also expressed her hope that the retail spaces will be occupied by local business owners, as opposed to chain retailers.

Purple Reign read a letter

from a resident who stated, "The design is too boxy, drab, and uninteresting. The facade needs more angles, variety, and depth of colors and materials." The resident also suggested that the step-down in the height of the buildings from the front on Washington St. to the rear (where the buildings are closer to neighboring homes) is inadequate. She further suggested that there should be fewer studio units and more family-size units, as well as spaces for car-sharing vehicles.

Caroline Kelley, a resident of Kenton Rd., whose family has lived there since the 1960s, said, "I'm very encouraged by your work with the community. However, I share the concerns of others about the size of the structures -- they are huge."

Hassell concluded by saying that he looks forward to working further with the community.

The committee briefly discussed the MBTA's Arborway Garage project, which presently has no commitment for funding from the state and therefore is essentially a moot issue.

However, Doherty, Thorn, and Welch suggested that the committee should keep the issue in the forefront so that when the garage project is resurrected in the future, the committee will have its recommendations for the use of the eight-acre parcel that has been set aside for community development -- which could include affordable housing and retail use that will benefit the entire JP community -- fully-formed and ready for presentation to MBTA and city officials when the time comes.

"We should reach out to the people who live in the area of the garage to hear what they have to say and what they want to see go in there," said Doherty.

The committee next discussed the planned development for the Rogerson House, a memory care home for seniors, that is seeking to significantly expand the size of its facility. The committee heard a presentation about the proposed project on February 18 (at which neighbors voiced strong opposition) and Purple Reign asked the members whether they wished to send a letter to the Boston Planning and Development Agency (BPDA) stating what they do and don't like about the project.

Doherty took issue with the lack of parking, the construction time frame of six years, and the overall impact on the adjacent neighborhood.

"You have to consider those who live there and who have made their investments in their homes there," Doherty said.

On the other hand, Thorn suggested that tradeoffs have to be made. "We can't stay where we are forever," said Thorn. "JP is not what it was 20 years ago and it will not be the same 10 years from now. As far as I'm concerned, what Rogerson House does is absolutely precious and essential for all of us in terms of where we might all end up. I think it is worth some compromising to make sure that a facility like that has the ability to expand and grow."

"I like the development," said Bender. "I am thankful that it will be 100 percent affordable for seniors. We also have to get over our 'fear of heights.' Boston is not going to be this little three-decker town forever. We do not have the land and we will need to build up if we want people to have a place to live."

She also took issue with the notion that abutters should be the ones whose views predominate, suggesting that those who will benefit from a project such as Rogerson House should have input into the process.

"Rogerson House should be the blueprint for the kind of development that we want to see in the city," said Bartoloni, a long-time JP resident who is a student at Northeastern University.

Brown added, "A 100 percent affordable housing project is important, given the great need for housing."

The question of whether to send a letter to the BPDA did not come up for a vote.

The next meeting of the Housing and Development Committee is set for April 15.



## JP CHILDREN'S SOCCER



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**El registro de la temporada regular finaliza el 18 de Abril de 2025**

La temporada de primavera se extiende desde el miércoles el 30 de Abril hasta domingo el 29 de Junio de 2025.

La inscripción cuesta \$25.00 — hay descuentos disponibles.

La temporada de primavera tiene una duración de 8 semanas, cada semana realizamos una práctica de 45 minutos para cada equipo, con sesiones disponibles los miércoles a las 4 p.m., los sábados a las 9, 10 & 11 a.m., o los domingos a las 10 a.m.

Necesitamos líderes voluntarios para apoyar a cada equipo, ¡no se necesita experiencia! Visite nuestro sitio web para obtener más detalles o contáctenos directamente en: [contact@jpchildrensoccer.org](mailto:contact@jpchildrensoccer.org).





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## JP OBSERVER

### The Democratic Party needs to get its act together

By SANDRA STOREY / SPECIAL TO THE GAZETTE

When folksy comedian Will Rogers said, "I'm not a member of any organized political party... I'm a Democrat," in 1935, it was funny.

It isn't now, though Democrats started holding rallies in red states earlier this month.

According to a CNN poll taken around the same time, the Democratic Party has only a 29 percent favorability rating among the American people, compared to the Republicans

at 36 percent. A rift opened up among Democrats when Senate leader Chuck Schumer and nine others voted to approve the Republican spending bill rather than see a government shut-down that would have included federal courts hearing cases against Trump's orders.

When things are not going well for the Democratic Party, they are probably not going well in Jamaica Plain, because the neighborhood is largely Demo-

cratic and votes overwhelming that way, including in national elections. So does the rest of Boston and Massachusetts for that matter.

Most important, people here have strong attachment to the United States' history of freedom from rulers and support a constitution that spells out anti-authoritarianism and accountability in multiple ways.

Plenty has been written and said by pundits and ordinary

people since November about how Democrats should change regarding identity groups and the usual list of issues. What actually needs to be improved, according to my observations, is the Democratic Party's basic competence at conducting skillful political party business and understanding its role in defending our democracy as it is faced with an existential crisis. Until it recognizes its proper role as a coordinator and communicator

for the American people, it can't recover its good standing of decades ago.

Since his inauguration, President Donald Trump has issued at least 319 edicts, 89 of which were executive orders that have gone through the process of being officially recorded in the federal register.

A lot are labelled "remarks" and "presidential actions." And

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## State of the City

*Continued from page 2*

such as Eli Lilly, SAP, Roche, Lego, and Nvidia that have located their offices and major research and development centers in the city.

Among the several new initiatives that Wu unveiled during her speech were:

-- A Business Recruitment Office to fill commercial vacancies and revitalize the downtown;

-- Boston Energy Saver, a partnership with Eversource and

National Grid that aims to lower heating and cooling costs for residents; and

-- A Co-Purchasing Pilot Program that will help households combine their purchasing power to buy multiple-family homes with 0% interest-deferred loans from the City.

The mayor also made note of the programs in the city's schools for the arts, advanced math, and athletics, as well as the availability of free early education for children under the age of five.

Wu also highlighted the many enhanced programs for senior

citizens across the city.

The mayor briefly touched on the controversial White Stadium proposal, saying, "Four years ago, BPS student-athletes were left with a sports facility that was rarely open and had been crumbling for decades. Today, we are renovating White Stadium into a world-class athletics hub."

Toward the end of her speech, Wu took on President Donald Trump (without mentioning him by name), saying, "No one tells Boston how to take care of our own. Not kings, and not presidents who think they are kings."



MAYOR'S OFFICE PHOTO BY MIKE MEJIA

Mayor Michelle Wu delivering her State of the City address.

In closing, Wu said, "We are the city that leads in the storm, that stands up under pressure together, and finds strength in each other. We will defend the people we love with all that we've

got."

Wu then added, to applause, "God bless our city, God bless our people, and God save whoever messes with Boston."



MAYOR'S OFFICE PHOTO BY JOHN WILCOX

JP's own Mendez Pierre, an Eighth-grade student at the Curley K-8 School in Jamaica Plain, and self-taught musician, perform on stage at the State of the City. Mendez opened the evening with a breathtaking performance of his original composition, "Dream."

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# CELEBRATING ST. PATRICK'S DAY AT BRENDAN BEHAN PUB



Fenway Health Executive VP Dallas Ducar with friend Biz Morris.



Michael Allen and Eric Knopp.

PHOTOS BY DEREK KOUYOUMJIAN

JP residents didn't have to go to South Boston to catch some St Patrick's Day spirit. You would

feel right at home at the Brendan Behan as you would in a pub in Ireland, or Southie for that matter.



Brendan Behan staff/ Jess, Michelle, and Nino catch some fresh air before jumping into the St Patrick's Day fray.



Michelle the bartender drops in on John, Angela, Elliot, and Nick who are some of her favorite regulars.



Rhianna and Emily show off their Guinness pint glasses they got from a promotion event at the Behan.



Victoria, Julia, and Ari came from our of town and got some souvenir pint glasses courtesy of Guinness.



Enjoying a relatively quiet nook at the Behan were Patrick Curran and Julia Nucci.

# CELEBRATING ST. PATRICK'S DAY AT BRENDAN BEHAN PUB



Beloved bartender Michelle keeps the Guinness pints and good times flowing.



Sophia Calandrello, Kimberly Orr, Susan Campbell, Joan Kilgariff-Shields (whose dad owned Kilgariff's Cafe on Green Street in the 1970s), and "The Famous" Mary McCann.



Abigail and Eric with their engaged friends Ben and Rory who are tying the knot in Ireland later this year.



Susan Rice, City Councilor Ben Weber, Robert Orthman, Fenway Health Executive VP Dallas Ducar, Massachusetts State Rep Sam Mondano, and Biz Morris.



Jenna, Keegan, Meghan, and Jacob.



Showing that you don't have to be Irish to have fun on St Patrick's Day, Erik Liddell visits the Behan with Mike Allen.

## Allandale Farm

*Continued from page 1*

cient because it will be marked better.

He also mentioned that the new buildings would be in the same footprint as the existing ones but would have improved spacing and separation from the parking lot to better stage seasonal products.

Fogel then spoke about the architecture of the new buildings, saying, "It's going to sort of obviously capture and keep the same feeling of the farm but be much more attractive on the Allandale Street side."

Moreover, a crosswalk has been proposed as part of the proj-

ect, bringing pedestrians from the south side of Allandale Street into the site.

"Everything about improving this will enhance ADA access and the availability of products year-round," said Fogel.

"From a sustainability standpoint, there will be solar on the roof of the market barn; there will be EV (electric vehicle) charging stations for vehicles, much-improved stormwater management and compliance with MassDEP (Department of Environmental Protection) standards, and no impacts to the farm pond or the vegetated wetland to the east of that parking area."

After the presentation, BPDA Board members commented, and the project was supported thor-

oughly.

Matt O'Malley has been going to Allandale Farm since he was four years old and expressed his excitement about the proposal.

"I think you folks have the first development project in the history of Jamaica Plain that has 100% support. This is something we have all been waiting for," he said.

Kate Bennett called Allandale Farm a beloved institution and said, "It's great to see this level of investment and kind of commitment to the future of the farm."

Dr. Ted Landsmark echoed Bennett's sentiment, adding, "I think everyone on the board is just thrilled to have the opportunity to support this work."

The board's chair, Priscilla

Rojas, also commented on the proposal, saying, "I'm just really glad that we have something like this as part of our city's ecosystem—not only for educating but also for just reconnecting to nature and farming and all the great things that you guys do."

It should also be noted that Jordan Frias, City Councilor Ben Weber's director of policy and communications, noted that Weber was on record supporting the project but could not attend the meeting.

Ultimately, after comments, the board unanimously approved the proposal. For more information about the project, visit <https://www.bostonplans.org/projects/development-projects/259-allandale-street>.

## Observer

*Continued from page 3*

remaining lists contain what are called “fact sheets,” “briefs and statements” and some writings called “articles,” which are more like press releases. They are all on the White House website and read like royal proclamations.

In addition, the site lists “administrative priorities.” Trump also adds additional swipes of commands and threats to his Truth Social account and in interviews almost daily. It’s overwhelming.

Most of his dictates attempt to usurp the powers given to Congress by the Constitution to create and disband agencies and to make and repeal laws, not to mention trying to manage individual agencies and make sweeping policy and funding changes.

The American Civil Liberties Union has said that most of Trump’s commands are “un-

lawful,” and courts have agreed when lawsuits were brought against many orders.

The Trump regime claims his nonexistent “landslide” presidential win (with less than 50 percent of the vote) gives him the right to do that. Even if he won big, he wouldn’t have the right, of course, according to our Constitution and laws.

Some organizations, institutions officials and individuals have employed attorneys to take some of his edicts to courts around the country, thank goodness. Many of Trump’s power-grabbing orders have gotten frozen or even overturned by judges.

Unfortunately, no one, including the Democratic Party, appears to be keeping track of all of it for us. And Trump is playing around with following/not following judicial orders, mostly by filing lots of motions and appeals, his usual tactics, to slow things down.

People have demonstrated in

the hundreds against many of his orders around the country.

Except for the lawsuits, some demonstrations and speeches by elected Democrats are about all that’s been done to battle the chaotic, daily onslaught of unreasonable commands from the chief executive, his lieutenant billionaire Elon Musk and his minions.

So where is the Democratic National Party when it comes to defending the country from a president who has already called himself “king?”

It’s been almost wholly focused on two special congressional elections in Florida. More on that Quixotic adventure below...

Meanwhile, here’s what national Democratic leadership needs to start doing:

1) Starting the day after November’s election, at the latest, Democrats needed to draft the democracy answer to the Republican’s Project 2025 (aka Agenda 45 now). Democrats need to not only fight Trump’s bad ideas and actions one by one. Before that, (or as soon as possible, since they missed the natural starting point) they also need to help the country get a grip on the unlawful chaos the Trump regime is letting lose now and probably will continue for the next four years.

It’s the responsibility of the party is to gather useful information about what Trump is up to on a public website. They need to compile and track the Trump regime’s orders and actions, along with actions taken by Team Democracy, noting results and possible future actions.

Resources and volunteers to maintain the website would be relatively easy to come by. I bet there’s a brilliant undergrad or grad student or two to track and monitor each one of Project 2025’s and Trump’s bad ideas, what’s wrong with each and what’s being done, updated daily—working with professional project oversight.

So far, no media outlet or institution that I can find is publicizing close to all the awful edicts Trump has made along with helpful information. No one has emerged to say they are checking to see that all of the unlawful acts get needed action.

It’s not even clear if the White House is continuing to record all of the wannabe dictator’s pronouncements on its own site. The 319 total there hasn’t changed for a month, while new orders have been announced.

Democrats have to keep watch and keep up, if this country is going to save our rights and our Constitution from Trump today and in coming years.

The words “scattershot” and “haphazard” have been used more than once both to describe how Trump is attacking our freedoms so quickly and frequently. They also describe how Democrats are reacting. Media are responding in the same hit-or-miss way. Democratic leaders need to portraying and describe the fight against the big authoritarian picture.

People directly and immedi-

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*“Until it recognizes its proper role as a coordinator and communicator for the American people, it can’t recover its good standing of decades ago.”*

---

ately affected by Trump’s reign also need help, and Democrats must care about that and them.

Will Rogers’ disorganized party needs to get the necessary information about the enemy’s actions organized. The public, officials and even the media need to be able to easily find out what’s going on with our government every day, so they can deal responsibly with it. Actions being taken and planned need to be communicated and shared. What ever happened to the 1960s and 70s slogan: “Information is Power.” People need to be informed by Democrats in an orderly way of what is going on.

2) The Democratic Party needs to completely revamp its strategic marketing in quantity, quality, content and variety with the help of outside consultants. Having young people in leadership roles has not moved the DNC out of awkward, old-school ways. The age of candidates themselves is one thing. But there is no excuse for practicing old, stumbling marketing devices from the 1950s.

Putting multi-colored, fuzzy, limited bold messages in hundreds of emails saying the same little things about a few local elections to an email list—including promises that donations will fix everything—is not a correct, modern, effective way to win hearts and minds—or elections. The DNC website could

have been made by a grade school class.

3) A Glimmer of Hope! Just as I finished writing this column, I read good news. The Democratic Party began to engage in a creative public education effort about what’s going on. Bernie Sanders, Alexandria Ocasio-Cortez and some other congresspeople took it on themselves to hold town meetings in red districts where elected Republicans may not want to face complaints from constituents. Now the DNC has decided to hold meetings with constituents in Republican-held districts in all 50 states, starting with nine.

A rally in Arizona on March 20 sponsored by Sanders and Ocasio-Cortez drew 15,000 people, the largest political rally in Arizona’s history. Democrats sent what appeared to be their first emails requesting donations to support more rallies afterward this past week.

April Fools Day, 2025 will be significant. The Democratic Party put most of its focus, time, money, resources, even its battle to save democracy in the small baskets of two races for congress in very red districts in Florida this year.

If the Republicans win the two open districts that day after all this hype, the Democrats’ efforts against Trump’s attempted rule will have been a giant waste and a terrible distraction from the real, direct fight for democracy against the Trump regime. If one does, good, but no majority this year.

If both Democrats win, one more Democrat will have to win a yet-to-be-scheduled special election in New York to gain a simple House majority. Trump will also have to start asking the House to sponsor and vote on his commands, which he hasn’t so far, for the votes to make much difference to our democracy’s survival. The Democratic efforts will just be a lightly smaller waste and distraction from the fight to preserve our democracy now in that case.

The hope now is that fundamental pressure from the grassroots will push more of the local, state and national Democratic leadership to step into their proper coordinating and communicating roles for the sake of this country. We’ll know there’s hope as soon as we get donation requests and information from the DNC to support a total campaign against Trump’s autocratic ideas, plans and actions.

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# REAL ESTATE TODAY

## Median home prices continue to escalate in JP real estate market

BY GAZETTE STAFF

Following a slow winter season, this year's spring real estate market in Jamaica Plain looks a lot like last year at this time, with tight inventory in the single-family, condominium, and multi-family sectors. The big difference is that prices are higher -- the median sales price for a single-family home in JP increased by 11.4 percent (and for condos by 5.7 percent) in the past year -- with many properties selling over their asking price. The spring real estate season accounts for 70 percent of all real estate sales in a calendar year.

"People love JP, with its beautiful quality of life," said Constance Cervone of [constance.cervone@cbrealty.com](mailto:constance.cervone@cbrealty.com), who pointed out that the luxury market of single family homes in the \$2-\$3 million range remains strong.

"There is more inventory for rental units as compared to last year," said Rob Oteri at JP Property Management, "but prices are higher, anywhere from \$50 to \$250 per month." One factor influencing the increase in rental rates has been the recent increase in property taxes across the city.

All of the real estate agents interviewed for this article agree

that this is still a seller's market. "Pondside and Sumner Hill are seeing the highest values in Jamaica Plain," said Janis Lippman of Ellen + Janis @ The Denman Group | Compass, who stressed that properties must come on the market at the right price.

In terms of available properties for sale, Lippman said multi-family buildings are very rare on the market, followed by single-family homes and then condominiums.

Another reason for less inventory in the market is that many potential sellers are unwilling or unable to sell because they have mortgage rates that are five years old and that are still in the two to four percent range, as compared to the almost six percent range for a new mortgage today.

Ken Sazama of Sazama Real Estate pointed out that another potential factor influencing the low inventory is uncertainty about the U.S. economy. A recent national poll revealed that consumer confidence has fallen seven points in the last few months to levels not seen since the height of the pandemic in 2020.

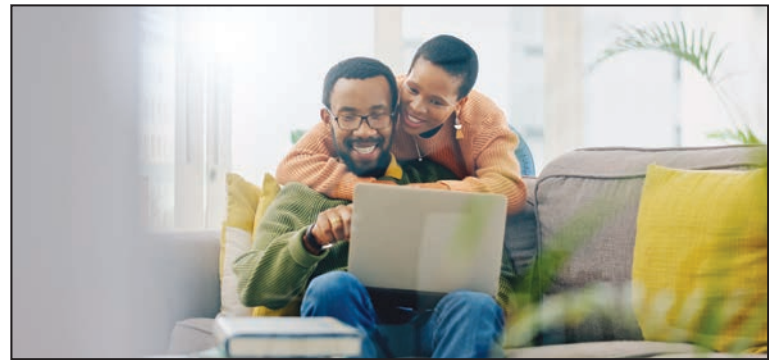
Rachael Kulick from the Insight Realty Group said that

she is getting a lot of rental activity. She also noted that she is seeing more single-family and condominium listings hitting the market, as well as an increase in multi-family listings. "People are looking at their options up to the last minute," Kulick said.

"However, they still have concerns over the national economy," Kulick added.

On the fringes of the market are the new Accessory Dwelling Unit (ADU) law. When the concept first came out, the new dwelling unit had to fit within the house's existing footprint. But in the last couple of months, new regulations have eased the zoning restrictions for an ADU.

John Maxfield of Maxfield & Co. provided his top three pieces of advice for potential home-sellers before listing their property: Make sure that the yard is neat and trim (as this is the first thing that a potential buyer will see); make sure that the bathrooms are in good shape; and list the property at the appropriate price.



(C) JACOB WACKERHAUSEN / ISTOCK VIA GETTY IMAGES PLUS

## Three things to know about digital mortgage tools

(StatePoint) With the increased use of digital tools, the mortgage process looks quite different today than it did for previous generations. These new technologies can make the home loan process more efficient for both those buying a home and those refinancing their mortgage. However, it's important to understand how your information is being used.

To help ensure you're a savvy loan applicant, Freddie Mac is providing answers to some commonly asked questions about digital mortgage tools:

Why do lenders use digital mortgage tools? Lenders have traditionally relied on printed documentation that requires them to

manually review your application before deciding if you qualify for a loan, including for how much and on what terms. This can be a time-consuming process for both the homebuyer and the lender. Digital mortgage underwriting tools allow lenders to expedite the process by using electronic documents and automation to more efficiently evaluate your loan application. Freddie Mac research has found that these tools can decrease the loan origination timeline and may also save you money in closing costs.

In addition, the digital tools mortgage lenders use may help you qualify for a loan if you have

*Continued on Page 8*



COMPASS

### In Jamaica Plain, experience sells homes.

Thinking of buying or selling? **Spring** into action before the competition does! Whether you're relocating, upsizing, or downsizing, we will guide you every step of the way. This is your sign to get started!

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# REAL ESTATE TODAY

## Mortgage tools

*Continued from page 7*

a limited credit profile by looking at factors such as your history of on-time rent payments or the amount of money coming into and out of your bank account each month. This helps demonstrate your ability to pay your mortgage each month.

What information will my lender ask for? Not only will the way you provide documentation change, but in some instances the information your lender evaluates will change as well. For instance,

you may be asked to provide access to digital accounts, such as your bank account, instead of providing printed bank statements. By using digital tools, lenders can get a more detailed view of your finances, which helps them lend to you if you are a harder-to-underwrite buyer. Specific requirements may vary by lender — some may prefer a fully-digital process while others may use a combination of printed and electronic documents. Talk to your lender to get a better understanding of their loan application process.

What if I'm not comfortable providing my information?

Though your lender will have a more detailed look at your finances through a fully-digital process, keep in mind that digital documents often provide a higher level of security than printed documents. If you still prefer not to share digital access to your personal information, your lender should understand your concerns and be willing to work with you on an alternative solution. If not, you can find a different lender who is willing to accommodate a loan application process that is not digital. In either scenario, you should always take steps to ensure your personal information is protected and remain vigilant against potential fraud. You can help mitigate your risk of fraud and identity theft by researching lenders and working only with reputable companies that take steps to protect their customers' information.

Learn more about the mortgage application process with Freddie Mac's step-by-step guides to homebuying and refinancing, which are available at [myhome.freddie.com](http://myhome.freddie.com).

As the housing finance industry continues to modernize, you can expect a faster, easier home loan process. Staying knowledgeable about these new tools can ensure there are no surprises when it comes time to secure a loan.

## Five easy steps to create your homebuying budget

(StatePoint) One of the most important steps to take while house hunting is to create an intentional budget that accounts for both upfront costs and recurring expenses. Doing so will help you find a home that meets both your lifestyle needs and financial situation. Here's how:

**1. Assess What You Can Afford:** A common way to generally estimate the price range of a home you can afford is to multiply your annual gross income (what you earn before taxes) by three to five, according to Fidelity. Understand that mortgage rates will have a big impact too. Lower rates can substantially increase your purchasing power. Lenders set an interest rate for each person based on several factors, such as credit score. A higher credit score could mean a lower interest rate or better loan term.

**2. Account for Upfront Costs:** When budgeting, account for these one-time upfront costs you'll pay after your offer is accepted:

The down payment: This is

typically between 5% and 20% of the home's purchase price. However, qualified borrowers can put down as little as 3% with options such as Freddie Mac's Home Possible or HomeOne mortgages. Both require private mortgage insurance, which is an additional expense to consider.

**Earnest money deposit:** Earnest money, also known as a good faith deposit, amounts to approximately 1%-2% of the purchase price of the home and is a sum you submit with your offer to show the seller you're serious. During closing, the amount you pay in earnest money can be applied toward your down payment or closing costs.

**Home inspection:** The home inspection, which will be your responsibility, typically costs between \$300 and \$450, according to recent estimates from Rocket Mortgage, and will tell you about the home and its potential issues. Your realtor should be able to recommend several well-qualified inspectors.

*Continued on Page 9*



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# REAL ESTATE TODAY

## Budget

*Continued from page 8*

**Closing costs:** Closing costs are what you will pay to the people representing your purchase, such as your lender and real estate agent. Also known as settlement fees, closing costs typically amount to 2% to 5% of the purchase price, and you may be able to roll them into your loan. Work with your lender to find the approach that best fits your financial situation.

**Moving expenses:** Whether you hire professional movers or DIY your move, online resources such as Realtor.com's moving cost calculator can help you estimate potential costs. When hiring movers, get quotes to ensure you are getting a fair price and to avoid moving fraud.

**3. Plan for Ongoing Expenses:** Once you're in the home, you'll be responsible for making monthly payments. These may include your mortgage principal, interest, property taxes, homeowners insurance, private mortgage insurance, escrow payments

and homeowners association fees. Most lenders agree that you should spend no more than 30% of your gross monthly income on these expenses, though this number will depend on your financial situation. You'll also need to save for regular maintenance expenses, such as appliance upkeep.

**4. Leave Room for Flexibility:** Be sure to factor in savings for repairs or replacements of big-ticket items, such as your roof or HVAC system. Such flexibility in your budget can also help you weather financial emergencies, such as job loss, illness and other unexpected circumstances.

**5. Use Tools to Guide Your Decision:** To help you answer the critical question of how much home you can afford, use Freddie Mac's home affordability calculator found at myhome.freddie.com. This free online resource also offers a wealth of essential information to guide you at every stage of your home journey.

As you hunt for the home of your dreams, stay prepared and informed. One essential aspect of doing so is to set a realistic budget that accounts for the true costs of homeownership.



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# JPA won't oppose Bluefin's license request

BY MICHAEL COUGHLIN JR.

During the Jamaica Pond Association's (JPA) monthly meeting earlier this month, its board voted not to oppose a request from Bluefin at 660 Centre Street for a common victualler license.

Michael Bullock, Bluefin's director of operations, provided some background on the establishment, which originated in Somerville, is owned, and was founded by Jason Tucker.

Bullock described Bluefin as a "locally sourced seafood restaurant/market" that eventually moved to Jamaica Plain, partly due to its participation in the Centre Street Farmers' Market.

He further explained that the request for the common victualler license is intended for its chef's dinners and its dine-in concept, which they would like to "really let take off."

Bullock also highlighted the current operating hours, which

are 12:00 p.m. to 8:00 p.m. Monday through Thursday, 12:00 p.m. to 9:00 p.m. Friday and Saturday, and 12:00 p.m. to 7:00 p.m. on Sunday.

However, he mentioned that they would like to be able to operate "between the hours of 10:00 a.m. and 10:00 p.m. overall" for things like special events, holidays, and more.

"No super late hours, no bar program aside from some light drinks for our chef's dinners; otherwise, we are focused on non-alcoholic beverages for our general day-to-day service," said Bullock.

Tucker then clarified that they are currently focused on the common victualler license but could pursue single-day special event permits with beer and wine in the future.

Following the brief presentation there were some questions and comments from those in at-

*Continued on Page 11*

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City and state officials join together to cut the ribbon on March 12.



Kenzie Bok, Administrator and CEO, Boston Housing Authority, pictured with her predecessor, Kate Bennett, now Board member Boston Planning & Development Agency (BPDA).

## Much Awaited Affordable Housing Complex –The Lyndia – at 3368 Washington St.

BY GAZETTE STAFF

Amid a strong neighborhood, government, real estate, and new tenant turnout, on March 12, the ribbon was cut for the opening of the recently completed permanent housing facility and affordable housing units at 3368 Washington Street in Jamaica Plain. The new residential complex, affectionately as well as officially named The Lyndia, is a joint project between The Community Builders, a not-for-profit developer of affordable housing, and The Pine Street Inn, where the building's namesake, Lyndia Downie, has worked at the Inn for more than 40 years.

The facility is comprised of 62 income – eligible family apartments and 140 permanent supportive units for individuals who formerly have experienced homelessness, making The Lyndia the largest permanent supportive housing development in New England. One in five of the units meets accessibility standards. The gleaming new, well-designed building includes 13,000 square feet of community space, extensive outdoor social space, laundry facilities on every floor, a library and high-speed internet. The bright common spaces and hallways are decorated with more than 25 pieces of original art, all with a connection to Jamaica Plain or Boston at large; a remarkable transformation from the one-story warehouse when purchased by The Pine Street Inn in 1997.

During the speaking program, the key ribbon-cutters Juan and Michael shared their respective journeys from youth-

ful successes, including high school graduations, U.S. Navy enlistment and some college, spiraling downhill through divorce, job losses, alcoholism to the tragedy of homelessness. The audience was told that coping with homelessness and pulling out of it is like climbing Mount Everest. Through the Pine Street Inn programs, both gentlemen have full time employment and a permanent home at The Lyndia. Michael now has the stability to become involved at a local church and volunteer at a food pantry.

Mayor Wu, just back from her U.S. Congress testimony, heralded the success of her administration, with the help of the Commonwealth, working with private entities like the Pine Street Inn and The Community Builders to mitigate the current housing crisis with The Lyndia and projects like it. Senior executives and leadership of The Community Builders, Bart Mitchell and Andy Waxman, along with The Pine Street



A look inside at the kitchen of one of the units.

Inn, Lyndia Downie and Megan Gates, remarked on how their partnership was a case of turning purpose and commitment into action. The expected success of housing the formerly homeless in this new JP facility is based on The Pine Street Inn's permanent housing retention rate of 96%. City officials present were cited for their tireless work culminating in the opening of the project, from Sheila Dillon, Boston Head of Housing to Kenzie Bok, Administrator & CEO at Boston Housing Authority credited when a City Councilor for helping solve an obstacle involving parking requirements.

The biggest shout outs for the project's successful completion were to the JP community. Ben Weber, Boston City Councilor, District 6, and Sam Montano, Mass State Representative, 15th Suffolk, shared the podium to provide their histories with the project, with Sam noting his first efforts lobbying for the building began when he was a private community activist. The key JP community organizations thanked for their support, though at times providers of constructive criticism, were Boston Tenant Coalition, City Life Vita Urbana, Egleston Square Main Streets, Egleston Square Neighborhood Association, Green Street Renters Association, Keep IT 100% Egleston, JPYIMBY – Jamaica Plain Yes In My Backyard, and the Jamaica Plain Neighborhood Council. The main concession during the planning process was to lower the total building height by one floor. Other organizations such as the Boston's Way Home Fund, the Doe Family Founda-

tion and the Yawkey Foundation were recognized for their contributions to funding the ongoing services required for permanent

housing facilities like The Lyndia, as the needs for the formerly homeless go beyond the roof over one's head.



Mayor Michelle Wu and building's namesake, Lyndia Downie, President and executive Director, Pine Street Inn.

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# Bluefin

*Continued from page 9*

tendance.

Michael Reiskind suggested that Bluefin ask for take-out zoning relief from the community because they may have a sizable take-out business if they secure the common victualler license. He also indicated that requesting this would be a good idea because they could avoid returning to the community to ask for the take-out relief if the Inspectional Services Department determines they need it down the road.

Bullock indicated they are in a gray area and have “been doing their take-out menu.” He also mentioned that they have instructions within their third-party delivery profiles with places to park and pick up food, among other things.

“Our CV (common victualler license) has been so far determined we need it to have our dining-in model—our take-out

model was not required for certain community expectations,” said Bullock.

He later added, “Our priority right now is the CV for dining-in. We have not yet run into any headaches regarding take-out.”

Reiskind then discussed parking and third-party drivers in the area. Bullock noted that there is parking for drop-offs, pick-ups, and deliveries on Seaverns Avenue, which Bluefin currently directs drivers to.

Tucker also indicated that the take-out/food delivery business would have a “pretty low” impact on traffic, saying that their great nights have about five orders while other establishments in the area, like J.P. Licks, can have around 100.

Ultimately, after the discussion, the JPA Board voted unanimously not to oppose Bluefin’s license request.

For more information about the JPA, visit its website at <https://www.jamaicapondassociation.org/>.

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## EDITORIAL

### Vaccines are safe — and they are essential

The recent outbreak of a measles epidemic in areas of west Texas and New Mexico (where the measles vaccination rate is far below the national average) should serve as a warning to all Americans that vaccinations against measles and other diseases are crucial not only for the individual health of our children, but for society at-large. Measles officially had been declared eradicated in the United States more than two decades ago, with the occasional infection occurring in persons who had traveled abroad and who unknowingly had come into contact with a person who had measles.

Ironically however, the lack of measles outbreaks in this country over the past 20 years has led to complacency among certain groups who are unaware of the risks of this airborne disease and the ease with which it can spread.

In addition, those who refuse to receive vaccines either for themselves or their children have been grossly misled by charlatans who have made baseless assertions that vaccines can be harmful (such as suggesting a link between vaccines and autism).

In short, the combination of young parents who have no knowledge of the dangers of these diseases (because measles did not exist when they themselves were children) and the misinformation that has been spread by those who have no idea what they are talking about has created a dangerous situation that threatens the health of our country.

For those of us of a certain age who recall the ravages of polio, measles, chicken pox, rubella, mumps, and other diseases before the arrival of vaccines, the level of ignorance and deception in recent years has been nothing less than mind-boggling.

We urge all of our readers with young children to listen to the advice of their pediatricians and allow their children to receive the schedule of vaccinations that has been recommended by health authorities for decades.

Similarly, all of our readers who are “older” should stay up-to-date with their vaccines for the flu, COVID, pneumonia, and RSV. Unfortunately, the uptake of these vaccines has waned since the height of the pandemic, but they are essential for our health and well-being. These diseases kill and hospitalize tens of thousands of Americans annually, but the available vaccines could significantly reduce those numbers if everyone were to get their annual shots.

### Once again, Logan was a breeze

We wish to take a moment to mention that our recent travels through Logan Airport, as always, were a breeze.

Unlike the days before 9/11, air travel has become a dreaded experience for everyone. The requirements of security protocols are not pleasant (though we are grateful for them because they ensure our safety), but the flying experience itself is no longer enjoyable.

The large number of canceled and delayed flights (primarily because of the increase in extreme weather caused by climate change), overbooked flights, cramped seating, lost luggage, and unruly and rude fellow travelers have made air travel far from something we look forward to.

However, unlike many other major airports, Logan stands out for its accessibility (thanks to the many options, whether by car, bus, subway, or boat) and its overall customer experience. The TSA lines seldomly are unmanageable, the concourses are clean, and the food offerings -- particularly because of the presence of Boston-based options such as Kelly's and Legal Seafoods -- are far better than most other airports we've visited.

To be sure, everything can be improved, but we wish to express our view that Massport is doing a great job at Logan Airport -- and we are grateful that the beginning and ending of our recent vacation were pleasant and stress-free experiences.

## OP-ED

### “En Es-pa-ñol:” Trump’s Executive Order on English undermines Civil Rights

BY ADILSON GONZÁLEZ MORALES

Whenever I talk to friends and colleagues about their experiences learning Spanish, French, or another language, you'd think they all went to the same school. Most people know the story -- your bladder is about to burst, you raise your hand and ask in English if you can go to the bathroom, only for the teacher to slowly respond, “en Es-pa-ñol.” You fumble for the right words, but “¿Puedo usar el baño?” won't quite make it to your tongue. The seconds feel like an eternity as your urgency grows.

Now imagine that same moment of struggle -- but instead of a classroom, it's a hospital emergency room, a courtroom, or a disaster relief center. Imagine being told, “in En-GLISH,” while trying to get food assistance, medical care, or housing support. That is the reality Trump's executive order threatens to create.

The United States has never had an official language, and that's a good thing. It reflects our nation's diversity and recognizes that every language spoken here belongs. More importantly, civil rights protections ensure that all of us -- regardless of the language we choose to speak -- are protected. By giving federal agencies the choice to “opt out” of offering multilingual services, this administration is not just undermining history; it is creating a path to silence our families and neighbors in times of crisis.

As an environmental advocate and communications strategist at Conservation Law Foundation, I see firsthand how language barriers deepen en-

vironmental injustices. When Eversource planned an electric substation in East Boston, neighbors fought back, but without translated notices or interpreters, many were shut out of key decisions. And despite 84% of voters opposing the project in a referendum, the substation will be built.

But this is not an isolated issue. In 1993, Chinatown residents fighting a parking garage on Parcel C had to translate legal filings, mobilize bilingual volunteers, and push for government documents in Chinese just to be heard. In 2016, Spanish-speaking tenants across Massachusetts were denied leases, legal notices, and even eviction appeals due to a lack of language assistance -- yet they fought back and won a settlement. And since 2019, New Bedford residents challenging a waste transfer station have jumped hoops to get access to critical hearings in their native language.

From public health to housing, language access determines who gets a say in decisions that shape their lives. It's already hard enough to make your voice heard -- this executive order threatens to make it even harder.

When I moved to the U.S. at

16, I spoke only Spanish. Navigating a new country as a teenager was overwhelming, but I made it through because people helped me understand. Over the years, I have studied other languages -- French, Portuguese, Russian -- because it has helped me understand and better help others, too. But even as a multilingual person, I know that in moments of distress, language fails us all. Our words slip away when we are in pain, afraid, or desperate for help, even in our first language.

We always find a way. Every movement for justice has been fueled by voices refusing to be ignored, in every tongue spoken on these streets. Communities translate, advocate, and make themselves heard -- even when the system tries to shut the door. Speaking another language isn't a weakness -- it's a superpower. No executive order can erase that. And just like no teacher could stop a desperate kid from finding a way to ask for the bathroom, no politician can silence millions determined to be understood.

*Adilson González Morales is a senior communications strategist for Conservation Law Foundation.*

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

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Debra DiGregorio, *Director of Marketing* [ads@jamaicaplaingazette.com](mailto:ads@jamaicaplaingazette.com)

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Please include address and  
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## Dean Conway

August 25, 1947–March 9, 2025

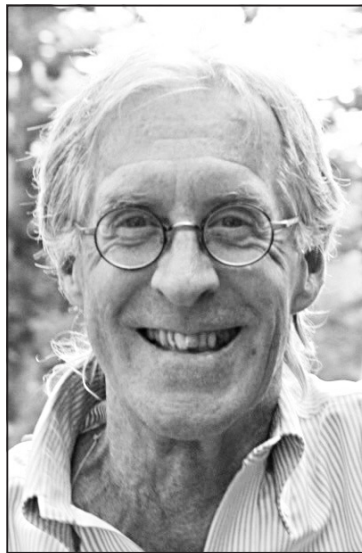
Dean Joseph Conway of Jamaica Plain was a teacher, soccer coach, mentor and friend who affected us with his vibrant curiosity, generous spirit and humble commitment to a kinder and more just world. He died peacefully at home from complications of Dementia with Lewy bodies on March 9 at the age of 77.

Born to Elizabeth and Joseph Conway, Dean lived in New York and Connecticut with siblings Jay and Jill before the family settled in Greenfield, Massachusetts. Always a hard worker, he studied rigorously at Deerfield Academy and then Georgetown University, where he was captain of the soccer team and graduated in 1970 with a bachelor's degree in English.

An intuitive and gifted teacher for more than 40 years, Dean had a particular connection with and fondness for students at the seventh through ninth grade levels. He taught with a characteristic balance of humor, play and serious study. As a faculty member at Park School in Brookline from 1979 to 1997, he taught English, Latin and social studies, coached soccer and hock-

ey, and served as Head of the Upper School from 1985 to 1991. Dean always highly regarded the community of teachers and staff at Park, and the friendships he developed there lasted through the end of his life.

Dean was the founding English teacher at Beacon Academy, a school for promising students with few resources, from 2005 to 2010. Many Beacon students have written moving letters of thanks to Mr. Conway, especially for his famed vocabulary lessons. Dean found the years at Beacon, before retirement, special and gratifying. Engaged with the game of soccer and especially youth coaching throughout his life, Dean began working with Mass Youth Soccer in 1992 and was Head State Coach and Director of Coaching from 1997 to 2002. He genuinely enjoyed his long involvement in Jamaica Plain Youth Soccer, maintained reciprocal relationships with a community of European coaches and friends, and participated in several other organizations, including New England Scores and the Boston Breakers. Dean also coached and played hockey, and was a



lifelong bike rider. He wrote the book Soccer Calling: A Handbook for Youth Soccer Coaches, which was published in 2005. In 2006 Dean was the second-ever recipient of US Youth Soccer's Fleck Award for Excellence in Youth Coaching Education, a national recognition for educating coaches with "integrity, honor, humor, and humility." In 2024 Mass Youth Soccer announced the Dean Conway Coach Education Grant, honoring Dean's passion for youth development in underserved communities.

Dean was involved with var-

ious organizations and schools, including Roxbury Community College, Fenway High School, Mother Caroline Academy, Nativity Prep, Squash Busters, the Haitian Multi-Service Center in Dorchester, and Sakala Youth Community Center in Haiti. He volunteered seemingly inexhaustible time to these organizations and others.

Dean was married to his wife, Cindy, for 47 years. Their two daughters, Sarah and Megan, were a great source of joy for Dean. Dean lit up when he talked about his family; he and Cindy took a sincere interest in the girls' activities and wholeheartedly encouraged them to pursue what mattered to them. Much of what was important to Dean became vital to his daughters' lives and work, such as music and writing for Megan, and sports and conservation for Sarah.

Many who knew Dean express an inability to convey their full appreciation for him. He was well loved and his achievements were significant, yet humility was central to his way. Always with a positive beat and light touch, he shared his eclectic interests and enthusiasm for

learning with nearly everyone he met.

Dean is survived by his wife, Cindy; his daughters, Sarah and Megan; his brother, Jay; his sister, Jill Villatoro; Jay's wife, Jean; Sarah's wife, Camille Palumbo; his granddaughter, Mara Conway Palumbo; his aunt Marilyn Eade and her four children and many dear friends.

The family gives thanks and holds gratitude for this remarkable man and the extraordinary impact he had on so many people. Peace and love.

A remembrance celebration will take place April 6 at Mann Rodgers & Commonwealth Funeral Home in Jamaica Plain, with visitation from 12 noon to 2 p.m. and a service, which will be livestreamed, at 2 p.m. A reception will follow.

In lieu of flowers, memorial donations may be made to Sakala Youth Community Center in Haiti ([sakala-haiti.org/donate](http://sakala-haiti.org/donate)) or to Mass Youth Soccer (512 Old Union Turnpike, Lancaster MA, 01523) by check with "Dean Conway" in the memo.

## 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 CITATION GIVING NOTICE OF PETITION TO EXPAND THE POWERS OF A GUARDIAN Docket No. SU17P0424GD

In the Interests of: Jerry Lee Carvin Of: Jamaica Plain, MA RESPONDENT Incapacitated Person/Protected Person To the named Respondent and all other interested persons, a petition has been filed by Beth Israel Deaconess Medical Center of Boston, MA in the above captioned matter requesting that the court: Expand the powers of a Guardian of the Respondent The petition asks the court to make a determination that the powers of the Guardian and/or Conser-

vator should be expanded, modified, or limited since the time of the appointment. The original petition is on file with the court. You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 04/17/2025. This day is NOT a hearing date, but a deadline date by which. You have to file the written appearance if you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date. IMPORTANT NOTICE The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named

person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense. WITNESS, Hon. Brian J. Dunn, First Justice of this Court. Date: March 14, 2025 Stephanie L. Everett Register of Probate 03/28/25 JP

### LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT Suffolk Division INFORMAL PROBATE PUBLICATION NOTICE Docket No. SU25P0183EA Estate of: Bessie Kotsakis Date of Death: July 11, 2024 To all persons interested in the above captioned estate,

by Petition of Petitioner Joanne Kotsakis of Melrose, MA Joanne Kotsakis of Melrose, MA 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. 03/28/25 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 CHANGE OF NAME Docket No. SU24C0687CA In the matter of: Hannah Rose Arnold A Petition to Change Name of Adult has been filed by Hannah Rose Arnold of Boston, MA requesting that the court enter a Decree changing their name to: Caspian Rose Williamson 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 date of 04/07/2025. 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: March 10, 2025 Stephanie L. Everett, Register of Probate 3/28/25 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 CITATION GIVING NOTICE OF PETITION FOR RESIGNATION OF A GUARDIAN OF AN INCAPACITATED PERSON Docket No. SU22P0658GD In the Interests of: Dmitry Lobogon

Of: Jamaica Plain, MA RESPONDENT Incapacitated Person/Protected Person To the named Respondent and all other interested persons, a petition has been filed by Brian J McLaughlin of Boston, MA in the above captioned matter requesting that the court: Accept the Resignation of the Guardian of the Respondent The petition asks the court to make a determination that the Guardian and/or Conservator should be allowed to resign; or should be removed for good cause or that the Guardianship and/or Conservatorship is no longer necessary and therefore should be terminated. The original petition is on file with the court. You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 04/16/2025. This day is NOT a hearing date, but a deadline date by which you have to file the written appearance if

you object to the petition. If you fail to file the written appearance by the return date, action may be taken in this matter without further notice to you. In addition to filing the written appearance, you or your attorney must file a written affidavit stating the specific facts and grounds of your objection within 30 days after the return date. IMPORTANT NOTICE The outcome of this proceeding may limit or completely take away the above-named person's right to make decisions about personal affairs or financial affairs or both. The above-named person has the right to ask for a lawyer. Anyone may make this request on behalf of the above-named person. If the above-named person cannot afford a lawyer, one may be appointed at State expense. WITNESS, Hon. Brian J. Dunn, First Justice of this Court. Date: March 25, 2025 Stephanie L. Everett Register of Probate 03/28/25 JP

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