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SCENES FROM BOSTON'S VETERANS DAY PARADE ✦ PAGES 4 + 5

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# Jamaica Plain GAZETTE

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## CENTRE SOUTH MAIN STREETS 21<sup>ST</sup> ANNUAL DOG PARADE



The Dog Parade marches down Centre Street. Shown right (top), The Good Vibe Tribe marches with the Dog Parade down Centre Street. Shown right (bottom) JP Honk leads the Dog Parade down Centre Street.

Shown below, Winnie doesn't think she'll need a bigger boat with her Orca. See more photos on Pages 8 and 9.



DEREK KOUYOUMJIAN PHOTOS



## Washington St. project wins JPNC variance vote

BY GAZETTE STAFF

The Jamaica Plain Neighborhood Council (JPNC) held its regular monthly meeting last Tuesday evening, October 28. Chair Renee Stacey Welch presided over the session that was attended by JPNC members Alcurtis Clark, Sarah Freeman, Bernard Doherty, Michael Reiskind, Willie Mitchell, Dave Baron, and Carla-Lisa Caliga.

Dave Baron, the chair of the Zoning Committee, presented the report of that committee. Baron said the committee held three hearings during the past month and approved the requested variances for all three for which Baron was seeking a favorable vote from the full JPNC. Those matters were:

-- 7 Brewer Street, in which the owner is seeking to construct a two-story addition with new decks and to renovate a bathroom, for which a variance for insufficient side yard is necessary;

-- 79 Sheridan Street, in which the owner is seeking to construct an additional story and retain two units, but needs variances for excessive floor area ratio (FAR), excessive height, and insufficient side yard setback. The Zoning Committee gave its approval with the proviso that large-caliper trees are not to be removed; and

-- 3430-3436 and 3440-3446 Washington Street, in which the owner-developer is seeking to construct two large buildings (which will be situated across Rockvale Circle from each other) on the present sites of Hatoff's gasoline station and Acme Auto Body and Paint.

One of the buildings will be 6-stories in height with 130 residential units, ground-floor retail, and parking, for which variances are needed for forbidden use, excessive FAR, excessive height, a lack of open space, insufficient rear yard setback, and a lack of traffic visibility.

The other structure (on the Hatoff's site) will be 5-stories high and will contain 100 apartment units with parking and ground floor retail for which the same variances are needed.

"This project almost exactly matches the plans per JP/ROX (the city's proposed zoning guidelines for this district) for the replacement of a light industrial use to create housing with mixed use, as well as the height, and a density bonus for affordable housing units," said Baron, who noted that about 23 percent of the rental units (46 of the 230) will be affordable, which is a greater percentage than what the city's new inclusionary (IDP) guidelines call for.

Continued on Page 2

**Our next issue  
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**See You  
 Wednesday**

**Nov. 26**

# Healey-Driscoll Admin. awards \$20 million to upgrade 1,000 housing units, lower energy costs

SPECIAL TO THE GAZETTE

The Executive Office of Housing and Livable Communities (HLC), in collaboration with Massachusetts Housing Partnership (MHP), MassHousing and Local Initiatives Support Corporation (LISC) Massachusetts, is announcing the fourth round of funding awards under the Cli-

mate Ready Housing program.

Among those receiving awards is the Forbes Building in Jamaica Plain. These funds will enable affordable housing properties across several Massachusetts communities to significantly lower their energy use and costs through energy retrofits and electrification. The grant program will advance physical

upgrades to a crucial segment of the state's housing stock, improving indoor air quality and comfort for residents.

"This program allows us to upgrade affordable housing units across the state to reduce energy usage, lower bills and improve public health," said Governor Maura Healey. "Together with the Legislature, we've increased

the number of homes we are able to upgrade, and I know that residents will see the positive impacts of this investment."

"These awards are about practical fixes that make a real difference and help homes stay safe and comfortable through New England winters and summers," said Lieutenant Governor Kim Driscoll. "We're proud to

partner with local leaders and housing owners to modernize our housing supply and lower costs for people."

"Massachusetts can't meet its housing goals without preserving and modernizing the affordable homes we already have," said Secretary of Housing and

*Continued on Page 3*

## JPNC

*Continued from page 1*

Baron also added that the Stonybrook Neighborhood Assoc. (SNA) sent a letter that did not oppose the project.

JPNC member Bernie Doherty questioned the lack of parking -- the project calls for only 100 parking spaces for the 230 units -- and suggested that the adjacent neighborhood will be overwhelmed by parking.

"If you don't have parking spaces for people, they will go looking for parking spaces, and that will create a real problem where we already have a real parking problem, as well as a traffic problem," said Doherty.

"I am going to vote against it because I think it is too dense and too tall, and we don't know what 'affordable' really means," Doherty added.

However, David Brewster, a member of the SNA, pointed out that the developer presented a study that showed that only 80% of the parking spaces in similar projects are actually used by residents of the buildings.

JPNC member Caliga voiced her support for the project.

"There was a very robust process with the SNA. This developer was a good developer to work with. They listened to the community and responded to our concerns by making changes to their plans," said Caliga, who reiterated that there will be a high percentage of affordable units,

including a number of 3-bedroom units for families.

The council members voted in favor of all three projects as a bloc, with Doherty the lone dissenter. The JPNC's vote is advisory only. All three of the property owners now must go before the city's Zoning Board of Appeals in order to obtain their variances.

Welch presented the report of the Outreach Committee. She informed the members of the steps the committee is taking to encourage members of the community to participate in the work of the JPNC.

"We need to get more people involved between now and our next election in the spring. We need to bring in new people with fresh ideas," said Welch, who made note of some of the Outreach Committee's ideas to increase community engagement: Refresh JPNC.org with updated meeting minutes, council roster, and open seats; launch a monthly email newsletter; add QR code sign-up for flyers; begin a social media campaign with regular updates and calls to action; post updates to local listservs (JP, Egleston, Hyde Square); create and distribute flyers/posters to libraries, shops, and community boards; and coordinate Neighborhood Outreach and elections efforts, including promotion of open seats and candidate engagement.

Resikind presented the report of the Public Service Committee. He said the committee discussed three matters, but only one re-

quired a vote of the full JPNC. That matter pertained to the request of Michael Soltani, the manager of a proposed French bistro and bakery at 380 Centre St., for two licenses: a 7-day common victualler, all-alcoholic beverages license, with hours of 6:00 AM – 1:00 AM, and an entertainment license for one (1) TV only, with hours of 6:00 AM – 1:00 AM.

Reiskind said that 380 Centre presently is an empty space of about 1000 sq. ft. that is adjacent to the Brendan Behan Pub (of which Mr. Soltani also is the manager and the owner of the building). He said the new bistro will operate as a bakery in the morning and as a wine bar-concept establishment at night with 37 seats.

The full JPNC unanimously voted in favor of both license requests. Mr. Soltani now must go before the appropriate city boards to obtain his licenses.

Reiskind said that the two other issues that came before the Public Services Committee pertained to requests for package store licenses by two convenience stores, JP Convenience at 546 Center St. and Tropical Market at 371 Centre St. Reiskind noted that there was substantial opposition to both requests. He said the Public Services Comm. did not take a vote on either, and therefore no vote was being requested from the full JPNC.

In addition to its usual business, the council heard from Lee Goodman of Watermark Development, the developer of the for-

mer Doyle's Cafe, the iconic and beloved JP bar and restaurant that closed in 2019. Goodman presented an overview of the project and an informational update regarding the final phase of the longstanding -- and still-on-going -- development.

The scope of the project includes four distinct parts: a new restaurant at the former Doyle's (which will remain a one-story building); an adjacent 5-story building with 16 condo units and ground-floor retail space in the former Doyle's parking lot (those two projects encompass 3478-3484 Washington St.); a new, 4-story residential building containing seven condo units at 60 Williams Street (which essentially is behind the former Doyle's); and a new 6-condo building (which formerly had been a one-family home) across the street at 69 Williams St.

The latter two projects have been fully completed and presently are occupied.

Goodman noted at the outset that Watermark undertook its development plans in 2020, but for a variety of reasons beyond its control, the project has dragged on well beyond the anticipated completion date.

Goodman spoke of the lengthy permitting process involving various city agencies, which he said "has made a complete mess" of the construction budget because of higher costs over the past five years and higher interest rates that added 30% onto the final costs. The bottom line, said Goodman, is that there will be a reduction in the number of affordable units in the overall project, which in turn will lead him to return about \$750,000 affordable housing grants that Watermark had received from the city.

"This project has gentrified this part of Jamaica Plain because the units are way beyond affordable for the average person," said Caliga.

"My biggest issue is that it

was agreed that there would be units that would be affordable, but now they are not," said Doherty. "But I accept what you have to say about the added costs."

However, Teronda Ellis, the CEO of the Jamaica Plain Neighborhood Development Corporation, a long-time developer of affordable housing projects in JP, acknowledged the difficulties faced by Goodman that were beyond his control. "We can't let the perfect be the enemy of the good," said Ellis.

State Rep. Sam Montano echoed those sentiments. "Mr. Goodman has been transparent with the cost increases he has had to face," said Montano, who noted that although the original goal of the number of affordable housing units will not be met, the funding that Goodman will be returning to the city can be used for other affordable-housing projects in the area.

Doherty also raised another issue of concern to the JP community.

"Is the new restaurant no longer going to be called Doyle's?" Doherty asked. "This brought people in from around the world and provided jobs. What is going to happen to Doyle's?"

Goodman explained that Stoked Pizza, which operates restaurants in Brookline, Cambridge, and Cohasset, will take over the former Doyle's space that will include a new rooftop deck. He said that the interior of Stokes restaurant will be similar to the layout of the former Doyle's.

"It never can be exactly like the original Doyle's," said Goodman. "However, the front bar and barroom and the middle dining room will be recreated, and will replicate the feeling of Doyle's, and there will be a separate space for a community meeting room for residents to hold meetings."

The next meeting of the JPNC is set for Tuesday, November 25.

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**Brendan Behan Pub**  
378A Centre Street  
Jamaica Plain

## 'CHAIN OF GIVING' EVENT KICKS OFF GIVING SEASON FOR GBFB



MAYOR'S OFFICE PHOTOS BY ISABEL LEON

Mayor Michelle Wu and Gov. Maura Healey were among the local leaders on hand to kick off the season of giving at the annual Chain of Giving event on Nov. 6 at the Greater Boston Food Bank.

To contribute to and learn more about the Greater Boston Food Bank, visit [gbfb.org](http://gbfb.org).



## Housing

*Continued from page 2*

Livable Communities Ed Augustus. "Climate Ready Housing helps owners tackle big-ticket upgrades — from insulation and electrification to next-generation heating and cooling — so residents get cleaner air, reliable systems and more predictable costs. With support from MHP, MassHousing and LISC, we're scaling this work statewide and keeping affordability and quality at the center of every project."

The Healey-Driscoll Administration's 2024 Affordable Homes Act increased annual Climate Ready Housing funding tenfold from the program's earlier pilot rounds, resulting in \$20.5 million available for this fourth round. The program enables deep energy retrofits and decarbonization projects in the affordable housing sector that benefit low- and moderate-income residents.

Projects submitted for this funding opportunity pursued one of two decarbonization approaches:

**Deep Energy Retrofits (DER)** — This approach requires extensive building envelope improvements, electrification of building systems and maximization of on-site renewable energy production. Projects achieve at least 50% energy savings and significant carbon emissions reductions.

**Zero Carbon Emissions Over Time (ZOT)** — This approach focuses on projects with thoughtful strategies for reducing emissions over time in alignment with planned upgrades. Projects

propose strategic, short-term interventions that contribute to a long-term, comprehensive plan to achieve zero carbon emissions by 2050.

MHP and MassHousing provide funding administration and application support on behalf of HLC. Additional application and programmatic support is provided by LISC Massachusetts.

"In these uncertain times, the commonwealth's commitment to preserve critical affordable housing resources, improve the quality of life for vulnerable residents and move us toward meeting our climate commitments is more important than ever," said MHP Executive Director Clark Ziegler. "This \$20 million investment supports those outcomes for more than 1,000 units of housing serving low-income individuals and families. We celebrate these innovative projects and the commitment of their collective teams to realizing climate-ready housing."

"Achieving long-term energy affordability means retrofitting the affordable homes that we have today to make them more efficient to heat and cool and more comfortable to live in, while reducing fossil fuel consumption," said Chrystal Kornegay, CEO of MassHousing. "These awards are an important component of our larger work to preserve and modernize the state's affordable housing stock. And they demonstrate how our clean energy priorities and affordable housing agenda work together to create a more affordable Massachusetts."

"Sustainable and energy-efficient homes are safe, healthy and affordable homes," said LISC

Massachusetts Executive Director Gustavo Quiroga. "The historic investment by the Healey-Driscoll Administration's Affordable Homes Act to increase the Climate Ready Housing program and related resources for affordable housing owners is critical to achieving our state's housing and energy goals. LISC Massachusetts is proud of our work and partnership on this important program in its fourth year of helping preserve and improve essential housing in service of forging inclusive and resilient

communities of opportunity across Massachusetts."

The Forbes Building — Affirmative Investments, LLC: \$2,000,000

Affirmative Investments will receive CRH funding for the deep energy retrofit it plans at a 147-unit senior/disabled community in Jamaica Plain. The project will incorporate decarbonization measures, address climate resilience, drive ecological regeneration and enhance residents' living experience, and is expected to result in a 66% annual site

energy use reduction.

The decarbonization of Massachusetts' existing buildings is a key component of the state's strategy to achieve net zero emissions by 2050. The Climate Ready Housing program will catalyze significant investments in the built environment and leverage other federal, state and local funding to help affordable housing developments lower emissions and energy use.

The next round of Climate Ready Housing is expected to open in March 2026.

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SCENES FROM THE ANNUAL VETERANS DAY PARADE



MAYOR’S OFFICE PHOTO BY MIKE MEJIA

Mayor Michelle Wu attended the City’s annual Veterans Day Parade on Saturday, November 8, to honor the service and sacrifices of all who have served and those who continue to serve. This year’s parade featured 40 veteran-supporting organizations from across the state and over 1,100 participants. The parade began at noon at the intersection of Boylston and Dartmouth streets in Copley Square and end at City Hall Plaza. Following the parade, there was be a brief speaking program, flag raising ceremony and free concert head-lined by national recording artist Laura Byrna.



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SCENES FROM THE VETERANS DAY PARADE



Shown above and below, the English High School ROTC contingent marching along Boylston Street in the Back Bay at the Veterans Day Parade.





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# State launches new campaign to support young adults in quitting vaping, nicotine

SPECIAL TO THE GAZETTE

The Massachusetts Department of Public Health (DPH), in

partnership with the Massachusetts Attorney General's Office, has launched a new public health campaign to support young

adults across Massachusetts to quit vaping and stop using other tobacco or nicotine products.

The campaign, called "This Ad Won't Make You Quit Vaping," aims to reach 18–24-year-olds who vape or use other nicotine products, including pouches, and connect them with free, trusted quitting support. According to the 2023 Massachusetts Behavioral Risk Factor Surveillance System, 14 percent of young adults vape—and according to a national 2024 study from Truth Initiative, nearly half (48 percent) express a desire to quit. The campaign meets young people where they are, with honest and empathetic messaging that highlights the mental health benefits of quitting and introduces them to resources that are free and ready when they are, framing support as empowering.

The campaign is funded through the settlement the Attorney General's Office reached with Juul Labs, Inc. in 2023, holding the company accountable for its role in fueling the youth vaping epidemic.

"This campaign is about right-

ing the wrongs of Juul's predatory marketing," said Attorney General Andrea Joy Campbell. "By investing settlement funds into prevention and cessation programs, we are giving young people the tools, resources, and support they need to break free from nicotine addiction and build healthier futures."

"The evidence is clear: people who get support are more likely to succeed in quitting nicotine," said Department of Public Health Commissioner Robbie Goldstein, MD, PhD. "This campaign makes those supports visible and accessible, and it does so in a way that reflects the voice of young adults themselves. By removing barriers and connecting young people to trusted, evidence-based care, we are helping to improve both their immediate well-being and their long-term health."

Research shows that many young adults turn to nicotine to try to manage anxiety or stress, but nicotine can make those feelings worse. A recent study indicates vaping cessation is associated with improved quality of life and mental health among

U.S. adults.\*

The campaign's concepts were tested with English- and Spanish-speaking young adults who use nicotine products to ensure the benefits of quitting nicotine for your mental health were clear.

The call to action directs people to Text "Start" to 36072 or visit [mass.gov/QuitVaping](https://mass.gov/QuitVaping) (For Spanish: Llama al 1-855-DEJE-LO-YA). Through the Massachusetts Quitline, young adults can connect with live, trained quit coaches by text or phone, create a personalized quit plan, and access free quit medications such as patches or gum—all at no cost. The campaign will run in both English and Spanish across platforms where young people spend their time—including Meta, TikTok, YouTube, Google, connected TV (CTV), Twitch, streaming radio, and posters at colleges statewide.

By combining evidence-based support with a digital-first campaign, Massachusetts is working to ensure that more young adults try to quit vaping—and succeed.

## WHERE'S THE GAZETTE?

|                                                 |                                                   |                                                                |
|-------------------------------------------------|---------------------------------------------------|----------------------------------------------------------------|
| <b>Post Office</b><br>Centre St                 | <b>Dunkin'</b><br>Centre St                       | <b>Italian Pizza</b><br>172 South St                           |
| <b>JP Licks</b><br>659 Centre St                | <b>Latino Restaurant</b><br>304 Centre St         | <b>Evergreen Café</b><br>154 Green St                          |
| <b>On Centre</b><br>676 Centre St               | <b>Freddy Market</b><br>302 Centre St             | <b>Metro Mark Apt</b><br>3615 Washington St                    |
| <b>JP Realty</b><br>7 Harris St                 | <b>Kappy's Pizza</b><br>304 Centre St             | <b>Metro Mark Apt</b><br>3611 Washington St                    |
| <b>Cooperative Bank</b><br>Washington St        | <b>Square Market</b><br>331 Centre St             | <b>Rosmore Landry</b><br>Washington St                         |
| <b>JP Seafood</b><br>730 Centre St              | <b>Rizzo's Pizza</b><br>347 Centre St             | <b>JP Kitchen</b><br>3510 Washington St                        |
| <b>The Real Deal</b><br>732 Centre St           | <b>Martial Academy</b><br>363 Centre St           | <b>Bradddock Café</b><br>3484 Washington St                    |
| <b>Gibson/Sotheby's Realty</b><br>713 Centre St | <b>Tropical Market</b><br>371 Centre St           | <b>Bmc Market</b><br>3390 Washington St                        |
| <b>Happy Market</b><br>128 South St             | <b>CVS</b><br>Centre St                           | <b>Santia's Bakery</b><br>3381 Washington St                   |
| <b>Tikki Masala</b><br>3706 Washington St       | <b>Laundromat</b><br>270 Centre St                | <b>Ruggiores Market</b><br>3345 Washington St                  |
| <b>Blanchards</b><br>741 Centre St              | <b>Camillo Liquor</b><br>280 Centre St            | <b>Brookside Community Health Center</b><br>3297 Washington St |
| <b>Dunkin'</b><br>755 Centre St                 | <b>Check Cash</b><br>282 Centre St                | <b>JP Apts</b><br>3200 Washington St                           |
| <b>Bank of America</b><br>677 Centre St         | <b>JP Laundry Center</b><br>410 Centre St         | <b>Papi's Market</b><br>3145 Washington St                     |
| <b>Eastern Bank</b><br>687 Centre St            | <b>Zesto's Pizza &amp; Grill</b><br>460 Centre St | <b>YMCA</b><br>3134 Washington St                              |
| <b>CVS</b><br>704 Centre St                     | <b>Ideal Caffè &amp; Pizza</b><br>484 Centre St   | <b>10 Store</b><br>3122 Washington St                          |
| <b>Ace Hardware</b><br>656 Centre St            | <b>Clean Getaway Laundry</b><br>546 Centre St     | <b>Chancy Liquor</b><br>Washington St                          |
| <b>Citizens Bank</b><br>696 Centre St           | <b>The Forbes Building</b><br>545 Centre St       | <b>Praviana</b><br>3093 Washington St                          |
| <b>True Value</b><br>698 Centre St              | <b>Gentle Dental</b><br>612 Centre St             | <b>Egleston Pizza</b><br>3080 Washington St                    |
| <b>City Feed and Supply</b><br>672 Centre St    | <b>JP Health Centre</b><br>640 Centre St          | <b>Santander Bank</b><br>Columbus & Washington                 |
| <b>East Boston Bank</b><br>687 Centre St        | <b>Same Old Place</b><br>662 Centre St            | <b>Landromax</b><br>Washington & Columbus                      |
| <b>CVS</b><br>407 Centre St                     | <b>Smoke Shop</b><br>566 Centre St                | <b>Walgreens</b><br>Columbus Av                                |
| <b>Whole Food</b><br>Centre St                  | <b>The Purple Cactus</b><br>674 Centre St         | <b>Academy Market</b><br>1580 Columbus                         |
| <b>MSPCA</b><br>350 S Huntington St             | <b>Unlimited Realty</b><br>633 Centre St          | <b>Goddard House</b><br>201 Huntington St                      |
| <b>Stop &amp; Shop</b><br>301 Centre St         | <b>Polkadog Bakery</b><br>42 South St             | <b>MT Pleasant Home</b><br>301 Huntington St                   |
| <b>Bank Of America</b><br>677 Centre St         | <b>Flore's Bakery</b><br>55 South St              |                                                                |

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# Local nonprofit organizations awarded \$50,000 in grants

SPECIAL TO THE GAZETTE

Bank of America and the New England Patriots Foundation recently awarded \$50,000 grants to several charitable organizations, including Minds Matter Boston, a non-profit that helps students from low-income families prepare for educational success. Minds Matter Boston will use the grant to expand their program, which has traditionally focused on high school students, to include college students as well.

Bank of America Massachusetts President Miceal Chamberlain greeted representatives from each of the organizations on the field before a Patriots game earlier this year.

“The nonprofit organizations that are part of this initiative are making a profound difference,” Chamberlain said. “Through the vital work that they do, they are expanding opportunities for people from marginalized back-

grounds and enriching the lives of those they serve. Together with the Patriots Foundation, our goal is to provide them with resources and capacity to build on their success, so they continue to have a positive and lasting impact.”

One of the many students that Minds Matter Boston helped is Joseph, a senior at Match Charter Public School.

“As an immigrant, MMB has been a Godsend in navigating the college process, especially when it came to standardized testing and figuring out what I wanted from college,” Joseph said. “My access to a mentor who graduated from a school I am interested in has given me early insight into my options, putting me ahead of the game. Additionally, Minds Matter Boston’s strong network and individualized student support on applications helped me get into my dream summer program.”

Bank of America and the Pa-

triotics Foundation created the Community Captains charitable initiative in 2021 to build deeper relationships with nonprofits and strengthen the impact on the populations they serve throughout New England.

The other five non-profits named Community Captains were Casa Myrna, a Boston-based provider of services for domestic violence victims; Inquilinos Boricuas en Acción, an organization founded in Boston’s South End to assist first-time homeowners; Father Bill’s and Mainspring, a Brockton-based organization working to reduce homelessness on the South Shore; the Archdiocese of Boston’s Public Office for Urban Affairs, which addresses housing, food, healthcare, and other issues in vulnerable neighborhoods; and Braintree-based Good Sports, a non-profit that works nationwide to provide sports equipment to young athletes in communities of need.



Ryan Inchaustegui and Adrian Maloy from Minds Matter Boston stand in front of the Tom Brady statue at Gillette Stadium before a recent Patriots game. The non-profit was one of six charitable organizations awarded Community Captains grants from Bank of America and the New England Patriots Foundation.

## PROFESSIONAL DIRECTORY

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ANNUAL CENTRE SOUTH MAIN STREETS DOG PARADE

PHOTOS BY DEREK KOUYOUMJIAN



Ashley Wong and Shaun Antonio with Addie and Mia.



At the perfect Cosco for Josh and Kelly with Walter, the hot dog gets the samples.



Avery and Katie with Roman, their favorite four-legged Scotsman.



Davis Kraft and Micaela Nee with Lucy show the humans' love for vegetarian food.



Chickpea is feeling like a prisoner while the humans converse.



Canine Instagram stars Milo and Nolo with condiments Michaela and Miranda Davis.



Chicken, Poppy, Claire with their K-Pop Demon Hunters humans.



Elliot Henderson and his canine companion Tucky, are chickens riding with their waffle family. Their family would take 2nd Place in the fashion show contest.



Jonathan Goldenberg, Elizabeth and Willa Hirsh with Eva, Cover, and Daisy had a lot of energy going on.



Erin Sun with Cosmo playing Tamara from the horror movie The Ring.



Yuzu is a charming prince to Kytana Le's Malificent.

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ANNUAL CENTRE SOUTH MAIN STREETS DOG PARADE



The Chicken And Waffle crew of Matt, Kate, Violet Elliot Henderson and canine Tucky receive 2nd Place from Ginger and Brad Brown with Michael Reiskind from Centre South Main Streets.



This Lamb-Orgini was comprised of Lily with fellow flock Mimi Gerber, CC, Ruby Morell, and Amir Gerber.



Winnie with her humans Jessica, Eric, and Tim won 1st Place footy their homage to Jaws.jpg



Little Red Riding Hood, aka Paula Suwwan, is not afraid of her "big bad wolf" Nina.



Marvin with humans Leah and Gabe Gershenfeld.



Nancy Routh with Phoebe.



Fashion show officiator Brad Brown, owner and chef of Blue Frog Bakery, watches Brett Montplaisir adjust Pepper's Sam Adams beer case costume.



Nick Bruggeman with Fenway dressed as an Orange Line train.



Tad McKitterick and Marny Mitchell with Davy Jones and Leroy.



Agnes is the Wicked Sweet Candy Corn Witch.



Brunie's costume, and Jane, come from his humans' love for Brunelo wine.

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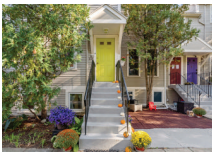
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# Ratatouille Reality: Boston neighborhoods grapple with exploding rodent population

BY EVA MAZZARA

Aiden Appleby kicked the trash can before opening it. Rats scattered into the darkness, claws scraping against plastic as one scrambled across his hand.

This is a scene playing out in Mission Hill and other marquee Boston neighborhoods as an exploding rodent population has many residents recoiling in “ewww,” and others questioning the livability of their historic city.

“When we went down and dropped stuff off in our basement, there was a whole family,” Appleby said. “We open the door, and it was like ‘Ratatouille’ when they all just scurried away and rippled out. It was disgusting.”

Mayor Michelle Wu acknowledged in a CBS Boston story earlier this year that the city has been overrun with rodents ever since the COVID-19 pandemic, in part, due to overflowing garbage in many neighborhoods. The city launched the Boston Rodent Action Plan this summer, a multiagency effort to combat the infestation.

“Our neighborhoods have unique infrastructure challenges, narrow streets, aging build-

ings and limited alley access, which all make waste management more difficult,” said District 8 City Councilor Sharon Durkan. Securely closing garbage bins, she said, along with using strong trash bags, safely disposing of pet waste, and not leaving trash out overnight would go a long way toward reducing the rat population.

The issue isn’t unique to Mission Hill, but residents who pay to live in one of the city’s most expensive ZIP codes believe a change needs to happen. “I think I will move to another neighborhood, because I also feel like the rats somehow attract mice. You don’t really feel safe,” said Maria Quintero, a nurse at Beth Israel Deaconess Medical Center who moved to Mission Hill at the beginning of this year. She said some homes in her neighborhood aren’t being maintained. “The houses are pretty old,” Quintero said, “and I don’t really think the landlords take care of them, which is awful.”

Durkan said she understands residents’ frustrations, but the city is taking the issue seriously. “Rodents are not just a nuisance, but can cause serious quality-of-life and public health



PHOTO COURTESY WIKIMEDIA

*The common brown rat.* concerns,” she said. “My office remains in close communication with ISD’s (Inspectional Services Department’s) Sanitation Division to ensure that the concerns of district 8 residents are heard and addressed.” Durkan said residents are welcome to contact her office with complaints.

Small businesses and tourism make up a large part of Boston’s economy, and the rat infestation is a serious threat to the city’s historic charm, Durkan said. The issue can result in additional costs in waste management and maintenance for small businesses such as restaurants and cafes. “The more proactive we are about rodent control and sanitation,” Durkan said. “The more we support both the local economy and Boston’s reputation

as a vibrant, livable city.”

Durkan said the city is taking a long-term view of the problem. “At the policy level, I’ve filed and held a hearing to explore same-day trash put-out and pickup for non-containerized residential waste, as well as containerization for commercial trash,” she said. That hearing was held in early October and featured suggestions for the future. “It’s about layering solutions, infrastructure fixes, community participation, public education and smarter city operations,” Durkan said. “So that over time, we can see sustained reductions in rodent activity.”

Within the last 10 years, Donna Dowd, a nurse in Boston and a resident of Mission Hill for 59 years, says the city needs to do more to address the exploding rat population. “The other day I was walking to work and (saw) five rats,” she said.

Lisa Timberlake, director of communications at the Boston Inspectional Services Department, said three things are contributing to the rodent explosion: food, water and shelter. The city’s plan “focuses on addressing these factors by taking an all-of-government approach

to reduce rodent populations and keep neighborhoods safe, clean, and healthy for residents, families, businesses and visitors.”

Even as rats push, climb and scramble their way into trash bins, Timberlake said the city is examining new ways to make neighborhoods less hospitable to the beady-eyed invaders. “One important recommendation in the BRAP was to discontinue the use of second-generation rodenticides,” she said. “In response, our team has shifted to more environmentally friendly treatments, such as BurrowRX machines.”

For the first time, Timberlake said the city is using data-driven tools to measure rodent activity and evaluate the impact of mitigation measures.

City officials said residents may call 311 with rat complaints, and someone from the city’s inspections department should follow-up within 48 hours.

*Eva Mazzara is a student in the Boston University Journalism program. This story is a partnership between The Mission Hill Gazette and the Boston University Journalism program.*

## City of Boston Licensing Board approves four new liquor licenses

SPECIAL TO THE GAZETTE

The City of Boston Licensing Board has approved four new liquor licenses for restaurants across Boston. The approved applicants are located in East Boston, Roxbury, and the South End.

“These zipcode-restricted licenses awarded to local businesses will strengthen our neigh-

borhoods, expand opportunities for business owners, and support the vibrancy of Boston’s communities,” said Mayor Michelle Wu. “I encourage local businesses throughout the city to continue to apply and look forward to supporting these businesses as they continue to thrive and anchor our neighborhoods.”

“Our focus continues to be ensuring these onramps to econom-

ic opportunity find their way into the hands of the small business owners who make our neighborhoods vibrant and unique,” said Segun Idowu, Chief of Economic Opportunity and Inclusion. “I appreciate the Boston Licensing Board’s continued effort to award neighborhood restricted liquor licenses, allowing small restaurants to take full advantage of this tool. The City of Boston will continue to support both applicants and awardees to ensure the stability of small businesses throughout the city.”

After Mayor Wu and the Boston City Council filed a successful Home Rule Petition, Governor Maura Healey signed legislation on September 11, 2024, bringing 225 new liquor licenses to Boston. This new batch is the single largest addition to Boston’s liquor license quota since the end of Prohibition. With this influx, the City has the ability to support diverse local entrepreneurs and boost economic growth. Specifically, the legislation created:

- 195 zip code-restricted

licenses (both all alcohol and beer and wine) in Charlestown, Dorchester, East Boston, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, South End, and West Roxbury, to be granted to the City over three calendar years

- 15 all alcohol licenses for community spaces, including non-profits, small theaters, and outdoor spaces

- 12 transferable all alcohol licenses

- 3 all alcohol neighborhood restricted licenses in Oak Square, Brighton

In early 2025, the Licensing Board approved 37 new liquor licenses. During the summer, the Licensing Board approved 21 neighborhood restricted licenses and three community space licenses. The list of applications approved today is as follows:

South End (02118)

- El Barrio Mexican Grill, All Alcohol

- Mondo, All Alcohol

Roxbury (02119)

- The Mix Vault, All Alcohol

East Boston (02128)

- Bono Restaurant and Catering, All Alcohol

The City has ramped up efforts to increase applications for the remainder of the 2025 neighborhood restricted licenses. The remaining 65 neighborhood restricted licenses will become available on January 1, 2026, allowing small business owners in communities like East Boston and the South End to access these opportunities. The deadline for consideration will be announced soon.

“The transformative liquor license legislation is continuing to pay off for our city’s neighborhoods with thriving restaurants, new jobs, and a boost to our culinary scene,” said City Councilor Brian Worrell (District 4), who authored the original home-rule petition to create zip code-restricted liquor licenses. “It con-

*Continued on Page 15*



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# Youth Enrichment Services celebrates future Jamaica Plain HQ and names state-of-the-art facility in honor of founder Richard Williams

SPECIAL TO THE GAZETTE

On Wednesday, October 22, Youth Enrichment Services (YES), a nonprofit organization committed to providing impactful and rewarding outdoor experiences to thousands of young people throughout Boston, celebrated its future headquarters in Jamaica Plain with a beam raising ceremony. In recognition of a deep and longstanding partnership spanning 20 years, the Yawkey Foundation awarded a generous \$1.5 million grant to name YES's new headquarters in honor of its founder, the Richard

Williams Youth Development Center.

"The YES story starts with Richard Williams. When he first came to Boston in 1968, there was little emphasis on youth opportunities. He had to start doing things in new ways. At age 29 he founded YES. Richard devoted his life to young people and expanded their understanding of what was possible in their lives," said Mary Williams, wife of YES's founder, Richard Williams, who also served as the organization's executive director from 2002-2008.

The Richard Williams Youth



YES founder Richard Williams.

Development Center, which is set to open in 2026 at 267 Amory Street, will be a 16,000 square-foot, state-of-the art facility

complete with a rock climbing wall, ski shop, classroom space, multipurpose space, and more to support year-round outdoor and leadership experiences for Boston's youth ages 7-18.

"It's such an honor to the legacy of my father and my family to have this building named the 'Richard Williams Youth Development Center,'" said Mark Williams, son of YES founder Richard Williams and YES Board of Trustee member. "This is the crowning achievement of my father's life work. Honoring my father Richard Williams through the naming of this new facility ensures that the story of YES will forever center on the extraordinary commitment of a man whose vision built the foundation upon which YES continues to thrive."

When the late Richard Williams founded YES in 1968, his mission was to give youth a chance. He wanted to provide young people with the opportunity to experience nature and outdoor activity, and to elevate their experiences beyond the confines of their city block. Inspired by Dr. Martin Luther King Jr. and his call to dream of possibilities, Williams took his passion for skiing to Boston and created the Youth Activities Commission, later to be known as Youth Enrichment Services (YES). YES provides low- to moderate-income children and teens throughout Boston with the opportunity to learn how to

ski, and has grown over the years to include other outdoor activities such as snowboarding, rock climbing, biking, and track and field. YES empowers youth to reach their full potential through outdoor experiences and leadership opportunities that build confidence and prepare them to face life's challenges.

"Honoring Richard through the naming of this new facility ensures that the story of YES will forever celebrate his extraordinary vision and unwavering commitment to Boston's young people," said Alicia Verity, CEO of the Yawkey Foundation. "It's a lasting tribute that will inspire and connect generations to his legacy."

The new three-story facility

*Continued on Page 13*



Sen. Liz Miranda and YES Executive Director Bryan Van Dorpe.

## Jamaica PlainGazette & Mission Hill Gazette 2026 Publishing Calendar

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| JANUARY |    |    |    |    |    |    | FEBRUARY |    |    |    |    |    |    | MARCH |    |    |    |    |    |    |
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| JULY |    |    |    |    |    |    | AUGUST |    |    |    |    |    |    | SEPTEMBER |    |    |    |    |    |    |
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| OCTOBER |    |    |    |    |    |    | NOVEMBER |    |    |    |    |    |    | DECEMBER |    |    |    |    |    |    |
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Mark Williams, son of Youth Enrichment Services (YES) founder Richard Williams and YES Board of Trustee member, and Maicharia Weir Lytle, Chief Program Officer at Yawkey Foundation, sign a beam at the beam raising and naming ceremony for YES's future Jamaica Plain headquarters, the Richard Williams Youth Development Center, on Wednesday, Oct. 22.

## YES

*Continued from page 12*

will enable YES to 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 chil-

dren and teens annually primarily from Dorchester, Roxbury, Mattapan and Jamaica Plain.

The Capital Campaign for the Richard Williams Youth Development Center is nearing 80 percent of its \$10.4 million fundraising goal, which includes \$1 million donations from Phill and Liz Gross, and Brian Lash and Family.

"This new facility is going to help us provide hundreds more youth each year with leadership



Holding a rendering of the future YES headquarters, pictured left to right, Rep. Sam Montañó, Sen. Liz Miranda, Yawkey Foundation Chief Program Officer Maicharia Weir Lytle, Yawkey Foundation Chief Executive Officer Alicia Verity, YES Executive Director Bryan Van Dorpe, Mark Williams, son of YES founder Richard Williams and Biria St. John, a vice president of YES's Board of Directors.



A rendering of the Richard Williams Youth Development Center, which is set to open in 2026 at 267 Armory St.

and outdoor enrichment opportunities in a location that better serves our families," said Bryan Van Dorpe, Executive Director YES. "We are grateful for the Yawkey Foundation and their unwavering support, and are thrilled to carry on Richard's legacy through our many programs and future headquarters. Our new home will offer even

more experiences and activities for generations to come."

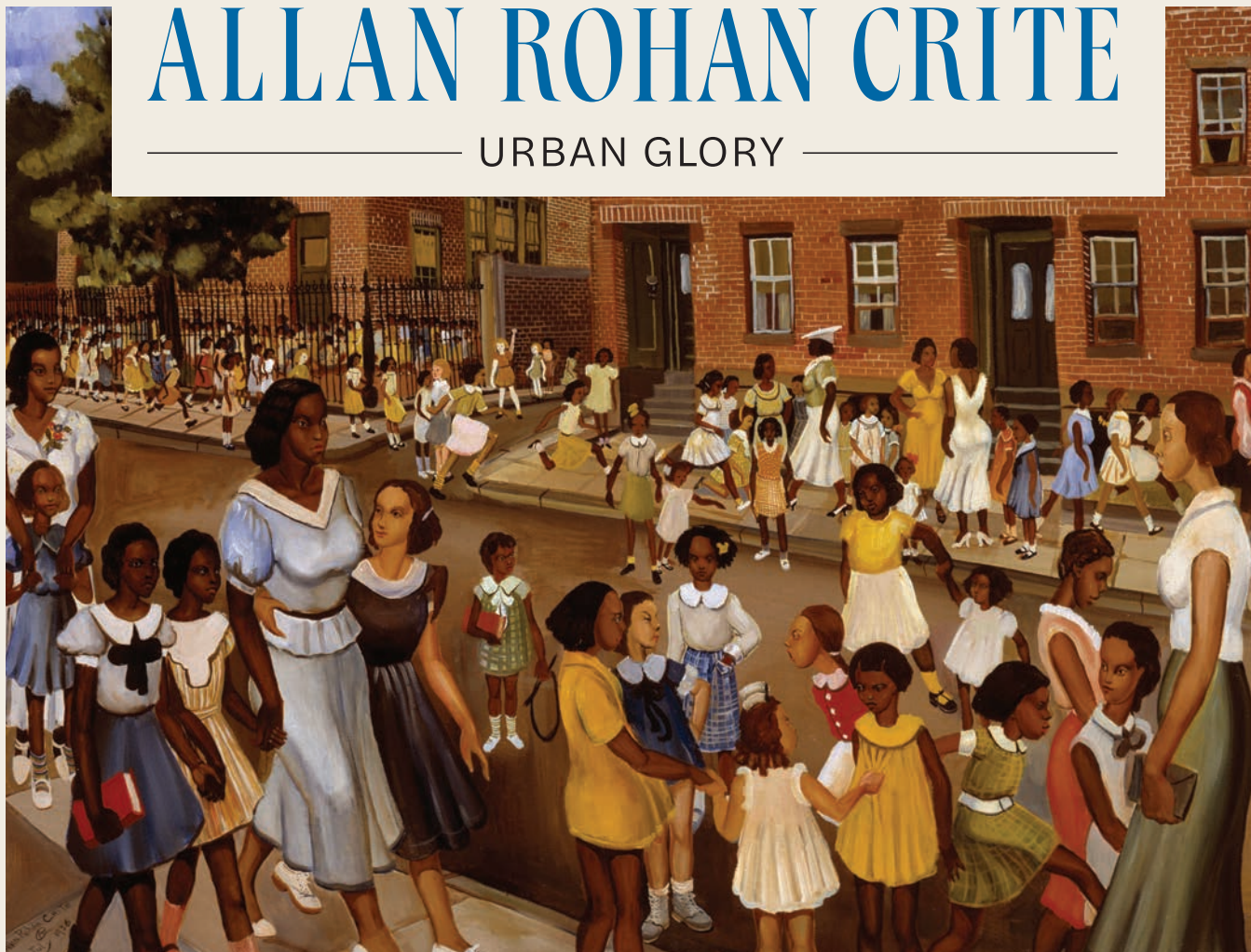
The project continues to progress with donations from philanthropic organizations, public support and the anticipated sale of its current home at 412 Massachusetts Avenue in the South End, which went on the market earlier this year. The project

team completing the new building includes YES's Project Manager, Causeway Development, VVA Project & Cost Managers, with architect design by Embarc and construction management by Timberline Construction.

For more information visit [YESKIDS.ORG](http://YESKIDS.ORG).

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Allan Rohan Crite (American, 1910–2007), *School's Out* (detail), 1936. Oil on canvas. Smithsonian American Art Museum, Transfer from General Services Administration. Courtesy of the Allan Rohan Crite Research Institute and Library

## EDITORIAL

## The stark message of a House of Dynamite

More than 40 years ago, a made-for-TV movie, *The Day After*, shocked Americans of all ages. We were among the 100 million of our fellow Americans in nearly 39 million households (about 62% of the viewing public that night) who watched the film when it first aired on Sunday evening, November 20, 1983, on ABC.

The movie graphically portrayed the hypothetical aftermath of a full-scale nuclear war between the U.S. and the former Soviet Union. Unlike so many post-nuclear war movies since then (which invariably depict sci-fi mutant zombies), *The Day After* was a straightforward, no-nonsense dramatization, as seen through the eyes of a family in Lawrence, Kansas (led by the great actor Jason Robards) of the devastating effects of an all-out nuclear exchange between the U.S. and the U.S.S.R.

The movie so traumatized Americans (and later the Soviet people, who were able watch it a couple of years later) that it is credited with jump-starting the nuclear disarmament talks between then-President Ronald Reagan and his Soviet counterpart, Mikhail Gorbachev, a few years later that resulted in the agreement between the two countries to reduce their nuclear arsenals.

However, the world's political landscape has done a proverbial 180-turn over the past 40 years: Russian dictator Vladimir Putin has invaded Ukraine and has threatened to use nuclear weapons if the U.S. and Europe try to thwart his goals, and both Russia and China are developing hypersonic missiles that could reach the U.S. within a few minutes.

In addition, rogue states such as No. Korea and Iran have embarked on nuclear weapons programs that threaten their immediate neighbors.

The new Netflix movie, *A House of Dynamite*, dramatizes how the U.S. government would react to the detection of a potentially nuclear-armed missile that is predicted to strike Chicago. The launch of the missile went undetected by American radar systems -- so no one knows which country, Russia, China, or No. Korea, fired it.

We won't give too much of the plot away, except to say that Idris Elba plays an American president who is much like Barack Obama. In other words, he appears to be smart, rational, and on top of things. But when confronted with the imminent threat of a nuclear weapon striking Chicago within 19 minutes, even Elba's president (he is not given a name in the movie) is caught like a deer-in-the-headlights. He has not studied the nuclear "playbook" in advance, and he has advisors who are giving him contradictory opinions, much like JFK received during the Cuban missile crisis.

In our view, that's the whole point of a *House of Dynamite*: In a nuclear age where leaders have only minutes to make a decision -- "Do we bomb another country in retaliation? And if so, whom? Or do we wait to see if it was a mistake?" -- even a theoretically-intelligent president has no good choices and at best will be making decisions about possibly annihilating the world based on a hunch.

We are now more than 40 years removed from *The Day After*, but we are living in a world in which there are more nukes in the hands of authoritarian rulers who have no guardrails in their own countries. The only advisors they trust are themselves because they deliberately have installed lackeys in key positions who only tell them what they want to hear.

The message of a *House of Dynamite* is simply this: If our nation's leaders ever have to confront a nuclear crisis, we're doomed -- which means that we must take all means necessary to ensure that we never find ourselves in that situation.

## The shutdown made no sense

As we are writing this earlier in the week, it would appear that the government shutdown is about to end after almost six weeks.

Enough Democratic senators joined with Republicans in the Senate to achieve the 60-vote threshold necessary to overcome a Democratic filibuster.

As we noted at the outset of the filibuster on October 1, we agree with the primary reason why the Democrats refused to go along with the GOP budget proposal: The GOP budget removes the subsidies for health insurance premiums that will make health insurance unaffordable for millions of low- and middle-income Americans, a back-door means of killing Obamacare.

Americans with private health insurance plans not affected by the GOP cuts should not feel smug. The loss of health insurance for millions of poor Americans will mean that emergency rooms in our nation's hospitals, which already are under stress, will become even more overwhelmed because uninsured Americans no longer will have doctors to provide their routine care, leaving hospital ERs as their primary (and only) source of healthcare.

And for senior citizens who think that Medicare provides a safety net for them, our prediction is that Medicare will be next on the GOP chopping block.

However, the Democratic-led government shutdown was not the answer. The disruptions to our economy, air travel, and, especially, SNAP benefits for 42 million food-insecure Americans -- who ultimately were nothing more than pawns for both sides -- far outweighed whatever political points the Democrats were hoping to score via the shutdown.

In our view, the only good thing to have come out of the government shutdown was that it highlighted the ineffective and geriatric leadership of the Democratic party, especially in the Senate, where it is obvious that the Old Guard -- there are more Senate Democrats than Republicans who are 70+ -- must make way for new voices.

## Thanksgiving is leading day of the year for U.S. home cooking fires

SPECIAL TO THE GAZETTE

An estimated 1,446 home cooking fires were reported to U.S. fire departments on Thanksgiving Day in 2023, reflecting a 388 percent increase over the daily average, according to the National Fire Protection Association® (NFPA®). Christmas Day and Christmas Eve ranked as the second- and third-leading days of the year for home cooking fires.

"Thanksgiving is a hectic holiday with multiple dishes cooking and baking at the same time, and along with guests, entertaining, and other distractions, it can be easy to lose sight of what's on the stove or in the oven," said Lorraine Carli, vice president of Outreach and Advocacy at NFPA. "With all these factors at play, it's no surprise that we consistently see a dramatic spike in home cooking fires on Thanksgiving."

On annual average between 2019 and 2023, cooking accounted for the majority of U.S. home fires on Thanksgiving Day (80 percent) and 40 percent of the civilian injuries; no civilian deaths were reported. Overall, cooking is the leading cause of U.S. home fires and injuries and the second-leading cause of home fire deaths. Unattended cooking is the leading contributing factor

in home cooking fires and fire deaths.

"Keeping a close eye on what's cooking and minimizing the likelihood of getting distracted can greatly reduce the risk of cooking fires," said Carli. "As simple as these preventative measures may sound, they truly can help ensure that everyone enjoys a festive, fire-free holiday."

Following are additional tips and recommendations from NFPA to help everyone cook safely on Thanksgiving:

- Never leave the kitchen while cooking on the stovetop. Some types of cooking, especially those that involve frying or sautéing with oil, need continuous attention.

- When cooking a turkey, remain at home and check it regularly.

- Make use of timers to keep track of cooking times, particularly for foods that require longer cook times.

- Keep things that can catch fire like oven mitts, wooden utensils, food wrappers, and towels at least three feet away from the cooking area.

- Avoid long sleeves and hanging fabrics that can come in contact with a heat source.

- Always cook with a lid beside your pan. If a small grease

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

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# Liquor Licenses

Continued from page 10

tinues to be a game-changer for our residents and businesses in Boston to access an opportunity that was previously out of reach.”

“It’s incredible to see businesses like The Mix expanding their brand into Roxbury as ‘The Vault’ and thriving in spaces that once symbolized exclusion in our city,” said State Senator Liz Miranda (Second Suffolk District). “This progress is exactly what we envisioned when we fought to make Boston’s liquor licensing process more equitable and ensuring that communities like ours can thrive, celebrate, and create opportunity. The suc-

cess of The Mix is a testament to the power of local ownership and the importance of policy that truly reflects the people it serves.”

“Congratulations. Bono has been a stable in the community and to see this small family owned business grow in East Boston shows the American dream is alive and well,” said State Senator Lydia Edwards.

“I am excited to see how the passage of this legislation has expanded access to small business and restaurant ownership in our communities,” said State Representative Chris Worrell. “The utilization of every license created brings new economic opportunity to Boston and increased vitality to our local business districts.”

“Bono nourishes our neigh-

bors and contributes significant-ly to civic life in East Boston,” said State Representative Adrian Madaro. “I am thrilled they have been awarded a full liquor license, which will unlock new opportunities for them to innovate and enhance the economic vitality of our community.”

“These new liquor licenses not only give residents and visitors more reasons to dine locally, but also contribute to a vibrant, welcoming neighborhood economy,” said State Representative John Moran. “By supporting local businesses and expanding dining options, we are helping to create more jobs, attract visitors, and strengthen our community’s economic vitality.”

“We appreciate these thoughtful applications and are encour-

aged by the continued interest in these new liquor licenses,” said Kathleen Joyce, Chair of the Boston Licensing Board. “We look forward to reviewing additional applications and are here to help applicants throughout the process.”

The businesses approved today completed the application and community process prior to May 23, qualifying them for the second round of the allocation process.

When reviewing additional applications, the Board will continue to factor in evolving neighborhood needs, market realities, the strength and sustainability of an establishment’s business plan, and the applicant’s ability to further economic growth for surrounding businesses.

Potential liquor license applicants are encouraged to start the process as soon as possible. The Mayor’s Office of Licensing and Consumer Affairs, the Office of Neighborhood Services, and Office of Small Business staff will continue to support potential applicants. The City of Boston Licensing Board hosts virtual office hours addressing the liquor license application process. Applicants can also make a drop-in appointment with the Boston Licensing Board at City Hall, Room 809 by contacting 617-635-4170 or emailing [licensingboard@boston.gov](mailto:licensingboard@boston.gov).

Learn more about applying for a liquor license on the Licensing Board website.

# Cooking fires

Continued from page 14

fire starts, smother the flames by sliding the lid over the pan, then turn off the burner. Do not remove the cover because the fire could start again.

•For an oven fire, turn off the heat and keep the door closed.

Only open the door once you’re confident the fire is completely out, standing to the side as you do. If you have any doubts or concerns, contact the fire department for assistance.

•Keep children and pets at least three feet away from the stove and areas where hot food or drink is prepared or carried. Hot foods and liquids should

be placed away from table and counter edges.

In addition, NFPA strongly discourages the use of turkey fryers that use cooking oil, which can cause devastating burns. For a safe alternative, NFPA recommends purchasing a fried turkey from a grocery store or restaurant or buying a fryer that does not use oil.

# CLASSIFIEDS

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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 CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. SU25P2390EA Estate of: Helen Sara Jencks Also known as: Helen Esther Jencks, Sara Jencks, Sara Helen Jencks Date of Death: 10/02/2025 To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Luke C. Bean of Natick, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Luke C. Bean of Natick, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration. IMPORTANT NOTICE You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/09/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) A Personal Representative

appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration. WITNESS, Hon. Janine D. Rivers, First Justice of this Court. Date: October 21, 2025 Stephanie L. Everett, Esq. Register of Probate 11/14/25 JP

**LEGAL NOTICE**  
Commonwealth of Massachusetts The Trial Court Probate and Family Court CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF GUARDIAN FOR INCAPACITATED PERSON PURSUANT TO G.L. C. 190B, ss5-304 Docket No. SU25P2262GD Suffolk Probate and Family Court 24 New Chardon Street Boston, MA 02114 (617) 788-8300 In the matter of: Angel Torres Of: Jamaica Plain, MA RESPONDENT Alleged Incapacitated Person To the named Respondent and all other interested persons, a petition has been filed by Brigham & Women’s Hospital of Boston, MA in the above captioned matter alleging that Angel Torres is in need of a Guardian and requesting that (or some other suitable person) be appointed as Guardian to serve Without Surety on the bond. The petition asks the court to determine that the Respondent is

incapacitated, that the appointment of a Guardian is necessary, and that the proposed Guardian is appropriate. The petition is on file with this court and may contain a request for certain specific authority. You have the right to object to this proceeding. If you wish to do so, you or your attorney must file a written appearance at this court on or before 10:00 A.M. on the return date of 12/04/2025. 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 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. Janine D. Rivers, First Justice of this Court. Date: October 31, 2025 Stephanie L. Everett Register of Probate 11/14/25 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 CHANGE OF NAME Docket No. SU25C0515CA In the matter of: Sarah Simon Jackson A Petition to Change Name of Adult has been filed by Sarah Simon Jackson of Jamaica Plain, MA requesting that the court enter a Decree changing their name to: Sarah Simon Jackson-O’Connor 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 11/28/2025. 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. Janine E. Rivers, First Justice of this Court. Date: November 03, 2025 Stephanie L. Everett, Register of Probate 11/14/25 JP

**DO YOU NEED TO PLACE A LEGAL NOTICE?**  
**Don't Forget to check with the Courts to see if you qualify for a FEE WAIVER**

# City offering incentives for landlords who rent to individuals transitioning out of homelessness

By DAN MURPHY

The city is now offering two programs that give significant incentives for landlords of Boston properties who rent to individuals transitioning out of homelessness.

The city's Home for the Holidays campaign is seeking to support landlords who rent to individuals moving out of homelessness by matching households who have rental assistance vouchers with available units.

The program provides landlords with signing bonuses, up to two-months' rent, and also offers stability to prospective tenants with rental subsidies and supportive services. For more information on this campaign, call 857-323-6303, or visit [bit.ly/landlord\\_incentive\\_intake](http://bit.ly/landlord_incentive_intake) to fill out the intake form.

Also, the city's Landlord Incentive Program is providing financial incentives, such as lease-signing bonuses, retention bonuses, broker fees, and

repair costs, to property owners who sign leases with individuals experiencing homelessness in Boston.

Landlords can use the unit retention bonuses and incentives to make necessary repairs to their units. This program will also help landlords quickly and easily market their units to participating households.

Tenants will receive ongoing staffing support as needed. Landlords will have direct access to a customer service provider to

resolve any tenancy issues. The program is part of the city's larger effort to end homelessness and housing instability in Boston.

This program is operated by New Lease for Homeless Families, in partnership with the city

and Boston-area service providers.

Visit [www.boston.gov/departments/housing/landlord-incentive-program](http://www.boston.gov/departments/housing/landlord-incentive-program) for more information.

## Mayor's Cup Ice Hockey Tournament begins on Dec. 5

SPECIAL TO THE GAZETTE

Youth hockey teams from across Boston will hit the ice to compete for the title of "Boston's Best" at the 2025 Mayor's Cup Ice Hockey Tournament. Hosted by the Boston Parks and Recreation Department with support from the Boston Bruins Foundation and P&G Gillette, this exciting event celebrates community, sportsmanship, and the city's love for hockey.

The tournament begins December 5th, featuring 134 games across nine rinks citywide. Nearly 1,500 youth hockey players representing seven programs — Allston-Brighton, S.C.O.R.E. Boston, Charlestown, Dorchester, Hyde Park, Parkway, and South Boston—will compete for the 31st Annual Mayor's Cup title in 15 divisions.

"Youth sports are critical in ensuring young people across the city take part in team activities to build relationships and remain healthy and active," said Mayor Michelle Wu. "I'm excited to see Boston's young athletes represent their communities as they play for the 2025 'Boston's Best' title."

Spectators can experience the tournament at these ice rinks: Bajko Rink, Hyde Park; The Edward T. Barry Rink, UMass Boston Dorchester; Murphy Rink, South Boston; O'Neil Rink, Charlestown; Reilly Rink, Brighton; Roche Arena, West Roxbury;

Walter Brown Arena, Boston University; and Conte Forum, Boston College.

The Mayor's Cup would not be possible without the support of Boston College, the Massachusetts Department of Conservation and Recreation (DCR), the University of Massachusetts Boston, Boston University and FMC Ice Sports. Thank you to all of the youth hockey directors, board members, coaches,

parents, and athletes who take part.

For a full game schedule, go to [boston.gov/parks-sports](http://boston.gov/parks-sports). To stay up to date with news, events, and improvements in Boston parks visit [boston.gov/parks](http://boston.gov/parks), call (617) 635-4505, join our email list, and follow our social channels @bostonparksdept on X, Facebook, Instagram, and @parks.boston.gov on Bluesky.

### Mount Pleasant Home

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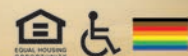
Mount Pleasant Home is now managed by HumanGood one of the nation's largest and most reputable non-profit operators of senior living communities.

Residents of Mount Pleasant Home enjoy quiet and scenic views and life enrichment programs among many inclusive amenities. And team members feel rewarded by the natural engagement that comes from spending their days among these amazing and welcoming people.

To learn more please visit [www.MountPleasantHome.org](http://www.MountPleasantHome.org)

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## Important Information About LEAD in Your Drinking Water



Quabbin Reservoir

Boston's drinking water is provided by the Massachusetts Water Resources Authority from the Quabbin Reservoir and is distributed lead-free to homes and businesses. However, some older properties in Boston may have a lead water service line.

Exposure to lead in drinking water can cause serious health effects in all age groups.

## FREE Lead Replacement Incentive Program



Boston Water and Sewer Commission (BWSC) is offering Boston property owners a free inspection - and free replacement of their building's water service pipe if we determine it is lead.

Take advantage of the No Cost Lead Replacement Program now. Please contact BWSC's Lead Hotline for additional program information.

**Lead Hotline: (617) 989-7888**  
**[www.bwsc.org](http://www.bwsc.org)**



Boston Water and  
Sewer Commission



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