

Dorchester Reporter

"The News and Values Around the Neighborhood"

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50¢

BPDA says yes to Trinity plan for Shawmut space

Cites city's goals; foes mull moves

By SETH DANIEL
NEWS EDITOR

The Boston Planning and Development Agency (BPDA) Board voted 4-0 last Thursday to approve Trinity Financial's 72-unit affordable rental housing project on the Fitzpatrick Brothers Auto Body site at 150 Centre St., next to the Shawmut MBTA station.

The unanimous decision to greenlight the project came after several years of vigorous opposition from some neighbors and abutters and after a number of concessions from the Trinity team, including downsizing the number of units from its original scale.

The vote came after a 90-minute

public hearing in which 27 people testified about the plan – 16 in favor and 11 opposed. State Rep. Russell Holmes, who was in favor, was the only elected official to weigh-in with live comments; outgoing Councillor Frank Baker supported Trinity in writing.

Numerous voices, pro and con, weighed in after the vote, with one opponent warning that a "remedy in the courts" might be in the offing.

"You delivered us a project that is aligned with our values and goals of affordability and resiliency and equity," said Priscilla Rojas, the BPDA board chair, who lives in Mattapan.

"It's transit-oriented development



A rendering shows the approved 150 Centre Street at Shawmut project at left. Image courtesy Trinity

building density around nodes of transportation," she continued. "I only hope our neighboring municipalities and cities and towns would do the same, but here in Boston that's how we do it. I do acknowledge and am empathetic to the

opposition and the changes this community will be experiencing...I would have preferred greater density but understand the complexities around this project."

(Continued on page 5)

Dot soccer standout Lola Griffin keys Notre Dame Academy to Div. 2 crown

By SETH DANIEL
NEWS EDITOR

November has been a good month for Lola Griffin. The 18-year-old from Dorchester led the Notre Dame Academy (NDA) girls soccer team to the Division 2 state championship and ten days before signed a letter of intent to play for Division 1 Bryant University in Smithfield, RI.

Griffin and her teammates beat Mansfield, 1-0, last Saturday (Nov. 18) in the state final held in Lynn. It was the Hingham team's first trip back to the championship match since 2013.

A second-year captain and five-year varsity player, Griffin played a huge role in the NDA program's turnaround last year when they made it to the Elite 8 in the state tournament. This year, behind the leadership of Griffin, they won easily in their first two games, then gave a solid performance in beating Grafton – whom



Lola Griffin helped lead her Notre Dame Academy soccer team to the Division 2 championship with a win over Mansfield last Saturday. The Dorchester defender will play for Division 1 Bryant University next year.

Photo courtesy Notre Dame Academy

they had lost to on penalty kicks last year. Advancing to the Final Four, they faced Masconomet Regional High School on Nov. 14, and won in emotional fashion, 3-2, on penalty kicks.

"Last year we were one of the best teams in the state and we got upset in the Elite 8, so we were fired up coming into the season to redeem ourselves," said Griffin. "As a captain and one of our

leaders it feels so great to lead NDA to our first soccer state championship since 2013.

"We played a high-powered offense (Mansfield) in the final

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How 20th century racial inequities shaped the housing crunch of the 21st

By CHRIS LOVETT
REPORTER CORRESPONDENT

Somewhere between the migration to the suburbs in the 20th century and the tight housing market of the ongoing "Big Sort," there was a turning point called "the Big Downzone."

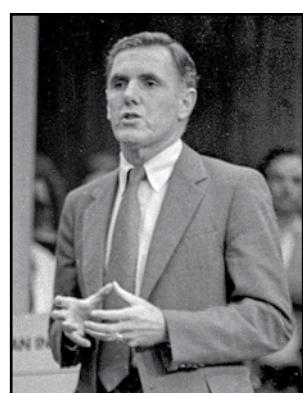
The term is used by public policy consultant Amy Dain in her new report for the Boston Indicators Project at The Boston Foundation, but her urge to decode the language of exclusionary zoning in Boston's suburbs dates back to 2004. And her main finding is how much a 21st century housing crunch was shaped by a 20th century conflict over racial inequality.

After getting her master's degree in public policy at the Kennedy School, Dain focused on the environmental impact of local housing regulations and land use patterns. That led to noticing, in several communities, a change in the language related to zoning around the early 1970s, just as Boston was going through an acceleration of racial change and heading toward its clash over school segregation.

At the State House Library and local libraries, Dain examined growth policy statements and plans from more than three hundred local communities, dating as far back as the 1950s. "In mid-century, many municipalities were explicit about their use of zoning for social class positioning," she explained

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News Analysis



Ray Flynn
Preached unity on issues

40 years ago, mayoral race riveted city

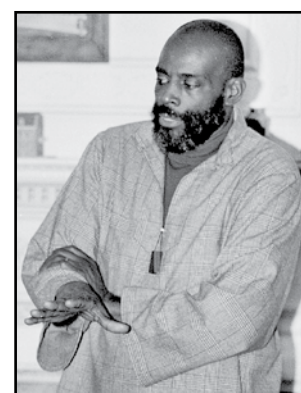
By CHRIS LOVETT
REPORTER CORRESPONDENT

It was 1983, and the nation was just starting to climb back from double-digit unemployment. More than 2,000 people would die from a newly discovered disease called AIDS. Time Magazine's Man of the Year was "The Computer," and Michael Jackson would update the shuffle into the fractured poise of the "moonwalk."

On the streets of Roxbury and Dorchester, a section of the Caribbean

American Carnival would pay tribute to Mohandas K. Gandhi, passing by words from Martin Luther King's "I Have a Dream" speech, from 20 years earlier, that were displayed outside a church near Grove Hall. Throughout Boston, 1983 was counted by many as nine years after the explosive start of school desegregation and, by some, as twenty years after the assassination of John F. Kennedy. In the preceding decade, the city had lost more than 12

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Mel King
Coalition builder



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Police, Courts & Fire



Boston firefighters responded to 17 Rector Rd. in Mattapan around 10:30 a.m. last Friday (Nov. 17) for what turned into a two-alarm fire. Six people were displaced, but none injured, according to the BFD, which reported that the blaze spread through the house's eaves and burst through the roof before it was contained by firefighters who had to carefully maneuver around wires to do their jobs. BFD photo

Girl, 15, charged in tripping of man, 84, at MBTA station

A 15-year-old was ordered held for 60 days at her arraignment last Thursday (Nov. 16) on charges that she kicked and tripped an 84-year-old man at Forest Hills as she and her pals clowned on him, the Suffolk County District Attorney's office reported with the following details taken from the police report:

The teen, already out on \$500 bail on an unarmed-robbery charge, was part of a group of teens who got off an Upper Busway bus and then congregated by the entrance to the train station shortly before 9 p.m.

As the victim walked by the group, several juveniles began to walk closely behind him. Then a female juvenile positioned herself behind the victim, kicked his legs and intentionally tripped him, causing him to fall forward onto his forehead."

When officers arrived, they found the man lying on the pavement, bleeding from his forehead, with three T commuters - two doctors and a medical student - tending to him. The victim, who remained conscious, was taken to a local hospital for treatment.

The teen was charged with assault and battery with a dangerous weapon, a shod foot, on a person over 65. A West Roxbury Municipal Court judge revoked her \$500 bail on the robbery charge and ordered her held for at least two months - after which she will be barred from Forest Hills station. She was ordered to wear a GPS device should she make her new bail of \$1,000.

Using the T's video surveillance system, Transit Police identified the teen. Around 2:45 p.m. last Wednesday (Nov. 15), officers spotted her near the JFK/UMass Red Line stop, wearing the same jeans and jacket as she was spotted wearing while attacking the man, and arrested her.

Eagles 14-U Pop Warner squad qualifies for national competition

BY SETH DANIEL NEWS EDITOR

The storied Dorchester Eagles Pop Warner program put in the hard work this season on the gridiron, elevating its 14-Under team as New England champions and qualifiers for the national tournament in Florida.

After beating Hartford, 29-8, in the regionals, the team is asking the community for help in raising some \$40,000 before Dec. 1 to get the players to Orlando.

Coach Terry Cousins noted the program had eight teams of championship caliber throughout the age groups, but their 14U team this year was one of the best they've had in a while—and that's coming from a program that usually sends at least one team to Florida each year.

"I know people get tired of hearing Dorchester, Dorchester, but it isn't



the same kids every year since 2001," he said. "We are a powerhouse program and the best in New England and our coaches and kids put in the work in the off-season and during the season to be this good.

"We do need the community's help because we're just one of these Boston teams with Boston pride and we keep

winning...It's important that people know this isn't the same old story."

The Eagles have won eight New England championships in the last 22 years, and Cousins and his fellow coach, Tony Hurston, said they have a remarkable squad this year.

"This team is loaded," said Cousins. "On our other teams we might

have had four or five elite players, but this team is stacked across the board and 80 percent of the kids have been playing together for years."

Captains/leaders of the team include Cyrus Cousins, Christian Simmons, and Jadon Beatty.

The Eagles have started a GoFundMe page to help raise money toward their goal.

Halfway to Dot Day 5k set for Dec. 9

The Halfway to Dot Day 5k Road Race — sponsored by the Dorchester Running Club— will be held on Sat., Dec. 9 along the paths of DCR's Pope John Paul Park in Dorchester. The shotgun start is at 9 a.m.

The family-friendly run for all ages and abilities and is certified and sanctioned by USA Track and Field - New England. Registration for adults and teenagers 12+ is just \$25. All youth under 12 are asked to make a donation of at least \$5, of which 100% of the proceeds will be used for post-secondary

and trades school scholarships for Dorchester youth.

Join friends after the race at Florian Hall where there will be local vendors and perhaps a visit from old Saint Nick. Runners will start near the Hilltop Street entrance and pass by festively decorated water tables and carolers along the way. Parking is available at the Walgreens Parking Lot (757 Gallivan Boulevard) and adjacent streets in the area. "Candy Cane Lane" will safely and quickly lead you from Walgreens through the park to the starting line.

There is limited parking at Florian Hall and no parking in the McKeon

Post parking lot. To register go to facebook.com/DotRunners.

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Franklin Park Coalition Thanksgiving Turkey Trot is Thurs., Nov. 23, at 9 a.m. Chip-timed 5k fun run. Walkers welcome. This annual fundraiser supports the coalition's programs. Adults \$35, kids/teens \$18, children under 5 are free. Goto: runsignup.com/Race/MA/Dorchester/FranklinParkTurkeyTrot. Join the third annual children's celebration holiday celebration on Sat., Nov. 25, from 4 p.m. to 6 p.m. in Martin's Park hosted by the Friends of Martin's Park and the Boston Parks and Recreation Department. Santa Claus and The Grinch will arrive by boat with the Boston Police Harbor Unit at the Harborwalk and enter the park to switch on the lights. Walk off that turkey dinner and celebrate Small Business Saturday at the annual Lower Mills/Milton Village Holiday Stroll

on Sat., Nov. 25, from 3 p.m. to 6 p.m. Visit the shops, restaurants, and other small businesses in this historic area while enjoying live music, art exhibits, hot chocolate, and goodies along the route. The Baker Chocolate artists' lofts (1231 Adams St) will have artwork by resident artists on display, music by the Good Fountain Singers (Fontbonne Academy's alumnae chorus), and the chance to have your photo taken with La Belle Chocolatier. Festivities wrap up at 6 p.m. with a tree lighting at Rockland Trust (2250 Dorchester Ave.) with carolers from St. John Paul II Academy. A trolley will be available throughout the route; get stroll programs at participating locations. Nine holiday trees in Dorchester will be lit up on Sat., Nov. 25, starting in Neponset Circle at 4:20 p.m. in Neponset Circle; 4:40

p.m. in Port Norfolk; 5 p.m. at St. Teresa Parish; 5:25 p.m. at Ryan Playground (Savin Hill); 5:40 p.m. at Strand Theatre; 6 p.m. at Meetinghouse Hill; 6:20p.m. at Fields Corner; and 6:45 p.m. at Peabody Square. The tour is sponsored by the City of Boston and the Dorchester Holiday Celebrations Committee. More tree lightings are planned for next weekend as Mayor Wu's Enchanted Trolley Tour makes stops around the city, including Mattapan Square on Sat., Dec. 2 at 1 p.m.; Codman Square on Sun., Dec. 3 at 12 p.m., followed by Adams Corner that day at 1 p.m. This event includes visits with Santa, tree lightings, and more. All Dorchester Sports and Leadership's 40th anniversary gala is set for Wed., Dec. 6, from 6 p.m. to 9 p.m. at Venezia

Restaurant, 20 Ericsson St., Dorchester. Email ADSL@AllDorchesterSports.org. The BPDA will host a virtual IAG meeting on Wed., Dec. 6, at 6:30 p.m. to discuss the 135 Morrissey Blvd. project, including the construction of an additional six-story wing connected to the former Boston Globe building by an elevated pedestrian walkway, with associated below-grade parking. Go to bit.ly/135Morrissey-Boulevard for more info. BPDA Planning Team hosts a conversation on Wed., Dec. 6, at 6 p.m. on important updates to Mattapan's zoning code. See ad on page 17 for log-in.

SEND IN EVENT NOTICES TO NEWSEDITOR@DOTNEWS.COM

After debate, Greenhills plan gets Cedar Grove Civic's okay

By **CASSIDY MCNEELEY**
REPORTER CORRESPONDENT

Members of the Cedar Grove Civic Association voted last week to support a proposal by the owners of Greenhills Irish Bakery to replace their current one-story building in Adams Village with a four-story building that will include nine condos and a new space to house the popular bakery and store.

The 34-19 vote followed some intense discussion about the project in front of an audience of about 60 people in the basement of the McKeon Post on Hill Top Street last Thursday evening.

The proponents—Dermot and Cindy Quinn—were on hand to outline their plan, which will require the demolition of 780 Adams St. They said the project will take up to two years to complete. “I think the challenge is convincing people that we’re going to make it a bigger and better spot,” Dermot Quinn told the *Reporter* at the meeting. “There’s going to be new renovations in the neighborhood. Hopefully, we have a nice building that’s going to be the footprint of development.

He added: “The neighborhood needs upgrading, there are too many old



Members of the Cedar Grove Civic Association lined up to vote on a proposal by the owners of Greenhills Irish Bakery during a meeting at the McKeon Post held on Nov. 16. *Cassidy McNeeley photos*

abuildings. I feel like we’re starting to make it a little more pleasing to the eye.”

Steve Bickerton, Jr., who serves as president of the civic group, was one of those who expressed reservations about the project before the vote.

“My biggest concern was parking,” said Bickerton. “I don’t love the height, I don’t love the look; however, parking was the biggest issue for me.”

The Quinns’ attorney, John Pulgini, sought to ease concerns on that front. He said that Dermot was successful in reaching an agreement with Tom Cifrino, who manages the realty trust that controls the private parking lot next door,

where he can provide parking to the residents for \$200 a month.

“The building itself has no parking spaces,” said Pulgini. “As far as the parking lot, he [Cifrino] has at least 20 spaces he could rent out to us.”

The height of the building was also cited as a concern by Bickerton and others. The top three floors above the bakery would include six one-bedroom condos and three two-bedroom units.

“We’re setting a precedent in Adams Village where we can go 10 or 12 feet higher than anything else,” said Bickerton, who worried that Dorchester is becoming too much like South Boston.

After much discussion, members were invited up



Mark Sullivan, an architect who designed the plan for 780 Adams St. for clients Dermot and Cindy Quinn, is shown at last week’s meeting.

to the front of the room to vote on the proposal using neon flashcards, which were quickly counted by the board members. Bickerton announced the approval of the proposal with count of 34 for and 19 against.

The Quinns expressed their appreciation after the approval vote.

“We’re excited,” said Dermot. “We’ve put a lot of hard work and sweat and tears into the bakery for the last 33 years. The entire neighborhood has been very supportive of us and our families and we have tried to give back to the neighborhood as much as we’ve accepted. It’s been an honor to be in this village for the last three decades.”

The meeting began with an update on public safety from Officer Mike Keaney, which was followed by a thank you to outgoing District 3 City Councillor Baker. ... John and Anne Lydon were also on hand to present their plans to open an Irish-themed restaurant and pub—Scobie’s—at 512 Gallivan Blvd., the commercial building they own at the corner of Gallivan Blvd. and Adams Street. The Lydons’ proposal was not the subject of a formal vote during the meeting but seemed to be favored by most of the civic mem-

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How 20th century racial inequities shaped the housing crunch of the 21st

(Continued from page 1) at an online presentation on Nov. 8. “Exclusion was not a side effect. We can cross that out. It was a purpose.”

In policy statements from predominantly white communities in the 1970s, she found tighter restrictions on development, often skewed toward more spacious single-family properties. Explicit language about race, class, or religion had given way to more nebulous terms such as “residential quality,” “social structure,” or “unique character and identity.” She also noticed the changes resulted from a complete overhaul of zoning codes, requiring adoption by a larger majority.

“I think that the zoning that I was reading in 2004, a lot had been written in the 1970s and it’s still our current day zoning,” she said. “It’s very rare that municipalities completely rewrite their zoning or trash their own zoning codes.”

As a result, some communities barred development of apartment buildings, even where they had previously been welcomed as a net gain for the tax base, with households less likely to have children in the local public schools. That prompted Dain to wonder: “Why did the whole region downzone at once?”

One possible reason was the gathering pushback against new highway construction. Others could have been the decrease in remaining land for new development or mounting concerns about the environmental impact of sprawl. Dain concluded that a different factor could have been even more decisive.



Theodore ‘Ted’ Landsmark, who served as an advisor and editor of the report: ‘Our suburbs’ zoning has clearly worked to exclude people of color and families.’
Photo courtesy YouTube

“The Big Downzone happened very suddenly and intensely at a specific point in time,” she said, “at a time of racial change, civil rights victories, and a growing call for desegregation of schools and neighborhoods.”

In June of 1974, a federal judge in Boston, W. Arthur Garrity, ordered desegregation of the city’s public schools. His choice of remedies was limited by another decision that year, by the US Supreme Court, that exempted suburban school districts from responsibility for racial inequalities in Detroit. As a result, unless racial segregation were proven within suburban schools, remedies would not be required beyond core cities such as Boston.

Less preventable was the exodus of white families from the city, often described as a response to “busing.” In his book, “Boston Against Busing,” Ronald P. Formisano applied the term, not just to the redistribution of students beginning in

1974, but to the scenario repeatedly invoked by desegregation opponents over the course of the preceding decade. Also putting a spotlight on schools were organizing efforts by Black parents and the 1965 march in Boston led by Martin Luther King, Jr., followed by passage of the state’s Racial Imbalance Act.

“Many Boston residents, including many renters, were looking to move to the suburbs, if they could find a place,” said Dain. “Zoning is a part of the school segregation story, but it does not make for good photos. It’s mostly invisible, obscured by complexity.”

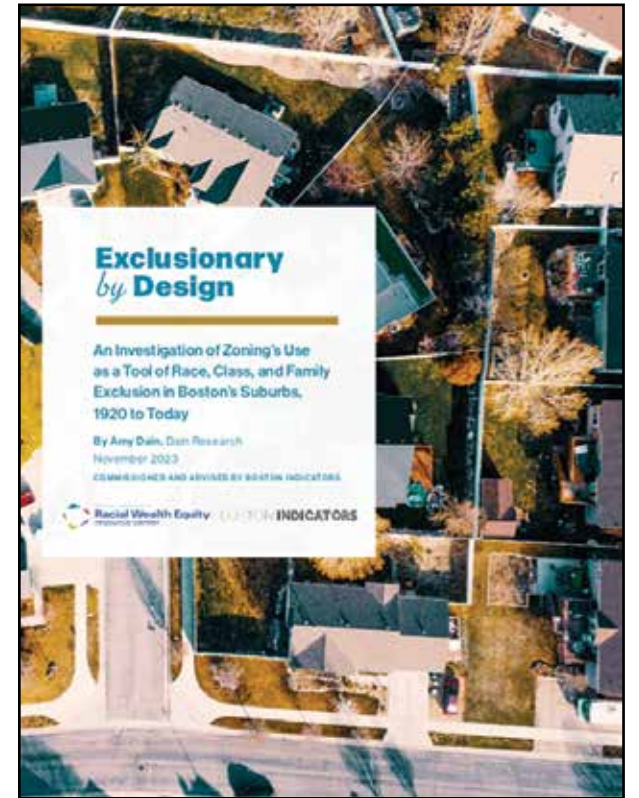
Predating even the filing of the lawsuit decided by Garrity was a housing program started in parts of Boston in 1968, designed to help Black homebuyers overcome racial barriers to mortgage lending. One result of the program was accelerated population turnover in Mattapan and much of Dorchester, partly spurred by block-busting realtors

and a set of lending boundaries that offered the new homebuyers a kind of inclusion—but with confinement.

According to Dain, the first zoning ordinances in Massachusetts date from the 1920s, following another period of change and upheaval. That included an increase in immigrants from southern and eastern Europe before World War I and the start of “The Great Migration,” along with the beginning of mass production for automobiles, the main vehicle for reaching the suburbs. The years during the war and soon after were marked by the country’s first “Red Scare,” the resurgence of the KKK, and more exclusionary national laws on immigration.

Some of the more recent guidelines for growth in suburban communities have expressed openness to inclusion. But, in zoning decisions on individual projects, Dain said, the prevailing effect has been a “no-growth” policy, despite passage of anti-snob zoning legislation in 1969.

In comments during the online presentation, the director of the Dukakis Center for Urban and Regional Policy at Northeastern University, Theodore C. Landsmark, argued that the “Big Downzone” had effects lasting well beyond the



The cover of the Boston Indicators Project’s latest report on exclusionary zoning in Boston’s suburbs.

1970s. Landsmark also served as advisor and editor for the report.

“Our suburbs’ zoning has clearly worked to exclude people of color and families, and in some cases, seniors, from communities, where one now finds that the greater Boston region is among the most segregated in the country,” he said.

“I think back to the number of young Black and Brown professionals who arrived in Boston at about the same time that I did,” he added, “and the vast majority of them moved away, in part because of the inability to have access to adjacent communities, and to housing and residential and educational opportunities in those communities.”

In addition to posing racial barriers, Dain said, supply restrictions in the suburbs translate more generally into higher rents and more housing insecurity in other communities.

“If you’re renting, you have to live where everybody’s renting, and there’s housing instability and there’s all the escalating prices that send you moving more often,” she said after the presentation. “And now, because of all this instability and you can’t pay rent, you’re getting evicted. Your kids aren’t getting a good education because they have to move mid-year

and all their classmates are moving mid-year.”

Dain acknowledged that individual projects could still be opposed for valid reasons besides race or class. But she also noted that piecemeal zoning review prioritizes the close range and particular, with less attention to large-scale concerns over supply and demand or social polarization. She suggested that imbalance could be remedied through state or regional controls, along with more incentives for local communities.

“The local towns inevitably are going to be influenced by more conservative electoral forces within their communities and by the kinds of pushback that we’ve seen in town meetings,” she said, “and bringing towns together through state and regional action is clearly going to be essential.”

The report is part of the Boston Indicators Project research on racial wealth equity, with an eye toward policy change. In the foreword, the project’s executive director, Luc Schuster, wrote, “The narrower political boundaries are drawn, the more ‘outsiders’ are created. Primarily waiting on, or lightly incentivizing municipalities to do the right thing, has been insufficient throughout the 100 years of zoning history reviewed here.”

The Loop at Mattapan Station wins praise from national group



The Loop at Mattapan Station has won the Charles L. Edson Tax Credit Excellence Award from the Affordable Housing Tax Credit Coalition, a Washington, D.C.-based trade association. The award recognizes housing initiatives and organizations that have demonstrated impactful use of the Low-Income Housing Tax Credit and notes that the design of The Loop highlights the Neponset River Greenway and creates an access point for the

neighborhood and community.

The Mattapan building, which opened earlier this year, includes 135 affordable rental homes to low- and moderate-income residents.

The property was co-developed by Preservation of Affordable Housing and Nuestra Comunidad Development Corporation and financed through direct investment from Bank of America.

—REPORTER STAFF

T: Red Line ‘surge’ brought new riders to Fairmount Line

Fairmount Line ridership jumped by nearly 35 percent during last month’s Red Line diversion on the Ashmont branch and Mattapan trolley, according to the MBTA and Keolis, the company that runs the commuter rail.

Together with other increases elsewhere in the system, the ridership on commuter rail “reached a new post-pandemic peak in October,” according to a statement from the T.

“Seeing ridership on Commuter Rail return and grow consistently to reach this milestone demonstrates that safe, reliable, and more frequent service can bring riders back to mass transportation,” said MBTA General Manager

and CEO Phillip Eng. “

Abdellah Chajai, CEO of Keolis Commuter Services, added: “These latest ridership trends are proof that the all-day service, and more flexible fare products are meeting our passenger’s needs.”

The Fairmount Line was free for riders within the city during the 16-day pause in train and trolley service while workers replaced tracks and made station improvements. The T is planning other temporary pauses elsewhere in the system to make essential repairs over the next two years.

—REPORTER STAFF

Cedar Grove Civic says thanks to Baker for 12 years of service

Frank Baker took a victory lap during last Thursday's meeting of the Cedar Grove Civic Association, which set aside a portion of its monthly meeting at the McKeon Post to formally thank him for his 12 years on the Boston City Council.

Baker listened as association president Steve Bickerton Jr. offered words of praise then acknowledged them, saying, "Thank you, everybody, Steve, Cedar Grove for being my friend, being a supporter. It has been an honor, truly, truly an honor to represent Dorchester, the place that has made me who I am."

Baker said he will leave the council proud of over a decade of hard work. But, he added, he does have some regrets. "When people say they got no regrets, I think they're full of [guess]. Mass. and Cass has gotten



Councillor Baker accepted a clock presented to him as a gift from the Cedar Grove Civic Association leadership last Thursday evening at the McKeon Post. Cassidy McNeeley photos

worse, and that hurts me." er's lead role in overturning a council-approved redistricting



Councillor-elect John FitzGerald (right) with Councillor Frank Baker at the Cedar Grove meeting.

map as a recent accomplishment, the councillor said, "Steve talked about redistricting a little bit. It was a difficult undertaking, but we ended up prevailing in the end. It feels good to win," said Baker.

District 3 Councillor-elect John FitzGerald, who will take Baker's seat on Jan. 1, was on hand at the meeting, and he took to the podium to salute Baker's dedication to the district. "At any point when I have a doubt," he said, "I think about his passion and it makes me go, 'No, I'm doing the right thing and I'm here for the right reasons.'"

Quick with his retort, Baker said, "I'm still going to be involved in the politics and the neighborhood. My cellphone number is the same and will be the same if anyone wants to bring me out for a drink."

— CASSIDY MCNEELEY

BPDA says yes to Trinity plan for Shawmut space

(Continued from page 1)

Trinity's project manager, Michael Lozano, noted that the project has been modified many times throughout the process, most recently the addition of 25 underground parking spaces after all parking had been eliminated earlier in the year at the request of city planners.

"This project has been a long, long time in the making, and we have had dozens of meetings," Lozano said. "We have met with hundreds of neighbors and stakeholders in kitchens and on doorsteps and in other places. This process has made for a better project...I am happy where we have landed."

The development has been wrought with raw controversy, sharp personalities, and, at times, acrimony.

"It's gotten really kind of vicious in the neighborhood," said neighbor Mercedes Tompkins, who spoke up against the project. "The long-time neighbors have been through thick and thin and keeping the neighborhood together in tough times."

Those in opposition organized under the name "Build Together: Shawmut," advancing the idea of allowing a smaller development via an expansion by the abutting Epiphany School. They placed scores of lawn signs throughout the neighborhood and gathered more than 1,000 signatures in support of the Epiphany "alternative" — even though the school has no ownership rights to the property.

On the affirmative side, other neighbors stressed that building high-density with little or no parking right next to a Red Line station makes sense. With the housing crisis amplified in Boston now, that was a key reason why supporters called for approval of the development,



A rendering shows a view of the Trinity Financial, Inc. project for 150 Centre St. that was approved by the BPDA board last week. Trinity photo

uniting under the group 'Dorchester Growing Together' and harnessing social media channels to promote their position.

Holmes said he helped to restore the 25 parking spaces as a compromise to get the plan over the finish line. He said it made sense to build such a development near a train station, while noting that the two sides were just not able to come together.

"You can't force people to marry that don't want to marry," he said. "I tried to bring people together to form a cohesive agreement and they couldn't."

That division was evident in some of the testimony that preceded the board vote.

Her family "is in strong opposition of this project, and those that said the developer spoke with abutters is not correct," said Tiffany Caballero, an abutter on Allston Street. "This process has been one where they just checked it off."

Said Impact Advisory Group (IAG) member Nevin Lorden, a strong supporter: "If we can't build something like this here, then where can we?"

Abutter Andrew Saxe said after the meeting that the project was bad design, bad planning, and bad social policy.

"This is a 72-unit building on a lot zoned for 8 units that will prevent an admired school from expanding into its own adjoining property," he said, referring to

Epiphany. "It offers no path to ownership for working families. One thousand residents and three neighborhood associations have said they do not want it."

Rev. John Finley, a co-founder and head of Epiphany School, while noting that his institution opposed the plan as well, said, "this proposal is not supported by any abutter or any of the three neighborhood associations."

For their part, people from the surrounding streets said it is nearly impossible for many people to live affordably in Dorchester, and noted that developments like Trinity's can keep friends and family close.

Lara Shkordoff, of the St. Mark's area, said her family had rented outside Dorchester, and was lucky to be able to buy a home in the neighborhood. Other renters have not been so fortunate, she added. "If anything, I wish this was bigger," she said. "We were barely able to stay [in Boston].

Friends are leaving."

Joe Levinger, a neighbor who was opposed to the project, said before the vote that the BPDA's approval may not be final word on the project's fate.

"I urge the BPDA not to approve this project and if it is approved, there will be lawsuits brought to prevent this from moving forward," he said.

After the meeting, he added: "I am not discouraged; since the code violations surrounding this project are numerous, there is always the possibility, however remote, that the project will be blocked by the ZBA. And if the ZBA signs off as well, we will seek remedy in the courts. This is not a threat; it is a promise."

One question posed by the BPDA board asked why the project was fully rental and not affordable homeownership, a position many projects have pivoted to in the area. It was also a sticking point with the opposition, which preferred an affordable homeownership project.

Lozano said Trinity explored that possibility but couldn't make it work financially. "Working with the neighbors and the community as the project got smaller, it became financially infeasible to do a project with homeownership," he said.

The project originally had 90 units of housing, and 48 parking spaces in a 5-story building but was altered several times over the last two years.

Trinity filed for a 121A process in September. According to the BPDA website, 121A projects are granted to generate economic advancement to areas that are blighted. In return, the city, the BPDA, and the state deliver a "streamlined regulatory process and a negotiated alternative tax payment in lieu of real and personal property taxes." That process will be worked out between Trinity and the BPDA in the coming months.

BPDA NOTEBOOK

• Trinity Financial's Centre Street project was not the only major decision made by the BPDA Board last Thursday. A massive re-development planned on what are now empty parking lots at Bunker Hill Community College in Charlestown was also on the docket. The BPDA Board designated Trinity as the official developer to build 686 units of affordable and market rate housing

— rental and homeownership — on several acres of open land owned by the BPDA. That project includes two phases over eight years, if all goes well, and includes amenities like youth sports playing fields and an outdoor arts common.

• The agency approved two new projects in the Grove Hall area as well. A 14-unit homeownership project with 2 affordable homeownership units was approved by 4-0 for 427 Quincy St., where 12 of the units will be market rate, and 2 will be affordable for those 80-100 percent of AMI. On 88 Geneva Ave., across from the Jeremiah Burke High School, a 36-unit homeownership building was approved 4-0. That one includes 6 affordable homeownership units in a 5-story building that will feature a ground floor café space. There are 24 parking spaces included on the site and a new sidewalk connection to Oldfields Road.

• On Meetinghouse Hill, a long-time proposal was approved at 29 High St. down the hill from First Parish Church. That project has already demolished an older home that sat on the lot, and now has approval to proceed with a 31-unit, 3-story, homeownership building with 5 affordable units (one at 50 percent AMI and one at 60 percent AMI). There are 23 underground parking spaces included on site.

St. John Paul Catholic Academy wins STEM grant from Cambridge Savings

The Campaign for Catholic Schools (CCS) has announced a \$37,000 grant from the Cambridge Savings Charitable Foundation toward a new science, technology, engineering, and mathematics (STEM) set to be offered this fall at St. John Paul II Catholic Academy in Dorchester.

The grant will provide computer coding/robotics devices for all

grades at the Uphams Corner/Columbia and Neponset campuses.

"We are enormously grateful to the Cambridge Savings Charitable Foundation (CSCF) for its commitment to education," said CCS President James Walsh. "CSCF understands that communities are only as strong as the institutions that support them, and this grant serves as testimony to their vision

and business philosophy."

STEM is an important new focus for the Academy, which has hired new faculty coaches and expanded professional development for teachers. This grant will support the Academy's computer coding/robotics module, and will aid students in exploring spatial concepts, measurement, geometry, and meta-cognitive processes.

New outdoor space at VietAID brightens day for preschoolers

By **SETH DANIEL**
NEWS EDITOR

VietAID in Fields Corner held a ribbon cutting last Friday (Nov. 17) for their completely renovated and expanded outdoor play space. The Au Co Preschool is the state's only bi-lingual, bi-cultural Vietnamese early education facility.

The improved facility, which is situated behind the VietAID building on Charles Street, serves several preschool classrooms. The renovations were made possible by \$375,000 in grants, loans and technical assistance from the state's Early Education and Care Department (EEC) and the Children's Investment Fund.

Now, all students can use the bigger space at the same time. There are accessible doors directly outside from classrooms, new lighting for late afternoon play, a padded resilient surface, and a stage area for performances.

"This has really made



VietAID Director George Huynh.

a vibrant new space for our children," said VietAID executive director George Huynh.

Added Kim Thai, a longtime board member: "We have always wanted to transform the playground here. Au Co is such an incredible asset to the community and an incredible program. To see the kids out here having a wonderful time makes us very proud."

EEC Commissioner Amy Kershaw said the project is a perfect example of what they want to see across the state.

"It's unbelievable when

you walk into a space specifically designed for the children and the educators that are using it," she said. "This is a totally unique program in

the City of Boston. I saw people doing Tai Chi, I saw seniors volunteering with the children...You are meeting the needs of the community here."

The event included a tour of the Au Co Preschool for those in attendance, including a class of preschoolers singing "Santa Claus is Coming

to Town" in Vietnamese. The morning ended with a ribbon cutting for the playground, which was already being put to use by enthusiastic children.



State EEC Commissioner Amy Kershaw cuts the ribbon on the new playground as students from the Au Co Preschool help her out last Friday morning.



Long-time VietAID Board Chair Kim Thai.



Bree Horwitz of the Children's Investment Fund.



VietAID Board Chair Kim Thai, Director George Huynh, EEC Community Liaison (and Dorchester resident) Eugenia Soiles, and Mayoral Liaison to the Vietnamese Community Kevin Tran.



Young Alice does singing and movement as directed by teacher Nancy Le in the Ladybugs classroom at Au Co Preschool in Fields Corner.



State Early Education and Care Commissioner Amy Kershaw listened to a preschool student explain what he was building in his classroom on Friday.



As the adults watched from behind, exuberant Au Co Preschool students sprinted into their new playground at the VietAID school on Charles Street. The playground was expanded and improved under a \$375,000 grant and loan program.

Seth Daniel photos

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OPEN ENROLLMENT RUNS UNTIL JANUARY 23rd, 2024.

Friends and family remember Terrence Clarke

By **SETH DANIEL**
NEWS EDITOR

Friends and family from across the city gathered in Roxbury last Saturday to memorialize Terrence Clarke, the basketball phenom and Dorchester native who died in 2021 at age 19 in a car accident in Los Angeles, where he was working out in preparation for that year's NBA draft.

Hundreds convened at the Vine Street Community Center on Dudley Street, which Clarke frequented, to hand out turkeys, shoot hoops, and celebrate the legacy of a young man lost too soon.

The gym inside the center was dedicated to Clarke shortly after his death.

His mother, Osmine Clarke, called the Thanksgiving "Gift Back" event "amazing," saying, "I really appreciate everyone coming out and creating a legacy for Terrence. He wanted to do things like this. He would always say to me that when he came back, he wanted to give back and come here and get these kids and take them places. This is what he wanted."

Clarke's father, Adrian Briggs, watched as teens played pick-up games at the event. This how he prefers to remember his son, he said.

"There are a lot of touching moments here today," he said. "If he were here, this is what he'd be doing. It's a good way to carry on his legacy. This is how I remember



Packing up the turkeys at the 'Gift Back' were, from right, Sinceree Diego, Nahico Rocha, and Lisa Hobday.

A memorial at the entrance to the Vine Street Community Center serves to remind everyone of the talented young man who once thrilled onlookers in the upstairs gym.



him – playing basketball right here. I always tell people before he was 'TC,' he was my son."

Clarke, who was widely believed to be a top pick in the '21 draft, was a popular young man around Dorchester, attending middle school at the Helen Davis Leadership Academy in Fields Corner, honing his hoops skills at the Dorchester House gym and, later, in high school at the Rivers School. After he transferred to Brewster Academy, he became

a national name and eventually committed to play for the University of Kentucky as one of the top recruits in the country. After a season marred by injuries, he decided to turn pro and enter the draft.

Those close to him said that even as his star rose, he never neglected his hometown.

"Terrence played here at Vine Street a lot and they re-dedicated the court to him also," said Russ Martin, who organized the first-ever "Gift Back" event. "We wanted to make sure we gave back to the community in his name like he always wanted to do. He would be doing this right now if he was still here."

The event featured representatives from the Boston Celtics, a live Zoom call from Kentucky Head Coach John Calipari, and several raffle items as well. More than 300 turkeys, with all the fixin's, were given out. Martin said they plan to build on the success of Saturday's event next year.



Event organizer Russ Martin with state Sen. Liz Miranda.



State Rep. Chris Worrell and City Councillor Brian Worrell arrived with hundreds of turkeys to give away at the Terrence Clarke "Gift Back." The Worrells distributed nearly 2,000 turkeys across the neighborhood leading up to Thanksgiving – including at this event.



Lisa Searcy of Councillor Erin Murphy's Office, Osmine Clarke (Terrence's mother), and Pastor Kim Odom.



Michael Quashie, Dan Occena, Max Occena, Lisa Searcy of Councillor Erin Murphy's Office, Soeurette Badio, Adrian Briggs (Clarke's father), and Kesnel Menard.



Event organizer Russ Martin, Melisa Valdez of the Boston Celtics, and Clarke's father, Adrian Briggs.



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From the Beantown Slammer basketball club, Tito Alicea and Octavius Nunes. Seth Daniel photos

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

Four BPS educators hailed for work in Dot and Mattapan

Four educators who work in Dorchester or Mattapan schools were cited for their service at an awards program held in the Seaport district last week.

The honorees included Tanisha Milton, Grade 8 History at TechBoston Academy in Dorchester; Donald Neville, Grade 7 Math at Mildred Avenue K-8 in Mattapan; Deborah Doherty, school nurse, Jeremiah Burke High School in Dorchester; and Sheila Santana, Grade 4 paraprofessional, Sarah Greenwood K-8 School in Dorchester.

The awards recognize exceptional educators



The winners of the 2023 BPS Educator of the Year Awards presenters are shown with BPS officials and special guests (l-r): BPS Superintendent Mary Skipper, Pamela Leins of BEDF, Brianna Millor of Mayor Wu's office, Deborah Doherty, Tanisha Milton, Sheila Santana, Beth Rymarczyk, Sally Ng, Kelly Gallagher, and Jessica Tang, BTU president.

who go above and beyond to impact the lives of BPS students, families, and

community members. Fellow educators, families, students, communi-

ty members, and others were invited to nominate educators who they be-

lieved to be deserving of recognition for their contributions to the school

community. In total, close to 500 nominations were reviewed and considered for the award.

The Nov. 14 event, which served as a fundraiser for the Boston Education Fund, drew about 250 people to the Seaport venue Grace by Nia. Among the dignitaries on-hand were state Sen. Liz Miranda, Councillor-at-Large Ruthzee Louijeune, Councillor-elect John Fitzgerald, Boston School Superintendent Mary Skipper, and Boston Teachers Union president Jessica Tang.

Rebuilding Together honors Dot homeowner 'Roz' Pendleton

BY REPORTER STAFF

Rebuilding Together Boston announced last month that Dorchester homeowner Rosalind (Roz) Pendleton was named winner of the Patty R. Johnson Community Builder Award by the national organization during its annual meeting in Indianapolis last month.

This marks the first time that a homeowner has received this honor.



The award is named after Rebuilding Together-

Dorchester's Roz Pendleton with the Patty R. Johnson Community Builder Award she received in October. It was the first time the national Rebuilding Together organization has given the award to a homeowner. *Courtesy photo*

er's founding president and CEO, who was a tireless advocate for people in need. It recognizes individual, nonprofit entity, organization, or corpora-

tion that best exemplifies dedicated leadership in service to affordable housing and community redevelopment.

"This year's recipient could not fit that description any better. Roz Pendleton told her story on 'Ask This Old House,' said Caroline Blakely, current president and CEO of Rebuilding Together. The series worked with Rebuilding Together Boston to repair

her home of many years. Roz has been living in her home for 21 years and has no intention of leaving despite the many offers she is getting.

"The team replaced the stairs and an old, unsafe deck and installed new lighting. They also created a beautiful garden where Roz and her friends and family can spend time together."

Said Pendleton, "This award means the world

to me because there are some things you don't get out of life and you have to make your own way, and this program helped me make it. There are a lot of people who could use the help just like I did. I am so happy to be involved with Rebuilding Together Boston because I can pass this information on."

Pendleton's feature on 'Ask This Old House' appeared last January and February.



Volunteers from Lowe's and The Community Builders (TCB) donated time on Thursday, Nov. 2, to support TCB's Community Corner on Talbot Avenue, one of 100 community projects in 2023 that make up Lowe's Hometowns program. The collaborative event included remarks from City Councillor Julia Mejia, Elizabeth Gonzalez Suarez, TCB vice president of Community Life, Elizabeth Casey, TCB community manager, and Mark Rockman, store captain, Lowe's. Mejia, center, joined the volunteers for a photo afterwards.



Representing Boston Latin Academy at a Nov. 16 all-star boys soccer game last Thursday (Nov. 17) were: Santiago Gutierrez, Damon Grannan, Barra Ryan, and Santiago Vanegas. Prior to the game, Ryan was presented the MVP award from city officials. The BLA boys repeated as city league champions on Oct. 28 with a 3-2 win over Boston International. The Dragons, led by Coach Patrick Mudie, ended the season at 14-6. *Patrick O'Connor photo*

YESTERYEAR ARCHIVE

DORCHESTER HISTORICAL SOCIETY
Spaulding Brothers' Swiss Bell Ringers

After Swiss bell ringers came to the United States in the 1840s, bell ringing became popular entertainment, often part of a larger show. In 1866, John Franklin Spaulding, a violinist from Boston, and some of his relatives, including his cousin William and his wife, Georgie, set themselves up as Spaulding Brothers' Swiss Bell Ringers. The family eventually set up a permanent residence in the Neponset section of Dorchester.

"Georgie Dean Spaulding was the real deal, and she set the Spaulding Bell Ringers apart. Nor was William a slouch; one writer of the time noted that Spaulding was one of the most



versatile performers in the profession, playing on any instrument from a harp down to a penny trumpet, while 'his solo on the bass bells is said to

be wonderful."

"John Spaulding returned to the Peak Family (a touring group of musicians) in 1870, making William Spaulding the sole manager of the Spaulding Bell Ringers. Georgie added the cornet to her repertoire, hired another cornet player, Nellie Daniels, and the troupe became known as the Spaulding Bell Ringers and Ladies' Cornet Band. When Georgie acquired a gold cornet, the name stretched out to The Spaulding Bell Ringers and Ladies' Gold & Silver Cornet Band.

"Over the next ten years, the troupe toured extensively in the eastern US and Canada. They

packed every hall, at 35 cents a seat. They played New York for eight weeks. In Montreal, they played Queen's Hall for three days, and 1,600 tickets were sold for a single matinee performance.

"Georgie was something of a marvel. One of her set pieces was to play, "Yankee Doodle" with one hand on the harp strings and "The Fisher's Hornpipe" with the other, and singing "Tramp, Tramp, Tramp, The Boys Are Marching," a Civil War favorite, at the same time. More than one reviewer noted that all three melodies could be heard distinctly. Her husband and manager proclaimed that "Her execution of three different

and difficult melodies at one time is the wonder of the 19th century."

"She was also unflappable. On one occasion as she played the harp, the fashionably tight sleeves of her new dress cut off the circulation to her hands. She stopped playing for a moment, produced a pen knife, calmly slit the sleeves, and resumed playing to thunderous applause.

These posts can be viewed on the blog at dorchesterhistoricalsociety.org. The Society's William Clapp and James Blake Houses are open to the public on the third Sunday of the month from 11 a.m. to 3 p.m.

Editorial

The Urban Gardener

John Walsh personified kindness and decency

John Walsh died on Monday after a battle with cancer. He was 65 years-old. A resident of Lower Mills in Dorchester with his wife Donna in his later years, John was truly a good, decent, and kind man – and a brilliant political organizer who devoted his talents to electing people of color, women, and leaders committed to uplifting underserved communities.

John loved underdogs, and they loved him back – that has been evident in the outpouring of grief from people all across the state since his death.

Born and raised in Abington to Irish-born parents, John possessed an innate sense of empathy and compassion for hardworking people and labored passionately to elect people who would infuse their careers in public service with that same ethos.

He won acclaim for engineering the remarkable electoral triumphs of Deval Patrick, who emerged from relative obscurity on the local political scene to stun the state establishment and win Massachusetts' corner office in 2006. Patrick was an outstanding candidate and phenomenal communicator, but it was Walsh—a sincere and masterful “field” guy—who had amassed the incredible network that he and Patrick harnessed so effectively. Before it was more widely accessible through digital means, John knew all the key Democrats to call and meet with in every single community across the state.

Former Mayor and Labor Secretary Marty Walsh—no relation—first met John when they were both working on a campaign for former Congressman Brian Donnelly, a Dorchester native who passed away earlier this year.

“John was true Democrat,” said Marty Walsh. “He knew everyone and that was so important in places like the South Shore, where there’s lots of Republicans too. He really knew his stuff. It’s really sad, because I think he really loved what he was doing lately working in Washington with Sen. Markey.”

John Walsh also ran Senator Ed Markey’s most recent campaign for re-election, a hard-fought victory over a tough opponent, Rep. Joe Kennedy. Afterwards, John went to work for Senator Markey as his chief of staff.

Sen. Markey mourned his friend this week by saying: “He made time for everyone, shared selflessly of his wisdom and experience, and redefined leadership for Massachusetts candidates. John’s legacy will be in the young people he mentored and brought into public service, and the livable future they are fighting for every day.”

The Reporter extends our deepest sympathies to Donna, their son Coleman and his wife Becca, the Walsh family, and all of John’s many close friends and mentees. As Sen. Markey said: “We will miss him forever.”

-Bill Forry

The Urban Gardener’s Thanksgiving Day Schedule

BY MARY CASEY FORRY

6:15 a.m. - Rise and attempt to shine. Find way to kitchen without falling over sleeping animals on the dark, narrow, back stairs. Remove cold, dead fowl from refrigerator and give it a sponge bath, remembering to remove innards in little plastic bags which butcher hides in any number of cavities throughout carcass. Preheat oven.



Mary Casey Forry

6:30 a.m. - Remove celery and onions from refrigerator; cut them into small pieces and saute them in pan while attempting to keep stomach under control. Add bread and spices and prepare to insert them into fowl. Do not, under any circumstances, attempt to cut corners by stuffing the fowl the night before, or everyone at table will die of food poisoning before sundown.

6:35 a.m. - Rummage through dark house looking for needle and thread with which to sew fowl back together again. Contort the fowl to fit into roasting pan by bending its little wings behind its back. If this does not work, cut them off (he’s finished using them).

6:45 a.m. - Massage fowl liberally with butter or some other lubricant (other than motor oil) to keep it moist while cooking. This procedure never works, but it makes us feel like Julia Child.

6:50 a.m. - Put fowl in oven and check cooking chart for time. Figure anywhere between five and 36 hours until fowl is done. If anyone asks later what time dinner is, be optimistic and say, “Sometime today.”

7:00 a.m. - Remove bakery pies from trunk of car and line them up where everyone can see them. Throw boxes away and when family asks if you made them, look offended, lie and say, “Of course.”

7:05 a.m. - Sit down and have morning beverage of your choice.

7:10 a.m. - Remove appropriate vegetables from refrigerator and peel or otherwise ready them for cooking. It is best to do this early because some juggling for burner space on stove is in order since there are only four burners and 17 side dishes. Neighbors are of no help at this time, since they are in same boat.

8:00 a.m. - First family member appears in kitchen demanding bacon and eggs for breakfast. Give them a dollar and point them in the general direction of the nearest McDonald’s.

8:15 a.m. - Husband suggests that you accompany him to a football stadium where you can sit in 20 degree weather watching high school students maul and maim one another. Tell him you are much too

busy, but to go and have a wonderful time and don’t forget to take the children with him. Use next several hours attempting to make up lost sleep.

10:30 a.m. - Catch glimpse of Thanksgiving Day parade on television. Notice how spectators are smiling and waving at the camera. That’s because they’re having dinner at someone else’s house and don’t have to cook.

11:00 a.m. - Set dinner table with best linen, china, crystal and silverware and candles. Stop and admire it, because now is the best it’s going to look all day.

12:45 p.m. - Husband and children arrive home and want to know when dinner will be ready. Smile and try to contain yourself.

1:00 p.m. - Set cooked fowl on platter. Assemble various vegetables, sauces, gravies, condiments, etc.

1:30 p.m. - Announce that dinner is ready. Husband will want to know if you can hold everything for 10 more minutes until halftime in the Stuffing Bowl. Tell him if he’s not at the table in 20 seconds, he’ll be the first casualty of the holiday weekend.

1:32 p.m. - Family assembles at table. Say Grace. At this point some family member, usually the youngest, announces how bad they feel for the turkey, spoiling everyone’s appetite.

1:50 p.m. - Dinner and halftime over. Remove dishes and food from table. Wash dishes, pots, pans, silver and crystal. Attempt to remove gravy and candle wax stains from linen.

2:30 p.m. - Set out desserts and beverages.

2:40 p.m. - Remove dessert plates and silverware, cups and saucers, and wash same.

3:30 p.m. - Finish removing debris from kitchen and dining areas. At this point, husband usually saunters into kitchen and asks what he can do to help. This way you know that the Stuffing Bowl is over and the Squash Bowl has not yet begun. Tell him thanks a lot, but his concern and good wishes are more than enough.

6:00 p.m. - Finish last chore and sit down with youngest child to watch “Santa and the Million Dollar Parents” on television.

6:30 p.m. - Husband and children want to know what’s for supper. Tell them the kitchen is closed for repairs.

7:00 p.m. - Tell children for the last time that under no circumstances are there any Christmas decorations going up in this house tonight!

8:00 p.m. - Sit down to relax with newspaper. Realize from the ads that there are only 26 shopping days left until Christmas. Take a Prozac, wish one and all a Happy Thanksgiving, go to bed and cry self to sleep.

Mary Casey Forry co-founded the Reporter in 1983. She passed away in December 2004.

Uber and Lyft should be made to pay their fair share

BY ELIZABETH PELLERITO,
JASMINE KERRISSEY, STEVE STRIFFLER,
AND CAMILO VIVEIROS, JR.
SPECIAL TO THE REPORTER

“You vote in MA? Then sign this ballot petition!” We’ve all been stopped outside the grocery store to sign petitions to get issues on the 2024 ballot. And we’ve been told that they all do good things for ordinary people. Be careful, though, because these claims are not all true. This year, voters are faced with a set of corporate-backed proposals that claim to support gig workers, but which would actually strip workers of a host of labor and employment rights, create a permanent second class of workers, and let big companies like Uber and Lyft off the hook from following the laws that govern our state.

Faced with a request to support gig workers’ rights,

many of us are inclined to sign on immediately. But with nine separate initiatives (“Initiative Petition for a Law Establishing that App-Based Drivers are not Employees,” Versions A through I), each of these proposed laws would do just the opposite: They take away workers’ rights and absolve app-based companies from their basic responsibilities as employers. The companies claim that these new policies will protect workplace flexibility, or even allow workers to unionize – but these workers *already* have flexibility and the legal right to unionize.

When you take an Uber or Lyft, or order Doordash or Instacart, you pay the company through an app. The company then pays an individual driver after taking a cut. (Just how much profit the company keeps is a mystery never disclosed to consumers or drivers). These companies would like us to believe that each of their drivers is working completely independently, as though there is no central company updating the app, assigning work, setting rules drivers must follow, and reaping profits from drivers’ time and labor. Essentially, the companies want it both ways: they want to collect their cut of every single ride or delivery, but they don’t want to follow the same rules we expect every other employer to follow – from paying minimum wage to contributing to our state’s unemployment fund to abiding by non-discrimination and safety laws. And once again this year, they are asking voters to support their money grab.

Though it might appear that these laws are actually guaranteeing rights that workers do not currently have – including a wage floor, access to insurance for some workers, paid sick leave, and mileage payments in several of the nine separate initiatives – these petitions would in fact *reduce* the rights of these workers. According to Massachusetts labor law, there is nothing in the contracts or working conditions of gig drivers to exclude them from the protections

that all employees currently receive. These laws would force workers to settle for second-rate status, including a mileage rate that is less than half the current IRS rate, and a wage floor that is based not on total hours worked but rather on a calculation of “engaged” hours.

These laws, if passed, present a broader danger to workers and taxpayers in the Commonwealth. They would set a dangerous precedent wherein a company could essentially buy its way out of employment law by launching a public campaign for a carveout. The structure of our employment law is based on the presumption that most workers are employees, with all the legal protections and benefits that follow from that status. These ballot initiatives would chip away at that presumption and put an already vulnerable group of workers into permanent precarity. And once these loopholes are established, other companies looking to save money will surely follow suit by attempting to slot their own employees into this new category.

If companies like Uber and Lyft are allowed to carve themselves out as employers, they also reduce their responsibility to the Commonwealth by reducing their tax burden and their investment in social programs like unemployment insurance, Paid Family Medical Leave, and Social Security. Just as voters passed the Fair Share Act for individuals in 2022, we need to make sure we don’t let these companies off the hook for paying their fair share.

Elizabeth Pellerito is the director of the Labor Education Program at UMass Lowell; Jasmine Kerrissey is director of the Labor Center at UMass Amherst, Steve Striffler is director of the Labor Resource Center at UMass Boston, and Camilo Viveiros, Jr. is acting director of the Arnold M. Dubin Labor Education Center at UMass Dartmouth

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State Seal Commission wants to send its unfinished report to Galvin

BY CHIS VAN BUSKIRK
STATE HOUSE
NEWS SERVICE

Nearly three years after the Legislature tasked a panel with recommending changes to the state seal and motto, the group prepared to disband last week by asking to shift its unfinished work onto Secretary William Galvin's office.

The State Seal Commission's report features a to-do list of uncompleted action items, such as actually picking new symbols for the seal and words for the motto — matters that were discussed at length during the commission's meetings over the past couple of years.

For centuries, the seal has portrayed an indigenous individual on a shield. The crest above it, which is also the state's military crest, features an arm holding a sword. The motto in Latin — “Ense petit placidam sub libertate quietem” — roughly translates to “By the sword we seek peace, but peace only under liberty.”

Commission members received multiple new deadlines from the Legislature, but without an appetite for further extensions, the final window to report back to lawmakers was set for Nov. 15.

Its report is set to be delivered to the governor and the Legislature — including the co-chairs of the State Administration Committee, Sen. Nick Collins of South Boston, who represents Dorchester, and Rep. Antonio Cabral of New Bedford.

Future action on the commission's ideas to modify the seal would need to be pursued through legislation, which would fall under Collins's and Cabral's committee. Collins voted against the panel's report at Tuesday's meeting.

“The commission was tasked with taking a look at the motto and the seal. And then it took on a life of its own,” the South Boston Democrat told the News Service. He added, “There are parts of the flag and the seal that people have taken offense to, and I can understand why, basically the way it looks. But a slight modification is different than a rewrite — and where cranberries are now discussed as what we should have on our flag. So, I just think it got off a path, and sometimes that can happen with these large commissions.”

Jim Peters, a member of the Mashpee Tribe who serves as executive director of the state Indian Affairs Commission, said in multiple meetings that the change could be as simple as altering the sword that hangs over the indigenous figure's head.

Peters, whose father initially pushed for altering the seal decades ago, said at a Nov. 1 meeting that “the important thing to us was about the sword over the native's head, and what that meant.”

“And taking that off would probably make this recommendation very easy ... and we can go from there, rather than changing all of the flags in the commonwealth. That's just, that's initially what it was really about.”

Back in August 2022, the group discussed spending some of its \$100,000 budget on an initial design for a new seal, but did not proceed. This week's report calls on Secretary Galvin to issue a request for proposals to “design a new seal based on the symbols and terms proposed by the Commission.”

The commission instead spent its funds on what Collins termed “a \$100,000 research project by UMass, which got a lot of information that we



Current state law calls for the seal to include “a blue shield with an Indian thereon, dressed in a shirt, leggings and moccasins, holding in his right hand a bow, and in his left an arrow, pointed downward, all of gold.”

Chris Van Buskirk/SHNS photo

probably already know.”

The UMass public opinion survey, Collins said, found that “peace” was the “number one phrase that the state wants to have” in the state motto. “It's in there twice” already, he said.

The panel's report does not feature any concrete proposals for a seal redesign, but includes a brainstorming list of favored concepts that members had batted around in some of their meetings:

Flora (examples: eastern white pine, elm tree, cranberries)

Fauna (examples: chickadee, cod, feather, turkey)

Geographic feature (examples: ocean, hills, coastline, state shape)

Suggested motto ideas include: Commonwealth, “For the common good,” Equality, Hope, Liberty, Peace, Reciprocity, and “Names of Massachusetts tribal nations.”

Commission member Jim Wallace told the News Service on Monday he was disappointed by his time on the panel.

“I thought it would just be a cool historical thing to take part in, you know? This is history, and if we're going to come up with a new seal, new flag, something like that, I thought it would be an outstanding process to be involved in. Nope. Not even close,” Wallace said, adding that it was “absolutely the worst commission I've ever been a part of.”

The draft of the report notes that the suggestion of depicting the state flower — the mayflower — “connects back to the colonial era and the Pilgrims, whose actions included the forced displacement of Indigenous people.” A suggestion to portray a cranberry on the seal, meanwhile, “conjures mixed feelings among some Indigenous residents due to its relationship to colonialism.”

“So, then it's like, well, how about the cod? ... Nope,” Wallace said. “Cod's a resource that was stolen from the indigenous tribes. OK, how about a cranberry? Oh no, those lands were stolen, so we can't have a cranberry. Well, we're really getting narrow, here. But this is stuff that should have been started almost three years ago, not wait until two, two and a half years, and the deadline's almost here.”

The report also records conflicting views around continuing to picture an indigenous person on the state crest. A draft noted that “several” indigenous members of the commission “expressed support for keeping an Indigenous figure in the heraldic charge as a way to prevent additional erasure of their communities from the official history and iconography of the commonwealth.” But other members, the report said, “believed that any human figure, regardless of their background, would be inherently exclusive, limiting the representation on the seal to a specific group or gender.”

Commissioners adopted the report on an 8-2 vote, with nine members not participating in the roll call, and Collins and Wallace voting against approval.

Brian Boyles, executive director of Mass Humanities, and Brian Moskwetah Weeden, chairman of the Mashpee Wampanoag Tribe, served as co-chairs of the panel, which also included other tribal leaders and representatives from cultural and historical institutions.

The 19-member commission ceased to exist last Wednesday, but its report contemplates “the next group” to take up its work: a proposed “working group” of up to 19 members that includes several of the same appointees

currently serving on the commission. The new working group would report to Galvin's office.

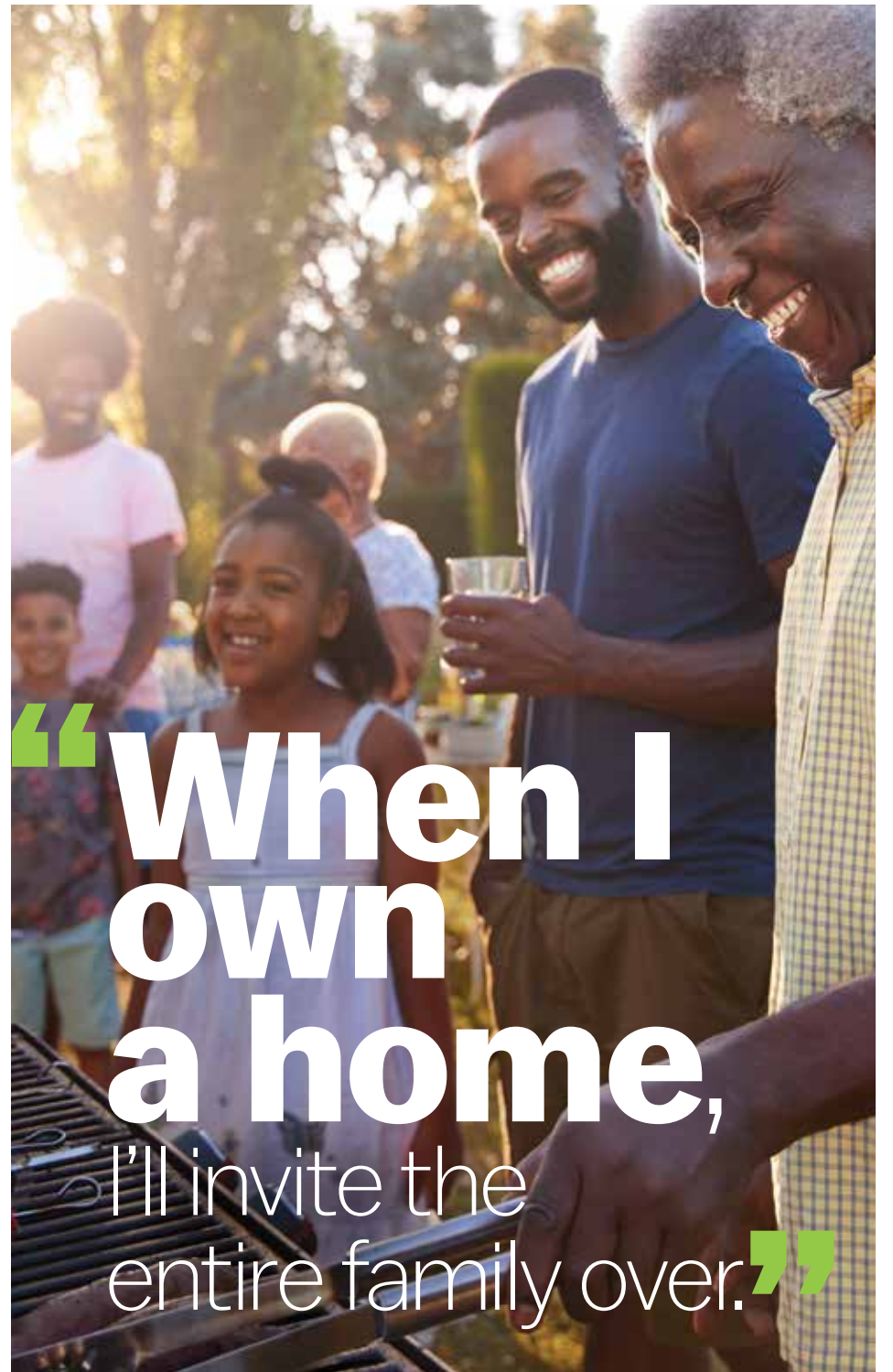
A Galvin spokeswoman said Tuesday that the secretary received the most recent draft proposal Tuesday morning and “hasn't had an opportunity to fully analyze the recommendations” that include shifting the panel's workload onto his office.

Cabral, whose legislative committee will have a say over any proposal to move forward with the plan, said in last Tuesday's meeting that “the report is well put together” and congratulated members for their “awesome work.”

“I know it's an issue that can be touchy, can be sensitive, and I think it was handled quite well without really offending anybody,” he said.

Collins, the committee's Senate co-chair, said he felt the “important components that were discussed — around modification, around the sword and the coat of arms up atop — is reasonable.”

“But the other elements I didn't feel were. I thought that empowering a [working group] that's unelected to make the decision outside of the Legislature really bypasses the responsibility we have and makes it potentially an unending and expensive exercise in cancel culture that I'm not interested in signing onto,” he said.



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Public skating at state-owned rinks city-wide starts on Friday

The state's Department of Conservation and Recreation will open all agency-managed ice rinks in the City of Boston for public skating this Friday (Nov. 24), except the Kelly Outdoor Rink in Jamaica Plain, which will open for public skating on Sun., Dec.

17, weather permitting. Several agency-managed rinks opened for group rentals earlier this fall. In Dorchester, the Devine Memorial Rink is located at 995 Morrissey Blvd. The season will run through April 14, 2024.

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Police, firefighters hold 'cook-off' at Florian Hall to aid literacy push

By SETH DANIEL
NEWS EDITOR

Firefighters, who have to feed themselves at their fire houses day in-and-day-out, are well known for their culinary skills. But what about police officers? Can the cops hold their own in the kitchen?

That was the fun concept behind a first-ever BPD-BFD "cook-off" held on Sunday evening at Dorchester's Florian Hall, where the city's police and firefighters gathered to feed neighbors and raise funds for the Witherspoon Institute, the organizer of the "Get Lit" Thanksgiving-themed contest, which was judged by City Councillors Brian Worrell and Frank Baker and Shirley Shillingford of the Caribbean Carnival Association.

Hundreds of people – mainly from Dorchester, Mattapan, and South Boston – packed the union hall to feast as contestants dished out smoked turkey, fried turkey, roasted turkey, and Jamaican jerk turkey. Judges also evaluated the side dishes like macaroni and cheese, candied yams, and collard greens.

While firefighters seemed to take the early lead, police cooks held their own with the sides and some of the more



Bernadine Kirkland and WIN CEO Alda Witherspoon greeted everyone at the door.

eccentric turkey entries. There were winners from both teams in different categories.

"I think the firefighters are cooking pretty good, but I'm going with the police," joked Baker.

"Whoever cooked these candied yams, they are absolutely on point," said state Rep. Chris Worrell, who assisted his brother, the councillor.

Said Shillingford: "I'm warning everyone; I know how to cook, so I'm judging appropriately in that respect."

Councillor Julia Mejia and Councillor-elect John FitzGerald co-emceed the proceedings, providing quite a bit of laughter and entertainment as guests waited to be served. At one point, FitzGerald performed a skillful version of the "Macarena" in a dance-off with one

of the Dorchester senior citizens.

Police Deputy Supt. Nora Baston quipped that firefighters were enthusiastic to compete with the police in a cook-off because they can't compete on the basketball court. "They have not been able to beat us in basketball in 25 years," she noted.

The Witherspoon Institute is led by Dorchester's Alda Witherspoon, who enlists partners like Boston Fire, Boston Police, and the Boston Public Library to help draw attention to reading, writing, and literacy. The organization started in Boston but has spread to cities throughout the country with an emphasis on helping kids recover academically from Covid-related learning disparities.



The Mattapan Mildred Avenue senior citizens were dressed to the nines and enjoying the pre-Thanksgiving excitement in Florian Hall.



Alice O'Connor and John Barrett said they were ready for Thanksgiving after so much turkey to try out.



Ann 'Sugar' Long and Roberta Rogers, of Dorchester.



Event organizers, city councillors, the best police and fire cooks, and Tessie from the Red Sox celebrated a bountiful Thanksgiving at Florian Hall on Sunday, where police and fire cooks squared off in the first-ever Thanksgiving Cook-Off to benefit the Witherspoon Institute's 'Get Lit' reading and writing campaign.
Seth Daniel photos

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Dot soccer standout Lola Griffin keys Notre Dame Academy to Div. 2 crown



Lola Griffin (second from left) is shown with fellow student-athletes from Notre Dame Academy who have—like her—signed commitments to attend colleges and universities. Shown from left: Reagan Waldner (Trinity College); Griffin (Bryant University); Ciara Willimas (Hood College); Aubrey McMahon (Colgate University); Emilia DaPonte (Salve Regina University); Kara Leahy (Sacred Heart University); Shannon MacLeod (Boston College); Jillian Johnson (Merrimack College); Sydney Comeau (College of the Holy Cross); Lauren Talbott (Emmanuel College); Jane Hilsabeck (Clemson University); Siobhan Colin (Middlebury College).

(Continued from page 1) and our defensive unit completely shut them down, allowing only one shot the entire game," she continued. "In five state tournament games we allowed only two goals

in total, so I feel like we totally dominated."

The daughter of Daniel Griffin and Sarah Grealish, Griffin, who has four siblings, began her soccer journey with Dorchester Youth Soccer (DYS),

while attending St. Ann's kindergarten and the Richard Murphy School through grades six.

"From an early age, my dad had me in every single sport possible, including flag football,

basketball, T-ball and soccer," she said. "I started in Dorchester Youth Soccer (DYS) when I was 4 years old, and my first coach was my uncle Billy.

"I just think I fell in love with soccer," she said, "and I loved the aggressiveness and the competitiveness of it and I think my dad saw that and decided to get me more involved into club soccer to learn more of the mechanics."

Playing club soccer with South Shore Select and town travel team with DYS under coach Lisa Jackson prepared Griffin for varsity play at NDA, where she made the team while in the eighth grade.

"I was nervous as an 8th grader because I was the youngest girl on the team, but the girls welcomed me in and so did Coach Kelly [Desmond-Turner]. It was open arms," she recalled.

After a foot injury shortened her season as a freshman, she returned to play forward as a sophomore. She was chosen as a captain as a junior and moved back to defender. This year, Griffin has been a steady team leader on a top team in the state.

"I'm probably a silent leader," she said. "I lead by the intensity of my game. I'm not a 'rah-rah' leader. I lead by example and make everyone want to play better and that's my role as a captain."

Griffin had been on the radar of several colleges since junior year, and went fully into the recruitment process with highlight videos, coach emails, and summer recruitment camps. That is what led her to Bryant University, where her recruitment camp came



Lola Griffin on her team's drive to the Division 2 state title: "I feel like we totally dominated."

Photo courtesy NDA

a day after she'd injured her ankle.

"I held my own, though, and played well but my dad thought it was the worst I'd ever played. Probably some tough love from him there," she said, laughing. "After the camp, though, the coach reached out. I kept in touch with her and built a strong connection with the Bryant coaches and felt like they wanted me to be a part of the program."

She signed her Letter of Intent to play college soccer at Bryant on Nov. 8 in a ceremony with 11 other girls at NDA who are headed on to play college sports.

These girls "have consistently exhibited the qualities of true champions—teamwork, determination, and a relentless pursuit of success," said Kristen McGill Kelly, NDA's athletic director. "I congratulate them for their accomplishments and thank them on their commitment and leadership—values that they have modeled for their fellow students during their years at Notre Dame Academy."

Griffin offered kudos as well to NDA, athletically and academically.

"I wouldn't be who I am without NDA," she said. "I've been here since I was in 7th grade and you don't see a lot of girls from Dorchester that go to NDA. Coming from BPS, I wasn't that into academics and my whole life was soccer. NDA is so strong academically and everyone is smart, and it made me want to work harder, too."

Griffin won't have much time to bask in championship glory. She going to play basketball for NDA starting in just a few weeks.

HIGH SCHOOL SPORTS NOTEBOOK

• Dexter Southfield Academy's Quinn Carver

emerged this year as one of the top running backs in the state. The Dorchester dynamo capped off his regular season senior finale on Nov. 11 with 259 yards rushing and 4 touchdowns on the road against Pingree. He has committed to play football at Bates College next year.

• Boston International High School on Maxwell Street has been the talk of the Division 5 boys soccer tournament as it advanced to the Final Four with wins over Charlestown High and Mt. Greylock. They faced a tough Westport team last Tuesday (Nov. 14) at Scituate High and kept it very close throughout but fell 2-0 in the end.

Meanwhile, the Burke High School boys soccer made waves in Division 5 with wins over Upper Cape and Rockport before losing in the quarterfinals to powerhouse Douglas, 3-2. TechBoston also made the Division 5 tourney, won its first game but bowed out in the second round.

• Charter Schools in Dorchester were again well-represented in Division 5 play. Neighborhood House Charter School (NHCS) boys soccer team logged a win over Millis, 4-2, but lost a close one to Maynard, 2-1, in the second round. Also making the tournament were Roxbury Prep Charter and Boston Collegiate Charter (boys and girls).

• In football, Boston College High School secured a birth in the Division 1 tournament this fall after a noteworthy season. They beat Taunton, 46-8, in the opening round, but then lost to top-ranked St. John's Prep, 56-34. The Morrissey Blvd. boys also had a good showing in the Division 1 boys soccer tournament with a victory over Braintree High, but a tough loss to Needham High.



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Sticker Shock: \$24.5 billion needed to address T problems

By CHRIS LISINSKI
STATE HOUSE
NEWS SERVICE

MBTA officials have long been sounding the alarm about the poor state of the system's infrastructure and lamenting years of disinvestment, and last week they put an eye-watering new price tag on the myriad issues that have piled up: \$24.5 billion.

The T published a new analysis of the quality of its trains, tracks, signals, construction equipment and other assets, confirming the dire state of the system that is widely understood but has not been quantified in four years.

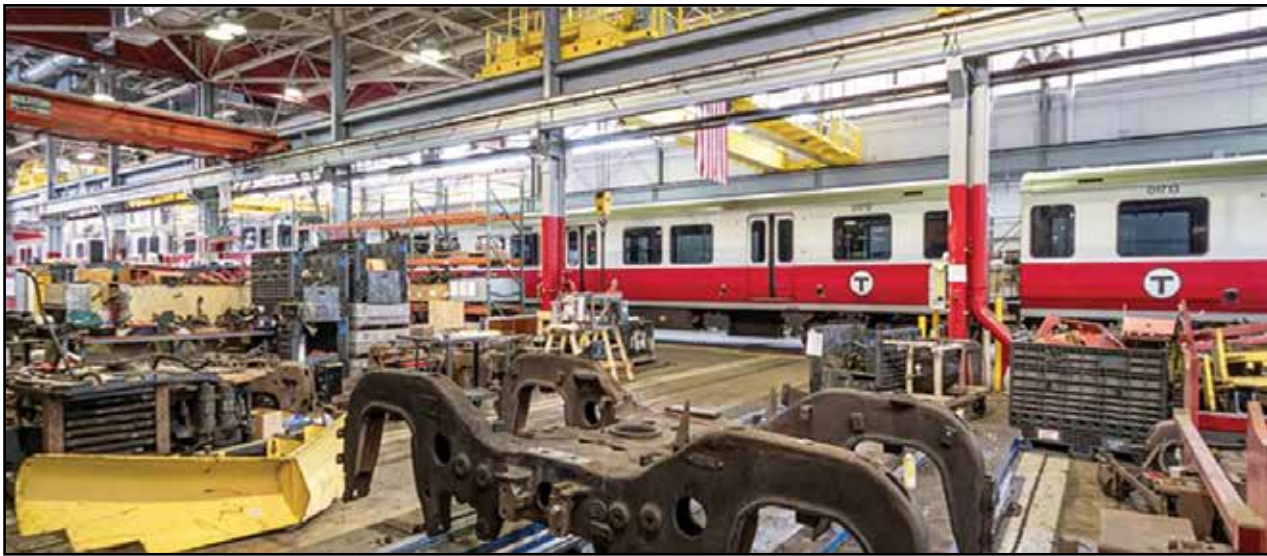
Nearly two-thirds of all MBTA assets are not in a state of good repair, and it would cost \$24.5 billion to fix all of those issues, the agency concluded in its latest assessment. That figure includes the costs only of addressing current problems, not regular maintenance for infrastructure in a state of good repair nor expansions, electrifications, and other large-scale projects.

The new estimate is nearly two and a half times more expensive than the last capital needs assessment produced in 2019 under the Baker administration. Officials said the sharp increase is driven by a combination of factors including stinging construction inflation and MBTA assets aging faster than they are being replaced.

MBTA General Manager Phil Eng told agency overseers the estimate is a "snapshot in time of our assets" and what it will take to bring them all to a state of good repair.

"The MBTA is one of the oldest transit agencies in the country, and while there are a number of contributing factors, it's clear that years of underinvestment have added to the cost of bringing our system back to a state of good repair," Eng said in a statement alongside release of the analysis, adding that his team is "committed to aggressively addressing our immediate needs."

Officials also updated their methodology this time around. As a result of changes to the



A view of a Red Line train in the T's Cabot Yard facility in South Boston.

MBTA image

T's asset management systems, the latest study factored 83,683 individual assets into its cost estimate, compared to 59,073 assets in 2019.

Infrastructure not in a state of good repair is past its useful life and incurs more costs to maintain and operate, but MBTA officials said the state of good repair is not a direct reflection of asset safety.

The highest share of poor conditions is on the T's subway and trolley tracks. Nearly 90 percent of those stretches — some of which have been unable to support full-speed travel for months due to unaddressed defects — are outside a state of good repair, representing \$2 billion in costs, according to the T's assessment.

About 35 percent of facilities are not in a state of good repair with a total cost of \$6.4 billion, the largest single-area price estimate. Other major categories include power systems (76 percent out of good repair, \$5.1 billion in cost), trains and trolleys (55 percent out of good repair, \$2.4 billion in costs) and structures (22 percent out of good repair, \$5.3 billion in costs).

MBTA officials based their estimates on asset conditions in 2021.

Kate Dineen, president and CEO of the A Better City business group, described the report as "confirmation of what was already clear to T riders and supporters -- the MBTA is suffering from a legacy of underinvestment and needs more funding to get the system back on track."

"Now, the Adminis-

tration, elected officials, and advocates must come together to develop an actionable plan to identify new sources of revenue to address this critical backlog, as well as the investments needed to modernize, decarbonize, and fortify our system from the worsening impacts of climate change," Dineen said in a statement.

The astonishing bottom line could rip open a new round of debate about how the state funds the MBTA. While lawmakers have steered large sums of one-time funding to the agency to assist with safety improvements, the T has chronic operating budget problems and officials project that they will face a budget shortfall of up to \$139 million in fiscal year 2025, which begins July 1, that will then rise to as much as \$543 million by FY28.

The nearly \$25 billion in state of good repair needs is roughly nine times the MBTA's fiscal year 2024 operating budget, more than two and a half times the size of the agency's five-year capital investment plan, and about 44 percent as big as the entire state budget for fiscal year 2024.

Monica Tibbits-Nutt, a former MBTA overseer whom Gov. Maura Healey this week officially named transportation secretary, had funding on her mind during her first public appearance on Nov. 15, one day before the T released its

long-awaited study.

"The amount of mon-

ey that is coming from the Legislature is not

enough. And I don't think that that's even a controversial thing to say; that's just simple math. It isn't enough," Tibbits-Nutt said. "So how do we get enough money for it? Because we cannot make that money contingent on, 'Oh, well, the service needs to be this level of quality, you need this level of on-time performance to get that money.' Because you can't achieve that if you don't have that money. You put the T in a difficult position where they can only lose, because there's no winning that way."

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Keeping your pet safe this holiday season

Food, shopping, gifts, and gathering with family and friends are hallmarks of the holiday season. It's a whirlwind for all of us, including our pets. So, before we dive headfirst

into the holidays, the Animal Rescue League of Boston wants to remind pet owners of some things to keep in mind. Hosting a gathering? Decorations, kids run-

Moment of Paws

ning around, unfamiliar faces, easy access to food, opportunity for a quick escape – along with these concerns, a gathering can lead to overstimulation as well. Even the most outgoing and social animals can quickly become overwhelmed.

Make sure your pets have access to a comfortable, peaceful place to retreat to if necessary. Whether it's a crate or an entire room, as long as it is away from the noise and commotion, your four-legged friends will know they can go there any time to get away. If your pets are already

nervous around visitors, they should be kept in a room throughout the duration of the gathering with all of their familiar comforts – food, water, favorite bed or blanket, and, of course, toys!

It's also a good idea to inform your guests beforehand that there are pets in the home. Guests with allergies, compromised immune systems (pregnancy, disease, or medications), need to be aware in order to take proper precautions. With guests coming in and out, watch the exits! Some dogs or cats will take the opportunity to slip



outside, so remind your guests to be mindful and it's also a good time to ensure your pet's microchip information is correct and up to date.

For decorations, it's best to avoid tinsel, pot-pourri, and place electric light cords or ornaments out of reach. Candles are also enticing to pets, so never leave a candle going where a pet can get at it.

Finally, the food. Everyone knows that chocolate is a no-no, but many of the foods we enjoy during the holidays are too rich, difficult to digest, and potentially poisonous to pets. Certain types of nuts can cause upset stomach and vomiting, while macadamia nuts can induce

seizures. Garlic, onions, raisins, and grapes – even turkey and turkey skin in small amounts – can cause pancreatitis, which can be life-threatening.

We love our pets, and nothing can spoil the holidays more than a trip to an emergency clinic! Our four-legged family members lean on us and trust us to protect them. From our family to yours – Happy Holidays!

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

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Local Real Estate Transactions					
Buyer	Seller	Address	Date	Price	
Paul, Juliet	Smith, Elaine	39 Dakota St	Dorchester	10/31/23	\$750,000
Epro Columbia Road LLC	777 Columbia Partners LLC	777 Columbia Rd	Dorchester	10/31/23	2,150,000
Tran, Jack T	Stone, Patricia M	8 Champlain Cir	Dorchester	11/01/23	440,000
Pina, Elisa	Mcarthur, Lorraine	125 Devon St	Dorchester	11/03/23	1,110,000
Pina, Elisa	Mcarthur, Lorraine	127 Devon St	Dorchester	11/03/23	1,110,000
99 Adams Street LLC	Carvalho, Benvindo L	99 Adams St	Dorchester	10/30/23	989,000
Nguyen, Yen N	Huynh, Son	76 Centre St	Dorchester	11/02/23	1,165,000
Nguyen, Trong D	Pinheiro, Louis S	104 Victory Rd	Dorchester	11/02/23	500,000
Bachman, Andrew	Finnigan, Janice	12 Denny St	Dorchester	10/30/23	835,000
Young, Lei	Bowler, Peter A	96 Buttonwood St	Dorchester	11/03/23	505,000
Long, Kyle	Beare, Malachy	26 Minot St	Dorchester	11/03/23	870,000
Monteiro, Carlos	Castle Rock Norfolk LLC	9 Leston St	Mattapan	11/02/23	385,000
Cotter, Matthew	Walsh, Ciara L	104 Train St #3	Dorchester	10/31/23	585,000
Patel, Alay	Brittle, H K	16 Downer Ct #B	Dorchester	11/02/23	430,000
Haley, Brendan	Ciambrone, Gary	15 Richview St	Dorchester	11/03/23	1,250,000
Sanchez, Massiel	12 Normandy Street LLC	12 Normandy St #1	Dorchester	11/02/23	519,000
Liu, Xiaoxiao	19-21 Moseley Street LLC	19-21 Moseley St #5	Dorchester	11/03/23	950,000

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Dems back DiZoglio's Legislature audit plan at First Parish meeting

BY ALISON KUZNITZ
STATE HOUSE
NEWS SERVICE

Bucking opposition from Beacon Hill Democrats to State Auditor Diana DiZoglio's quest to audit the Legislature, Massachusetts Democratic Party members endorsed the Methuen Democrat's push to inject more transparency and oversight into the often opaque legislative process.

For months, House Speaker Ron Mariano and Senate President Karen Spilka have resisted DiZoglio's audit attempts, arguing that she lacks the authority under state law while noting that the information she's seeking is available for public review or is already audited by other entities.

At a hybrid meeting held last Wednesday

(Nov. 15) at a hall in First Parish Church in Dorchester, the Democratic State Committee on a unanimous voice vote accepted a resolution to hold the Legislature accountable, a MassDems spokesman said. The resolution states the party "endorses the state auditor's initiatives, including any necessary legal action against any impediments to their audit efforts."

The diverse committee is composed of 400 Democrats from throughout the state, and about half participated in the meeting.

Under party rules, members are not required to disclose conflicts of interests ahead of voting because the resolutions are non-binding, the spokesman said.

There were no objections

to the resolutions package, which included the proposal dealing with the auditor, the spokesman added.

The resolution states that "the Legislature often operates with limited public oversight, having not been audited in over three decades" and the Legislature's "exemptions around pivotal transparency laws such as the Open Meeting Law, Public Records Law, and Conflict of Interest Law, highlight a significant accountability gap."

Buoyed by the non-binding stamp of approval from party members, DiZoglio indicated she might soon use that momentum as she weighs her office's legal options to enable her review.

"It sends a clear message that everyday Dem-

ocrats from every corner of the commonwealth support our efforts to audit the Legislature to help increase transparency, accountability, and accessibility," DiZoglio told the News Service. "That is a pretty strong statement of support considering the tremendous push-back we have received on being able to access the justice system on behalf of our efforts to fulfill our mandate."

Asked what legal action is under consideration by her office with MassDems' new support through the resolution, DiZoglio told the News Service it's "premature to have that conversation."

"Our team is conducting a thorough review of the 17-page rebuttal that the attorney general sent our way supporting legis-

lative leaders' arguments against an audit," she said, "so we are ensuring that a very thorough review is conducted before making any statements," she said, suggesting a path forward would be ironed out sometime after Thanksgiving.

Attorney General Andrea Campbell earlier this month said DiZoglio lacks the authority to audit the Legislature without lawmakers' consent.

Mariano and Spilka applauded Campbell's decision, saying in a joint statement that it

"reinforced our long-held position that the Auditor does not have the statutory or constitutional authority to audit any other separate branch of government."

DiZoglio, who had appealed to Campbell in July for help with a potential lawsuit to audit the Legislature, said she disagreed with the attorney general and would still conduct a review even if it triggered a lawsuit from the Legislature.

Black Nativity opening is set for Dec. 2 at the Paramount Center

The National Center of Afro-American Artists will offer its seasonal production of Langston Hughes's "Black Nativity" at the Paramount Center in Boston, starting on Dec. 2 and continuing through Dec. 18.

With a cast of nearly 75 youth and adults, Black Nativity captures and shares the joy of the Christmas season with energetic dancing and gleeful youth and adult voices in the language of ordinary Black people as imagined by the Harlem



Renaissance poet.

Black Nativity is powerfully informed by the legacy of Boston's arts visionary Elma Lewis and the collaborations that she forged with oth-

er leading institutions, including Northeastern University, the Museum of Fine Arts, and Emerson College.

The song-play will be performed at 8 p.m. on

Fridays and Saturdays, with matinees at 3:30 p.m. on Saturdays and Sundays.

The Paramount Center is located at 559 Washington St., Boston. Tickets are available through the ArtsEmerson Box Office in person or online at blacknativity.org.

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Virtual Public Meeting

PLAN: Mattapan Zoning Updates

DECEMBER

6

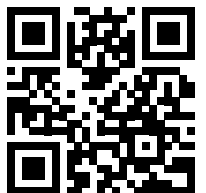
6:00 PM - 7:30 PM

Zoom Link:

bit.ly/Mattapan-Zoning

Toll Free: (833) 568 - 8864

Meeting ID: 161 758 5090



Project Description:

Please join the BPDA Planning Team in a conversation on two important updates to Mattapan's zoning code! First, we'll discuss next steps for new residential zoning that will support more housing, including Accessory Dwelling Units. Second, we'll discuss zoning for Mattapan's mixed-use and commercial areas as part of the Squares + Streets initiative.

mail to: **Adriana Lasso-Harrier**

Boston Planning & Development Agency
One City Hall Square, 9th Floor
Boston, MA 02201

phone: 617.918.4367

email: adriana.lasso-harrier@boston.gov

Man convicted of murder at Franklin Field in 2016 gets new trial

By Reporter Staff
The Supreme Judicial Court (SJC) last Thursday (Nov. 16) overturned a man's first-degree murder conviction in the shooting death of Dantley Leonard on Nov. 12, 2016, while Leonard was helping a friend's girlfriend move into an apartment on Ames Street in Dorchester's Franklin Field development.

The state's highest court agreed with Julian Troche's attorney that the Suffolk County prosecutor in the case wrongly made statements implying Troche had gang ties

and wrongly got a witness to say he had pleaded the Fifth Amendment about a particular bit of evidence during the August 2019 trial.

But the court said that what made a new trial a requirement was the handling of some possible new evidence texted to defense attorneys during the trial about the testimony of a witness who had said he had seen Troche and a pal driving around the area about 20 minutes before Leonard was shot 11 times, and his friend three times, but not fatally, by someone in a gray Nissan.

Prosecutors argued that Troche was out for revenge and thought – mistakenly – that Leonard had been the shooter who murdered one of Troche's friends outside a Dorchester club a couple of months earlier.

In its ruling, the SJC noted that “the message was accompanied by screenshots of what purported to be a communication from the witness's social media account; if the screenshots were genuine, as presented by the anonymous sender, the witness appeared to be expressing discom-

fort with his allegedly false testimony and was buoyed by the unidentified person with whom he was communicating.”

Then-Superior Court Judge Mitchell Kaplan, who was presiding over the trial, ordered prosecutors and police to try to find the sender of the message, which appeared to come from a particular Facebook account with a common Spanish name, and to ask him about the texts. But prosecutors and police said the witness denied getting such texts or that anybody else had even had access to his phone to make screen captures of them. Kaplan ruled against a defense request to bring the witness back into court for a *voir dire* hearing (a preliminary examination of a witness by a judge or counsel) to be questioned about the messages.

In its ruling, the SJC said this was a critical mistake by the judge, one that possibly tilted

the outcome unfairly against Troche, enough so to require a new trial:

“There was powerful circumstantial evidence that the defendant was the person in the silver sedan who was with Daily [the other man allegedly in the car] at the time and in the vicinity of the shooting,” the court noted. “Nevertheless,” it said, “the witness's identification testimony was critical to the Commonwealth's case. Rodriguez [the man in question] was the only witness who had identified the defendant as being near the scene of the shooting, approximately twenty minutes prior thereto; according to Rodriguez, the defendant was the driver in a silver sedan circling the neighborhood, which vehicle matched the description of the vehicle identified as fleeing the scene of the killing.”

“The text message and screenshots, which were sent to defense counsel af-

ter Rodriguez's testimony was complete, suggested that he had falsely identified the defendant in connection with a scheme to frame him. We cannot exclude a ‘reasonable possibility’ that depriving the defendant of an opportunity to conduct a *voir dire* examination of Rodriguez and put to rest questions regarding the social media information ‘might have contributed to the jury's verdict,’ and the defendant was prejudiced thereby.”

This case was the second murder charge Troche has faced. Just five days after Leonard's murder, Troche was arrested on charges that he shot and killed Andrew Flonory on Astoria Street in Mattapan on June 18, 2016. In October 2018, however, the Suffolk County District Attorney's office dropped all the charges against him in the Flonory case, according to court records.

\$2.6m accord in hair tests for drug use case

Lawyers for Civil Rights last week announced a \$2.6-million settlement in an 18-year legal battle over tests of hair that Boston Police used to check for drug use that resulted in numerous false positives for Black individuals. The settlement will be split by three BPD officers and a cadet who were fired after testing of some of their hair purported to show they were using drugs.

The city continued to fight the lawsuit, initially filed by ten people – seven

fired officers, a fired cadet, a would-be 911 operator whose application was rejected, and an officer who agreed to undergo a drug-treatment program – despite a federal appeals court twice siding with the officers, first ruling in 2014 that the department was targeting Blacks for the test and then ruling, in 2016, that the department kept using the test even after being alerted to more reliable tests.



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BOYS & GIRLS CLUBS OF DORCHESTER



BGCD & TD Bank Celebrate Thanksgiving Holiday with Annual Dinner: See details below.



BGCD Hosts "Bright Futures Teen Takeover" Grand Drawing Gala: See details below.

CONNECT THE DOT:
BGCD & TD Bank Celebrate Thanksgiving Holiday with Annual Dinner: This past week, Boys & Girls Clubs of Dorchester hosted our Annual Thanksgiving Dinner for our members. This event is a highlight for members and staff each year. Members are served a delicious turkey dinner with all the fixings and finish it off with apple pie for dessert. This year, more than 300 members and parents joined us at two of our Clubhouses for this fun event. We were also excited to once again partner with volunteers from TD Bank who assisted at the event and helped to serve the meals. Our thanks to all of the volunteers who spent the day with us and to TD Bank Charitable Foundation for their generous support of BGCD and our families.

Happy Thanksgiving from all of us here at Boys & Girls Clubs of Dorchester!

FIND OUT WHAT'S INSIDE:
BGCD Hosts "Bright Futures Teen Takeover" Grand Drawing Gala: On November 18th, BGCD hosted our Annual Grand Drawing Gala at the Fairmont Copley Plaza, Boston. It was a fabulous night with over 300 guests who helped raise over \$500,000. The event included a silent auction, live auction, Bids for Kids, Chef prepared dinner, dancing to one of Boston's "Up All Night", and our signature Grand Drawing of 10 Grand Prizes! This year's theme was "The Year of the Teen Takeover" and our teens were the highlight of the night! Our teens were all decked out and became greeters, volunteers, dancers, speakers and more to help make the night a roaring success. A special thank you to all of this year's sponsors and all who attended and donated! You're making bright futures possible at BGCD! If you'd still like to donate, please visit bgcdorchester.org/grand-drawing.

DID YOU KNOW:
BGCD & Partners Host Annual Power Forward Scholarship Night for Teens: Boys & Girls Clubs of Dorchester's Power Forward program hosted the Annual Scholarship Night event to help our high school juniors and seniors with managing college tuitions. The event included representatives from the Fidelity Scholars, Stephen Phillips Memorial Scholarship Fund, Red Pine Scholarship and UMass Boston.

A special thanks to our friends, Camp Harborview, for joining us, and to all the representatives who joined us to share information with our teens.

For more information on the Power Forward (College & Career Prep) program, please contact Education Strategist, Tricia Chapple at pchapple@bgcdorchester.org.

UPCOMING EVENTS

Thanksgiving Break - BGCD Closed November 23 - 24

Jingle & Mingle Holiday Party
Purchase tickets at bit.ly/bgcdjingle23
December 7

Project BIND Holiday Karaoke
December 10

Mark Wahlberg Foundation
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40 years ago, mayoral race riveted city

(Continued from page 1) percent of its population. And, after 16 years under Mayor Kevin H. White—then the longest mayoral tenure in Boston history—it was time to choose a successor.

In 1975, all members of the City Council and School Committee were white, and one of the main opponents of desegregation, Louise Day Hicks, was a top vote-getter. A few elections later, the ranks of elected officials became more diverse, with voters in 1981 approving the first change in the structure of city government since 1949. Starting in 1983, the council and school committee would each have four members at-large and nine members representing districts, all but assuring racial diversity among elected officials.

Less foreseeable, even during the 1983 campaigns, was how the election would change the character of the city's leadership. White was a hybrid of urban political machinery and "New Boston" smarts, a former preppe who tempered the Camelot afterglow with rolled-up shirtsleeves.

By his own branding, White was the "loner in love with the city." Expecting that White would run again, an early front-runner in 1983, former Boston School Committee President David Finnegan, sloganized a choice between "Finnegan or Him Again." But, when Ray Flynn and Mel King emerged as the two finalists for mayor in October, it was clear that voters wanted a different kind of leader, but also a change from the course toward growth and revitalization that stemmed from the restructuring of 1949.

...

A former state representative from the South End, King was a refugee from the first Boston neighborhood to be seized by eminent domain and wiped out for urban renewal. By 1983, he had already been a leader in community organizing and electoral politics. A critic of displacement and gentrification, he took part in campaigns for affordable housing and for more diversity in hiring on publicly funded construction projects, which led to the Boston Resident Job Policy. As a legislator, he helped organize the Black Political Caucus, described in his 1981 book, "Chain of Change," as the Black community's "real beginning of institution building in the electoral process."

In his book, King denounced Boston's all-at-large elections as "city imperialism" and a form of "gerrymandering by numbers." The city's



Mayor Ray Flynn is shown after the 1983 election in a Dorchester event with then State Rep. Paul White at his side. Flynn's successful '83 campaign included some 125 house parties. In the final election on Nov. 15, 1983, Flynn won Dorchester's Ward 16 by a 10-1 margin over Mel King.

Chris Lovett photo

growing Black population after World War II was up against a lopsided dominance of white officeholders that has been blamed for stiffening political resistance to desegregation at least as far back as the 1960s. King had tried to change the equation by running unsuccessfully for the school committee. In his first run for mayor, in 1979, he worked on voter registration and coalition building, with an eye to the future. Four years later, the change to district representation would provide new incentives for Black voters, and other constituencies drawn to King's coalition.

"I think the district representation campaign kind of mobilized those neighborhoods, which have always been shut out. They knew through district representation that there was a chance of having a direct voice in the system of voting," said Pat Walker, who headed the 1981 campaign for the referendum on district representation and served as field director for King's mayoral campaign in 1983.

"I would liken the embracing of district representation as a cultural shift," said King's 1983 campaign manager, Boyce Slayman. "Generationally, political Boston saw they really needed to do something different. The incumbents were all safe. They were all safe seats, so there's no risk there. But they could not deny the clamor among the black community for representation."

The son of a union longshoreman from South Boston, Flynn parlayed the basketball skills that made him an All-American at Providence College and got him a tryout with the Boston Celtics. Like King, Flynn won his first election to the office of state representative. Early on, the South Boston legislator stood out as an opponent of busing

remedies for desegregation and for co-authoring a state amendment that would ban the use of Medicaid funding for abortions.

After winning a seat as one of nine at-large Boston city councillors in 1977, Flynn turned his attention to other constituencies and other issues, such as rent control, jet noise, homelessness, and having developers of large projects set aside a percentage of money for affordable housing, an idea known as "linkage." In 1983, Flynn and King both supported "linkage," while other candidates favored ideas that would demand less from developers. Voters also weighed in by supporting "linkage" in an advisory question on the November ballot.

By 1983, Flynn had enlisted his own team of activists, campaign workers, and other allies who had been advocates for tenants, involved with Boston's community schools, or with the largest statewide organizing group in the previous decade, Mass. Fair Share. The group had a large chapter in Dorchester, and its overall mission was to organize across racial lines and address common economic concerns.

Among the Fair Share veterans on the Flynn campaign were campaign manager Ray Dooley, later the head of the Office of Neighborhood Services, Alex Bledsoe, and Neil Sullivan, Flynn's chief policy advisor for ten years.

With experience in policy and door-to-door organizing, Sullivan described Fair Share's work as "outcome-oriented political strategy," ranging from grassroots mobilization to the drama of public confrontation—a cross between town meeting and "agit-prop." The same tactics could help mobilize voters and make a splash in the media,

especially on television. According to Sullivan, the mission behind the tactics suited a candidate who, like King, understood the value of policy and activism as political currency.

"He recognizes people from other worlds who politically have the same attitude," said Sullivan. "The only way to reconcile these extraordinary racial divisions is to bring people together around issues they share."

Among the other candidates trying to send a message of unity was former city councillor Larry DiCara, the first-place candidate for that office in 1979, two years before the top spot was captured by Flynn. In 1983, DiCara vowed to become "everybody's mayor," announcing his candidacy in every Boston neighborhood. The goal was to stand apart from a "downtown" incumbent who had yet to announce he would not run again. The strategy was as earnest as it was methodical but, as DiCara acknowledged in his book "Turmoil and Transition in Boston," it was ill-timed.

"My slogan of wanting to be 'everybody's mayor' was not in sync with those residents who wanted their own personal mayor or who reflected their views," he wrote, "and my relentless efforts to show voters I was the most qualified were not responsive to their personal concerns."

In contrast with 1967, during the last open competition for mayor, Boston voters were more likely to gather impressions of candidates from television. Drawing on an abundance of campaign events and pre-election forums, TV showed the race in ways that were more direct, personalized, and egalitarian. That was epitomized shortly before the preliminary election, when Finnegan and Flynn

campaigns were poised to go on the attack.

According to Sullivan, the first salvo was from Finnegan, still the widely perceived frontrunner, who drew attention to Flynn's anti-busing past and labeled him a "chameleon," a common label for candidates who switch positions. Sullivan only found out about it when Flynn called and asked him what a chameleon was. Not realizing why Flynn wanted to know, Sullivan said it was "a lizard," with barely enough time to explain how the reptile changed colors.

A little later, Sullivan's answer was duly weaponized in a live TV mini-debate between Flynn and Finnegan in front of City Hall. When Finnegan accused Flynn of switching positions, Flynn accused his rival of calling him a "lizard." And when Flynn denounced Finnegan's large advantage in campaign contributions as an attempt by special interests to buy City Hall, the attack assumed the color of self-defense.

Some seasoned political observers viewed Flynn's performance as a meltdown, too emotionally charged for the supposedly "cool" medium of television. Sullivan said that's what he feared later that night, when he headed to a Flynn campaign fundraiser in East Boston attended by supporters aligned previously with White and Fair Share—the two camps notoriously at odds. They had seen the mini-debate and, when Sullivan arrived, they were pumped up, almost like a triumphant scene from "Rocky, the hit movie. 'They're now like, yeah, beat him, beat him, beat him,'" he recalled. "And I said, 'Jesus, this working-class thing is real!'"

Finnegan had started his 1983 campaign expecting to challenge White, and his slogan

was "Finnegan or him again." By the summer, in pursuit of an open seat, Finnegan appeared more of an insider, between his campaign positions and backing by former supporters of White.

"The chameleon incident helped Flynn," DiCara wrote, "because it showed many people that Finnegan was Him Again, a replay of the arrogant mayor who had overstayed his welcome, and Flynn somehow came across as the common man."

The election results also reflected differences in campaign work, with an advantage to King and Flynn. By Sullivan's count, the Flynn campaign held 125 house parties—many in Finnegan's adopted high-turnout neighborhood of West Roxbury. King's campaign relied heavily on voter registration drives and outdoor events, activities that harkened back to the civil rights movement, but also to the spectacle of city politics before the time of TV and radio.

According to Slayman, King's mobilization of voters was an extension of his coalition building, which encouraged different constituencies to exert power by developing policy and shaping agendas. That extended support beyond the Black community, but it rallied a nucleus of the community to action.

"The Black Political Task Force, other black elected officials said, 'Look, let's get behind this guy. Let's register and vote because we can win this,'" said Slayman. "And that's kind of what happened. Each constituency believed that he could win, got excited and did massive voter registration, which again, was not accounted for in the formulating of the polling."

With nine candidates on the ballot and at least three commonly perceived as frontrunners, the preliminary produced two finalists getting less than 30 percent of the vote, a figure that, even before the voting, seemed within reach for King. One event that embodied the sense of possibility was an August rally in Grove Hall, starting with "Black Power" cheers led by WILD disc jockey James A. Williams and a warm-up by activist-comedian Dick Gregory. That set the stage for the arrival of a limousine with King and Harold Washington, recently elected as the first Black mayor of Chicago.

"In Chicago, we made it unfashionable to live in the 'hood and not be registered," Washington told a crowd that stretched clear across Washington Street. "So, we can brag about all we did," he added, "but the people

decided it was time for a change, and they went about and did it.”

As Washington gave his stump speech, King was behind him on the platform with two other political figures – City Councillor Bruce Bolling, bound for the new district seat in Roxbury, and Charles Yancey, a favorite for the council district covering parts of Dorchester and Mattapan. Also brought together at the event were the sounds of Gospel music and the steel drums resonating with King’s family roots in the Barbados and Guyana.

Some observers questioned King’s appeal, whether for a lack of magnetism or for not being like the state’s first Black US senator, Ed Brooke. But a woman from Roxbury at the rally said she planned to work for King’s campaign. Just down Blue Hill Avenue, within earshot of the rally, there was also support for King from two newly registered voters, one who had moved to Boston from North Carolina, the other from Alabama.

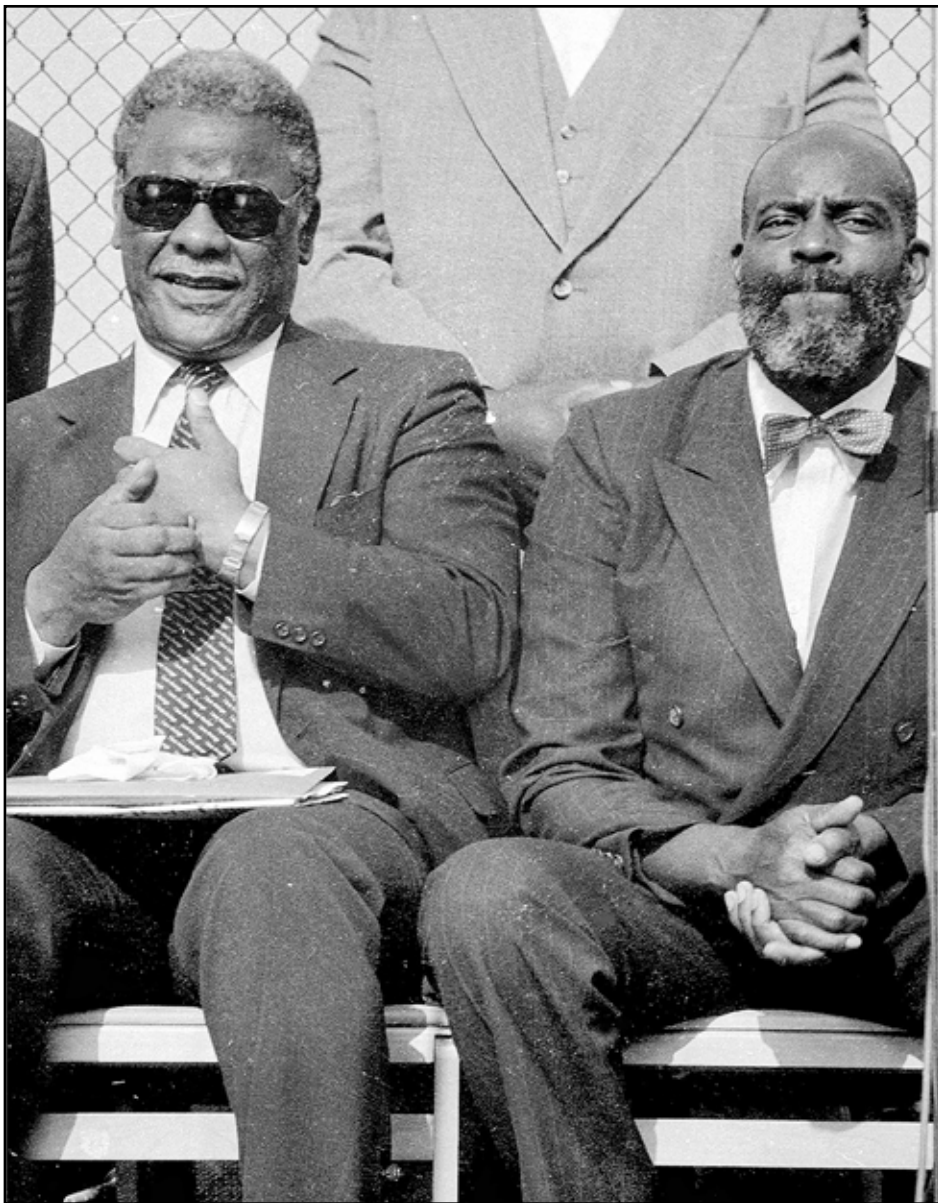
“It wasn’t till close to the election, those Roxbury campaigns, where we began to get the kind of traditional Black voter to identify with Mel,” said Walker, “because he was different, ethnically and politically. He was much more progressive than the Black politicians before that time.”

According to Walker, the campaign signed up 90,000 voters in the Black community, but also in other parts of the city, a mixed base that would inspire the branding of King’s “Rainbow Coalition.” The results in the preliminary election drew Sullivan’s and DiCara’s admiration. The latter called the turnout for King in the city’s predominantly Black wards “astonishing,” adding, “I found Mel King’s vote fascinating because for the first time in Boston political history, the minority community rallied behind one of their own.”

After running what DiCara called “guerilla campaigns,” the finalists—who had come together years earlier through basketball and later in the Legislature—were near equals in the vote count. Flynn was in front and behind King, the next highest totals were for Finnegan and DiCara.

The results in the final election, on Nov. 15, were quite different, with Flynn the winner by a 2:1 ratio, sweeping the predominantly white areas of Dorchester. In Ward 16 (Neponset), the ratio was 10:1.

There were incidents of racial violence against the King supporters, but the damage was contained, thanks to cooperation between campaigns and direct communication



Rep. Mel King, right, was seated next to Chicago Mayor Harold Washington at an August 1983 rally in Grove Hall. Washington was then serving as first Black mayor in Chicago and among the first Black mayors elected anywhere in the United States at the time. Washington told the crowd: “In Chicago, we made it unfashionable to live in the ‘hood and not be registered [to vote].” Mayor Washington served until his death in 1987. Mel King died in March 2023 at age 94.

Chris Lovett photo

between Walker and Sullivan. More visible was a display of racial difference and common ground with minimal antagonism, even though people in Boston were still divided about efforts to increase penalties for racial discrimination in housing.

In 2016, in the middle of a divisive presidential election, Flynn reflected on the 1983 campaigns in a joint interview with King on BNN News. “That election, and I praise Mel King as much as anybody for helping bring the city together... wasn’t contentious; it wasn’t divisive,” said Flynn. “We fought hard, we were rivals but, at the same time, the city came out of that election much better than it would have ordinarily.”

As mayor, Flynn over-

lapped with the King agenda by supporting measures for linkage and rent control. To help secure land for new affordable housing in parts of Dorchester and Roxbury, Flynn flipped the urban renewal script by pressuring the Boston Redevelopment Authority board to give power of eminent domain to the community-based nonprofit Dudley Street Neighborhood Initiative.

After being placed in receivership under White, the Boston Housing Authority (BHA) returned to city control under Flynn, who appointed a former legislator and tenant activist, Doris Bunte, as administrator. The later move to desegregate public housing required pressure from the federal government and triggered white re-

sistance. But, as Sullivan explained, a repeat of the clash over schools was avoided, thanks in part to aides with the experience and credibility of neighborhood activists.

“The relationships and the ability to organize around those relationships allowed us to accomplish something that seemed unimaginable at the time,” Sullivan said.

“We integrated public housing, and not one single incident during the Boston Public Housing era,” Flynn recalled. “Contrast that to the public schools. The reason why is because there were people like Mel King and there were neighborhood people, there were clergy, there were people that were invested in the neighborhood who believed in the neighborhood, and who believed in

each other.”

Several supporters from both 1983 final campaigns would stay active politically, running for office, serving under elected officials, or working for non-governmental organizations (NGOs) on advocacy, service, or community development. As federal funding for cities decreased, NGOs would play a larger role, partly supported by philanthropies, tax write-offs, and resources from banks made available by the Community Reinvestment Act. After working for Flynn, Sullivan became executive director of the Boston Private Industry Council, a nonprofit whose mission included help for dropouts from the Boston Public Schools.

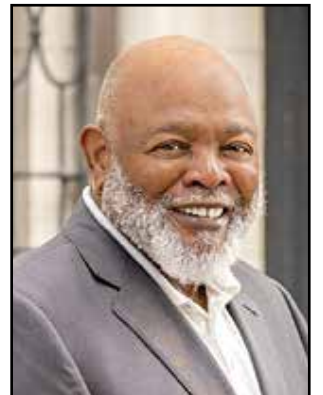
After a run-off between two candidates positioned as progressive, Flynn would be re-elected twice, without strong opposition. Though DiCara acknowledged that Boston had become less receptive to conservative candidates, he viewed the unprecedented five full terms under the next mayor, Tom Menino, as a return to an “old electoral pattern,” pulling together different political camps. But Sullivan emphasized the new elements: the change in voter engagement and the imprint of activism on campaigns and governance.

“There is never going to be a mayor of Boston who is not a mayor of the neighborhoods,” he said. “Flynn changed the whole paradigm of what it means to be mayor.”

Walker fondly recalled another change of paradigm that he noticed while spending time in King’s campaign headquarters at Columbia Road and Blue Hill Avenue, right across from Franklin Park. Less than five years earlier, in a front-page story about persistent problems with street crime by teenagers, The



Ray Flynn’s chief policy adviser in 1983, Neil Sullivan, above, emphasized the new elements introduced by the election: the change in voter engagement and the imprint of activism on campaigns and governance. Says Boyce Slayman, below, Mel King’s campaign manager in ’83: “I would liken the embracing of district representation as a cultural shift.”



Boston Globe had flagged the area as Dorchester’s “Badlands,” during a time when much of the city was still beset with racial strife. In the summer of 1983, Walker found himself with a mix of campaign workers, from Roxbury to East Boston, hand-painting signs and buttons with what emerged as King’s signature rainbow colors.

“I just remember them saying to me, and saying to each other, that they could never imagine on a hot summer night, from all the different neighborhoods, being there and working together and having hope,” he said. “That’s something that had never happened in Boston before.”

Page 1 photos by Chris Lovett

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WAITLIST OPENING FOR STUDIO AND 1 BEDROOM APARTMENTS
Keystone Apartments HUD Section 8 Elderly/Disabled waitlist for Studio and 1 bedroom apartments will open from December 1-29, 2023. Placement on the waitlist will be determined by lottery

The income eligibility requirements are as follows:

No. of Persons	Max. Annual Income 80% AMI
1 Person	\$82,950
2 Persons	\$94,800

Applicants must be 62 years or older or disabled to qualify. Rent is 30% of the household’s adjusted monthly gross income.
To apply, download application at keystonecmj.com, send an email to mleone@cmjmanagement.com, or call 617-282-9125 from:

DECEMBER 1-29, 2023
Monday, Tuesday, Thursday, and Friday, 9 am to 4 pm
Saturday, December 9, 10 am—12 pm
Wednesday, December 13, 5 pm—7 pm

Applications may also be picked up in person at:
Keystone Apartments Management Office
151 Hallett Street, Dorchester, MA

Completed applications must be:

- Submitted by December 29 at 4 pm
- Dropped off at the management office, emailed to mleone@cmjmanagement.com or faxed to 617-282-9140
- Postmarked by December 29, if sent by U.S. Mail

The lottery will be held remotely on January 11, 2024 at 11 am.
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Keystonecmj.com | Cmjapts.com

RECENT OBITUARIES



CLARK, Rose A. (Luptak), 99, of Dorchester. She was the wife of the late James J. Clark and the daughter of the late Anna (Balas) and Daniel Luptak. Rose is also survived by many cousins, nieces and nephews. Donations in

Rose' memory may be made to Massachusetts Fallen Heroes, 12 Channel Street, Boston, MA 02210 or at Mass Fallen Heroes - General Donations To Massachusetts Fallen Heroes network-for-good.com



COOK, Clayton L., 75. He was under the care of

the Carmelite Sisters for the Aged and Infirm at St. Patrick Manor in Framingham for the last two years and with brother, Bob and wife, Susan in Dorchester for 11 years. Clayton's real home was Ashland.



CUMMINGS, Helen Margaret, of Milton, originally from Dorchester. Daughter of the late George A. and Helen D. Cummings. She leaves her cousins, John F. Dynan, Jr., Anne Metrick, Maureen Mannix, Janet Craven, Christine Lynch, Robert Dynan and Kathleen McCarthy and many friends and colleagues. In addition to her late parents, she was also predeceased by her dear friend, Samuel W. Allen.

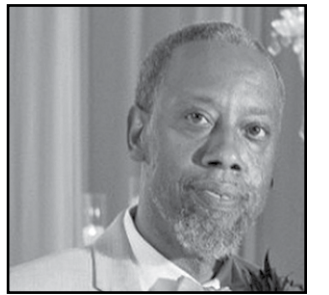
of Ivena Orji and her husband Emmanuel of Randolph, Helena Galloway of Dorchester and Curtis Galloway and his wife Diana of Milton. He is also survived by numerous nieces, nephews, cousins and friends.



HAY, Donald C., 77, of Dorchester. Husband of Sandra "Sandy" S. Hay. Father of Christopher Hay and his wife Julie of East Bridgewater, and Lisa Hay of Dorchester. Grandfather of 2. Brother of Marilyn Anderson of New Hampshire. Brother-in-law of Penny Rutledge and her husband Steve, Debbie Correale and her husband Dave, Judy Kaletski, and the late Susan Mereness. Also survived by many nieces, nephews, cousins, and friends. US Army veteran.

leen Lucas and her late husband Thomas Lucas of Dorchester, Stephen and his wife Yuko Lynch of Maine, Susan and her husband Gary Philcox of Florida, John and his wife Regina Lynch of Weymouth, Anne and her husband Francis Grant of Holbrook, Patrick and his wife Joanne Lynch of Foxboro, Janet Lynch of Dorchester, Joseph and his wife Deborah Lynch of Quincy, and the late Paul Lynch. Ellen is also survived by many nieces, nephews, grandnieces, grandnephews, and 1 great-great-niece. Donations in Ellen's memory may be made to Joslin Diabetes Center, 1 Joslin Place, Boston, MA 02215.

Nina Santos and James "Jamie" L. Santos. She will be greatly missed.



SCOTT, Ronald Leviticus McNeil "Uncle Dude", "Jay", 50, of Mattapan. Son of Vanessa Scott and Leviticus McNeil. Ronald was preceded in death by his father, Leviticus G. McNeil and his stepfather Keith E. Brown, his grandparents Clementine and Thomas L. Scott, Sr., and his grandmother Rosie Bell. He leaves his children, Akeia, Shakeele, Shaquille (yes there are two of them), Keiana, Ronald, Rashard, Ciera, D'Marcus, and Khyron; nine grandchildren; his two sisters, Jasmine E. Brown and Marie Carthon; his stepmother Roslyn McNeil and a host of aunts, uncles, cousins, relatives, and many friends.



PERKINS, Eva M. "Ginger", 83 of West Roxbury. Eva was the mother of Anthony (Audrey) Perkins of Boston, Rebecca Perkins of Brockton, Loretta Diggs of Daphne Alabama, Renee (Charles) Pulley of Brockton, Bryan (Kim) Perkins of Boston, LaShaunna Santos-Perkins of Boston, and Kamaua (Shemica) Santos of Boston. Grandmother of 15, and 8 great-grandchildren other relatives, extended family and friends. She was a former board member of the Bromley-Heath Tenant Management Corporation in Jamaica Plain, MA. She was preceded in death by her parents Henrietta (Perry) Santos and Sam Santos, her son, Keith Perkins and her siblings, John I. Perry, Sr. Josephine "Tina" Perry, Janice "Cice" Santos,



SHAW, Robert Junior, 67. Son to the late Robert Shaw and Hattie Shaw. He leaves his mother; Hattie Shaw of Dorchester; sister Veratine Butler of Portsmouth, Va; 2 nieces, Vanessa Shaw of Dorchester, Courtney Shaw - Goffigan (Keith Goffigan) of Virginia Beach, Va and a brother, William Dickens of Mansfield. Along with a host of other family and friends.



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LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
Suffolk Probate & Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300
CITATION ON PETITION FOR FORMAL ADJUDICATION
Docket No. SU23P2441EA
ESTATE OF:
LAWRENCE M. HURLEY
DATE OF DEATH: 06/03/2022
To all interested persons:
A Petition for Formal Adjudication of Intestacy and Appointment of Personal Representative has been filed by Denise F. Hurley of Boston, MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Denise F. Hurley of Boston, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration.
IMPORTANT NOTICE
You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 12/28/2023.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: November 09, 2023
Stephanie L. Everett
Register of Probate
Published: November 23, 2023

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
Suffolk Probate & Family Court
24 New Chardon Street
Boston, MA 02114
(617) 788-8300
CITATION ON PETITION FOR FORMAL ADJUDICATION
Docket No. SU23P2522EA
ESTATE OF:
OCTAVIO FRANCISCO MIRANDA a/k/a: OCTAVIO F. MIRANDA
DATE OF DEATH: 07/02/2023
To all interested persons:
A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Anita N. Jeannot of Randolph, 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: Anita N. Jeannot of Randolph, 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 12/28/2023.
This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.
UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)
A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.
Witness, HON. BRIAN J. DUNN, First Justice of this Court.
Date: November 16, 2023
Stephanie L. Everett
Register of Probate
Published: November 23, 2023

LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE & FAMILY COURT
SUFFOLK PROBATE & FAMILY COURT
24 NEW CHARDON STREET
BOSTON, MA 02114
CITATION GIVING NOTICE OF PETITION FOR APPOINTMENT OF CONSERVATOR OR OTHER PROTECTIVE ORDER PURSUANT TO G.L.c. 190B, §5-304 & §5-405
Docket No. SU23P0012PM
IN THE MATTER OF:
ANNIE TAYLOR of MILTON, MA RESPONDENT
(Person to be Protected/Minor)
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 alleging that Annie Taylor is in need of a Conservator or other protective order and requesting that Brian J. McLaughlin of Boston, MA (or some other suitable person) be appointed as Conservator to serve With Corporate Surety on the bond.
The petition asks the Court to determine that the Respondent is disabled, that a protective order or appointment of Conservator is necessary, and that the proposed conservator is appropriate. The petition is on file with this 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 12/19/2023. 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.
Stephanie L. Everett
Register of Probate
Date: November 13, 2023
Published: November 23, 2023



LYNCH, Ellen M. "Arnie", 67, of Dorchester. Daughter of Gertrude M. (McCarthy) Lynch of Dorchester and the late William J. Lynch. Sister of Jeanne Watts and her late husband Robert Watts of Quincy, William and his wife Ann Marie Lynch of Braintree, Michael Lynch and his partner Gordon Ernst of Rhode Island, Kath-

LEGAL NOTICES

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
SUFFOLK PROBATE AND FAMILY COURT
24 NEW CHARDON STREET
BOSTON, MA 02114
NOTICE AND ORDER: PETITION FOR APPOINTMENT OF GUARDIAN OF A MINOR
Docket No. SU23P1383GD
IN THE INTERESTS OF DOMENIK OMAR LA CION ROBINSON OF MINOR
Notice to all Interested Parties
1. **Hearing Date/Time:** A hearing on a Petition for Appointment of Guardian of a Minor filed on 06/28/2023 by Alana R. Waldholz Pope of Boston, MA will be held 01/11/2024 09:00 AM Guardianship of Minor Hearing, Located 24 New Chardon St., Probation 3rd Floor, Boston, MA 02114.
2. **Response to Petition:** You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to: File the original with the Court; and Mail a copy to all interested parties at least five (5) business days before the hearing.
3. **Counsel for the Minor:** The Minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.
4. **Counsel for Parents:** If you are a parent of the minor child who is the subject of this proceeding you have a right to be represented by an attorney. If you want an attorney and cannot afford to pay for one and if you give proof that you are indigent, an attorney will be assigned to you. Your request for an attorney should be made immediately by filing out the Application of Appointment of Counsel form. Submit the application form in person or by mail at the court location where your case is going to be heard.
5. **Presence of the Minor at Hearing:** A minor over age 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.
THIS IS A LEGAL NOTICE: An important court proceeding that may affect your rights has been scheduled. If you do not understand this notice or other court papers, please contact an attorney for legal advice.
Date: October 3, 2023
Stephanie L. Everett
Register of Probate
Published: November 23, 2023

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT
SUFFOLK PROBATE AND FAMILY COURT
24 NEW CHARDON STREET
BOSTON, MA 02114
NOTICE AND ORDER: PETITION FOR APPOINTMENT OF GUARDIAN OF A MINOR
Docket No. SU23P1383GD
IN THE INTERESTS OF AUDREON J. ROBINSON OF MINOR
Notice to all Interested Parties
1. **Hearing Date/Time:** A hearing on a Petition for Appointment of Guardian of a Minor filed on 06/28/2023 by Alana R. Waldholz Pope of Boston, MA will be held 01/11/2024 09:00 AM Guardianship of Minor Hearing, Located 24 New Chardon St., Probation 3rd Floor, Boston, MA 02114.
2. **Response to Petition:** You may respond by filing a written response to the Petition or by appearing in person at the hearing. If you choose to file a written response, you need to: File the original with the Court; and Mail a copy to all interested parties at least five (5) business days before the hearing.
3. **Counsel for the Minor:** The Minor (or an adult on behalf of the minor) has the right to request that counsel be appointed for the minor.
4. **Counsel for Parents:** If you are a parent of the minor child who is the subject of this proceeding you have a right to be represented by an attorney. If you want an attorney and cannot afford to pay for one and if you give proof that you are indigent, an attorney will be assigned to you. Your request for an attorney should be made immediately by filing out the Application of Appointment of Counsel form. Submit the application form in person or by mail at the court location where your case is going to be heard.
5. **Presence of the Minor at Hearing:** A minor over age 14 has the right to be present at any hearing, unless the Court finds that it is not in the minor's best interests.
THIS IS A LEGAL NOTICE: An important court proceeding that may affect your rights has been scheduled. If you do not understand this notice or other court papers, please contact an attorney for legal advice.
Date: October 3, 2023
Stephanie L. Everett
Register of Probate
Published: November 23, 2023

LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE & FAMILY COURT
SUFFOLK PROBATE AND FAMILY COURT
24 NEW CHARDON STREET
BOSTON, MA 02114
617-788-8300
CITATION ON PETITION TO CHANGE NAME
Docket No. SU23C0426CA
IN THE MATTER OF: FAITH ATARAH MIRIMA JEWEL ANGLIN
A Petition to Change Name of Minor has been filed by Faith Atarah Mirima Jewel Anglin of Boston, MA requesting that the court enter a Decree changing their name to:
Faith Atarah Mirima Jewel Peters
IMPORTANT NOTICE
Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return day of 12/07/2023. 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: November 6, 2023
Stephanie L. Everett
Register of Probate
Published: November 23, 2023



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PER MO. 60 MOS. \$2,000 DOWN
Stk# BH81653A, 4 cyl, auto, p/b/s, a/c, 66,211 mi.



2020 Honda HR-V LX

FINANCE FOR **\$422***

PER MO. 72 MOS. \$1,000 DOWN
Stk# BH81251B, 4 cyl, auto, p/b/s, a/c, 11,202 mi.



2021 Honda Accord

FINANCE FOR **\$449***

PER MO. 72 MOS. \$0 DOWN
Stk# BH24441, 4 dr, 4 cyl, auto, p/b/s, a/c, 49,753 mi.



2019 Honda CR-V EX-L

FINANCE FOR **\$466***

PER MO. 72 MOS. \$0 DOWN
Stk# BH81464A, 4 cyl, auto, p/b/s, a/c, 71,105 mi.



2023 Honda Passport EX-L

FINANCE FOR **\$649***

PER MO. 72 MOS. \$2,000 DOWN
Stk# BH81435A, V-6, auto, p/b/s, a/c, 3,035 mi.



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- 2016 Hyundai Sonata SE..... Buy for \$13,998
Stk# BH81616A, 4 dr., 4 cyl., auto, p/s/b, a/c, 56,397 mi
- 2011 Toyota Corolla LE..... Buy for \$14,998
Stk# BH81728A, 4 dr., 4 cyl., auto, p/s/b, a/c, 50,997 mi
- 2016 Nissan Rogue SV..... Buy for \$14,998
Stk# BH81610A, 4 dr., 4 cyl., auto, p/s/b, a/c, 93,845 mi
- 2013 Honda CR-V EX-L..... Buy for \$15,498
Stk# BH81656A, 4 dr., 4 cyl., auto, p/s/b, a/c, 113,369 mi
- 2018 Kia Sportage LX..... Buy for \$15,498
Stk# BH24383A, 4 dr., 4 cyl., auto, p/s/b, a/c, 90,433 mi
- 2014 Honda Accord LX..... Buy for \$15,998
Stk# BH81674A, 4 dr., 4 cyl., auto, p/s/b, a/c, 67,945 mi
- 2019 Dodge Journey..... Buy for \$17,498
Stk# BH24502, 4 dr., 4 cyl., auto, p/s/b, a/c, 74,547 mi
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Stk# BH81015C, 4 dr., 4 cyl., auto, p/s/b, a/c, 70,186 mi

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Stk# BH24500, 4 dr., 4 cyl., auto, p/s/b, a/c, 71,100 mi
- 2015 Honda Accord EX-L..... Buy for \$19,998
Stk# BH81653A, 4 dr., 4 cyl., auto, p/s/b, a/c, 66,211 mi
- 2017 Jeep Grand Cherokee Laredo.... Buy for \$20,498
Stk# BH81459B, 4 dr., 4 cyl., auto, p/s/b, a/c, 68,290 mi
- 2017 Honda Accord LX..... Buy for \$19,998
Stk# BH81430A, 4 dr., 4 cyl., auto, p/s/b, a/c, 41,109 mi.
- 2019 Honda Civic LX..... Buy for \$21,498
Stk# BH24505, 4 dr., 4 cyl., auto, p/s/b, a/c, 53,364 mi
- 2018 Honda Accord LX 1.5T..... Buy for \$21,698
Stk# BH24397C, 4 dr., 4 cyl., auto, p/s/b, a/c, 74,720 mi

- 2019 Ford Escape SE..... Buy for \$20,698
Stk# BH24498, 4 dr., 4 cyl., auto, p/s/b, a/c, 30,398 mi
- 2019 Honda Civic LX..... Buy for \$21,498
Stk# BH24505, 4 dr., 4 cyl., auto, p/s/b, a/c, 53,364 mi
- 2020 Honda Civic LX..... Buy for \$21,498
Stk# BH81667A, 4 dr., 4 cyl., auto, p/s/b, a/c, 50,545 mi
- 2019 Honda Civic Sport..... Buy for \$21,498
Stk# BH24461A, 4 dr., 4 cyl., auto, p/s/b, a/c, 85,146 mi.
- 2017 Honda Pilot EX..... Buy for \$21,498
Stk# BH81450A, 4 dr., 4 cyl., auto, p/s/b, a/c, 95,435 mi.
- 2016 Honda HR-V EX-L w/Navii..... Buy for \$21,498
Stk# BH24496, 4 dr., 4 cyl., auto, p/s/b, a/c, 80,935 mi
- 2021 Toyota Corolla LE..... Buy for \$21,998
Stk# BH81015B, 4 dr., 4 cyl., auto, p/s/b, a/c, 26,857 mi
- 2020 Honda HR-V LX..... Buy for \$22,998
Stk# BH24340, 4 dr., 4 cyl., auto, p/s/b, a/c, 46,143 mi.
- 2021 Honda Civic Sport..... Buy for \$23,498
Stk# BH24495, 4 dr., 4 cyl., auto, p/s/b, a/c, 29,619 mi
- 2019 Honda Civic EX..... Buy for \$23,998
Stk# BH81471A, 4 dr., 4 cyl., auto, p/s/b, a/c, 19,974 mi
- 2018 Honda CR-V EX..... Buy for \$24,898
Stk# BH81570A, 4 dr., 4 cyl., auto, p/s/b, a/c, 60,743 mi

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SALES: Monday-Thursday 8:30am-8pm, Friday-Saturday 8:30am-6pm; Sunday 11am-5pm

SERVICE: Monday -Thursday 7:00am-7:00pm, Friday 7:00am-6:00pm, Saturday 8:00am-5:00pm, Sunday: Closed

Prices exclude, doc fee, sales tax and registration. *Financing requires \$0/\$500/\$1,500/\$2,000/\$2,500 down and finance for 60/72 months at 5.8% with Tier 1 credit. Offers only available on in-stock vehicles. Pictures are for illustration purposes only. Excludes prior sales. APR offers available to qualified buyers. See dealer for details. Expires 11/30/23.