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Shown (left to right) are John Gioioso, Vice President, Campus Operations, NeighborHealth; Marianne Grenham, Senior Director, Adult Medicine, NeighborHealth; James Murnane, Site Manager, Wise Construction; Dr. Catherine Silva, Medical Director, Adult Medicine, NeighborHealth; Dr. Ryan Boxill, Executive Vice President and Chief Operating Officer, NeighborHealth; Greg Wilmot, President and CEO, NeighborHealth; and Hollis Graham, Associate Vice President, Strategy, NeighborHealth.

NeighborHealth announces major clinical care expansion to meet community need for primary care

Special to the Times-Free Press

NeighborHealth, formerly East Boston Neighborhood Health Center, announced a multi-faceted clinical space expansion at the community health system's 20 Maverick Square outpatient facility adjacent to MBTA's Maverick Station in East Boston. This multi-year, two-part construction project is part of NeighborHealth's ongoing efforts to extend access to healthcare and social services across Greater Boston in response to the Commonwealth's ongoing healthcare capacity challenges.

Conversion of 20 Maverick's existing 4th floor into clinic space is now in progress.

"There simply isn't enough access to primary care in Boston, and it's a challenge that we're committed to addressing," said Greg Wilmot, President and CEO at NeighborHealth. "This project will help connect more of our neighbors to the high-quality primary care they need and deserve."

Designed specifically with patient-centered, team-based care in mind, the new fourth floor also supports interdisciplinary collaboration.

"Not only is NeighborHealth investing in more clinical space; we are also investing in our care model which brings a diverse team of medical professionals to fully respond to complex and nuanced needs of today's patients," said Dr. Julio Mazul,

Vice President and Interim Chief Medical Officer at NeighborHealth. "By working as a team, we are able to care for many more patients across our communities than a traditional primary care practice would be able to."

In addition to innovative design, NeighborHealth is trailblazing socially responsible and sustainable building practices. In an unprecedented commitment, NeighborHealth is exceeding existing minority participation benchmarks for its construction workforce, requiring that 50% of direct worker hours be fulfilled by minority workers and 40% of total construction funds be paid to minority-owned businesses. Together, these practices set the highest minority participation goals of any construction project within the City of Boston.

"We are truly push-

ing boundaries when it comes to how we build this space," said Dr. Ryan Boxill, Executive Vice President and Chief Operating Officer. "This project is an investment in the community, and we are setting a new standard in our city, both in terms of our requirements for diversified onsite labor and total project dollars spent on contractor-owned businesses of color."

The multi-year project will take place in two distinct phases, commencing in 2024.

• Phase I: Fourth Floor Clinical Space Conversion
The first phase of the project includes the renovation of the existing fourth floor, previously used for administrative offices, into clinical space for Adult Medicine, NeighborHealth's fastest growing department. The

See CARE Page 4

Abutters meeting held for 531 Bennington Street

By Michael Coughlin Jr.

Last week, the City of Boston hosted an abutters meeting for a project at 531 Bennington Street, which was previously home to a three-unit building, which the Attorney for the project, Richard Lynds, described as the leaning tower of Pisa during a presentation at a Harbor View Neighborhood Association meeting last fall.

The previous building at the site, which is now either entirely or nearly completely demolished,

had structural issues and safety concerns.

"It was in structurally unsound condition, and we presented that back at the Harbor View Neighborhood Association that the building was an imminent threat of being a safety issue," said Lynds, who later identified a plan to rebuild at the site.

As stated in the refusal letter from the city, the proposal involves erecting an addition and changing the occupancy from three

See BENNINGTON Page 3

ZBA approves two projects

By Michael Coughlin Jr.

During a hearing last week, the Zoning Board of Appeal (ZBA) approved two projects in the neighborhood, one on Bennington Street and the other on Chelsea Street.

The first project up for discussion was located at 609-611 Bennington Street and was presented by Attorney Richard Lynds.

As part of the project, the existing two-family dwelling at the site would have its legal occupancy changed to an educational use so that Brooke Charter School can use it for additional programming.

"We propose no changes to the exterior of the building as it can be seen from Bennington Street. So, for all intent and purposes, this will remain visually as a two-family dwelling; it would just be the internal programming that we're changing for purposes of allowing for additional space for the school," said Lynds.

As the presentation progressed, Lynds noted that access to this new building would be from the rear of the Brooke Charter School's current building. He acknowledged that the project was cited for an

See ZBA Page 4

Increase to BPD age limit passed

Special to the Times-Free Press

Boston City Councilor Gabriela Coletta Zapata sponsored a Home Rule Petition that would increase the maximum age requirement for entrance to the Boston Police Academy from 40 to 45. The matter ultimately passed with eleven votes in the affirmative. Two Councilors were absent during the vote. This crucial measure will help fill personnel shortages in the Boston Police Department, reduce overtime spending, and decrease police officer burnout due to limited capacities. Co-sponsors of the petition include Councilor At-Large Henry Santana and Councilor Enrique Pepen (District 5) of Hyde Park.

Currently, individuals over the maximum age requirement must petition the Boston City Council and State Legislature through a special law to gain consideration for the Boston Police Academy. The Boston City Council has had dozens of petitions come before the body in the past year. In 2007, then Councilor Michael Flaherty sponsored a similar home rule petition to increase the maximum age requirement to forty years. The Council and Legislature ultimately passed the measure.

"The current age requirement is an administrative barrier that limits willing and able individuals who have demonstrated their dedication

See BPD Page 3



Phase I rendering of the patient-centered team space being constructed on the 4th floor of 20 Maverick.



Phase II rendering of planned 3-floor addition behind 20 Maverick Square.

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BICYCLING IS NOT SAFE IN GREATER BOSTON

The tragic death of a 62 year-old bicyclist last week on Memorial Drive has highlighted the lack of safety on our roadways for even experienced cyclists. We ourselves know first-hand how dangerous Metro Boston's roads can be. We train for triathlons and are fully aware that we are taking our life into our own hands whenever we take off for a ride. Even in places where there are bike lanes on the roads, those bike lanes always just end precipitously -- eventually forcing cyclists to navigate unsafe roads alongside high-speed automobile traffic.

And even when we are in a bike lane, we still have to deal with motorists who pull out halfway into the bike lane in order to see oncoming traffic, or who are distracted thanks to cell phones, or who are under the influence (either by alcohol or marijuana), or who are just bad drivers, not to mention the prospect of being "doored" by an inattentive driver exiting their parked car adjacent to the bike lane.

Although we applaud the trend toward encouraging bicycling both for exercise and in order to reduce our dependence on cars for environmental reasons (we used to commute to work on our bike on nice days and rode our bike routinely when we were in college in Cambridge), the reality is that bicycling never is going to be widely-adopted by commuters thanks to rain, snow, ice, and summer heat-and-humidity. It's a good way to get exercise, but it has its limitations for our increasingly-aging populations and for those who are not mobile.

Biking has its place in communities with designated bike paths, such as those on Cape Cod and the islands, where we enjoyed many bike rides with our children when they -- and we -- were younger.

But the reality of the push to get people on bicycles, as laudable as it may be, is that it only will lead to more tragedies on our unsafe roads. The National Highway Traffic Safety Administration reported that 1,105 bicyclists were killed in motor-vehicle traffic crashes in 2022, a 13% increase from 976 in 2021. In addition, the Consumer Product Safety Commission reports there were 405,411 emergency department-treated injuries associated with bicycles in 2022.

In New York City, last year was the deadliest year for cyclists since 1999, according to that city's Department of Transportation. Of the 30 cyclists who died in 2023 on NYC streets, 23 died riding e-bikes, which is more than double the previous record for e-bike fatalities. Serious injuries among cyclists in NYC went up last year as well, with a total of 395 cyclists who were severely injured, including 79 who were riding e-bikes, an increase of about 50 from the previous year.

The U.S. never is going to be Europe, where bicycling was a way of life before the automobile and the roadways in major cities were designed with bicycling in mind. We certainly would like to see safer roads for bicyclists in and around the Greater Boston area, especially if we can add dedicated bike paths. But until we have figured it out (and have the money to pay for it), we fear that more tragedies are inevitable.

DEJA VU ALL OVER AGAIN FOR LONG-TIME SOX, PATS FANS

The Red Sox once again are on the outside looking in. The Sox have failed to make the playoffs for the third year in a row and the fifth time in six years. The Sox had appeared destined for a playoff spot at the midseason All-Star break, only to falter miserably in the second half of the season, a pattern of the past three years.

As for the pathetic Patriots, it's hard to imagine them winning more than one or two games for the remainder of the year, which means they will finish up even worse than last year's four-win team, leaving them out of the playoffs for the fourth season in the past five. Even worse to contemplate is that the future for the Pats appears dim. As long as Allen, Mahomes, and Jackson are still in their prime, the Pats at best will be a .500 ballclub for the next decade.

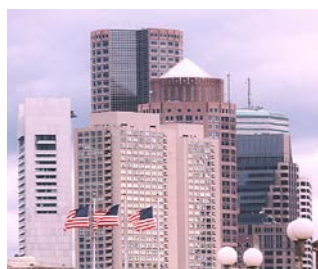
Although both the Sox and the Pats enjoyed incredible success in the first two decades of this century, the downward trajectory for both teams is not all that surprising. The Sox and the Pats may be rated among the most valuable sports franchises in the world -- the Patriots recently were ranked the fourth most-valuable NFL team -- but the ownerships of both teams take their incredibly loyal fan base for granted and appear disinterested in constructing a championship-caliber team.

The Pats' demise must be particularly galling for owner Bob Kraft, who often speaks of being a Patriot fan from the founding of the franchise in 1960 and then enduring the decades when the Patriots were among the worst teams in the NFL.

Although younger Boston sports fans came of age during a 20-year period of excellence, the woeful performances of the Sox and the Pats these days bring back sad memories for older fans of the early 1960s for the Red Sox ("When April's high expectations turned to September's tears", in the words of Ken Coleman on the Impossible Dream record) and the latter half of that decade when the Pats were the worst team in the NFL.

Ironically, when the Pats and the Sox were awful in that era, it was the Celtics who brought us success with their incredible run of NBA titles led by Bill Russell -- and once again the Celts seem to be our only hope for joy once again, just as they were six decades ago.

With the tough summer for Sox fans behind us and the fall football season fast-forwarding (so it ends quickly) for the Patriots, hopefully the Celts will bring us some salvation this coming winter and spring.



Forum

NEWS IN BRIEF

HARBOR VIEW NEIGHBORHOOD ASSOCIATION MEETING AGENDA

The next meeting of the Harbor View Neighborhood Association will be on October 7, 2024, at 6pm. The meeting is In Person only but will be streamed via Facebook for archival purposes. Attendance on Facebook does not qualify for voting. The meeting will be held in the Salesian Boys and Girls Club cafeteria, across from the Brooke Charter School on Byron Street. You can access the meeting from the front door on Byron Street or from the rear door on Wordsworth Street, which is the handicap entry, to avoid the stairs. We also have an elevator available from the front door. Since we are indoors, masks are optional for those in attendance.

La proxima reunion de Harbor View Neighborhood Association esta en siete de octubre a las 6pm. La reunion esta en per-

sona y via Facebook. La asistencia en Facebook no califica para vota. Llega a la cafeteria del Salesian Boys y Girls Club por la calle Byron al otro lado de Brooke Charter School. Pueda usar la entrada principal por la calle Byron o la entrada en calle de Wordsworth. La entrada de calle Wordsworth no tiene escaleras por personas con discapacidades. El cubre bocas sera opcional puesto que estaremos adentro.

Agenda
Welcome/Introduction (5min)

ONS Roberto Gomez (5min) Neighborhood announcements.

Announcements (5min) Greenway Council, Tree Eastie, Eastie Farm, Sacred Heart Monthly Community Dinner, October 9, 2024, 5pm-7pm FREE. St. Vincent de Paul Comedy Night Fundraiser October 27, 2024, 6:30pm at Prince Pizza for tickets call 617-406-9103. Trunk or Treat October 19, 2024, at Suffolk Downs

10am-2pm. Shred Day at Rockland Trust Bank on November 2, 2024, 9am-12. The ZBA approved the 609-611 Bennington Street project (Brooke School) that HVNA voted on and approved.

Station 7 Police Report (15min) Captain Bickerton, Sgt. Cintolo, Officers Mosley, Alvarez and Figueroa.

Italian Heritage Block Party (5min) Barbara Puopolo and Steve Scire (Carlo's) with Salesians planning this event at Salesians Boys and Girls Club on Columbus Day Weekend, Sunday, October 13, 2024, 1pm-5pm. Fun and games for the children, entertainment from Jessica Gordon Academy of Arts, DJ playing Italian music for dancing. Food and drinks.

Halloween House Decorating Contest (5min) The annual contest to help neighbors get in the spirit of the season. 1st Prize \$100, 2nd Prize \$50, and 3rd Prize \$25.

Westbrook Traffic Im-

provements (5min) Luke Fanuele, a neighbor on Saratoga Street, has proposed some safety improvements for Westbrook Street. Review of some of his thoughts and ideas.

64 Homer Street (10min) An update on the status of this parcel and the RFP process. Many rumors have surfaced about this parcel and HVNA wants to provide accurate and current information.

638 Bennington Street (15min) The discussion will focus on the status of the proposed bar/restaurant in the neighborhood. Eva Jones, ONS, has held two abutter meetings on this project. What is next in the process. Update on the petitions and abutter letters.

The next meeting of the HVNA will be on November 4, 2024. Visit us at <http://www.facebook.com/groups/harborviewna> or check our website at harborvieweastboston.com or board@harborviewna.org.

Suicide prevention fundraiser set for October 3

By Melissa Moore-Randall

A fundraiser for suicide prevention will be hosted on October 3 from 5:00-9:00 at Mission Beach House. The event is hosted by Barbara Hamilton and in memory of Ashley Frawley and Gabriel Salado. Hamilton will participate in the Out of the Darkness Community Walk on Saturday, October 19 at the Boston Common (Parkman Bandstand). A variety of raffles will be held and 20% of the sales will be donated to Team Ashley and Team Gabe.

Hamilton shared why she is walking. "I am joining hundreds of thousands of people across the coun-

try who are walking in the Out of the Darkness Community Walks to prevent suicide and support AFSP's mission to save lives and bring hope to those affected by suicide. I walk in memory of Ashley Frawley, who took her own life on August 30, 2015. Since September of that year, we have been proud to walk alongside the American Foundation for Suicide Prevention. We discovered this organization just weeks after losing Ashley, and our mission has been clear: to raise awareness about suicide prevention and to break the stigma surrounding mental health. I also walk in memory of

Gabriel Salado, who took his own life on May 6, 2021. Gabe participated in many walks and fundraisers for suicide prevention, and his spirit continues to inspire us. We walk in memory of our dear friends, holding onto hope that by sharing their stories, we can help prevent further loss and create a supportive community. Together, we strive to ensure that no one feels alone in their struggle. Let's keep the conversation going and work towards a future where everyone feels seen, heard, and valued."

According to their website, "The Community Walks, held in hundreds of communities across the

country, are the core of the Out of the Darkness movement, which began in 2004. These events give people the courage to open up about their own connections to the cause, and a platform to create a culture that's smarter about mental health. Friends, family members, neighbors and coworkers walk side-by-side, supporting each other and in memory of those we've lost. Suicide is a public health problem and a leading cause of death in the United States. Suicide can be prevented -- more investment in suicide prevention, education, research, and advocacy can help save lives."

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Your opinions, please

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Massport kicks off the East Boston YMCA's 25th anniversary Reach Out Breakfast

Special to the Times-Free Press

The East Boston YMCA is excited to celebrate its 25th anniversary of serving the community at this year's Reach Out Breakfast, with the Massachusetts Port Authority (Massport) joining as the Presenting Sponsor. This annual event, which brings together over 300 community members, aims to celebrate and raise vital funds for local programs that support youth development, healthy living, and social responsibility.

The Reach Out Breakfast, hosted by State Representative Adrian Madaro, will take place on Wednesday, October 23, at 7 a.m. at the Boston Logan Airport Hilton. As we celebrate 25 years in East Boston, the YMCA is proud of its legacy of empowering individuals and fostering community well-being through a wide



Massport and East Boston YMCA officials are with some of the area children who will be participating in the October 23 Reach Out Breakfast.

variety of programs and services.

"We are incredibly grateful for Massport's ongoing partnership and support, which has spanned more than a decade," said Joe Gaeta, Executive Director of the East Boston

YMCA. "As we celebrate 25 years in the community, Massport's generosity as this year's Presenting Sponsor allows us to continue offering impactful programs that improve health and empower youth and families. Together,

with partners like Massport, we are able to make a meaningful difference for all."

Massport's sponsorship will help create access to essential programs such as childcare, teen leadership initiatives, and water safe-

ty education. One key program, the YMCA's swim lessons at the Mario Umaña Academy pool, has successfully taught thousands of East Boston children how to swim safely since the YMCA took over the facility five years ago. With East Boston's unique geography—90% of the area being surrounded by water—swim safety remains a top priority. The YMCA aims to ensure that every family has the opportunity to participate in these programs, regardless of financial barriers with their 90% Initiative announced last year.

"Massport is always excited to partner with a great organization like the East Boston YMCA," said Rich Davey, CEO of Massport. "We are committed to supporting programs and organizations in our neighborhood that make a positive difference in the lives of so many. We look forward to seeing the

amazing results that this partnership will produce."

As the East Boston YMCA celebrates 25 years of service, it acknowledges the importance of partnerships with both state and local entities like Massport. Through these collaborative efforts, the Y is able to serve over 5,000 individuals in East Boston and its neighboring communities. Volunteers, donors, staff, and community partners come together to make it possible for the YMCA to meet the diverse needs of the community through a variety of programs and services.

For more information on how to support the Reach Out Breakfast or to inquire about tickets, please contact Joe Gaeta at jgaeta@ymcaboston.org or 617-418-8320. Tickets are also available for purchase online at ymcaboston.org/ReachOut-Breakfast.

BPD // CONTINUED FROM PAGE 1

and admiration to police officers from having the opportunity to join the force. Instead of doing one home rule petition and a wage waiver after another, this Home Rule Petition allows individuals to overcome this administrative barrier and seek consideration to enter the Boston Police Academy," said Councilor Coletta Zapata. "This is one of the measures we can use to help fill much needed public safety capacity as we continue to expand our efforts to recruit and hire individuals. Thank you to my colleagues for their partnership."

"With the Home Rule Petition to raise the maximum age requirement for the Boston Police Academy now in effect, we need to take the necessary steps to realize that with maturity, sound judgment, discipline, and physical fitness are necessary characteristics for our officers, regardless of age. We need to expand the eligibility and open doors to individuals with a wealth of diverse experiences. This will help address recruitment challenges and strengthen our commitment to improving public safety in Boston," said Councilor Enrique Pepen

(District 5).

"Boston is facing challenges in ensuring that all our neighborhoods have the necessary police presence to deliver effective community safety services," said Councilor Henry Santana, who is a co-sponsor on the home rule petition, and serves as Chair of the Committee on Public Safety & Criminal Justice. "We're continuing to work to grow younger cadet recruitment, but raising the Police Academy age limit — while still maintaining all of the Academy's rigorous requirements — will not only help address labor shortages, it also opens the door for highly-qualified, motivated, and experienced individuals to join our force." Santana continued. "Often these are individuals who bring wisdom and unique perspectives to serving our city, drawing from a broader range of professional and lived experience, with beneficial and transferable skills."

The Committee on Government Operations held a hearing on September 9 regarding the petition. Lisa O'Brien, Bureau Chief of Administration and Technology at the Boston Police Depart-

ment, testified favorably on behalf of the administration about raising the age limit. The administration shared Police Commissioner Cox's support for the petition and highlighted that increasing the age requirement could potentially assist the City's efforts to recruit more police candidates.

During the hearing, there was broad consensus among Councilors about increasing the maximum age and using the measure to help fill personnel shortages in the Boston Police Department. Councilors heard public testimony from the Boston Police Patrolmen's Union, Latino Law Enforcement Group of Boston, and petitioners who have gone through the waiver process. Additionally, the administration and the Council agreed to work collaboratively to address concerns regarding the impacts raising the maximum age could have on an officer's pension, such as providing disclaimers or raising the retirement age for those individuals.

The Home Rule Petition now goes to the Mayor and the State Legislature for approval.

Atlantic Works Gallery October exhibition

For its October exhibition, Atlantic Works Gallery (AWG) is inviting the public to KALEIDOSCOPE, an exhibition of artwork by AWG artists Sandrine Colson and Kristen Freitas. This exhibit addresses the two artists' interpretation of what kaleidoscopes mean to them.

The exhibition will open at the East Boston gallery on Sunday, October 6, 2024, with an opening reception at the gallery on the same day from 3:00 to 5:00 p.m. There will be a Third Thursday reception with artists' talks on October 17, 2024, from 6:00 to 9:00 p.m. The show will close on Saturday, October 26, 2024.

The word "kaleidoscope" can be broken down into its ancient Greek roots (kalos), "beautiful, beauty", (eidos), "that which is seen: form, shape" and (skopeō), "to look to, to examine." Taken together, the word means "observation of beautiful forms."

For the exhibition, Colson, who works abstractly using bold marks and intricate shapes, often referencing natural forms and sees herself as a sto-

ryteller, will be exhibiting an assortment of 2D and 3D work including sculptures using fabric, metal, and paper, acrylic pouring paintings, collages, a wire crochet mandala, and digital art. Her work is filled with paint swirls, playful paper cut-outs, acrylic pouring and three-dimensional objects, resulting in richly textured canvases with intricate layers and meanings. She has been exhibiting in galleries and museums in New England, New York and other US regions as well as Mexico, Montreal in Canada, Barcelona in Spain, and Paris, France.

"I am the most inspired by the change aspect of kaleidoscope in terms of shapes and colors but also how kaleidoscopes can symbolize ever-changing endless possibilities, and the human experience," said Colson.

Exploration of mediums and experiments with art process has made Kristen Freitas the multi-disciplinary artist she is today. Her artwork is always colorful and meaningful. Ever the innovative artist inspired by her life experiences, she says she never

stops investigating new processes and techniques. For this exhibit, Freitas is focused on ways to utilize unused spaces within the gallery setting to create a more profound experience, and for this exhibition she will be exhibiting wall and floor sculptures, paintings and colored lighting.

Atlantic Works Gallery KALEIDOSCOPE (details)

- Show opens Sunday, October 6

- Opening Reception: October 6, 3:00 to 5:00 p.m.

- Third Thursday October 17, 2024, 6:00 to 9:00 p.m.

- Show closes Saturday, October 26

Atlantic Works Gallery, 80 Border Street, Boston, MA 02128, now in its twenty-first year, is an artist-run collaborative space for art and ideas located in East Boston. The gallery is open to the public every Friday and Saturday, 2:00 – 6:00 p.m. For private viewing, please email contact@atlanticworks.org. For more information, visit <https://atlanticworks.org/>.

Bennington // CONTINUED FROM PAGE 1

to five units.

"The reason they call it the reason is because this building previously existed on the site, and we applied for the permitting back in June of 2024 in connection with the demolition of the building," said Lynds.

"When you do that, you are entitled to rebuild a structure to the exact same footprint provided that, if there are any non-conformities that were existing as a result, those non-conformities are not necessarily applicable to the rebuild of the structure."

While Lynds noted that the previous building at the site was three stories, he indicated that under the new zoning in the East Boston Residential (EBR)-4 subdistrict — where this property is situated — four-story buildings are allowed.

"So we can build the building like it was before, in the same spot, and we can actually add on an addition and change the occupancy all under new zoning," said Lynds.

when completed, would be a four-story building with five units. Regarding unit mix, there are plans for one two-bedroom, two three-bedroom, and two four-bedroom units.

Regarding zoning relief necessary for the project, Lynds indicated that a variance would be needed for off-street parking. While the refusal letter cited a violation of building lot coverage, Lynds disagreed with the assessment and indicated they would seek to remove the citation.

It should be noted that while the proposed building has aspects, such as its side yard setbacks, that do not align with current zoning since it is being rebuilt in the same spot, Lynds indicated that they are entitled to build to the specifications of the previous building.

After Lynds reviewed floor plans, elevations, renderings, and more, attendees at the abutters meeting could ask questions and provide comments.

One attendee had com-

mented on the parking. Specifically, they explained that they had gotten confirmation from the Boston Planning & Development Agency (BPDA) that under new zoning, projects with more than three units must have a 1:1 parking ratio, meaning this project would require five parking spaces.

This point differs from Lynds' view in that while acknowledging the parking violation during his presentation, he argued that the project would only require two parking spaces.

Lynds also responded to the resident's comment: "If we were ground-up construction from scratch with no pre-existing building and we weren't adding units, we were just going for a five-unit building, then your other argument would be the more relevant one."

"This one is the exception to the code that says you're only required to add spaces when you're adding units. In that case, this would be two."

Later, Lynds and the at-

tendee had a short discussion on parking, during which the resident voiced frustration with the parking situation in the neighborhood.

Another attendee asked if the units would be condominiums or rentals, and Lynds said he thought they would be rentals.

Several other topics were discussed as the meeting progressed, such as rodents, unit sizes, and more.

Regarding process, Eva Jones, a Community Engagement Specialist with the city, indicated that after the abutters meeting, the applicant will contact the local civic association and present the project there.

After meeting with the local neighborhood group, a Zoning Board of Appeal hearing will be scheduled for the project.

To provide comments on the project or get a recording of this abutters meeting, contact Jones via email at eva.jones2@boston.gov or by phone at 617-635-2679.



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Coletta Zapata schedules hearing to discuss utility work notification

Special to the Times-Free Press

Boston City Councilor Gabriela Coletta Zapata will hold a hearing on Tuesday, October 15, at 2pm in the Iannella Chamber to discuss utility street work coordination, notification, and compliance post-completion of any excavation project impacting public streets and sidewalks. Coletta Zapata introduced the hearing order in September, given the lack of accountability for utility companies that fail to return streets in good condition following street work. Co-sponsors of the hearing include Councilor Enrique Pepen (District 5) of Hyde Park.

“While the investments in our street and sidewalk infrastructure are necessary, the utility work takes a prolonged period and impacts our quality of life from the lack of parking, street and sidewalk blockages, and conflicting detour delays. Residents need proper and timely notifications for when utility construction will occur, and we need better city-wide infrastructure to ensure proper internal and external notifications,” said Councilor Coletta Zapata. “I’m hopeful the conversation

will allow us to adequately understand oversight and enforcement for ongoing utility work in our neighborhoods and the needed investments to support city departments in response to utility company negligence.”

Residents have reported encountering hazardous conditions that make it difficult to navigate streets during school pick-ups and drop-offs and miss life-saving medical treatment appointments during ongoing utility work in the neighborhood. Additionally, small businesses have reported challenges operating due to reduced foot traffic.

“Ensuring timely and transparent communication regarding utility work is essential for the well-being of our city. Residents need to be made aware of any work being done on their street, as this can significantly impact their day-to-day lives. This hearing represents an important step as I’m excited to work with my colleagues to implement this practice across the city, fostering a safer and more connected environment for everyone.” said Councilor Enrique Pepen (District 5).

Members of the administration invited to partici-

pate include:

Deputy Chief for Infrastructure and Design Superintendent of Streets

Public Works Supervisor Supervisor of Utility Compliance and Coordination

Boston Transportation Traffic Management

Chief Information Officer, Department of Innovation and Technology

Representatives from Utility Companies expected include:

Boston Water and Sewer Commission

Eversource

National Grid

Verizon

This docket was referred to the Committee on City Services and Innovation Technology chaired by Councilor Enrique Pepen (District 5) of Hyde Park. The hearing order can be found at bit.ly/Utility_Hearing. Community members are encouraged to testify virtually or in person.

For additional information, including how to testify, please contact the Office of Councilor Gabriela Coletta Zapata by phone at (617) 635-3200 or by email at gabriela.ramirez@boston.gov.

ZBA // CONTINUED FROM PAGE 1

off-street parking violation under zoning but emphasized that the school has accessory parking from an arrangement with the Salesian Boys & Girls Club.

Later, Lynds mentioned a slight alteration of a porch at the exterior of the building for an accessible entry point, which also requires zoning relief for the rear setback.

Following the brief presentation, members of the zoning board did not ask questions. Eva Jones, a city Community Engagement Specialist, indicated that nobody attended a July abutters meeting but said there was support from the community, according to East Boston’s Neighborhood Liaison Roberto Gomez.

Jones also mentioned that the Harbor View Neighborhood Association (HVNA) supported the project after the group unanimously voted to support it in May by a 17-0 margin.

Sebastian Parra, a representative from City Councilor Gabriela Coletta Zapata’s office, noted that the councilor supported the project because of the community’s and the HVNA’s sentiments.

Later, an abutter who said they wished to support the project raised concerns about construction and work going on after hours. Lynds apologized and mentioned he would discuss it with the contractor and proponent.

Ultimately, a motion to approve the project was unanimously supported.

The next project up for discussion was at 55 Chelsea Street, which Lynds also presented. The current building at the site has a salon on the lower level and residential units on the upper level and the rear.

“The building currently occupies most of the site. Our proposal would perform a complete renovation and reconstruction of

the building with some infill on the second and third levels,” said Lynds.

“We would be changing the occupancy from the current use of retail and residential to a use of five residential units and two ground-level retail spaces.”

After reviewing the site context and renderings, Lynds highlighted the zoning violations for which the project has been cited.

One of these citations is for use in that commercial or retail uses are forbidden on the ground level in the zoning subdistrict in which the site is — East Boston Residential (EBR)-3. However, Lynds made a point of saying that three other buildings in the vicinity have commercial use.

Moreover, regarding the use, Lynds stated that multifamily use or up to at least six units is allowed in EBR-3 because the lot is wider than 55 feet.

While the project was cited for violating setback requirements, Lynds said there are amendments to Article 53 (zoning code) that allow for vertical additions for pre-existing buildings “without regard to the setback” as long as the building complies with the height limit in the zoning subdistrict.

Lynds also mentioned other violations, such as open space and floor area ratio, which he said are no longer applicable under current zoning, and others like permeable area, which the project is exempt from because the building is a pre-existing structure. It should also be noted that the project violates the off-street parking requirement.

After Lynds finished the presentation, he took questions from the zoning board.

Board Member Hansy Better Barraza had asked about having a unit on the first floor since the site is in the Coastal Flood Re-

silience Overlay District (CFROD).

Lynds noted that the project was filed before changes to Article 53, so CFROD does not apply in this case, and the first-floor unit is an existing condition at the site.

Following Barraza’s question, Jeff Hampton from the city’s Planning Department provided a recommendation.

He said, in part, “Understanding that a lot of these violations disappear per se with the adoption of the new zoning, we would still like to have as many projects as possible comply with the new updated dimensional requirements.”

“With that said, as you can see, our recommendation is for denial without prejudice.”

In response, Lynds emphasized that the project’s only violations under the new zoning would be for parking and retail use at the ground level, which is pre-existing.

“We have worked to ensure that this is not in violation of the new provisions of Article 53 to the best we can, and I think that the relief that we are requesting is the absolute minimum relief we would need for this project to move forward,” said Lynds.

After some other comments and questions from the Board, Jones provided information on the community process. Specifically, Jones said nobody attended the abutters meeting for the project, but the Maverick Central Neighborhood Association supported the proposal.

Parra said Coletta Zapata recognized the site’s lack of parking and existing use and went on record in support based on community sentiment.

In the end, a motion to approve with review from the Planning Department was unanimously approved.

Care // CONTINUED FROM PAGE 1

renovation, which began in July 2024, is scheduled for completion in spring 2025 and will host 18 new exam rooms. The project is funded through a combination of federal and state grants, with an estimated budget of \$5.5 million.

• Phase II: Three-Story Addition

The second phase of this project envisions the construction of a three-story addition over the existing parking lot on Paris Street, adding approximately 17,262 square feet to the existing 49,000 square-foot 20 Maverick Square outpatient facility. The proposed design will match the existing building’s height and setback, featuring a glazed exterior that compliments East Boston’s historical architecture and inspires innovation within the community. Construction will

begin in 2025/2026 based on ongoing funding.

To learn more about the about the completion of this project visit: 20 Maverick Square Addition to Increase Access to Patient Care.

NeighborHealth, formerly East Boston Neighborhood Health Center, is one of the nation’s largest Federally Qualified Health Centers (FQHCs) and the largest community-based primary care health system in Massachusetts, serving over 120,000 people and recognized by the Health Resources and Services Administration (HRSA) as a National Quality Leader. For more than 50 years, NeighborHealth has offered access to comprehensive primary care, specialty care and emergency care for patients in the Commonwealth. In a first-of-its-kind merger in 2020, East Boston

Neighborhood Health Center joined forces with the South End Community Health Center and expanded services to patients who live and work in Boston’s South End and Roxbury neighborhoods. With nearly 2,000 employees, NeighborHealth champions innovative care models to actively bridge health equity gaps in our low-income and immigrant communities with services unique from other healthcare providers in our state. For more information, visit www.neighborhealth.com.

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9-11-85 - 10-08-02



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TMC presents fall concert on October 19

Special to the Times-Free Press

Tutti Music Collective (TMC) presents a fall concert "Resonance of Remembrance," on Saturday, October 19, 8 pm, at St. Cecilia Church, 18 Belvidere Street, Boston. The concert features the Wood Harbor Orchestra and TMC Chorus, led by Co-founder Elijah Langille, conductor. Guest performing artists include Ciaran Nagle, tenor, Tara Novak, violin and fiddle, and Ken Field, saxophone.

"Through a diversity of compositions and musical genres, we'll explore our remembering - who we are, who we should be, who we cherish, and who we have lost," shares Rachel Burckardt, composer and TMC cofounder. "Where else but at a TMC

concert will you hear the mingling of a concert orchestra, chorus, jazz combo, and Irish musicians performing music mostly of local composers? Join us for an unforgettable evening of music!"

Tutti Music Collective's "Resonance of Remembrance" features the second Boston performance of Composer Rachel Burckardt's Global Music Award-winning work "Mount Auburn: A Requiem in D Minor," featuring renowned Irish tenor Ciaran Nagle, soloist. In addition, the program features Burckardt's composition "Ascendance." The performance of this work is the first collaboration of the Wood Harbor Orchestra, Ishna violinist/fiddler Tara Novak, and

the Revolutionary Snake Ensemble, featuring Ken Field, saxophone, Phil Neighbors, drums and Blake Newman, bass. "For Elaine & Steve" by Burckardt, "Psalm 130" by local composer Patricia Van Ness, and "Conga del Fuego Nuevo" by Arturo Márquez round out the program.

The Tutti Music Collective and Wood Harbor Orchestra are committed to showcasing the music of local minority, LGBTQIA+, and living composers, in the belief that concert music should reflect the diversity of the world we live in. The Collective strives to create spaces where these voices are heard and celebrated. Through the Collective's performances, it aspires to engage audiences, while



COURTESY PHOTO

Tutti Music Collective will present a fall concert on October 19 at St. Cecilia Church.

championing inclusivity and equity in the arts. Learn more at thetuttimusiccollective.com.

Tickets to "Resonance of Remembrance" are \$25 general admission, \$10 seniors and students, chil-

dren under 12 attend for free, available at MtAuburn-Boston.eventbrite.com and at the door. Parking is available at the nearby Hynes Auditorium Garage on Dalton Street for \$13 with a coupon

available at the door. St. Cecilia Church is fully accessible

For more information about Wood Harbor Music, and Composer Rachel Burckardt, visit woodharbormusic.net.

Revere's Matt Misci will host Italian-themed comedy show at Lynn Auditorium

By Cary Shuman

Revere resident Matt Misci will be spending his 48th birthday in a very special way: on stage at the Lynn Auditorium hosting "La Famiglia of Boston Comedy" show before an expected crowd of 2,000 fans.

"I couldn't be more excited about this appearance [on Saturday, Oct. 12]," said Misci. "I'll be performing comedy with two of my best friends, Dave Russo and Paul D'Angelo, and two other great comedians, Brad Angelo and Frank Santorelli, that have really been boosting my career as far as getting to open for them. We're all Italian, so it seems like a fun night on Columbus Day."

Misci is in his sixth year as a professional comedian, performing throughout New England and in Florida.

Chris Flahive, owner of CFProductions, tabbed Misci for the coveted assignment of hosting the show.

"Chris has been a family friend since childhood and he's been really in-



Matt Misci will be hosting a comedy show on Saturday, Oct. 12, at the Lynn Auditorium.

strumental into getting me into the comedy scene," said Misci. "I like working with Chris, and the other four performers on the show are superstars. Paul D'Angelo is one of the best comedians around, and he's just so humble. He's the guy that boosted my confidence, but if it weren't for Chris, I wouldn't be doing comedy at all."

A proud Revere High graduate

Matt Misci is the son of Gail Misci and the late Thomas Misci, the beloved principal of the Sea-

coast Academy, which became the new innovation high school, City Lab.

A 1994 graduate of Revere High School and a captain of the boys hockey team coached by Jim Palumbo, Misci recalled the great support and inspiration he received from two of his favorite teachers, Mr. Joe Cipriano [Mathematics] and Ms. Ann Marie Costa [Art].

"I had Ms. Costa four classes a day for Art, and I would have to say she really molded my creativity to become an entertainer and a barber," said Misci, who is also a graduate of Fitchburg State with a degree in Sociology. "Every morning the first person I saw was Ann Marie Costa, and I stayed in her class for four periods, and then I did my core classes [math, science, English]."

Matt's sister, Marla, is also an RHS graduate (Class of 1997). She went on to Boston College where she was captain of the Eagles' football cheerleading squad.

Misci said his mother and her many friends will be attending the Lynn show. He will be incor-

porating his local background into his hosting gig.

"I'm going to do some Revere jokes. My grandmother [the late Augustina Misci] owned a store, St. Pierre's greeting card shop on Broadway, and when I was a kid, my parents would drop me off there, and it was just a cast of characters, everyone had nicknames," recalled Misci.

High praise from the producer

Chris Flahive has been the driving force behind Matt Misci's career since its inception six years ago.

"We've been working with Matt since 2018 when we added him to a show at Salvatore's in Lawrence featuring Boston comedy great Lenny Clarke," said Flahive, "He'd been doing some open mic stuff, and

my family and Matt's have been close Revere families for over 40 years. So, I asked him if he'd like to do some time on the show at Salvatore's. We wanted to boost ticket sales, and he brought half of Revere with him up to Lawrence. I think he sold something like 89 tickets. We ended up selling out a 300-seat room thanks to Matt. And he's hit the ground running ever since that day in March of 2018. He hustles."

Flahive said his company has been hosting comedy shows at Lynn Auditorium since 2019.

"The theater is awesome and working with James [Marsh] and Henry [Ryan] from the Auditorium is great. It's the biggest theater around (more than 2000 seats), so filling it is definitely a challenge. We started The Four Leaf

Clover of Boston Comedy in March a few years back and it's gone good annually. Someone suggested an Italian themed show in October because of the large Italian communities around the area. Last year was our first one and it went amazing. We had a great turnout to a great show with some big time Italian names in Boston Comedy. Brad Mastrangelo (formerly of Chelsea), Dave Russo (of Malden), Paul D'Angelo (formerly of Wakefield) and Frank Santorelli (a Cleveland guy who made a name for himself in Boston Comedy and TV/movies) all crushed last year. This year we wanted to add Matt Misci to host the show and keep it flowing with laughs. Plus, it happens to be his birthday on October 12, so it's a big birthday bash for him!"

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Harry Potter: The Exhibition

By Marianne Salza

Indulge on a sweet glass of draft butterbeer and tangibly explore the rich world and castle in Harry Potter: The Exhibition, on display now in Boston at the CambridgeSide through January 5, 2025. Created and developed by Warner Bros. Discovery Global Entertainment, in partnership with Imagine Exhibitions and Eventim Live, the enchanting show celebrates the iconic characters, creatures, and scenes from the beloved books and films, dazzling millions of people around the world, from Brazil, to France, and Austria.

“I really like when you come in from page to screen into the castle. There is the Marauder’s Map, and your name comes up. It’s so fun,” said Tom Zaller, Imagine Exhibitions CEO/President, who encourages guests to tour in costume. “I didn’t realize how impactful it was for people. The whole idea is to personalize it, and also for the magic to be behind the scenes.”

Featured are mesmerizing, immersive environments that offer interactive elements, and authentic wardrobes and props, such as the Sword of Gryffindor. Encased memorabilia includes a first edition of the 1998 novel, “Harry Potter and the Sorcerer’s Stone,” by JK Rowling -- protected in a Gringotts bank safe -- the leather, sorting hat, costumes, and a student trunk and luggage trolley from Platform 9 ¾.

The journey begins by receiving a Golden Snitch bracelet that can be tapped to track progress and earned points for one’s chosen Hogwarts house, be it Gryffindor, Slytherin,

Hufflepuff, or Ravenclaw. Guests select their wands and patronus for defense before embarking on their magical travels.

Visitors will be introduced to Harry, Hermione, and Ron, and view movie clips of their first meeting before heading to Hogwarts School of Witchcraft and Wizardry, where one can meander through the Grand Staircase and portraits.

Guests wander beneath the twinkling, levitating candles in the Great Hall, which, in the movies, boasts a ceiling of 70-feet-high, sometimes opening to the sky.

“On the drawing board, this was what I was most excited about. It’s layered with projection screens. I love it,” revealed Zaller, about the depth illusions. “It’s hard to capture in pictures. It’s better to be here.”

Practice spell casting and follow an ingredients list to brew a potion. Visitors can also have their prophecies revealed while peering into a globe in Professor Trelawney’s Divination Classroom.

“What makes our job fun and interesting is that we’re three-dimensional, so when you walk through, it’s not like you’re watching a screen -- you’re in it,” emphasized Zaller, sitting at a table in the Great Hall while wearing a Gryffindor robe and t-shirt. “You have to be able to feel it.”

Sit on a massive armchair in Hagrid’s hut, or pot a crying Mandrake seedling in Professor Sprout’s herbology greenhouse.

“One of the things that we wanted to do is reconnect you to moments and remind you what happened 20 years ago,” Zaller explained. “The Harry Potter

stories are great, and you could relate to being there. The adaptations from page to screen are well done.”

Zaller remembered becoming a fan of the series when he began reading the books and watching the movies with his oldest son, nearly two decades ago. He believes that Harry Potter is still cherished by fans today because of how relatable the characters are.

Fortunate to have been a part of the experience, Zaller has developed into an even greater fan since starting the project in 2020. He has been intensely involved in choosing the details for all of the elements throughout the exhibition; and now envisions himself in the role of Harry Potter: not always a rule-follower, less polished, but with a deep care and determination to do the right thing.

“I’ve created lots of different experiences. Potter was always the Holy Grail for me. It was a huge honor when Warner Bros. called,” said Zaller, who would find it convenient to be able to use the “alohomora” spell to unlock doors and other objects in his day-to-day life. “I love it. People love it. You feel the energy when you’re here.”

Visit www.HarryPotterExhibition.com to learn more about Harry Potter: The Exhibition, located at 100 CambridgeSide Place, Cambridge, in the former Best Buy space. Hours are Friday-Saturday 9am-7pm, Sunday-Thursday, 9am-5pm, and holidays, 9am-7pm. Browse the gift shop (no ticket necessary), which features exclusive apparel, products, and treats such as chocolate frogs and butterbeer candies.

PHOTOS PROVIDED BY HARRY POTTER: THE EXHIBITION



The Great Hall offering the illusion of depth.



A family exploring the various Hogwarts houses.



A guest sitting in an armchair in Hagrid’s hut.



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King Richard's Faire

The New England Renaissance Festival

Special to the Times-Free Press

Thou art most welcome! The 43rd annual King Richard's Faire, New England's largest and longest-running Renaissance festival now open until October 20, 2024. Faire hours are 10:30 a.m. to 6:00 p.m. each day.

Nestled on a beautiful 80-acre wooded site off Rt. 58 in Carver, MA, this enchanting event features tree-lined paths leading to a magical village ruled by King Richard XI, Queen Anne III, and their royal court. Visitors can enjoy a day filled with colorful performances by acrobats, aerialists, jugglers, fire-eaters, musicians, dancers, and puppeteers, all celebrating the spirit of the Renaissance.

This season, King Richard's Faire provides the region's finest live entertainment with eight stages showcasing hundreds of performers from near and far. Visitors can enjoy a full day of shopping, tantalizing foods and drink, thrilling rides, and games, making it the perfect escape from everyday life. The excitement includes daily jousting tournaments where daring knights clash, and bawdy beggars compete in the Mud Pit. Dancing fairies frolic through the forest, children can take a ride on a real live unicorn and royal dogs perform tricks on stage. Throughout the village, friendly inhabitants guide guests into a whimsical world filled with engaging performers, puppets, pirates, pipers, and princesses. Unlike traditional stage shows or films, King Richard's Faire offers a uniquely personal, immersive experience, creating an unparalleled day of live entertainment.

NEW entertainment in 2024:

Broadway Style Musical Comedy

This annual favorite

returns with a brand-new show, featuring the main cast of King Richard's Faire's characters. It is sure to delight young and old with comedic spoofs of songs we know and love. Stop by to see the King, Queen and their Court, as they dance their way out of this year's precarious predicament and into some of the very best memories of the day!

The Rogue Piper- Aaron Lindo- Warwick, RI

Whether outside the front gate or around the Tournament field, this strapping piper provides a classic soundtrack to the festival day. With rogue-ish good looks and blaring talent you are sure to follow this piper anywhere. 2024 marks Arron's debut at the helm of this musical masterpiece. Bagpipes.

Bards of Gungywamp- Jeff Butler- New London, CT

Jeff Butler takes the lead as this boisterous group supplies a strong beat that will course throughout the realm in 2024. The Bards of Gungywamp deliver the sound of another world and a time gone by. Music fans will revel in their rhythmic radiance which can feature anything from sea shanties to punk rock delivered in the form of Celtic chaos that is the Bards of Gungywamp. Violin, guitars, banjo, percussion, recorder/flutes.

Hey Nunnie Nunnie! - Dana McCain & Shannon O'Brien- NY (Weekends 1-5)

We confess!... Sister Philomenia Claire and Mother Redempta will have audiences coming back for more in 2024. This "Sister" act has been traveling worldwide for more than 30 years and easily blends their musical talents with side splitting comedy. These two nonsense filled nuns make laughter a religious movement that you'll pray never ends!

Thunder's POWER Show- Etienne McGinley- WA

As a student of the Ringling Brothers Clown College and Ecole Internationale du Theatre Jacques Lecoq, this performer learned what it means to entertain. With powerful witty banter and stunts featuring flaming torches, battle axes, or balancing high atop tubes of death, this show will leave you in awe. When life's choices lead you to the King's Stage the suspense will be real, as you watch Thunder make a trampoline out of the line between bravery and lunacy.

El Zappo- John Lepiarz- NJ

Time tested and audience approved this veteran of performance will show you what it means to be entertained. El Zappo leads you through an experience complete with wacky noises, belly laughs, and performative skills that have been perfected over the course of his long and incredible career. The real-life father of TikTok sensation Jacques Ze Whippeur, El Zappo will showcase the whipping skills that were his son's inspiration, along with other impressive classic sideshow skills like knife throwing. This season catch him on the Queen's Stage.



PHOTO COURTESY KING RICHARD'S FAIRE 2024

Among the entertainment is Hanlon Lees Action Theater - Jousting Knights and Steeds

Cirque Us- Charles Keidel, Brandon Beall, Clara Duffy- Boston/Southshore Canton, MA

Contortion, aerial grace, and acrobatic excellence await all who come to the Faire. With modern twists on classic stunts you'll see a wide array of cultivated skills that have been masterfully perfected. With over 50 years of circus skills combined, this show has something for everyone. Whether it's balancing upside down or flying high in the canopy of the trees, the wonder of the circus will take center stage as this trio showcase their impressive works in Cirque Us.

Leaping Leopard- Brian Koenig- Canton, MA (Weekend 1)

A leopard never changes its spots, and this performer never disappoints. Families will be leaping with joy after watching this show. Juggling, slack rope

walking and feats of silly combined with high energy enthusiasm for the dangerous. Make sure to catch this leopard before he escapes. Opening weekend only!

Loud Mime- Will Flederman- New Orleans, LA (Weekends 5-8)

Shout it from the rooftops the Loud Mime will be at King Richard's Faire the last 3 weekends of the 2024 season. Coming all the way from New Orleans, LA this performer screams talent. With a less than subtle sarcasm and a skill set that cannot be contained inside a box, Will's mime persona is vibrant, flamboyant, and loud. There's no escaping it, he's one you'll be talking about for a long time!

Returning favorites in 2024:

Hanlon Lees Action Theater - Jousting Knights and Steeds- OK

Catch these talented horsemen...and women,

three times daily on the Tournament Field. Each performance allows the audience to witness epic battles complete with sword fights and four magnificent horses. Revel in your adrenaline rush as you watch these brave knights compete to become the King's Champion. Plus much more.

Tickets/Tips: Guests are encouraged to pre-purchase tickets online at kingrichardsfaire.net, so they may choose and secure the date of their visit. Note: pet animals are not allowed unless they are legally identified service animals, and no outside food or beverages are allowed into the Fairgrounds. Cosplayers and costumes are welcome! See our website for more FAQs and details.

Visit kingrichardsfaire.net for a site map, special events and entertainment schedules, and ticket information.

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Freirich Cooked Corned Beef.....	¢8.99/lb
Carando Mortadella.....	¢6.99/lb
Margherita Boneless Prosciutto.....	¢11.99/lb
Hans Kisse Red Bliss Potato Salad.....	¢4.99/lb

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Grade A Bone In Chicken Thighs.....	¢1.59/lb
Best Yet Cooked Frozen Shrimp 21-25 ct... ..	¢7.99
Al Fresco Chicken	
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Friday, October 4th through Sunday, October 6th

"while supplies last"

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Ciabatta Bread.....	¢2.99
8" Egg Custard or Coconut Custard Pie.....	¢6.99
DELI	
Land O' Lakes American Cheese.....	¢5.99/lb
PRODUCE	
Giorgio Fresh Whole or Sliced	
White Mushrooms 1Ooz. pkg.....	2/¢4.00
MEAT	
Grade A Party Chicken Wings.....	¢2.99/lb
GROCERY	
Tropicana Orange Juice 46oz.	2/¢7.00 limit 4/cust
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In loving memory of Ashley Frawley 08/30/2015 & Gabriel Salado 05/06/2021

A variety of raffles will be held, and 20% of all sales will be donated to Team Ashley & Gabe for the Boston Area Walk on October 19, 2024, in support of the American Foundation for Suicide Prevention

For more information reach out to Sabrina Hamilton
sabinatammy27@gmail.com

St. Joseph - St. Lazarus Church



59 Ashley St., East Boston
Date: October 19, 2024
Time: 5:00 pm to 8:00 pm

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Glass of Wine: \$2.00

50/50 Raffle



MVES to Host “Feed the Need” Fundraiser

Special to the Independent

You're invited to the Feed the Need Harvest Party on Wednesday, October 23, hosted by Mystic Valley Elder Services (MVES)! Enjoy a delicious meal, live entertainment and more, all while supporting a worthy cause.

Feed the Need will benefit MVES' Meals on Wheels and food assistance programs in Chelsea, Everett, Malden, Medford, Melrose, North Reading, Reading, Revere, Stoneham, Wakefield and Winthrop. MVES is a registered non-profit and has been serving the community since 1975.

The Hot Spot Cabaret

will perform a musical comedy revue featuring lively songs by five seasoned performers and a pianist. Enjoy a family-style dinner by Henry's Catering of Malden and laugh your heart out for a good cause! There will also be great raffle opportunities.

Tickets for \$75 each or tables for eight at \$600 each are now on sale. You can purchase Feed the Need tickets online at www.mves.org/feedthe-need-2024. Event sponsorships are available as well. For more information, contact 781-388-4802 or email development@mves.org.

MVES provides food security to older adults

and adults with disabilities, plus a much-needed wellness check and social interaction. This programming is critically important for residents who rely on MVES due to their health or limited mobility.

Food assistance is one of the ways that Mystic Valley Elder Services empowers older adults and adults with disabilities to live safely and independently in their community. MVES also offers Home Care, Information and Options Counseling, Caregiver Support, Transportation, and much more. Visit www.mves.org or call 781-324-7705 for more information.



COURTESY PHOTO

The Hot Spot Cabaret brings their unique musical comedy revue to the Feed the Need Harvest Party on Oct. 23. Mystic Valley Elder Services is hosting the fundraiser to support the needs of older adults and adults with disabilities in the community.

CITY PAWS

Emergencies with pets

By Penny & Ed Cherubino

Animal guardians have two types of emergency situations where planning ahead will make things easier and less stressful. The first is an occurrence where you might have to leave your home with your pet to shelter elsewhere or a call to “shelter in place” with the needed preparation and supplies. The second is the need for an emergency visit to a veterinarian for a sudden illness or injury.

Weather and Other Emergencies

The heart of hurricane season is here. If you have companion animals, you need a plan because, should a storm or other disaster strike, you are on your own when finding shelter for your entire

family.

You must plan a safe place to go with your animals in an emergency. While large-scale disasters come to mind, it could also be water leaks or fires in your building. Sadly, the organizations that provide shelters for people often prohibit animals.

A friend or relative who will shelter you for a few days is ideal. You should also have the phone numbers of a few pet-friendly hotels near your home and surrounding areas, where you might reserve a room until the immediate danger has passed and those charged with emergency management begin to offer solutions for families with animals.

Escape Plan and Kit

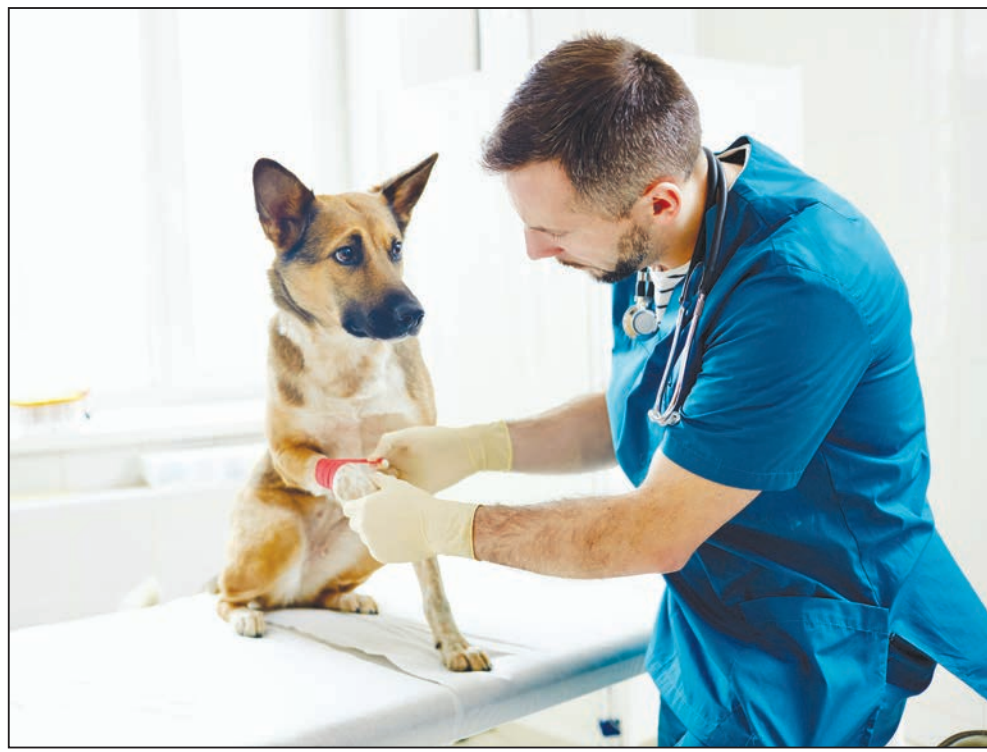
The MSPCA and Animal Rescue League have

created comprehensive and helpful collections of disaster planning resources on their websites. These will provide you with a checklist of items to gather and resources to have on hand. Those with cats and birds should be certain to have appropriate carriers in an easy-to-access spot.

Poppy has a red kit bag filled with emergency supplies. We use it when we travel and would take it if we needed to evacuate. This bag has been used more often as a first aid kit than for a significant emergency, an added incentive to have one for your animals. Our family escape bag has our own supplies, plus emergency food and water for her.

Trip to the Animal ER

Do you know your current options for an emer-



By planning and calling ahead, you can reduce the stress of rushing your dog to an emergency vet.

gency room visit for a sick or injured pet? When we meet new neighbors, they often ask if we can recommend a veterinarian. We're happy to tell them about the veterinary hospital we use and our favorite home-visit vet. We also

tell them the location of animal hospitals offering round-the-clock emergency care and specific specialists. If they're new to the area, we suggest they know exactly how they would get to these facilities.

If they, like us, are car-free, we suggest they have a plan to transport their animal to a vet by public transportation, a car service, or, best of all, by a friend or neighbor with a car.

We've noticed more and expanded veterinary clinics and 24-hour emergency veterinary care services opening in our area. We suggest you search, list those nearest you, and add the numbers for those places to your phone. Calling ahead is always a good idea in an emergency, not only to confirm availability and wait times. This call can also guide what you should do on the way to professional care.

We keep our dog Poppy's medical records in cloud storage. This way, we don't have to remember the details and can give any veterinarian access to the records from our regular care providers if needed.

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

TuftsMedicine

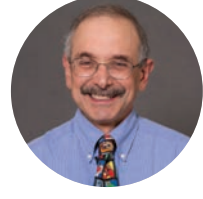
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Dr. Orellana joins Bunker Hill Community College Board of Trustees

Special to the Independent

Dr. Cynthia K. Orellana, President and CEO of Mass Mentoring Partnership, has joined the Bunker Hill Community College Board of Trustees, appointed by Governor Maura Healey.

“I am honored to serve as a Bunker Hill Community College Trustee,” said Dr. Orellana. “As a first-generation

college-goer, I know the power of higher education to unlock upward economic mobility. As a life-long Cambridge resident, I know the important role BHCC plays in our communities as an engine of opportunity and inclusion for our Commonwealth.”

Dr. Orellana was named President and CEO of Mass Mentoring Partnership in 2024. The statewide nonprofit or-

ganization is focused on supporting young people – and the over 350 youth serving organizations and mentoring programs across the Commonwealth that serve them – by ensuring the mentoring relationships they need to develop into thriving, engaged adults.

Prior to leading Mass Mentoring Partnerships, Dr. Orellana served as the Director of the Office of

Community Partnerships at the University of Massachusetts Boston where she led university-community engagement strategies. Earlier, she served as the Assistant Commissioner for Access and Success Strategies at the Massachusetts Department of Higher Education, where she led strategic policy initiatives and oversaw over \$3.5 million in federal and state funded grant programs to increase college readiness and participation of the Commonwealth’s students, particularly first-generation to college, low-income and under-represented students. Dr. Orellana also served as Director of the Commonwealth Corps in the Office of Governor Deval Patrick, one of the Governor’s cornerstone civic engagement initiatives, and promoted civic engagement through grassroots governance projects that touched upon an array of issues including immigration, income tax credits,

public budgeting processes, and young adults.

Dr. Orellana holds a Ph.D. in higher education leadership from University of Massachusetts Boston, an MA in urban and environmental policy and planning from Tufts University, and a BS in political science from Northeastern University.

“Dr. Orellana’s experience as leader in higher education and in working with organizations that serve the very same communities where BHCC students live, learn and work is a tremendous asset to our Board of Trustees and to the College,” said Bunker Hill Community College Board of Trustees Chair Bill Walczak.

“I am so pleased to welcome Dr. Orellana to the BHCC Board,” said President Pam Eddinger. “I can think of no better Trustee and steward of BHCC’s mission than this extraordinary person who has worked and lived in the spaces that have sup-

ported our students for so many years.”

Dr. Orellana has a history of service on boards and national and local advisory groups, including as a Founding Board Member of Chica Project, Campus Compact’s NE Advisory Board, City Year Greater Boston’s Board of Directors, among others. Currently, she serves on the Board of Directors for Community Catalyst, a national organization which seeks to build the power of people to create a health system rooted in race equity and health justice.

The Board of Trustees of Bunker Hill Community College serves as the governing body responsible for setting policy to achieve the mission and goals of Bunker Hill Community College. Members exemplify a standard of leadership that is ethical, values diversity, and promotes student success.

Fall tips for readying outdoor power equipment for winter

Special to the Times-Free Press

After your lawn gets its last cut before winter, it will be time to put away spring and summer outdoor power equipment, like lawn mowers, leaf blowers, and trimmers. It’s also important to ready snow throwers, generators and other small engine equipment for winter use. How and when you prepare your equipment for seasonal changes can save you time and money later, says the Outdoor Power Equipment Institute (OPEI).

“Readying your equipment for winter needs is important as the weather changes,” says Kris Kiser, President and CEO of OPEI. “It’s also important to put your fall equipment away correctly. What you do now when you put away your equipment, sets you up for an easier start in the spring.”

Here are seven tips from OPEI to ensure snow throwers will be ready when the flakes fly and chainsaws, generators and other equipment are ready for winter storms. Also, your lawn mower and other spring equipment will be available and ready for use when warmer temperatures return.

#1 - Review owner’s manuals. Re-familiarize yourself with how to handle equipment safely. Lost manuals can be found online. Save a copy on your computer if possible, so it can be consulted when needed. Be familiar with your equipment, and all its features, including how to turn it off quickly and safely.

#2 - Service all equipment. Before storing spring and summer equipment, clean and service it or take it to a small engine

repair shop. Change engine oil and safely dispose of the old oil. Service the air filter, and do other maintenance as directed by the owner’s manual. Check winter equipment and see if any maintenance and repairs are required.

#3 - Handle fuel properly. Unused fuel left in gas tanks over the winter can go stale and even damage equipment. Before storing equipment, add fuel stabilizer to the gas tank, then run the equipment to distribute it. Turn the engine off, allow the machine to cool, then restart and run until the gas tank is empty. For winter equipment, buy the recommended type of fuel no more than 30 days before use. Use fuel with no more than 10% ethanol in outdoor power equipment. Use a fuel stabilizer if recommended by the manufacturer. Get more information on safe fueling for outdoor power equipment at LookBeforeYouPump.com.

#4 - Charge batteries. Remove and fully charge batteries before storing. Don’t store batteries on metal shelves or allow them to touch metal objects. Store them on a plastic or wood shelf in a climate-controlled structure.

#5 - Shelter equipment from winter weather. Store spring and summer equipment in a clean and dry place such as a garage, barn or shed. Winter equipment should be kept away from the elements, but be easily available for use.

#6 - Prepare, prepare, prepare. Make space in the garage or basement before the weather changes, so there is room to store larger yard items. Remove sticks, debris,

dog and kid’s toys and other items from your yard that can damage or destroy equipment. Clear the paths used regularly, especially during the winter when snow can “hide” things.

#7 - Have the right weather appropriate extension cord for your generator. Keep heavy duty outdoor-rated extension cords on hand. Ensure the cord is the right length to operate the generator a safe distance from the building. Never operate a generator indoors, in a garage, breezeway or under an open window or near any air intake for a building.

OPEI is an international trade association representing manufacturers and suppliers of power equipment, small engines, battery power systems, portable generators, utility and personal transport vehicles, and golf cars. OPEI is the advocacy voice of the industry, and a recognized Standards Development Organization for the American National Standards Institute (ANSI) and active internationally through the International Organization for Standardization (ISO), and the International Electrotechnical Commission (IEC) in the development of safety and performance standards. OPEI owns Equip Exposition, the international landscape, outdoor living and equipment exposition, and administers the TurfMutt Foundation, which directs the environmental education program, TurfMutt. OPEI-Canada represents members on a host of issues, including recycling, emissions and other regulatory developments across the Canadian provinces.

State Health officials announce 12th human case of West Nile Virus

The Massachusetts Department of Public Health (DPH) announced the twelfth human case of West Nile virus (WNV) in the state this year. The individual is a man in his 50s exposed in Essex County.

As a result, WNV risk levels in the following communities are being raised to moderate: Beverly, Danvers, Essex, Manchester, Peabody, Salem, and Wenham in Essex County.

“This has been an active year for mosquito-borne disease, including West Nile virus,” said Public Health Commissioner Robbie Goldstein, MD, PhD. “The risk for disease will continue until the first hard frost, so we continue to recommend that people take steps to protect themselves.”

There have been 330 WNV-positive mosquito samples so far this year detected from Barnstable, Berkshire, Bristol, Dukes, Essex, Franklin, Hampden, Middlesex, Norfolk, Plymouth, Suffolk, and Worcester counties. Last year, there were six human cases of WNV and no animal cases. No animal cases of WNV have been detected so far this year.

Starting this week, DPH will update the public on WNV cases in Massachusetts via weekly press releases each Friday as necessary if new cases are confirmed. Surveillance information, including cases, will continue to be updated on a daily basis and posted online at Massachusetts Arbovirus Update. DPH encourages everyone to use this online resource regularly to stay up to

date on risk levels in their community and around the state.

People have an important role to play in protecting themselves and their loved ones from illnesses caused by mosquitoes.

Avoid Mosquito Bites

Apply Insect Repellent when Outdoors. Use a repellent with an EPA-registered ingredient, such as DEET (N,N-diethyl-m-toluamide), permethrin, picaridin (KBR 3023), or oil of lemon eucalyptus (p-menthane-3,8-diol (PMD) or IR3535) according to the instructions on the product label. DEET products should not be used on infants under two months of age and should be used in concentrations of 30 percent or less on older children. Oil of lemon eucalyptus should not be used on children under three years of age.

Be Aware of Peak Mosquito Hours. The hours from dusk to dawn are peak biting times for many mosquitoes. Consider rescheduling outdoor activities that occur during evening or early morning in areas of high risk.

Clothing Can Help Reduce Mosquito Bites. Wearing long sleeves, long pants and socks when outdoors will help keep mosquitoes away from your skin.

Mosquito-Proof Your Home

Drain Standing Water. Mosquitoes lay their eggs in standing water. Limit the number of places around your home for mosquitoes to breed by draining or discarding items

that hold water. Check rain gutters and drains. Empty unused flowerpots and wading pools and change the water in birdbaths frequently.

Install or Repair Screens. Keep mosquitoes outside by having tightly fitting screens on all windows and doors.

Protect Your Animals

Animal owners should reduce potential mosquito breeding sites on their property by eliminating standing water from containers such as buckets, tires, and wading pools – especially after heavy rains. Water troughs provide excellent mosquito breeding habitats and should be flushed out to reduce mosquitoes near paddock areas. Horse owners should keep horses in indoor stalls at night to reduce their risk of exposure to mosquitoes. Owners should also speak with their veterinarian about mosquito repellents approved for use in animals and vaccinations to prevent West Nile virus (WNV) and EEE. If an animal is suspected of having WNV or EEE, owners are required to report to the Department of Agricultural Resources, Division of Animal Health by calling 617-626-1795, and to the Department of Public Health by calling 617-983-6800.

More information, including all WNV and EEE positive results, can be found on the Arbovirus Surveillance Information web page at Mosquito-borne Diseases | Mass.gov, which is updated daily, or by calling the DPH Division of Epidemiology at 617-983-6800.

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National PACE Month observed

Special to the Times-Free Press

This September, organizations across the country came together to raise awareness of an important senior care program we are fortunate to have in our Greater Boston community – PACE – or Program for All Inclusive Care for the Elderly. PACE offers a unique care model designed to help older adults maintain healthy, independent, and active lives in their homes and communities. The program serves over 77,000 participants nationwide and is growing every day.

as nursing homes. Care is provided by interdisciplinary teams comprised of primary care providers, registered nurses, home care coordinators, personal care attendants, dietitians, social workers, transportation drivers, PACE center managers, as well as physical, occupational and recreational therapists.

In 1990, the East Boston Neighborhood Health Center, now Neighborhood Health, launched its PACE program, becoming a pioneer in Massachusetts by providing this unique medical services plan for seniors in East Boston and surrounding communities. Working hand in hand with families, these services provide an alternative to nursing home care.

Since then, the Neighborhood PACE program has expanded its services to improve the quality of life for adults over 55, operating five sites in East Boston, Winthrop, Ever-

ett, and Revere with both clinical care and social and wellbeing activities.

“The PACE program offers a wide variety of services, including primary and specialized medical care, prescribed medications, social services, rehabilitation, and more,” explained Revere resident Lidia Hernández, member experience manager for the Neighborhood PACE program.

Today, the program serves more than 850 seniors in East Boston, Revere, Winthrop and Everett, as well as Chelsea, Malden, Medford, Melrose, Stoneham, and the North End.

“We also provide transportation for medical appointments, manage medications, and even deliver food to the homes of those who cannot prepare it themselves,” Hernández noted, emphasizing the importance of these services for seniors and their families.



COURTESY PHOTO

Shown are some PACE members at the new PACE site on Broadway in Everett.

Family members and caregivers also benefit from PACE. Lidia, shared a story illustrating the program’s impact: “We recently assisted an older woman whose family was struggling to take care of her at home. Now, she is able to spend her day in our beautiful day centers,

meeting friends, eating lunch and enjoying activities all with her care team close at hand.”

In this and so many examples, Neighborhood PACE provides seniors with a safe and enriching space, in addition to giving peace of mind and support to relatives and

loved ones. This month, we are proud to celebrate and appreciate all those who contribute to PACE.

If you are interested in learning more about how PACE can simplify your life, please contact 617-568-6377 or visit neighborhoodhealth.com/pace.

Winthrop Art Association learns Japanese Fish Painting

Photos by Marianne Salza

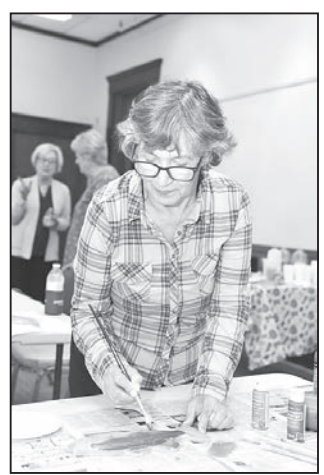
The Winthrop Art Association (WAA) presented a Japanese fish painting



Maureen MacAdams with her Japanese fish painting

ing workshop instructed by artist, Martha Parrish Chapman, on September 29 at the EB Newton Cultural Center. Members learned the art of gyotaku: placing thin, wet paper or fabric onto a fish that has been painted with multiple layers to reveal a detailed, textured rendering.

“I’ve been having lots of creative experiences. Today, we’re painting fish. You never know what you’re going to do next,” said Maureen “Moe” MacAdams, who joined WAA after she retired in 2019. “I’ve met a lot of wonderful, like-minded people that enjoy the arts.



Lupe Velez practicing gyotaku.

I have a lot of fun, whether it be Art in the Park or one-on-one at the senior center.”



Instructor, Martha Parrish Chapman, with Phyllis Poor, Brenda Curry, and Phyllis Hargreaves



Artist, Martha Parrish Chapman, demonstrating the art of Japanese fish painting during a September 29 Winthrop Art Association workshop at the EB Newton Cultural Center

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NOTICE OF PUBLIC MEETING

This meeting is hosted by Berkshire Roots Inc. (“BRI”). BRI is seeking approval for Renewal of an existing Boston Public Health Commission Permit. The community is invited to attend, ask

questions and provide feedback. The virtual meeting will occur on Tuesday, October 8, 2024 at 4:30 p.m. Details for accessing the meeting can be found below.

Date: Tuesday, October 8th, 2024
Time: 4:30 PM
Event Link: <https://us02web.zoom.us/j/87150464902?pwd=eyQKQ9k2lh3T-8kZx22YsGthvUPZDR.1>

Meeting ID: 871 5046 4902
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Times-Free Press

MBTA launches NextGen Bus Navigation Pilot Program, employees to use new digital tools

Special to the Times-Free Press

The MBTA announced the beginning of its new NextGen Bus Navigation Pilot Program, a new initiative designed to assist bus operators in navigating detours and other road challenges. In partnership with Swiftly, a transit technology company committed to open data and interoperability, off-the-shelf tablet technology will be piloted in the operator cabs of up to 100 buses by the end of the year, providing turn-by-turn directions similar to navigation apps like Google Maps or Apple Maps. The NextGen Bus Navigation Pilot is supported by major new features in Skate, the MBTA's internally managed bus dispatching app, which allow the MBTA's Operations Control Center to map out, monitor, and manage unplanned bus detours on-the-fly.

"This technology is a step forward in improving service for customers and supporting our drivers who need to be nimble when unforeseen obstacles get in the way of running vehicles on regular routes," said MassDOT Secretary and CEO Monica Tibbits-Nutt. "MBTA bus service is a great option for travel and we believe the new technology will result in more efficient bus service, reduced travel times, and improved service reliability."

"As we continue to improve bus service for our riders, it's important to put our workforce in a better position to succeed. We all know how the ability to navigate our road network can vary from day to day, and even hour by hour, affecting travel times. We are utilizing technology to give our dispatchers and operators the tools to make timely decisions and deliver improved and more reliable travel for our riders. The NextGen Bus Navigation Pilot does just that," said MBTA General Manager and CEO Phillip Eng. "Providing our front-line bus operators with turn-by-turn directions is another example of the investments we're making in our workforce, building a more resilient and nimble transit system. Credit goes to our Technology and Operations teams along with our Safety Division that have worked to ensure the NextGen Bus Navigation Pilot Program is safely implemented."

Automobile drivers increasingly use navigation

apps like Google Maps or Apple Maps for turn-by-turn directions, which typically provide the fastest, most efficient route. However, the needs of the MBTA's buses, which operate along fixed routes making hundreds of scheduled stops at bus stops, are very different. During special events, closed streets, and unplanned subway service suspensions, MBTA buses follow approved detours and shuttle bus accommodations provided by the Control Center, which can sometimes be complicated by narrow and winding streets.

In designing and implementing the NextGen Bus Navigation Pilot, the MBTA addressed these challenges by:

Using modern practices from the technology industry: Rather than relying purely on proprietary systems, the MBTA combined its in-house software engineering staff experts with an in-development tool from Swiftly.

Centering safety: Minimizing distractions is even more important for bus operators than for most drivers given their varied responsibilities keeping riders safe. The MBTA's Safety Division has been engaged since this pilot's inception, orchestrating testing and planning that helped Swiftly and internal technology staff ensure that the pilot technology is supportive, not distracting, for bus operators.

Listening to front-line staff: For almost a year, the MBTA and Swiftly iterated and tested with bus operators, inspectors, and dispatchers, ensuring that the turn-by-turn software and new detour features in Skate reflect the input and expertise of front-line staff.

"Providing safe and reliable service is the core to everything we do at the T — and that starts with supporting our operators," said MBTA Director of Bus Safety Asia Williams. "Turn-by-turn navigation will ensure a seamless transition as the T continues to update its routes and reinforce bus operators' existing knowledge, giving them more confidence. We tested this feature with our operators and instructors to ensure that the technology works seamlessly in real-world conditions, creating a safer on-board experience."

Swiftly's navigation solution will provide bus operators audible and visual turn-by-turn directions from a low-cost, off-the-

shelf tablet. Concurrently, new features in the internal Skate app allow bus dispatchers to draw detours on a map from the Control Center — Skate then allows these detour maps to be shared with inspectors and other staff who manage service in real time across the system. The MBTA plans to eventually push these detour directions to the in-cab Swiftly tablets, and ultimately also to bus riders via industry-standard real-time open data feeds.

"We are delighted to partner with the MBTA to bring a modern navigation experience for the unique concerns of transit to life," said Swiftly's Chief Product Officer Meredith Bordon. "With Navigation in Onboard App, transit agencies can prevent wrong turns, improve service reliability and safety, guide operators through detours, and build operator confidence. While feedback from dozens of transit agencies informed Swiftly's approach, the MBTA's unique open data standard orientation and innovative development approach made the agency an extraordinary partner in solving transit navigation challenges for the whole

industry." By building on a combination of in-house tools, off-the-shelf hardware, and modern vendors like Swiftly, the MBTA is preparing for future innovation and iteration. In an industry where technology can often remain stagnant, the MBTA's Technology Innovation Department can iterate quickly based on feedback from dispatchers and other front-line staff.

"We've hired over 350 new operators in the last year. Though we train operators on all routes, it still can be a nerve-wracking experience to get out on the road for new operators," said MBTA Executive Director of Bus Transportation Sean Mills. "This helps provide them with more confidence to learn more routes and be able to cover what would otherwise be dropped trips, when they have availability."

"The team has built the detours feature with dispatchers, for dispatchers," said MBTA Bus Dispatcher Byron Randolph. "They've done it by spending time learning from us, speaking our language, and understanding our needs. I appreciate what the team has built. It'll make detour

management so much easier for dispatchers by saving us time and improving how we work with staff in the field."

The MBTA will monitor the NextGen Bus Navigation Pilot over the fall and the winter 2024/2025. Following this evaluation period, the new technologies will be prepared to roll out to all bus garages with detailed real-time bus detour information available for riders too.

The MBTA's Technology Innovation team utilizes creative technology solutions to improve transit service for riders and the T's workforce. Members of the public interested in joining this exciting team can view their open positions online.


For more information, visit mbta.com or connect with the T on X @MBTA, Facebook /TheMBTA, Instagram @theMBTA, Threads @thembta, or TikTok @thembta.

The Massachusetts Bay Transportation Authority (MBTA) opened America's first subway tunnel in 1897, pioneering public transportation in the United States. Today, the MBTA is one of the largest public transit systems in the country, operating an extensive

network of subway, bus, commuter rail, ferry, and paratransit services across 176 cities and towns. The MBTA is undergoing a transformative period, focusing on cultivating a culture of safety and excellence, modernizing infrastructure, and improving reliability and accessibility. Current priorities include accelerating critical infrastructure repairs, expanding accessibility, and reducing emissions. The MBTA is committed to providing dependable, frequent, and accessible service that riders can rely on, while supporting the region's economic vitality. Through initiatives like the unprecedented Track Improvement Program and the Bus Network Redesign and Rail Vision, the MBTA aims to connect communities and improve riders' daily experiences and trips. For questions or assistance, customers are encouraged to contact the MBTA Customer Center at 617-222-3200. Members of the press are encouraged to contact mediarelations@mbta.com. For the latest updates on MBTA services, projects, and initiatives, visit MBTA.com or follow @MBTA on social media.

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HYM Investment Group, National Real Estate Advisors, Cathexis, and the City of Revere celebrate

Grand Opening of Amaya at Suffolk Downs

First residential building to deliver at Suffolk Downs brings 475-units and 24,000 square feet of ground-level retail to Beachmont Square

Special to the Journal

The HYM Investment Group (“HYM”), alongside leaders from National Real Estate Advisors (“National”), Cathexis, Ullico, and the City of Revere celebrated the grand opening of Amaya, the first residential building to deliver at Suffolk Downs. The ribbon cutting ceremony and grand opening celebration underscore Amaya’s remarkable success and strong leasing momentum achieved since first move-ins began in June 2024. Amaya brings 475-units of housing, over 34,000 square feet of state-of-the-art amenities and 24,000 square feet of ground-level retail space to the Beachmont Square neighborhood. The Suffolk Downs Master Site will deliver 10,000 units of housing upon completion.

Today’s official grand opening ceremony featured a ribbon cutting ceremony and speaking program of local elected officials including Mayor of Revere Patrick M. Keefe, Jr. and Revere Ward One City Councilor Joanne McKenna, as well as representatives from HYM, National and Ullico. The event showcased performances by Veronica Robles Cultural Center’s all female mariachi band, local catering from La Hacienda, brews from new Suffolk Downs retailer Twisted Fate as well as a signature Amayarita cocktail.

475-units are located adjacent to the Beachmont Square Blue Line MBTA Station, providing easy access to Downtown Boston and the Logan Airport by subway. With units ranging from studios to two-bedrooms, Amaya, managed by Bozzuto, offers its residents high-quality amenities including a 3,000 square foot, state-of-the-art fitness center, two outdoor courtyards which include

a swimming pool, a pizza oven, grilling stations and an outdoor Shred Shed, as well as convenient lounge areas with work-from-home spaces, pet-friendly living options and an in-building parking garage.

Amaya includes 24,000 square feet of ground-level retail space being leased by BLACKLINE Retail Group, and anchored by Twisted Fate Brewing, a Massachusetts-based, family-and-majority-female-owned nanobrewery, recently announced as Amaya’s first retail tenant. With the addition of Twisted Fate and additional retailers, Amaya’s residents will enjoy access to a diverse array of food and beverage and lifestyle options.

Residents of Amaya are connected to a lively community hub of neighborhood retail, open space and civic spaces within Beachmont Square, the 1.7M square feet, vibrant mixed-use neighborhood serving as a gateway to all of Suffolk Downs. With nearby access to The Track at Suffolk Downs, including The Dog Park, community events, and concerts hosted at The Stage at Suffolk Downs, residents are in close proximity to the best of Suffolk Downs.

“With the grand opening of Amaya, we are celebrating the realization of the vision of Suffolk Downs, and we’re excited to officially deliver the first residential building to the site,” said Thomas N. O’Brien, Managing Partner and Chief Executive Officer of HYM. “Amaya represents a milestone in the vibrant, dynamic community of Beachmont Square. From modern residences with extensive amenities and lively retail offerings, Amaya exemplifies high-quality living, and we look forward to celebrating with residents and guests alike at today’s grand opening.”

“We’re excited to celebrate the grand opening of this landmark residential development and welcome future residents to the thriving community of Beachmont Square,” said Jeffrey Kanne, President

and CEO of National Real Estate Advisors. “Amaya exemplifies National’s dedication to investing in sustainable assets that not only aim to deliver strong returns to our clients, but create integrated communities.”

“As the only labor-owned financial services company, we are thrilled to invest in a proud-union city like Boston,” said Brian J. Hale, CEO and President of Ullico Inc. “This project is another example of investing Labor’s capital to bolster the local Boston economy with good, family-sustaining union jobs.”

“The Suffolk Downs development represents a transformative opportunity for Revere and its surroundings: It is a signal towards the growth and ambition we have chosen to embrace. When we look at Amaya, we see the first steps toward creating a dynamic community hub that is both accessible and inclusive: It is a vision that serves all of us,” said Mayor of Revere Patrick J. Keefe.

“We’re thrilled to celebrate the grand opening of Amaya today, and excited by the strong leasing



The HYM Partners (from left) Chief Investment Officer Douglas J. Manz, Chief Executive Officer Thomas N. O’Brien, Chief Operating Officer Paul Crisali, and Director of Development John Hurley, pictured at the grand opening of Amaya Apartments, located at 50 Salt St., Revere.



Katie Santarelli, Vice President of Blackline Retail Group, and Sarah Scheffel, HYM Senior Development Manager.



Revere Councillor-at-Large Anthony Zambuto, HYM Managing Partner and Chief Executive Officer Thomas N. O’Brien, and Lynnway Associates Owner Lou Markakis are pictured at the grand opening of the spectacular Amaya Apartments development in Revere.

momentum we’ve seen thus far,” said General Manager Jennifer Soto of Bozzuto. “With thoughtfully designed spaces, top-tier amenities and a deep connection to the vibrant Beachmont Square neighborhood, Amaya has quickly become a place where residents feel a true sense of community.”

For more information on Amaya, please visit liveamaya.com or visit Amaya’s Instagram (@liveamaya) or Facebook pages.



Mayor Patrick Keefe joins his administration team, Communications Associate Taylor Giuffre-Catalano, Legislative Aide Rose Burns, and Chief of Staff Claudia Correa, for a photo at the grand opening and ribbon-cutting ceremony Sept. 26 at Amaya Apartments.



Revere Mayor Patrick Keefe led a delegation of Revere officials on hand for the special grand opening event of Amaya Apartments. From left, are Revere Councillor-at-Large Bob Haas, representing Sen. Lydia Edwards’ Office, Business Liaison John Festa, Rep. Jeff Turco, Mayor Patrick Keefe, Chief of Planning and Community Development Tom Skwierawski, Transportation Coordinator Julie DeMauro, and Ward 1 Councilor Joanne McKenna.



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