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Wednesday, February 19, 2025

BPDA Board approves 141 Addison Street project

By Michael Coughlin Jr.

At last week's Boston Planning & Development Agency (BPDA) Board meeting, a project that would bring a new building and new homeownership units to 141 Addison Street was approved.

The proposed project is to construct a new four-story building containing 20 units, four of which would be inclusionary development policy (IDP) units. Additionally, the proposal includes plans for 14 parking spaces and 20 bike spaces.

It should also be noted that according to Attorney Richard Lynds, the project includes demolishing the existing structure on the site, which is a one-story commercial building.

"This design has been worked through the process with staff here at BPDA to come up with something that reflects not only what's happening in the surrounding area

See BPDA Page 3



BOB MARRA PHOTO

East Boston's Caleb Florence reaches another dimension above the basket as he drops in a pair of his 17 points on the night.

EB JETS BOYS BASKETBALL BEAT CHELSEA 61-51

A packed-full East Boston High School gym was roaring--including the uncommon but welcome sound of a marching band--as Caleb Florence scored 17 points to lead East Boston over Chelsea 61-51 in

See JETS Page 8

Proposed Saratoga St. development presented at OHNC meeting

By Michael Coughlin Jr.

During last week's Orient Heights Neighborhood Council (OHNC) meeting, plans for a project at 869 Saratoga Street were presented to those in attendance.

Attorney Michael Welsh explained that the proposal is to

construct a four-story building with three units and three parking spaces. This proposed building is slated to be owner-occupied. Plans also include a private roof deck for the top-floor unit.

"The reason that it's four

See OHNC Page 4

A Busy Year Ahead

Fanuele announces plans as the first executive director of the Friends of the Mary Ellen Welch Greenway

By Cary Shuman

East Boston resident Keeley Fanuele has begun in her position as the first executive director of the advocacy group, Friends of the Mary Ellen Welch Greenway.

Fanuele, who took office in October, said the Greenway connects all East Boston neighborhoods and spans across City of Boston, Massport, and DCR

See GREENWAY Page 3



Keeley Fanuele



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STATE OFFICIALS SHOULD SUPPORT AUTONOMOUS VEHICLES ASAP

Last week in this space we expressed our view that legislation to allow communities to install speed-detecting cameras is ill-advised and not a great use of resources, although we suggested that red light cameras would be more efficacious for improving traffic safety.

However, if our state and local officials really want to improve auto safety in this state, they should be doing everything they can to encourage the pioneering company Waymo to bring its autonomous-vehicles to Massachusetts.

It is ironic that we in Massachusetts consider ourselves a hub for technological innovation, but we are badly lagging other states across the country in bringing these computer-operated cars, which are the wave of the not-too-distant future, to the Commonwealth.

Autonomous cars offer a number of advantages over human-operated motor vehicles on our roadways.

First and foremost, they are far safer. Waymo, the Google subsidiary that has operated in San Francisco for many years and that has expanded into Austin, Phoenix, and Miami, among other places (with more on the way soon), has a safety record that far exceeds human drivers.

Consider these statistics from an insurance company study that was published just last month and that analyzed more than 500,000 claims and over 200 billion miles of driving:

- 90% fewer bodily injury claims than human drivers;
- An 85% reduction in crash rate involving any injury;
- An 88% reduction in property damage claims; and
- A 92% reduction in bodily injury claims.

Those statistics are astonishing and make clear that every day that state officials delay in bringing Waymo here adds another day of needless tragedies on our roadways.

Second, Waymo uses electric vehicles that will greatly reduce air pollution. With every public official in our state espousing that we need to do everything we can to combat climate change, the lowest-hanging fruit -- with no cost to the taxpayers and no trade-offs for individuals -- is to bring Waymo's electric vehicles here.

Third, fleets of Waymo vehicles will be a godsend for those who cannot afford the high cost of owning and maintaining a motor vehicle. Imagine a future with no car payments, no insurance premiums, no maintenance, no gasoline expense, and no hassles with the Registry of Motor Vehicles. For many people, especially those who drive very seldomly, the convenience, reliability, and safety of Waymo would represent a hugely-affordable alternative to the ever-rising costs of owning a motor vehicle.

Fourth, autonomous vehicles will be a salvation for senior citizens, many of whom are unable to drive or for whom driving is ill-advised, but for whom autonomous vehicles will be a tremendous option, whether for doctor's visits or trips to the grocery store. Autonomous vehicles would be especially useful for seniors in the suburbs surrounding Boston where public transportation is not available. In our best-of-all-worlds scenario, the state proactively would do everything possible to reach out to seniors to make it easy for them to access Waymo rides.

Finally, with Waymo offering an alternative to owning a car, this will have the added benefit of reducing the parking problem that exists in almost every community in the Greater Boston area.

We have written in the past about our wonderful experience with Waymo vehicles when we recently visited San Francisco. Our view mirrors that of everyone else who has used them -- they cannot say enough good things about Waymo's autonomous vehicles.

In short, we have seen the future and it is here.

But in Massachusetts, we are still stuck in the mid-20th century.

So whether it is Waymo or Elon Musk's promised Tesla robo-taxis, we urge our state officials to do whatever they can to bring this technology and these vehicles to Massachusetts. Our roads will be safer, our air will be cleaner, and there will be huge cost savings for our state's citizens once the widespread adoption of autonomous vehicles is underway.

NEWS IN BRIEF

GSNA FEBRUARY 24 MEETING AGENDA

Gove Street Neighborhood Association (GSNA) agenda for Monday, February 24, at 6:30 p.m.

Please register for this virtual meeting on our website: <https://www.govestreet.org/meetings>

Agenda (1h 30m)

- Community Updates (30 min)
- BPD (Sgt. Cintolo) - Updates
- City Hall (Roberto Gomez) - Updates
- Tree Eastie - Updates

• Returning Projects (60 min)
VOTE 1-4 Percival Place/108-110 Orleans Street (last presented October 2024)

“Loftel” Hotel Project on corner of Orleans and Porter Streets

Google Meet joining info:
Video call link: <https://meet.google.com/btd-znkj-oxu>

Or dial: (US) +1 781-514-9624
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Our next meeting after the February 24 meeting will be Monday, March 24, at 6:30 p.m.

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Greenway // CONTINUED FROM PAGE 1

[Department of Conservation and Recreation] lands. The Greenway is named in honor of Mary Ellen Welch, a lifelong East Boston resident, school-teacher, and community activist, who died in 2019.

“We do a lot of events on all three portions of the Greenway, and I work with the three groups on maintenance of the Greenway as well,” said Fanuele. “Basically, we want to bring people together in the neighborhood to connect on the Greenway - that’s one of our main goals. So, we schedule a lot of events throughout the year to accomplish that objective.”

The 2025 schedule will include educational and kids-fun events, lively concerts, and a variety of outdoor activities along the Greenway, which is a two-mile area from Marginal Street to Constitution Beach. One major venue for events is the amphitheater at Bremen Street Park located behind the statue of Donald McKay, a builder of clipper ships.

Fanuele said the City of Bos-

ton Parks Department is diligently planning improvements on the city’s portion of the Greenway from Porter Street to Marginal Street while Massport does a great job maintaining its parks.

The Friends hosted an event in December at Bremen Street Park.

“Massport recently decorated Bremen Park with beautiful winter lights and we hosted a great luminaria event during the holidays with carolers and refreshments (hot chocolate),” noted Fanuele. “We’ve also been working with DCR officials to create a new garden plot by the entrance to Constitution Beach.”

In January, the Friends hosted a Dr. Martin Luther King Jr. educational program for children at the East Boston branch of the Boston Public Library.

“Our next big event is part of our guest speaker series that we’ll be hosting at the library on Feb. 27,” said Fanuele. “We’ll have two officials from the City – Catherine McCandless and Ky’Ron Owens – who

will be talking about climate change in East Boston and what you can do in terms of emergency preparedness.”

Amy Linne, project manager from the Boston Parks Department, will present an update on the final plans for the Greenway’s \$3 million reconstruction project during the Feb. 27 program at the library.

“A lot of people in East Boston don’t realize that the section from Marginal Street to Porter Street – from the Blue Caboose to the dog park – will be under construction for almost two years through the end of 2026,” noted Fanuele.

“Though that section will be closed, we will still be holding a lot of events, and a lot of fun will be happening on the Greenway,” she added. “Lisa Cappuccio is responsible for planning those events. She’s ready to roll. We just got some funding from the East Boston Foundation for our concert series, and Lisa is going to start booking artists and musicians and putting together the calendar.”

Fanuele said a website for the Friends of the Mary Ellen Welch Greenway is under construction.

“We’re creating a better website, so people can learn more about the Greenway and see what events are coming up, and how they can get involved and volunteer. We’re also starting a garden club this spring,” said Fanuele, adding that the residents can follow the group on Instagram and Facebook as well.

Keeley Fanuele, 43, is graduate of UMass Amherst where she majored in hospitality and tourism. She previously worked in event planning for big-city hotels, including the Boston Park Plaza and the New York Hilton. Keeley and her husband, Luke Fanuele, live in East Boston and have three children, Francesca, Philomena, and Enzo.

Fanuele is excited to oversee such a vital portion of the East Boston neighborhood.

“I think the Greenway has a lot of potential and it’s a

great thing that East Boston has,” said Fanuele. “We want the Greenway to be a place, a destination for all the neighborhoods of Boston, Massachusetts, and beyond. We have a world-class park here, and we’d love to engage as many people as we can.”

Rep. Madaro praises Fanuele’s appointment

Rep. Adrian Madaro praised Fanuele’s appointment as the Greenway’s first-ever executive director, stating, “Keeley Fanuele’s appointment as the first executive director of the Mary Ellen Welch Greenway marks an exciting new chapter for this vital greenspace in East Boston. The Greenway is a treasure that brings together families, cyclists, runners, and nature lovers, all while honoring Mary Ellen Welch’s legacy of advocacy. With Keeley at the helm, the Greenway will continue to thrive as a place of connection, recreation, and environmental stewardship.”

BPDA // CONTINUED FROM PAGE 1

but certainly the changes that have been happening throughout East Boston, including with the newly adopted PLAN: East Boston rezoning effort,” said Lynds.

Other aspects of the proposal to note are landscaping plans at the rear of the site, public realm improvements at the sidewalk, a common roof deck, and more.

Regarding the unit mix, eight one-bedroom, 10 two-bedroom, and two three-bedroom units are planned. Additionally, Lynds mentioned that the four IDP units—20% of the total—are a voluntary increase in contribution since the project would only require 13% of IDP units.

“We’ve also, at the request of the community and elected officials, reduced the AMI (area median income) as well,” said Lynds.

“While we would be entitled to do half the units at 100% AMI and the other half at 80%—one of the units would be at 60%, two at 80%, and one at 90%—so it’s about an average of 70% AMI.”

After the brief presentation, the board had the opportunity to comment and ask questions. Board Member Kate Bennett

praised the additional affordability, and Chair Priscilla Rojas complimented the homeownership aspect.

Following comments from members of the board, the pro-

posal was unanimously approved. For more information about the project, visit <https://www.bostonplans.org/projects/development-projects/141-addison-street>.


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NeighborHealth appoints Dr. Sebastian Hamilton VP and Chief Pharmacy Officer

Special to the Times-Free Press

NeighborHealth announced the appointment of Dr. Sebastian Hamilton, BSPharm, RPh, PharmD, MBA, 340B ACE, as Vice President, Chief Pharmacy Officer. A nationally recognized leader in pharmacy and healthcare strategy, Dr. Hamilton brings over two decades of experience overseeing large-scale pharmacy operations, expanding service lines, and mentoring the next generation of pharmacy professionals. In this role, he will lead NeighborHealth's growing pharmacy operations, including brick-and-mortar locations, specialty pharmacy services, and the statewide delivery program, ensuring seamless access to affordable medications for patients across Massachusetts. Dr. Hamilton will also implement other key innovative strategies like artificial intelli-



Dr. Sebastian Hamilton

gence that will be instrumental in enhancing NeighborHealth's operational efficiencies.

Prior to joining NeighborHealth, Dr. Hamilton served as Chief Pharmacy Officer of Operations and Community and Ambulatory Partnerships

at Boston Medical Center, where he led a team of more than 300 professionals and managed operations generating approximately \$900 million in annual revenue. His leadership extended beyond operations, spearheading innovative workforce development programs, including a pharmacy technician trainee internship for high school students and an ASHP Health-System Pharmacy Administration and Leadership residency program in collaboration with the University of North Carolina.

"Dr. Hamilton is an exceptional leader who brings not only deep expertise in pharmacy operations and strategy but also a passion for community-driven care and workforce development," said Greg Wilmot, President and CEO of NeighborHealth. "We are fortunate to have him join an already outstanding pharma-

cy team, and I look forward to seeing how his leadership and vision will further enhance our pharmacy services, ensuring our patients receive the medications they need, when they need them."

Dr. Hamilton's personal and professional journey fuels his commitment to equitable healthcare access. "Growing up in Harlem and the Bronx, I learned early on the importance of creating your own narrative and breaking barriers," said Dr. Hamilton. "Joining NeighborHealth allows me to align my career with my core values—serving diverse communities that remind me of where I started. I'm honored to work alongside such a dedicated pharmacy team, and together, we will continue expanding access to high-quality, affordable care."

In addition to his leadership in health system pharmacy, Dr. Hamilton has extensive pub-

lic service experience, having served 15 years with the U.S. Department of Veterans Affairs. He is also a former President and Vice President of the Delaware State Board of Pharmacy and the Massachusetts Board of Registration in Pharmacy, where he continues to serve on to help shape pharmacy policy and practice across the state.

Dr. Hamilton earned his Bachelor of Science in Pharmacy from Long Island University in Brooklyn, New York, his MBA in Health Care Administration from Wilmington University, and his Doctor of Pharmacy degree from the University of Florida.

"I want to ensure that those who need the most help receive the best care," Dr. Hamilton added. "I relate to this community—it's how I'm wired. I'll always be that guy from the Bronx, committed to making a difference."

THE EAST BOSTON CHAMBER OF COMMERCE COMMEMORATES PRESIDENT'S DAY

The East Boston Chamber of Commerce placed a display of American flags to commemorate the President's Day on Monday, 2/17/25 at the Daniel H. Solari Square outside the Chamber of Commerce office at 464 Bremen Street.

President's Day is a celebration of United States' Presidents. It is a day to remember the founding of our nation. Did

you know George Washington was the only president unanimously elected?

La Cámara de Comercio de East Boston conmemora el Día del Presidente.

La Cámara de Comercio de East Boston colocará una exhibición de banderas estadounidenses para conmemorar el próximo Día del Presidente el lunes 17 de febrero, 2025 en

Daniel H. Solari Square, frente a la oficina de la Cámara de Comercio en el 464 Bremen Street en East Boston.

El Día del Presidente es una celebración de los presidentes de los Estados Unidos. Es un día para recordar la fundación de nuestra nación. ¿Sabías que George Washington fue el único presidente elegido por unanimidad?



Some of the flags placed at Daniel H. Solari Square for Presidents Day.

OHNC // CONTINUED FROM PAGE 1

stories is because, on the first floor, we have parking and a driveway, so in order to be able to have parking, that's sort of the reason for that, and also because it's in the floodplain so just as far as designing for the future, potential flood situa-

tions, that's sort of the reason," said Welsh.

As for how this project aligns with zoning in the area, Welsh explained that the permit application was submitted under the old zoning code.

However, he said, "We knew

that that (new/current) zoning code might be coming up, so we tried to sort of design to that to the best that we could."

Under the old zoning code, the project would need variances for additional lot area per unit, floor area ratio (FAR), height, usable open space, and rear, front, and side yard setbacks. However, Welsh said that under the new or current zoning, the project would only need four variances.

Following the brief presentation, attendees were free to comment and ask questions. One resident asked about the existing structure on the property, and Eric Zachrisson, the project architect, explained that the existing single-family

building would be demolished.

There were also questions regarding zoning and if variances were being sought under the current or old code.

Welsh explained, "Just by nature of the law, since it was filed before the new (current) zoning code was enacted, the refusal letter that we have to get relief from is under the old zoning code."

However, Welsh was under the impression the city was trying to enforce the current code either way and later mentioned that the four variances under the current code would be for height, side yard, rear yard, and maximum building lot coverage.

The construction time was

also questioned, and Zachrisson indicated it would take about 10 months to build.

As the conversation continued, a few attendees voiced concerns about other aspects of the project, such as the parking, the possibility that the structure would not be owner-occupied, and more.

Since this was an initial presentation to the OHNC, a vote did not occur. Customarily, votes on projects at the OHNC are conducted after a second presentation.

The next OHNC meeting is scheduled for March 17th. For more information about the OHNC, visit its Facebook page at <https://www.facebook.com/OrientHeightsNC/>.

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CITY PAWS

Test your training

By Penny & Ed Cherubino

We're devoted readers of the Whole Dog Journal and consider the Founding Editor, Nancy Kerns, one of the most knowledgeable dog writers today.

In the February 2025 issue, she confessed that she considered having her two dogs take the ASPCA Canine Good Citizenship test. She set up a trial run and found that her dogs would not succeed in three required behaviors.

She wrote, "... I do feel challenged now to sign up for the next local offering of this test, and actually train and practice for it. Though I feel that the expectations of the test should be within every dog's easy ability to accomplish, clearly they take a bit more training and practice to pass, even with very well behaved dogs!"

We suggest following her example. This test allows dog guardians (experts and regular folks alike) to improve on specific aspects of training. You can find a copy of the test online and have a friend with a dog help you do a run-through.

The test for awarding a Canine Good Citizen certificate requires that a dog accept the approach of a friendly stranger and sit politely for petting. The pups must lie down, stay on command, and then come when called. The dog must walk on a loose lead, including walking through a crowd and reacting appropriately to distractions. Finally, it must allow basic grooming procedures and, hardest of all, calmly endure supervised separation from its guardian.

Urban Canine Good Citizen Test

The ASPCA developed a more specific set of behaviors for urban residents needed to earn a good citizen certificate. Here is a simplified list of the tasks.

- Exit and enter doorways with no pulling
- Walk through a crowd on a busy urban sidewalk
- React appropriately to city distractions (horns, sirens, etc.)
- Wait on leash and cross streets under control
- Ignore food and food containers on the sidewalk
- Allow a person to approach on the sidewalk and pet the dog
- 3-minute down and stay in the lobby of a dog-friendly building
- Safely negotiate stairs and elevators
- Must be housetrained
- Enter, exit, and ride dog-friendly transportation (e.g., car, subway, or cab)

Ready, Set, Train!

Winter is an excellent time to work on your dog's skills inside your building. Although our dog Poppy can not pass the test requirements, we can improve her behavior in specific areas. Training doesn't end with puppyhood; our 12-year-old Westie is always learning new behaviors.

Some people participate in a formal program, while others train dogs independently. Consider your specific goals if you want your dog to be welcome in typical social settings. If you opt for private behavioral training, ensure the trainer uses



Could your dog pass the "3-minute stay-down test?"

positive reinforcement techniques rather than punishment methods such as shock collars or choke chains. Fortunately for us, Poppy is extremely food-driven, and a tiny training treat reward is all it takes to have her instantly respond to "Come to Me."

The MSPCA has classes to put your dog's paws on the path to the Canine Good Citizenship certification. They begin with Puppy Kindergarten for the youngest trainees, Good Manners Classes, and training and testing for the Canine Good Citizen certifications.

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Flynn files hearing order to review the Payment in Lieu of Taxes (PILOT) Program

Special to the Times-Free Press

At last week's City Council meeting, Boston City Councilor Ed Flynn filed an order for a hearing to review the Payment in Lieu of Taxes (PILOT) Program in the City of Boston. Boston is a city with a large number of colleges, universities, hospitals, museums, and other cultural institutions. They are a critical piece of our city's economy and character, but are also tax-exempt and represent over 50% of Boston's real estate property. Boston provides critical services, such as public safety protection among others, to our tax-exempt, large nonprofit institutions, while our city remains largely reliant on property taxes for funding -

with three quarters of the City's FY25 \$4.64 billion budget derived from property taxes.

The PILOT program was established to encourage large, tax-exempt, nonprofit institutions in Boston to make annual, voluntary cash contributions or community benefits - due to basic city services provided by the city such as police, fire, EMS, or snow removal, for instance. The City of Boston's PILOT program seeks 25% of what these institutions would be expected to pay to the city had their property not been tax exempt, to reflect the portion of the budget to essential services - half of that 25% in cash payments to the city, and the other half in the form of community benefits - like scholar-

ships, parks and open spaces, workforce development and job-training programs.

According to the City's report, in fiscal year 2023, 45 institutions provided \$35.7 million cash contributions, and 39 institutions submitted PILOT Community Benefits reports totalling \$219.8 million, of which \$183 million was considered eligible as PILOT benefits.

"Our large nonprofit partners - higher education, medical, and cultural institutions - are crown jewels for the City of Boston that provide services, employment, and research. In the interest of fairness, our city also asks them to contribute towards funding the services that they themselves benefit from, and provide communi-

ty benefits for our residents," said Councilor Flynn. "In the final analysis, with over 50% of our land absorbed by large nonprofit partners and long-term fiscal issues in our city - it is critical that we continue to examine both fairness with the

people of Boston and fairness among partners who are meeting their responsibilities within the program."

For more information, please contact Councilor Flynn's office at 617-635-3203 or Ed.Flynn@Boston.gov.

The Lenny Zakim Fund distributes \$678K to 53 nonprofit organizations

Special to the Times-Free Press

The Lenny Zakim Fund (LZF) hosted its 29th annual Awards Ceremony last week celebrating the work of its 2025 grant recipients. A total of \$678,000 in unrestricted grants will be awarded to 53 nonprofit organizations, whose work ranges from food security, housing, and accessibility to youth development, violence prevention, and LGBTQ+ organizing. In addition to grant funds, LZF offers grantee partners an array of support services, such as expert advising, executive coaching, capacity-building educational seminars and workshops, and pro bono legal services.

"The work being done by grassroots nonprofit organizations to advance social, racial, and economic justice in communities throughout eastern Massachusetts is more critical today than perhaps at any time since LZF was founded 30 years ago," said LZF Executive Director Allison Picott. "The Lenny Zakim Fund is proud to support the 53 grassroots organizations who make up our 2025 grantee portfolio and stand shoulder-to-shoulder with them - and the nearly 400 grassroots partners we've proudly supported since 1995 - on the front lines of this 21st Century Civil Rights Movement."

Keynote speakers at the Awards Ceremony was Joan Ilacqua, Founder and Executive Director of The History Project, which is focused exclusively on documenting and preserving the history of New England's LGBTQ communities and sharing that history with LGBTQ individuals, organizations, allies, and the public, and Kassandra Brandao, Board Vice President of Gratis Healthcare, Inc, which recognizes the growing need for

access to basic health care for those communities that are uninsured or underinsured in the MetroWest and Greater Boston area by providing free medical and mental health services to those in need. The evening will also feature special performances by Refugees & Immigrants Cultural Empowerment Massachusetts (RICEMA) who uses performance art and education to preserve the culture of refugee and immigrant communities, while deepening individuals' connection to their heritage.

With both new and returning grantee partners in attendance, the Awards Ceremony honors Lenny Zakim's mission that was the impetus for his founding of this Fund in 1995: to develop deep relationships and build bridges among people and communities to advance social, economic, and racial justice.

2025 Lenny Zakim Fund Grant Recipients:

ACCESS TO FOOD, HOUSING & ECONOMIC OPPORTUNITY

East Boston Community Soup Kitchen

CIVIL & HUMAN RIGHTS ADVOCACY & SUPPORT

Neighbors United for a Better East Boston

The Lenny Zakim Fund has worked since 1995 to develop deep relationships and build bridges among people and communities to advance social, economic, and racial justice. The LZF mission is to listen to those most impacted by inequity and provide the funding, essential resources, and support they need to create lasting change. The Lenny Zakim Fund envisions a more just and equitable world where communities thrive because of the contributions and leadership of grassroots organizations.

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Spontaneous Celebrations, 45 Danforth Street, Jamaica Plain

Wellness Class Schedule

Tuesdays (Starting March 4)

Mindfulness: 9:15-10:15AM

Chair Yoga & Rhythmic Flow: 10:30- 11:30AM

Gentle Pilates for Core & Mobility: 12-1PM

Thursdays (Starting March 6)

Senior Sound Bath: 9:15-10:15AM

Breath & Flow Meditation: 12 PM-1 PM



Age Strong Commission



Flynn files hearing order to discuss all road users to be licensed, registered, and insured

Special to the Times-Free Press

At last week's City Council meeting, Boston City Councilor Ed Flynn filed an order for a hearing to discuss requiring all micro-mobility devices and road users to be licensed, registered, and insured. Last week, the city administration proposed an ordinance that would require third party delivery providers such as DoorDash, UberEats and GrubHub to obtain a permit to operate within the city, and have liability insurance coverage for all drivers using their platform. While having 3rd party deliv-

ery operators obtain a permit and insurance for their workers is a start - and there is a need for more enforcement to deter bad behavior - Councilor Flynn believes there should be consistency in having all road users licensed, registered, and insured to make sure everyone is playing by the same rules.

Last February in 2024, Councilor Flynn filed a hearing order to discuss community process with the Boston Transportation Department. At that time, he advocated that instead of not engaging with neighborhoods on street redesigns with a top down approach- we should also

listen to neighbors and address the increase of mopeds and other devices from third party delivery drivers.

Residents across Boston have reported speeding along our streets and sidewalks, frequent running of stop signs and red lights, going the wrong way on one-way streets, and navigating between vehicles at traffic lights by mopeds, scooters, dirt bikes, electric bikes, and other micro-mobility devices. Residents have consistently shared serious concerns about how these devices don't have a license, registration or liability insurance in the event

of a crash, and that they pose a danger to pedestrian safety. This new dynamic impacts road safety and can put all road users in harm's way

Moreover, a grant of \$775,855.00 was introduced at the City Council last week to electrify and replace BlueBikes Stations. Councilor Flynn remains concerned that city-sponsored electric BlueBikes may present similar public safety issues as the current dynamic with third-party delivery operators, due to the speed of electric bikes and potential for users who do not follow the rules of the road.

"In the final analysis, the development of new devices on the road in recent years has created a less safe environment when all road users are not following basic traffic laws. Whether it's cars, mopeds, scooters, dirtbikes, electric bikes, or bikes- everyone using city roads needs to abide by the rules of the road," said Councilor Flynn. "Everyone should have a license, registration, and liability insurance in the event of an accident and injury. It can no longer be the Wild West on the streets of Boston."

Tips to prevent winter wandering for those caring for loved ones with dementia

Special to the Times-Free Press

Many parts of the U.S. are expected to be impacted by a winter storm over the next couple of days. The Alzheimer's Foundation of America (AFA) wants to remind caregivers of those living with dementia how to protect them from the potential dangers of wandering during this time when they may experience frigid temperature, snow, and ice.

Wandering is a common and potentially dangerous behavior in individuals with dementia. Someone who wanders can quickly become lost or disoriented, unable to remember how to get back home, or know how, or who, to call for help. They may also leave the home without dressing appropriately for the weather. Cold winter weather adds to the dangers

of wandering with the risks of hypothermia, injuries from slipping on ice or snow, and reduced visibility.

Older adults also face greater challenges with cold weather due to factors such as diminished compensatory mechanisms and medications that can interfere with normal temperature regulation. Additionally, Alzheimer's disease can impair their ability to recognize when they are too cold or at risk of hypothermia.

AFA encourages family caregivers to follow these five steps to protect their loved ones:

Watch for nonverbal cues. Wandering often stems from an unmet need or desire (i.e., hunger, thirst, a need to use the bathroom, a wish to engage in an activity). Looking for a signal that the person may need something (i.e., tugging on

pants can be a sign that the person may need to use the bathroom) and quickly addressing it can reduce the chances of wandering. Sometimes, wandering can be a form of communication, especially if the person's verbal skills are impaired. Watch for signs that loved ones may be frightened, anxious, stressed, or overstimulated, and take action to soothe and reassure them.

Safeguard the home. Objects such as car keys, jackets, and purses, especially when left near a door, can provide motivation for the person to leave suddenly. Avoid keeping these items out in the open. Install electronic chimes or doorbells on doors so someone is alerted if the individual tries to exit. Consider utilizing a smart doorbell with an app that can notify you when someone is entering

or exiting the home.

Know your loved one's patterns. Know what times of the day may be more triggering than others and provide activities during those periods. Encourage healthy sleep habits to reduce chances the person might leave in the middle of the night. If your loved one does wander, keep a record of their patterns (frequency, duration, time of day, where they were found, etc.) to help guide you in the future.

Develop a safety plan. Compile pertinent information (i.e., recent close-up photo, medical information, a list of places the person may go) so that it can quickly be provided to

first responders in an emergency. Maintain a list of people to contact if the person goes missing and ask neighbors to call you if they see the person out alone. When possible, encourage and incorporate input from the person when developing your plan.

Connect with your local public safety agency. Many communities have programs, such as Project Lifesaver, that allow you to voluntarily enroll your loved one to receive locating technology that first responders can activate if the person goes missing. Contact your local public safety agency to see if they offer this service or one that is similar.

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Sports

BOB MARRA PHOTOS

Jets // CONTINUED FROM PAGE 1

Red Devils turned on the heat in the fourth quarter. Led by the torrid shooting of Geovany Brito, (game high 22 points, 10 in the fourth quarter) Chelsea chipped away and trailed 56-51 with 55 seconds left. But Florence then dropped four straight foul shots to give the Jets plenty of breathing room as the clock ran down. Xander Boutros tallied 15 points and Robin Cartegena chipped in 13 more on the night.

The win boosted East Boston's record to 8-11 with four games remaining (as of February 13). The Jets still are a long shot at moving up from their current No. 34 MIAA Division 3 Power Ranking into a post-season qualifying No. 32, but can take care of business on their own if they win out and finish with a .500 season to qualify for post-season play in the MIAA Division III play-offs.



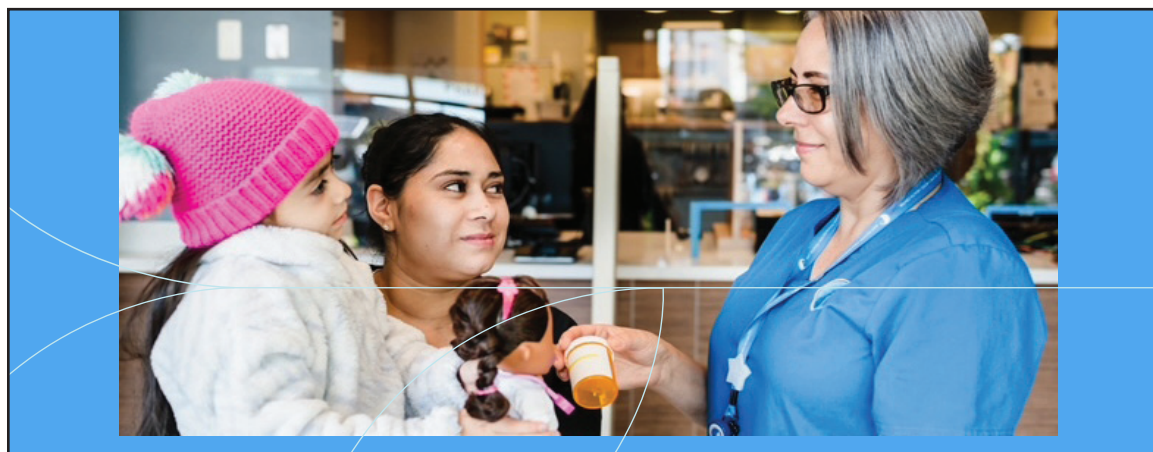
Islam Mohammed puts a move on Chelsea's Geo Brito.



Xander Boutros pulls down a rebound in front of Chelsea's Nathaniel Ramos Quijada.



Geo Angelico (20) expresses his approval after teammate Caleb Florence (12) scored two points and was fouled, setting up a three-point play.



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East Boston fans react to a late free throw that put the Jets up by 9 points with less than 25 seconds remaining.

EB JETS BOYS BASKETBALL BEAT CHELSEA 61-51

BOB MARRA PHOTOS



East Boston's Caleb Florence (12) muscles his way toward the basket but encounters solid defense by Chelsea's Geovany Brito.



Justin Aiken reaches as he tries to take a rebound from Chelsea's JJ Williams (5).



Robin Cartegena makes his way toward a pair of his 13 points as he slips between Chelsea's Brooke Ephram (left, 24) and George Chappelle (0, right)



Musicians from the Otis, Kennedy, and 7th grade EBHS music program added the sounds of a marching band to add to the high-pitched atmosphere of East Boston's rivalry game against Chelsea. The young musicians made their first appearance at an East Boston High sports event. The program is part of the partnership between the Boston Public Schools and ZUMIX, an East Boston-based nonprofit organization dedicated to building community through music and creative technology.

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NEWS FROM AROUND THE REGION

OFFICIALS TO UNVEIL NEW LOGO

CHELSEA - The city will unveil the new logo for its Comprehensive Plan, Chelsea Pa'Lante, Chelsea Onward, at Chelsea Pa'Lante Fest – a community block party to celebrate the future of Chelsea – on Saturday, March 15, from 2-5 p.m. at Chelsea Square.

Chelsea Pa'Lante Fest will transform Chelsea Square into a dynamic party space featuring:

- 9-hole miniature golf
- Giant checkers
- Face-painting
- A bubbles station
- Music and entertainment
- A vibrant food and goods market
- An opportunity for residents to share their thoughts on the future direction of Chelsea
- A chance to meet the design team and steering committee for Chelsea Pa'Lante, Chelsea Onward

In early January 2025, the City asked residents to help choose the logo for the Comprehensive Plan by taking a survey. Of the 143 respondents, the majority favored the “Shapes Logo.” Based on additional feedback from social media and email responses, the city has been working behind the scenes with its design consultant to revise the logo, incorporating the following key community suggestions:

- More inclusive design and language
- Improved visibility and simplicity
- More professionalism and sophistication
- Incorporation of meaningful symbolism

This event is free, family-friendly, and open to the public. All residents are encouraged to come out and play, learn more about the plan, and help shape the future of Chelsea.

Event partners include the City of Chelsea City Manager's Office, Department of Housing + Community Development, and JukeBox Events.

In the event of rain, the event will take place in the Williams School Gymnasium.

Chelsea Pa'Lante, Chelsea Onward will be the first comprehensive master plan for the City since 1970 and is intended to serve as a road map for the community over the next 10-15

years. It is a community-driven initiative designed to enhance the quality of life in Chelsea through a comprehensive, collaborative planning process. Pa'Lante, meaning “forward” in Spanish, Chelsea Pa'Lante reflects the City's commitment to progress, inclusion, and equity as it plans for the future. The plan will be developed through public input, ensuring consistency in policies and forecasts, and must be approved by a majority vote of the planning board.

NEGOTIATIONS ON EVERETT SOCCER STADIUM DRAW CONSIDERABLE ATTENTION

EVERETT - The issue of the Kraft Group building a new soccer stadium in Everett for its New England Revolution team is back in the spotlight following successive Boston newspaper stories on negotiations between the Kraft Group and Mayor Michelle Wu over mitigation agreements.

Boston media did reveal that the City of Everett, led by Mayor Carlo DeMaria, has signed a very productive, preliminary agreement with the Kraft Group. That agreement would result in a \$5 million payment for the construction of a year-round community center, \$10 million for a housing stabilization fund, a \$1 million annual payment to the City of Everett from ticket revenues, a new waterfront park that would totally transform and enhance the environment along the Mystic River, and 75 parking spaces on the site. According to the Boston Globe story, an offer was reportedly made to the

City of Boston in the amount of \$750,000, which would go to the improvement of athletic fields in Charlestown

The tax revenues from the new stadium would also be a huge boost financially for Everett, not to mention the prestige and glamour of having a world-class casino/resort (Encore Boston Harbor) and an MLS soccer franchise, led by the NFL's six-time Super Bowl champion ownership team, operating on adjacent properties in the City of Everett.

DeMaria comments on CBA

Mayor DeMaria spoke about the successful negotiations with the Kraft Group and the preliminary Community Benefits Agreement (CBA) that was signed on November 6, 2023.

“Previous discussions with the Kraft Group have been productive, but there is still much work to be done,” said Mayor DeMaria. “We look forward to collaborating with stakeholders to ensure that the needs of the City of Everett, its residents, and businesses are fully considered and reflected in the future community benefits agreement.”

The DeMaria Administration noted that there is a full understanding by the parties (Kraft Group and the City of Everett) that additional items will be negotiated into the final CBA. The purpose of the initial CBA was, essentially, to set a framework for a future CBA and was crafted in preparation for the State Legislature to review while contemplating the legislation to remove the parcel from its Designated Port Area (DPA) status. Therefore, it is accurate to say that future negotiations with the Kraft Group are going to occur

as the project progresses, but that conversations and commitments made thus far have been productive.

Sen. DiDomenico weighs in on community agreements

Sen. Sal DiDomenico, who championed the legislation to bring a new soccer stadium to Everett, said, “I am hopeful that all parties, the cities of Everett, Boston, and the Kraft Group, can come together and produce a Community Benefits Agreement for both cities that will reflect the needs and wants of our communities. I know this project will provide tremendous economic and environmental benefits to our area, and I look forward to the day we can all come together and finalize an agreement that everyone will be happy with.”

Councilor Van Campen seeks community meetings on stadium

Ward 5 Councilor Robert Van Campen, who just completed a one-year term as council president, is hoping that Everett will hold community meetings to discuss the agreements before they are finalized.

“While I have learned through media reports about certain items already negotiated that appear beneficial to our community, it is imperative that the Administration conduct community meetings and seek input from those directly impacted before any agreements are finalized,” said Van Campen. “The people of Everett deserve a voice at the bargaining table.”

Councilor-at-Large Katy Rogers said she has submitted a request for an update on the soccer stadium for the Feb. 11 Council meeting agenda.

Charlestown Neighborhood Council seeks meeting with the Kraft Group

Crystal Galvin, secretary of the Charlestown Neighborhood Council (CNC) and a member of the Soccer Stadium Subcommittee, said the CNC is seeking a meeting with representatives of the Kraft Group to discuss the preliminary mitigation agreement and quality-of-life issues relating to the new soccer stadium that is being proposed for Everett.

“I read the reports that the City of Boston is being offered \$750,000 that would go to the improvement of Charlestown athletic fields,” said Galvin.

The CNC has not discussed the \$750,000 offer specifically at a meeting, “but the reaction to the figure, as expected, was that it was significantly low and won't meet any of our expectations.”

Galvin said the CNC subcommittee has met on two occasions, the most recent a Jan. 28 session with Rep. Dan Ryan, to learn what was next in the legislative process concerning the proposed soccer stadium project. Ryan has been closely monitoring the issue, recognizing the major impacts that the 24,000 seat stadium would have on his constituents.

“We discussed with Rep. Ryan how we can organize and raise issues such as the stadium's impact on the quality of life and mitigation in particular,” said Galvin.

The CNC was set to meet with Boston City Councillor Gabriela Coletta Zapata Tuesday (Feb. 4) at the CNC's general monthly meeting.

“I'm sure Councilor Coletta will be asked about the soccer stadium,” said Galvin Monday. “On our side, it's a very topical issue as we watch the process on the legislative level unfold while also trying to have a seat at the table to get in on the conversations from the ground-level about the impact the soccer stadium will have on the lives of residents.”

Galvin indicated that New England Revolution soccer team officials are willing to speak at a CNC meeting, “but honestly, we're just waiting for the legislation conversation first, rather than having it become a debate about people's preference for soccer and lose sight of the focus.”



Ice sculptures created by artisans during the Revere Beach Partnership's 2nd Annual Winter Wonderland, on display at the foot of Markey Bridge.

Region // CONTINUED FROM PAGE 10

Galvin said residents are welcomed to join the still-forming subcommittee that is being led by CNC Chair Tom Cunha. CNC Vice Chair Mary Boucher and Treasurer Tim McKenna are other members who have taken on an active role on the subcommittee.

Galvin said while a meeting with the Kraft Group was most preferable, “we would like to meet with anyone that has the best interest of Charlestown residents in mind.”

“There’s been a lot of interest in getting MassDOT to the table and hopefully trying to hear from Mayor Wu’s office about their negotiation process [with the Kraft Group],” said Galvin. “There’s the issue of the traffic impacts in Sullivan Square. It’s been kick-the-can with Sullivan Square for years. Nobody wants responsibility for it, and here we are, just trying to live with the current situation.”

BOARD OF HEALTH HEARS UPDATE FROM MAPC

REVERE -The Revere Board of Health held its first regular meeting of the new year on January 23 in the City Council Chambers. On hand for the session were the board’s three members, chairperson Dr. Drew Bunker, Kathleen Savage, and Viviana Catano, and Board of Health Clerk Paula Sepulveda.

Director of Public Health Lauren Buck presented the monthly communicable disease report which covered the period since the board’s last meeting on October 24. Buck noted that the city is amidst the flu and respiratory illness season and said that there were 307 reported cases of the flu, 118 for COVID-19, and one Mpox case.

She also spoke briefly about the avian flu, noting that although risk of exposure for humans presently is at a low level, the CDC is monitoring the situation. Buck warned that persons who keep chickens should be on the alert for possible infections among their flocks.

Michael Wells, the city’s Health Agent/Director of Inspectional Services (ISD), then presented his report, which covered the most recent period.

Wells said that ISD issued 46 certificates of fitness for hous-

ing units; performed 13 reinspections; and investigated 21 interior complaints. In the food department, ISD performed 27 routine food inspections, seven reinspections, three complaint inspections, and one pre-opening inspection.

In the exterior sanitation division, ISD agents issued 22 citations for accumulation of trash, litter or debris; three for carts out at improper times; one for a commercial vehicle in a residential neighborhood, 29 for overflowing dumpsters; 186 for improper placement of trash and bulky items; eight for improper storage of garbage and trash; one for junk heaps; one for multiple unregistered vehicles; and 34 for sump pump violations/failure to remove snow and ice.

Wells reminded all residents and business owners that they are obligated per the city ordinance to remove snow and ice from the sidewalks in front of their homes and businesses sufficiently wide for a stroller to pass.

The board then heard a presentation, which included a slide deck, from Barry Keppard, the Director of the Health Dept. for the Metropolitan Area Planning Council (MAPC) who also is a member of the North Suffolk Public Health Collaborative that includes Chelsea, Revere, and Winthrop.

He said that the collaborative came together in 2016 because those communities face significant public health problems and suffer from a higher rate of chronic diseases, such as diabetes, heart disease, and asthma, as well as higher levels of mental health and substance abuse disorders, compared to the rest of the state.

He pointed out that one of the purposes of the collaborative is for the three communities to share staff in order to more effectively address the issues they face and to develop regional health programming, such as the recent successful childhood vaccination efforts.

He noted that the collaborative benefited the three communities by working together to bring state funding to the communities during the COVID-19 pandemic.

In response to a question from Bunker, Keppard said that the funding for the collab-

orative initially came from the three communities, but now it comes from state grants. Keppard also noted that a new part of the program will require each of the three communities to send a member from its board of health to the collaborative’s quarterly meetings in order to contribute to the future decision-making process of the collaborative.

The last piece of business before the board pertained to the renewal of Body Art Licenses for both businesses and individual practitioners for the coming year. Buck informed the board that all 16 of the applicants passed their recent inspections and have met the necessary requirements for the renewal of their licenses.

The members accepted Buck’s recommendations and unanimously voted to renew all of the licenses for 2025.

NEW FIREHOUSE BUILDING COMMITTEE GETS DOWN TO BUSINESS

WINTHROP -The town’s newest Firehouse Building Committee held its first meeting Monday night in preparation for a debt exclusion vote for the construction of a new fire station at the old middle school site on Pauline Street on Saturday, April 5.

The members heard from architects from Kaestle Boos on the conceptual plans for the three-story, 27,000-square-foot building and the potential cost of the project.

In addition, the members discussed the length of a potential debt exclusion for the project.

The members sworn in for the new building committee included Fire Chief Scott Wiley, Deputy Fire Chief Steve Calandra, Council President Jim Letterie, Jill Door, Karin Chaviz, Shannon Poulos, Kim Dimes, Joe Hanlon, Marc Wallerice, Paul Flanagan, and honorary member Richard Bang.

Larry Trim from Kaestle Boos reviewed the current conceptual plans for the building and the site.

“We have kept the gymnasium, the related locker rooms, and some mechanicals to keep the functionality of the rink as well as to keep that facility alive for the town,” said Trim.

The site plan also preserves

the existing parking for the gymnasium.

The concept for the fire station itself calls for a main apparatus bay with four doors and an auxiliary bay with two doors. The main entrance would be to the right of the building and the watch/radio room would be near the entrance. The entrance would also be near the elevator which would access office and living spaces on the second and third floors.

The area for turnout gear, decontamination, and other essential services would be to the rear of the first floor. A mezzanine area with a three-story training tower would separate the main bays from the auxiliary bays. The main bays would be drive-throughs so fire apparatus would not have to back into the bays from the road, but be able to access the bays from the parking lot.

The bunk rooms would be on the second floor over the apparatus bay doors with access to the kitchening, dining, and shower areas. The fire prevention office would also be on the second floor.

The third floor would include the administration and command offices and some conference space.

Wiley said the apparatus bays would be sufficient to store and handle the department’s current apparatus, as well as allow for possible expansion.

The long-term plan, Wiley said, is to provide medical services through the fire department. The auxiliary bays would provide room for an ambulance, he said.

“This is a concept, and we are looking for feedback from the building committee to help us shape this as we make it more of what you are looking for,” said Trim.

Michael McKeon of Kaestle Boos reviewed what he referred to as the opinion of probable costs. Taking into account construction costs, owner’s indirect costs such as design and owner’s project manager fees, and equipping costs for furniture, technology, and other items, McKeon said the total estimated cost was just under \$41 million.

However, Letterie noted that the estimate included \$3.69 million for the relocation of a stormwater pipe that was later determined to be under the gymnasium. He said that pipe relo-

cation would not be part of the fire station project, but that there should be a \$1 to \$1.5 million line for other drainage-related costs.

Letterie said he estimated the total project cost would be around \$38.5 million.

“These numbers are going to be finetuned and we are going to feel comfortable about them when we are going out for the debt exclusion,” said Letterie. “We are trying to make as conservative an estimate as we can.”

Letterie said there have also been discussions about the potential length of the debt exclusion.

“We are looking at approximately \$38 million of borrowing at 25 years versus 30 years,” he said. “We have usually been borrowing for 30 years.”

At 30 years, Letterie said the property tax bill for a homeowner, based on the average home assessment of \$689,000 in Winthrop, would see an increase of \$445 per year.

“At 25 years, this \$445 would go to about \$475,” Letterie said. “It would be an extra \$30 per year.”

But Letterie said the shorter borrowing window would save the town and taxpayers between \$8 million to \$9 million because of the shorter period of time and slightly lower interest rates.

Because all of the borrowing for the fire station would not be done at once but as needed, Letterie said the full assessment of \$445 per year would not hit the tax rolls until Fiscal ‘27. By the time Miller Field comes off the tax roll, Letterie said the increase would effectively be about \$300 per year for the average homeowner.

Committee members also discussed the campaign to get out the word for the debt exclusion vote.

“Everybody knows how desperately we need a fire station,” said Wiley.

The fire chief pointed to a study from 1993 that outlined the need for a new station. Wiley added that even more than 30 years ago, the study showed that rehabilitating the town’s two existing fire stations would not provide the room needed for a modern fire department.

“The entire footprint of both of those stations compared is about 12,000 square feet,” said Wiley. “We are looking at a 27,000-square-foot building.”

City Licensing Board approves 37 new liquor licenses

Special to the Times-Free Press

The City of Boston Licensing Board has approved 37 new liquor licenses for various establishments across Boston's neighborhoods. The approved applicants—including 28 that received approval earlier today—span neighborhoods across Boston, including East Boston, Charlestown, Dorchester, Hyde Park, Jamaica Plain, Mattapan, Oak Square, Roslindale, and Roxbury. In addition to today's approvals, the Licensing Board previously approved nine applications. The Licensing Board will send applications approved today to the Massachusetts Alcoholic Beverages Control Commission (ABCC) for further review.

"Each of these 37 local busi-

nesses brings vitality, jobs, and community to our neighborhoods," said Mayor Michelle Wu. "I'm thankful to these entrepreneurs for investing in Boston, to the Licensing Board for their diligent efforts stewarding a smooth and thorough process, and to our partners at the state and local levels who advanced the legislation making this possible. I look forward to celebrating each of these restaurants and community spaces as we build opportunity in our neighborhoods."

"I am grateful to Mayor Wu and the community leaders whose advocacy made the availability of these licenses possible, as well as the commitment of the Boston Licensing Board and the Economic Opportunity and Inclusion team to advance the intent of the legislation by

centering the growth of all of our neighborhoods," said Segun Idowu, Chief of Economic Opportunity and Inclusion. "By coupling these licenses with our wrap-around support services for each awardee, we will ensure the stability of these small businesses, the growth of the local economy, and the vibrancy of our communities for generations to come."

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

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

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

12 transferable all alcohol licenses

3 all alcohol neighborhood restricted licenses in Oak Square, Brighton

The list of approved first round applications following the 2024 legislation is as follows:

Zip Code Restricted Licenses

Crystal Spoons, Roxbury (02118), All Alcohol

El Centro, South End (02118), All Alcohol

La Parada Dominican Kitchen, Jamaica Plain (02119), All Alcohol

justBook-ish, Dorchester (02122), Beer and Wine

Minina Cafe, Dorchester (02122), Beer and Wine

One Family Diner, Dorchester (02122), Beer and Wine

Fresh Food Generation, Dorchester (02124), All Alcohol

Muri's Kitchen, Dorchester (02124), All Alcohol

Mofongo Factory, Dorchester (02125), Beer and Wine

Blue Mountain Jamaican

Restaurant, Mattapan (02126), All Alcohol

Angela's Cafe Orient Heights, East Boston (02128), All Alcohol

Cabana Grill, East Boston (02128), All Alcohol

Cafe Dello Sport, East Boston (02128), All Alcohol

Con Sabor A Colombia, East Boston (02128), Beer and Wine

El Jardin, East Boston (02128), Beer and Wine

Florenza, East Boston (02128), Beer and Wine

Los Alebrijes, East Boston (02128), Beer and Wine

Mi Pueblito, East Boston (02128), All Alcohol

Taqueria Jalisco Orient Heights (02128), East Boston, All Alcohol

The Smoke Shop BBQ (02128), East Boston, All Alcohol

Peruvian Taste Restaurant, Charlestown (02129), Beer and Wine

bb.q Chicken, Jamaica Plain (02130), Beer and Wine

Don Tequeño y Doña Arepa, Jamaica Plain (02130), Beer and Wine

Jadu, Jamaica Plain (02130), Beer and Wine

Mangú Dominican Bistro, Jamaica Plain (02130), Beer and Wine

Momo Masala, Jamaica Plain (02130), All Alcohol

Stoked Pizza, Jamaica Plain (02130), All Alcohol

Harry's All American, Roslindale (02131), All Alcohol

Mi Finca Mexican Restaurant & Pizzeria, Roslindale (02131), Beer and Wine

From Scratch, Oak Square (02135), All Alcohol

SubRosa and Humaari, Oak Square (02135), All Alcohol

Las Delicias Colombianas, Hyde Park (02136), All Alcohol

Little Haiti International Cuisine, Hyde Park (02136), All Alcohol

Community Space All Alcohol Licenses

Huntington Theatre Company, Fenway (02115)

Zoo New England, Dorchester (02121)

Jeffries Yacht Club (02128)

Roslindale Substation, Roslindale (02131)

"As these new liquor licenses start pouring into our communities, let us not only raise a glass to these businesses, but also toast to the economic growth across all our neighbor-

hoods. We've heard from so many restaurateurs who are excited for this opportunity, and we could not be more happy for them," said City Council President Ruthzee Louijeune.

"These liquor licenses are great opportunities to spur economic growth in many of our neighborhoods. They are vital to empowering our black and brown business owners as well as making all of our neighborhoods a destination," said City Councilor Brian Worrell (District 4), who authored the initial legislation to create the licenses. "I applaud the Boston Licensing Board for its thoughtful approach to the distribution of these licenses, and I can't wait to raise a glass in some of these restaurants."

"I am grateful to Mayor Wu and the Licensing Board for their outreach work in communities who've historically been excluded from accessing liquor licenses," said State Senator Liz Miranda. "They are making these licenses and new small businesses come to life in our communities. Although many barriers remain, enabling our current and prospective small business owners to secure neighborhood-restricted liquor licenses will help us tackle the racial wealth gap and support generational wealth building in our neighborhoods."

"I am thrilled to witness this legislation come to life and begin making a meaningful impact on businesses in my district and other communities of color," said State Representative Christopher Worrell. "This is just the beginning. In the coming years, waves of new restaurants, bars, and community spaces will revitalize areas of the city that have long been neglected. These new licenses are a catalyst for creating vibrant business districts that Boston residents have been eagerly awaiting. I want to commend the Boston Licensing Board for its dedication and partnership in implementing these reforms in alignment with the bill's core mission: fostering equity and accessibility."

"Jadu's concept is to be a coffee shop by day, wine bar by night and a neighborhood gathering spot, always," said Maya Mukhopadhyaya, Owner of Jadu. "We love coffee and

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Wu and the Office of Civic Organizing announce 2025 Love Your Block dates

Special to the Times-Free Press

Mayor Michelle Wu and the Office of Civic Organizing (OCO) announced the 2025 Love Your Block spring cleanups will take place on Saturday, April 5 and Saturday, April 12. This year marks the tenth anniversary of Love Your Block, a program that has mobilized thousands of residents in community-led cleanups to beautify Boston's neighborhoods. Originally launched as Boston Shines and rebranded in 2015, Love Your Block has become a key initiative for civic engagement in Boston. Over the past decade, the program has empowered residents to take ownership of their public spaces, fostering community pride and connection through hands-on neighborhood beautification projects. These projects include street cleanups, park revitalization, planting flowers, and mulching.

The Love Your Block registration is now open for volunteers to sign up as hosts. Alternatively, individuals who wish to join an existing neighborhood cleanup as a volunteer can pre-register. After registration closes on March 3, 2025, the Office of Civic Organizing (OCO) will provide registered volunteers with a list of cleanup sites in their neighborhood that are accepting participants.

"Love Your Block cleanups have been a fantastic way of bringing communities together

across Boston and one I have personally enjoyed taking part in," said Mayor Michelle Wu. "For the past 10 years, this program has empowered residents to take pride in their communities by giving them the tools to keep their neighborhoods sparkling. Together we celebrate the start of spring and take ownership of keeping our public spaces beautiful."

The Love Your Block program was established in 2015 through a three-year grant awarded to the City of Boston by Cities of Service. Following the expiration of the grant in 2018, Love Your Block was integrated as a permanent city program.

Cleanups will take place in every neighborhood of Boston over the course of two weekends. The 2025 dates are as follows:

Saturday, April 5: Allston, Brighton, Charlestown, Chinatown, Dorchester, Downtown, Leather District, Mattapan, Mid-Dorchester, North End, Roslindale, South Boston, West End, West Roxbury and Wharf District.

Saturday, April 12: Bay Village, Back Bay, Beacon Hill, East Boston, Fenway-Kenmore, Hyde Park, Jamaica Plain, Mission Hill, Roxbury, and South End.

"Love Your Block is a reflection of Boston's spirit, neighbors coming together not only to care for the places we call home but also to strengthen

the bonds that connect us," said Nathalia Benitez-Perez, Director of the Office of Civic Organizing. "I am deeply grateful for the dedication of our volunteers who work closely with us to keep this tradition alive."

Love Your Block had record participation numbers last year, with more than 2,000 volunteers across 121 sites citywide. After last year's success, the Office of Civic Organizing is partnering again with Boston Public Library and Boston Centers for Youth & Families to serve as centralized locations where community members can conveniently pick up and return cleanup tools. All participating sites are listed on the Love Your Block page, along with tips on how to host your own Love Your Block cleanup site. Tool collection is scheduled from 9:00-10:00 a.m., with returns to the same location between 12:00-2:00 p.m.

On Friday, April 4, the Downtown Boston Alliance (DBA) will kick off this year's Love Your Block cleanups with its annual Friday beautification project, marking the official start of the citywide initiative. The DBA coordinates this cleanup, but people can sign up through the City as individual volunteers.

"For ten years, the City of Boston's Love Your Block event has brought the community together to celebrate the emergence of spring and to take pride in our respective neigh-

borhoods through an annual day of service. The Downtown Boston Alliance congratulates the City on this milestone, and for the leadership of each city official who has supported the ongoing success of this treasured volunteer activity," said Michael J. Nichols, President of the Downtown Boston Alliance. "Further, our organization has been honored to host a volunteer site downtown since 2008, back when Love Your Block was known as Boston Shines, and we look forward to continuing to bring together residents, students and Downtown's business community in support of beautifying our shared neighborhood."

"The Codman Square Neighborhood Council and the BOLD Teens have participated in Love Your Block for all of the years that it has been Love Your Block and before that with Boston Shines. We truly appreciate the resources and energy this city initiative brings to our neighborhood," said Cynthia Loesch-Johnson of Dorchester. "It has helped us to take care of

both Codman Square Park and the Dr. Loesch Family Park over the decades. Residents of all ages look forward to this event each year where they get to clean, paint, plant and beautify our neighborhood parks and have the support of the city in doing so."

The Office of Civic Organizing will provide volunteers with cleanup tools including trash bags, gloves, brooms, rakes, trash pickers and a Love Your Block t-shirt. Hosts leading a cleanup can request tools until Friday, March 3 at 5:00 p.m. here.

"The Community Engagement Cabinet is thrilled to celebrate 10 years of our city's Love Your Block initiative," said Brianna Millor, Chief of the Community Engagement Cabinet. "This initiative inspires Boston residents, community leaders, and volunteers each year to think about a street, local park, or neighborhood that could use some extra care. Together, we collaborate to beautify Boston, one block at a time."

Licenses // CONTINUED FROM PAGE 12

we love wine, but really, we believe good food and beverages are conducive to conversation and connection. Obtaining a liquor license was essential for our concept to work. While coffee shops are such vibrant community spaces, they are grueling businesses. A coffee shop of our size does not make a lot of profit. Being able to operate in the evenings as a wine bar gives our business a chance to really flourish, while giving Jamaica Plain residents a casual-yet-elevated evening meeting spot."

"We commend this first group of approved applicants for the quality and effort put into their applications," said Kathleen Joyce, Chair of the Boston Licensing Board. "By

phasing the process, we aim to give applicants the time they need to present strong proposals, ensuring those granted licenses are set up for long-term success. We look forward to reviewing the next round of applications and encourage all applicants to engage with the Licensing Board as a valuable resource throughout the process."

All applicants completed the application and community process prior to Dec. 6, qualifying them for the first round of the allocation process. The second round deadline is Friday, May 23, 2025 at 11:59 p.m. Potential applicants are encouraged to start the process as soon as possible. The Mayor's Office of Licensing

and Consumer Affairs, the Office of Neighborhood Services, and Office of Small Business staff will continue to support potential applicants through bi-weekly office hours, neighborhood information sessions, and drop-in appointments with the Boston Licensing Board at City Hall, Room 809.

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

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

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Wu announces City Hall as the newest historic landmark in Boston

Special to the Times-Free Press

Mayor Michelle Wu and the Boston Landmarks Commission announced the official designation of Boston City Hall as a local Landmark. The designation recognizes Boston City Hall's architectural, cultural, and civic significance, ensuring the preservation of its unique character and historical identity for future generations.

"For more than five decades, Boston City Hall has served as a hub where residents come together to shape our city's future, and has become a symbol of our city's resilience, innovation, and commitment to our constituents," said Mayor Michelle Wu. "As we officially designate Boston City Hall a Landmark, we honor its deep historical and cultural significance. This milestone serves as an affirmation of our commitment to preserving this space as a vital symbol of our democracy and a center for civic engagement. Our administration is proud to help the building evolve into a space that is accessible to the community while maintaining its historic character."

Completed in 1968 in the former Scollay Square neighborhood, which was demolished as part of urban renewal of the mid-twentieth century, Boston City Hall stands as an iconic example of Brutalist architecture. The building was designed by Kallmann McKinnell and Knowles in response to a Boston Redevelopment Authority architectural competition in 1961. The building was conceived as a symbol of democratic governance and accessibility, fostering transparency and civic engagement. Its bold design marked a departure

from Boston's traditional architectural vernacular of brick and brownstone, redefining the city's architectural identity and the nature of public space.

"As Chair of Planning, Development, and Transportation, I am proud to celebrate the designation of Boston City Hall as a Boston Landmark," said City Councilor Sharon Durkan. "Since 1968, this building has stood as a bold architectural statement and a living symbol of transparency, innovation, and civic identity. This milestone honors not just its iconic design but the community it serves while challenging us to preserve its legacy and reimagine its role for future generations. I extend my gratitude to Commissioner Eamon Shelton, Commissioner Kristen McCosh, and the teams whose stewardship and advocacy have ensured this designation reflects both our history and our commitment to accessibility and inclusion. Boston City Hall is more than a building—it's a catalyst for civic engagement and a home for those who serve our great city."

Boston City Hall's significance extends beyond its striking design, reflecting broader trends in 20th-century urban planning. It introduced principles of integrated civic and public space that have influenced urban design across the United States. As both a product of Boston's urban renewal era and a focal point for public gatherings and civic dialogue, the building has become a lasting cultural and civic symbol.

Boston Landmark designation follows the completion of a comprehensive Conservation Management Plan (CMP) in 2021, funded by the Getty



Boston City Hall.

Foundation. The CMP provides a roadmap for maintaining and managing the building while addressing functional updates needed to ensure its continued use. Landmark designation aligns with the CMP's recommendations to protect the building's architectural integrity while guiding future changes. The designation also includes commitments to enhancing accessibility measures within the building, ensuring that it remains inclusive and welcoming for all members of the public.

"This landmark designation affirms Boston City Hall's place as a cornerstone of our city's architectural and civic heritage," said Kathy Kottaridis, Director of the Office of Historic Preservation. "This decision ensures that the building will continue to inspire and serve future generations while adapting to meet the needs of a modern, vibrant Boston."

While Boston City Hall has faced criticism and calls for demolition in the past, it has also inspired a dedicated community of advocates who recognize its architectural and cultural value. Landmark des-

ignation ensures that any proposed changes to key features of the building will undergo review by the Boston Landmarks Commission to maintain its integrity.

"I am grateful that City Hall is being celebrated and protected for its architectural, cultural, and historical significance," remarked Eamon Shelton, Commissioner of Property Management. "Of course it is not a perfect building, so I am thankful that the Study Report, which serves as a roadmap for future decisions, both acknowledges the significant architectural features and memorializes the ongoing projects and necessary future changes. Only through growth and thoughtful adaptation can the 'People's Building' be fully accessible and inclusive for all, now and into the future."

"I appreciate that this landmark designation will not prevent necessary upgrades to improve access for people with disabilities. City Hall was constructed with architectural barriers that would not be present if it were built today, so accessibility upgrades will remain a key priority moving forward," said Disability Commissioner Kristen McCosh.

An upcoming historic preservation conference will take place in Boston, providing a timely opportunity to celebrate the Landmark designation of Boston City Hall. Organized by the Historic Preservation

Education Foundation and the Boston Architectural College, the Preserving the Recent Past 4 conference will take place from March 19-22, 2025, with a focus on the challenges and opportunities of preserving postwar architecture. The opening reception for the conference will be held at Boston City Hall.

Throughout Mayor Wu's first term in office, the City has designated 25 landmarks in Boston in addition to the Highland Park District, more than twice the number of historic designations that occurred in the decade prior. There are over 8,000 properties designated as individual Landmarks or located within Boston's local historic districts. Any 10 registered Boston voters can petition the Boston Landmarks Commission to designate a historic neighborhood, building, landscape, or object as a protected Boston Landmark or District. Local historic districts carry the ability to regulate change in historic neighborhoods, unlike National Register districts, which advocate for their protection. Residents can learn more about designating a landmark in Boston by emailing BLC@boston.gov. The Office of Historic Preservation, established in 2022, continues to support the preservation of the city's historic assets as part of Boston's commitment to carbon neutrality, sustainability, and inclusivity.

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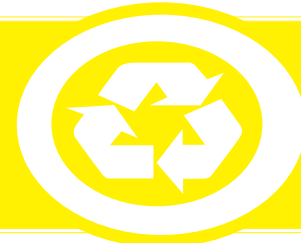
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North Shore Philharmonic Winter Concert Features music of Ravel, Barber, Rachmaninoff

Special to the Times-Free Press

Russian composer Sergei Rachmaninoff's demanding Symphony No. 3 and Maurice Ravel's delightful "Mother Goose Suite" highlight the program when Music Director Robert Lehmann conducts the North Shore Philharmonic Orchestra in its Winter Concert Sunday, February 23 at Swampscott High School auditorium.

Concert time is 3:00 p.m. Tickets will be available at the door or can be purchased in advance at www.nspo.org for \$30, \$25 for seniors and students. Children 12 and under are admitted free.

Also on the concert program is the First Essay for Orchestra by American composer Samuel Barber.

Rachmaninoff, renowned for his works for piano, wrote three symphonies, with some 40 years separating the first and third. Critics claimed that the Third was too much a "modern" piece and it was not well-received by audiences. Over the years, however, Rachmaninoff's Third Symphony has earned its place in



Music Director Robert Lehmann conducts the North Shore Philharmonic Orchestra "Winter" concert Sunday, February 23 at Swampscott High School.

the symphonic Repertoire for its orchestral color.

Ravel, well-known his affection for children and animals, originally wrote a piano suite for four hands based on the famous Mother Goose stories in 1908 and four years later wrote the Orchestration. The imaginative, medodic music evokes the wonderment of the characters "Pavane for Sleep-

ing Beauty", Tom Thumb, the Laideronette—Empress of the Pagodas, "Beauty and the Beast", and, finally, a celebration of nature in The Enchanted Garden.

Barber wrote the Essay for Orchestra in 1937—(it was later retitled "First Essay for Orchestra)—apparently at the invitation to the celebrated Italian conductor Arturo Toscanini,

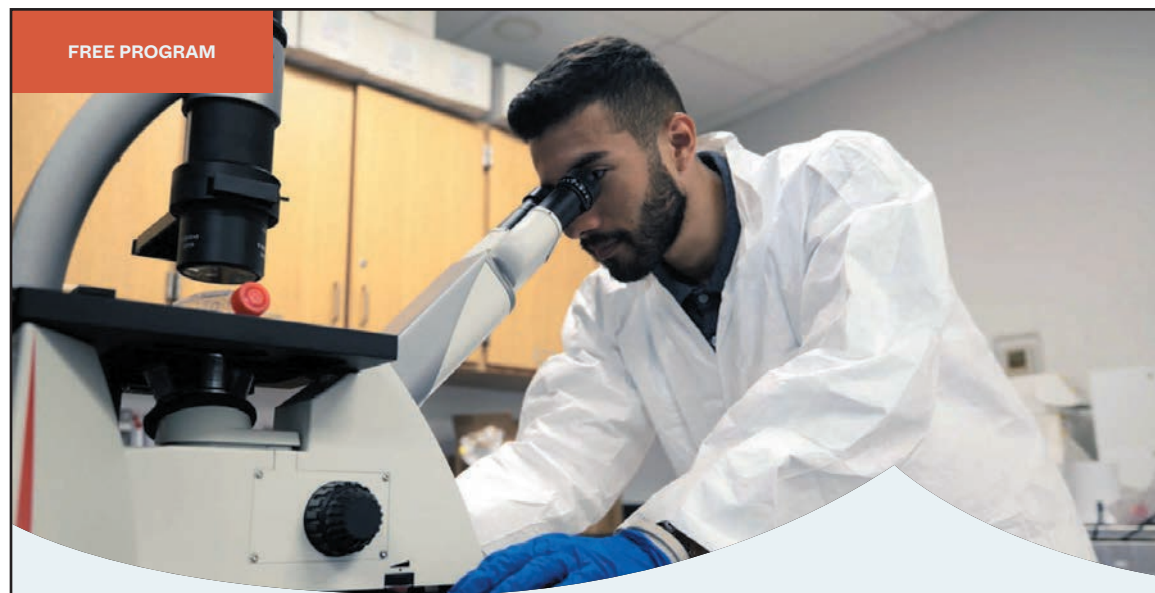


The North Shore Philharmonic Orchestra performs its "Winter" Concert Sunday, February 23 at Swampscott High School.

who conducted the first performance with the NBC Symphony Orchestra in a program that included Barber's now-famous "Adagio for Strings." The Essay form of musical composition develops a complex and thoughtful work from a single thesis.

The North Shore Philharmonic Orchestra is playing its 76th season. Staffed largely by

volunteer players, the NSPO is committed to providing affordable access to quality classical music. The Orchestra strives to develop, train, and provide opportunities for young musicians, while providing a large range of programs covering the full range of symphonic and pops repertoire for a diverse public. For full concert information, visit www.nspo.org or contact info@nspo.org.



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Docket No.
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Also Known As:
Lawrence T. McCarthy
Date of Death:

February 01, 2024

To all persons interested in the above captioned estate, by Petition of Petitioner Christopher M. McCarthy of Boston, MA Christopher M. McCarthy of Boston, MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court,

but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

02/19/25
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