

# THE BOSTON SUN

PUBLISHED EVERY THURSDAY

SERVING BACK BAY - SOUTH END - FENWAY - KENMORE



PHOTO CREDIT: COURTESY OF THE BOSTON PLANNING & DEVELOPMENT AGENCY

A rendering of the proposed Fenway Corners project.

## Public gets look at revised Fenway Corners proposal

By Dan Murphy

The public got a look at the revised plans for the recently rebranded Fenway Corners - a proposed approximately 2 million square-foot project that would transform the blocks around Fenway Park into new office/research, retail, and residential space - during a city-sponsored virtual meeting on March 9.

WS-Fenway-Twins Realty Venture LLC - a partnership made up of the Fenway Sports Group, which owns the Red Sox; the D'Angelo family, who own the 47 sports apparel and memorabilia company; and Newton-based WS Development, which led the transformative redevelopment effort

in the Seaport, intend to redevelop 13 parcels it owns near Fenway Park, collectively totaling approximately 5.32 acres, into eight new buildings on four major along Jersey Street, Brookline Avenue, Van Ness Street, and behind the park's left field "Green Monster" on Lansdowne Street, respectively.

The project will entail the reconstruction and improvement of approximately 3.7 acres of other public roadways, sidewalks, and other areas of public ownership, along with the extension of Richard B. Ross Way from Van Ness Street to Brookline Avenue. Its residential component includes 215 new homes in two buildings on Richard B. Ross Way, with on-site affordable housing.

Besides creating 1,740 new parking spaces ( a 98-space reduction from what was previously proposed), the project includes plans for short-term bike racks throughout the project area; two new BlueBike stations; a Bike Hub on Ross Way, with approximately 100+ spaces; and secure indoor bike parking within each proposed building, including approximately 940 spaces in all.

Yanni Tsipis, senior vice president of WS Development, said changes to the project from what was first proposed last June include creating the Fenway Family Center, which would provide daycare for 100+ children, as well as reducing the project's Gross Floor Area (GFA) by 50,000 square feet (all commercial uses); reducing the height of the Brookline Avenue building by 40+ feet; adjusting the massing of other buildings to improve corridor views and views of the skydome; and creating new public open space at corner of Jersey Street and Arthur's Alley.

At Ross Way, a two-way connection would be created through the site to enable traveling in both directions between

(FENWAY CORNERS Pg. 4)

## Community gets a look at mock-up for gas-to-electric streetlight

By Dan Murphy

The Bay Village Historic District Commission held a public meeting to review a mock-up of an electrified gas street-lamp on Monday, March 14, in the area of 212 Stuart St., which could become the city's standard for its "gas-to-electric streetlight retrofit" throughout the rest of Bay Village, as well as on Beacon Hill and Marlborough Street in the Back Bay.

Michael Donaghy, the city's street lighting and asset manager, told those in attendance that the new electrified streetlamp would emit light in the 2,400 Kelvin range to match the lighting level of existing gas streetlights.

Donaghy added that the light's new "assembly," which is controlled using an iPad, could be burned at a higher temperature, including 2,700, 3,000, or 4,000 Kelvins, and that he'd be happy to discuss this option with the community.

And while the old gas streetlights have a lifespan of only about two years, the new electrified ones are expected to last at least seven years and upwards of 10 years, said Donaghy.

Citywide, there are now approximately 2,800 natural gas streetlights, which are primarily in Bay Village, Back Bay, and Beacon Hill. Although only 4 percent of Boston's approxi-

mately 70,000 streetlights are gas lit, they account for 37 percent of emissions from the city, while two gas street-lamps burn as much gas each year as the average Massachusetts home, according to the city.

The electrified streetlight was scheduled to be in place on Stuart Street for a week, ending Wednesday, March 16, but Donaghy said he would look into the possibility of keeping it up longer.

The city has also committed to scheduling another public meeting to view the mockup, tentatively set for March 30 at 7 p.m., for the benefit of Beacon Hill Civic Association, NABB, and members of the Bay Village Historic District Commission who were unable to attend the March 14 meeting. (The Beacon Hill Civic Associations' board of directors meeting was also scheduled for March 14.)

In addition to two other gas-lamps adjacent on the roadway adjacent to the Stuart Street mock-up, the city intends to install four more of them around the corner from it, said Donaghy.

"Our goal is to replicate what was installed here," said Donaghy, adding that the Stuart Street design is a Colonial light fixture.

"We use this type of burner-assembly throughout the city,"

(STREETLIGHT Pg. 2)



D. MURPHY PHOTO

A mock-up of an electrified gaslight installed in the area of 212 Stuart St.



# EDITORIAL

## FREEDOM ISN'T FREE

As the ongoing tragedy in Ukraine, fueled by the barbarism of the war criminal Vladimir Putin, continues to unfold, it is apparent that in addition to underestimating the fierce and brave resistance of the Ukrainian people, Putin also failed to anticipate the resolve of free people around the world to rally in support of the Ukrainians.

Putin clearly had little respect for the West prior to launching his invasion. He believed that we would care more about maintaining our creature comforts and cushy lifestyle than we would about the fate of Ukraine. He assumed that as we watched the carnage from the comfort of our living rooms, our materialistic instincts would trump any sense of sympathy that we might have with the Ukrainian people and that we would not be willing to make sacrifices of any kind in order to support the Ukrainians in their fight against tyranny.

In short, Putin believed us to be soft, weak, narcissistic, and lacking empathy.

However, the newfound solidarity of free people and our leaders (with a few exceptions) around the world in our support of the Ukrainians has proven Putin to be hugely wrong.

Western businesses willingly have sacrificed billions of dollars and Western consumers are paying more for their energy -- and just about everything else -- because of our decision to back the Ukrainians with both military aid and unprecedented economic sanctions that are taking a great toll on the Russia war machine.

With dictators on the rise in Russia, China, No. Korea, and Saudi Arabia (where 81 persons were executed this past weekend), we have re-learned the lesson that the freedoms we enjoy are something that we cannot take for granted.

Thanks to Putin, Americans have found a cause that we all can agree upon -- the right of every person to be free.

The months ahead will not be easy -- though nowhere near as difficult as they will be for the Ukrainian people -- but Putin's barbarism has illuminated a valuable truth that we had ignored for the better part of the past century: Freedom isn't free.

## ENJOY A HAPPY (AND SAFE)

### ST. PATRICK'S DAY

Amidst all of the sadness and tragedy in the world today, the arrival of St. Patrick's Day this Thursday (March 17) will provide a brief and welcome respite from the terrible news that we see on our television every day.

Although St. Patrick's Day ostensibly is a holiday with religious (Catholic) and ethnic (Irish) connotations, St. Patrick's Day has become a holiday for people of all nationalities -- a day when "everybody is Irish" -- to share camaraderie and good cheer.

This will be the first St. Patrick's Day in three years that we'll be able to celebrate the holiday collectively now that COVID restrictions are easing.

We wish all of our readers a happy and safe St. Patrick's Day.

## GUEST OP-ED

### We must unplug from Russia and China

By Dr. Glenn Mollette

America is no longer buying energy or vodka from Russia. Russians can no longer buy a McDonald's hamburger. They can't pay for their gasoline with a Visa, Mastercard or even an American Express card. One thousand Kentucky Fried Chicken restaurants have ceased operations in Russia. How tough can life become?

For a better picture of a tough life watch some of the news clips played daily on most television stations. See what the Russians are doing each day to Ukraine. Hospitals are bombed. Babies are murdered. Cities no longer exist. Tens of thousands have been killed by the Russian army.

Speculations continue to be expressed among politicians and journalists that Russia may be guilty of war crimes. This seems like a bad joke. Russia has been guilty of war crimes from day one. They don't care who they kill or how they kill the innocent people of Ukraine. They will use any kind of bomb or chemical to accomplish President Vladimir Putin's evil whim to bring Ukraine under Russian rule. They will even accept weapons from

China.

Hopefully we will never buy another thing from Russia. In the meantime, the remnant still battling the Russian Army needs the full support of NATO in weapons, money and humanitarian aid. Sadly, for the thousands who have already been killed it's too little too late.

While we are unplugging trade with Russia we must act accordingly toward China. China is not our friend. Just like Russia, we have made China rich with billions of dollars in trade each year. Plus, America is in debt, over a trillion dollars, to China. Stores across America must put American businesses back to work by buying as many American made products as possible. China has been eyeing Taiwan the same way Russia has been eyeing Ukraine. If Russia successfully takes Ukraine and can survive the aftermath look for China to invade Taiwan. China will then control most of the chips made that runs our cars, phones and computers.

The next scenario is what happens to us when Russia and China combine their efforts toward the United States? Are we able to withstand an attack from Russia and China? It's more than

we want to comprehend today. This is why we must become energy independent. Why not use our gas, oil and coal until we have the infrastructure in place to run electric cars?

In my local community of 250,000 people, I do not know of one electric car charging station. Local car dealers say it will be two to three years before they will have electric cars to sell. Most American communities are the same and we need time for the infrastructure to catch up. In the meantime, we should use the resources we have to run our country independently.

Gasoline prices and inflation are hurting America but consider what Russia is doing to Ukraine. Americans will survive the pain at the pump if America will go back to our own sources to supply our needs.

*Glenn Mollette is the publisher of Newburgh Press, Liberty Torch and various other publishing imprints; a national columnist -- American Issues and Common Sense opinions, analysis, stories and features appear each week in over 500 newspapers, websites and blogs across the United States.*

### STREETLIGHT (from pg. 1)

he added. "The goal is to have a sense of consistency."

To install more electrified gaslights, the city would have to go block by block removing the existing gaslines and installing the news electrical system in their place, said Donaghy.

While Donaghy wasn't aware of any other U.S. city that has undertaken such an extensive program to electrify gas streetlights, he said Berlin, Germany, made such a change in an effort involving just as many gas streetlights as Boston has.

(Sue Prindle, a long-serving Neighborhood Association of the Back Bay board member and chair of the group's Architecture Committee, added that London, England, has also made a wide push to electrify its gas streetlights.)

Thomas Perkins, president of the Bay Village Neighborhood

Association (BVNA) board of directors, said the new lamps would need to look the same as the existing gas streetlights close by, and that the light pattern and diffusion pattern of the new lights would need to be the same as the existing ones.

Moreover, Perkins said that it's essential that Back Bay and/or Beacon Hill are on board with this plan so Bay Village doesn't end up getting stuck with a "one-off" streetlight design.

Elliott Laffer, chair of NABB's board of directors, said that the time is right to "get away from gas," although he urged the city to tackle electrifying its gas streetlights "one block at a time to get it over with."

District 8 City Councilor, who represents Beacon Hill and Back Bay and grew up in Bay Village, said the city has faced a "major supply chain issue" in replacing

the gas streetlights during the pandemic in contrast to the much quicker turnaround time for the new electrified ones.

Of the newly unveiled electrified streetlight, Stacia Sheputa, director of communications and community engagement for the Mayor's Office of Environment, Energy, and Open Space, said, "I think it's a really innovative approach and a great way for the city to preserve its historical integrity and help the city towards its goal of becoming carbon neutral."

Greystar, the developer of 212 Stuart St., had originally filed an application for the installation of seven LED streetlamps for consideration at the Bay Village Historic District Commission's January meeting, but ultimately Greystar withdrew its application amid concerns raised by the BVNA.

## THE BOSTON SUN

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## NEWS IN BRIEF

### WU ANNOUNCES 2022 OUTDOOR DINING PROGRAM

Mayor Michelle Wu announced the return of the Outdoor Dining Pilot Program, a collaboration of the Licensing Board, Boston Fire Department, Inspectional Services Department, Boston Transportation Department, Public Improvement Commission, Disabilities Commission, Public Works, Office of Economic Opportunity and Inclusion, and the Mayor's Office of Neighborhood Services. The Outdoor Dining Program is a citywide initiative that allows restaurants the use of expanded public spaces for outdoor dining. The applications for the 2022 Outdoor Dining Pilot Program are now open. Those interested can apply here. Visit [boston.gov/outdoordining](https://boston.gov/outdoordining) for more information and ongoing updates about the 2022 Temporary Outdoor Dining Program. Questions and concerns about the program can be sent to [outdoordining@boston.gov](mailto:outdoordining@boston.gov).

### THE MUDDY RIVER CLEANUP APRIL 23

Registration for the 2022 Muddy River Cleanup is now live! Each year since 2009, the Conservancy's largest annual volunteer event has brought hundreds together to pick up litter, remove invasive plants and assist with park maintenance throughout all 1,100 acres of the Emerald Necklace. This year's cleanup takes place Saturday, April 23 in each park of the Necklace, from Franklin Park to Charlesgate Park. The Muddy River Cleanup is part of the larger Charles River Cleanup, which was recognized nationally from 2016-2019 by American Rivers for the Most Pounds of Trash Collected and Most Volunteers Mobilized. Register at <https://www.emeraldnecklace.org/event/mrc2022/>

### CHARLESGATE PARK TOURS

The Emerald Necklace Conservancy (ENC) has added a guided tour of Charlesgate Park on March 18 from 10:00-11:30am. The tour will be led by ENC President Karen Mauney-Brodek and Parker James, co-founder of the Charlesgate Alliance.

On this tour, you will:

Learn about the history of Charlesgate Park, Olmsted's gateway to the Back Bay Fens (see images below)

Explore a historic Boston park you've likely driven by hundreds of times but never visited on foot!

Appreciate the size and potential of the Park's approx. 13 acres

Preview the Conservancy's and Charlesgate Alliance's vision, working with architects Marie and Dan Adams of Landing Studio, for a restored Charlesgate Park, with visitor amenities like a universally accessible playground, walking and bike trails and dog play area; green infrastructure improvements and new connections to adjacent park systems Charles River Esplanade and Commonwealth Avenue Mall.

To register for the free tour, visit [emeraldnecklace.org/events/](https://emeraldnecklace.org/events/)

### DEMOLITION DELAY: FENWAY/KENMORE

The Boston Landmarks Commission has received the following applications to demolish buildings in this neighborhood: 300 The Fenway, Fenway/Kenmore, 02115, parcel #0401842001, demo application date: 2/28/2022. If a building is determined to be historically significant, the Boston Landmarks Commission will schedule a public hearing. You can view notices about upcoming Boston Landmarks Commission public hearings online.

### RETURN OF THE SWAN BOATS

The Swan Boats will once again glide through the lagoon beginning Saturday, April 16. However, Romeo and Juliet will not be joining the boats in the lagoon this season, per The Boston Parks & Recreation Department. The swans are a bonded pair and the male has begun demonstrating aggressive behavior to guard his mate. The Parks & Recreation Department looks forward to acquiring a new pair of swans next year.

### MASSPORT CELEBRATES WOMEN IN CONSTRUCTION

The Massachusetts Port Authority (Massport) is celebrating Women in Construction Week and honoring the contributions of the women who have been involved in Mass-

port's construction projects. This week, pictures of some of the women who work in the Capital Programs and Environmental Affairs (CPEA) Department, which manages all construction projects at Massport, are on display throughout the terminals at Boston Logan International Airport.

"We thank the women of Massport for their hard work and dedication in all of our initiatives," said Massport CEO Lisa Wieland. "Our goal at Massport is to embed diversity, equity, and inclusion into our organizational DNA. Celebrating Women in Construction Week is just one way we celebrate diversity and encourage more women to work in construction, architecture, engineering, and other related fields."

According to the U.S. Bureau of Labor Statistics, women comprise only 11% of all the people working in construction and 27% of all people who provide architectural, engineering, and related services in 2021. By comparison, Massport's CPEA Department, which manages all Massport construction projects—from the planning phase and design, to construction and maintenance, is comprised of nearly 40% women.

"I'm proud to say that a diverse group of women are part of the decision-making process in every construction project at Massport," said Dr. Luciana Burdi, the first female Director of the CPEA Department. "A diversity of thought is important as we build world-class facilities that serve diverse people."

Women in Construction Week was started by the National Association of Women in Construction in 1998 to raise awareness and celebrate the work of women in the construction industry across the country.

### BE MINDFUL OF OUTDOOR SMOKING HAZARDS

With a week of warmer weather in the forecast, State Fire Marshal Peter J. Ostroskey is asking residents to be mindful of the fire hazards when smoking outdoors.

"We've got some nice weather in the forecast this week, and after a long winter everyone wants to spend a little more time outdoors," said State Fire Marshal Ostroskey. "If you still

smoke, please be mindful of the fire hazards when you step out to smoke on a stairway, porch, or balcony."

Fires often start when smokers drop butts in planters or near the side of buildings, where dried vegetation, mulch, or debris can catch fire. They can also start when cigarettes are ground out on railings, steps, or floors, allowing embers to drift and ignite flammable materials. In a densely built neighborhood, that fire can quickly spread to other buildings and put many people at risk.

"There are no smoke alarms on the outside of the house, so an exterior fire can grow to a dangerous size before anyone is aware of it," State Fire Marshal Ostroskey said. "There's no safe way to smoke, but if you must

smoke then do it responsibly. Use a sturdy ashtray with water or sand and put it out, all the way, every time."

The Department of Fire Services created a series of video and audio clips to promote the proper disposal of smoking materials on porches and balconies. They are available in English and Spanish for fire departments, fire educators, social service providers, and state or municipal agencies to use free of charge. Visit the DFS YouTube channel at [www.youtube.com/DFSOSFM](https://www.youtube.com/DFSOSFM) and view the Smoking Fire Safety playlist.

"Of all the smoking safety steps you can take, the most effective one is to quit," said State Fire Marshal Ostroskey. "You'll enjoy many more years of fresh air."



### Virtual Public Meeting

## Roxbury Strategic Master Plan Oversight Committee

Monday, April 4  
6:00 PM - 7:45 PM

Zoom Link: [bit.ly/April2022RSMPOC](https://bit.ly/April2022RSMPOC)

Toll Free: (833) 568-8864

Meeting ID: 160 677 5789

#### Event Description

The Roxbury Strategic Master Plan Oversight Committee was developed to oversee projects that fall under the Roxbury Strategic Master Plan. The committee meets monthly to discuss development and planning in Nubian Square. All meetings are held on zoom and open to the public.

For more information, on how to Join, Engage, and Take Action, please visit the website.

#### Upcoming meetings/Próximas reuniones/Dat pwochen rankont yo se:

- April/Abril/Avril 4
- June/Junio/Jen 6
- May/Mayo/Me 2

For interpretation services, contact the planner listed below one week before each meeting.

Para los servicios de interpretación, comuníquese con el planificador que se indica a continuación una semana antes de cada reunión.

Si w bezwen sèvis entèpretasyon, kontakte moun kap planifye a pi ba a, yon semèn anvan chak reyinyon

#### Contact:

Kelly Sherman  
Boston Planning & Development Agency  
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# Baker issues citation for Gambling Disorder Screening Day

Governor Charlie Baker issued a citation recognizing Tuesday, March 8, 2022, as Gambling Disorder Screening Day in Massachusetts, praising the Division on Addiction at Cambridge Health Alliance for its “tireless efforts to spread awareness about Gambling Disorder throughout the Commonwealth.” Gambling Disorder leads to financial, emotional, social, occupational, and physical harms. It is a treatable mental health condition, yet many cases go undetected and untreated. Failure to detect gambling harm is due, in part, to limited screening for this problem. The Division on Addiction

encourages all organizations and providers to participate in this annual event.

“We join Governor Baker in commending the Division on Addiction for establishing Gambling Disorder Screening Day,” said Assaad Sayah, MD, CEO of Cambridge Health Alliance. “Like many other behavioral health conditions, Gambling Disorder disproportionately impacts minoritized communities. Bringing much-needed attention to the need for routine screening for Gambling Disorder, and improving access to treatment through statewide professional development activities, will help allevi-

ate these disparities in line with CHA’s mission to provide care to the people.”

Gambling Disorder Screening Day is in its ninth year. This international event has grown to include screeners and supporters from Cambridge Health Alliance, Massachusetts and New England, the United States, and around the world. This year, Gambling Disorder Screening Day has over 50 confirmed supporters and event hosts. They range from college health centers, employee assistance and wellness programs, prevention-focused organizations, community-based mental health organizations,

gambling operators, and academics and researchers. The Division on Addiction distributed 1,350 free pocket screening guides to 27 Screening Day hosts in 17 U.S. States. Debi LaPlante, PhD, director of the Division on Addiction and associate professor of psychiatry at Harvard Medical School, said, “We’re so proud that people have embraced Gambling Disorder Screening Day. What started as a small grassroots effort in 2014 has grown to an international event with more participants than we ever anticipated. We will continue to support this event for years to come and look forward to

bringing more awareness to this issue. Our hope is that by helping people understand their own gambling, we’ll connect people to needed help and the path to recovery.” Because of lack of awareness about the need for routine screening and persistent stigma against people experiencing Gambling Disorder and other expressions of addiction, rates of help seeking for Gambling Disorder are low. Routine gambling screening is especially helpful for individuals seeking treatment for substance use disorders and other mental health conditions, which commonly co-occur with Gambling Disorder.

## City of Boston’s COVID-19 state of emergency declaration to end April 1

By John Lynds

Three weeks after the city’s “B Together” policy, which required patrons and staff of certain indoor spaces to show proof of vaccination against COVID-19, was canceled and a week after the city’s indoors mask mandate was lifted, the weekly positive test rate in Back Bay and surrounding areas decreased while the city’s test rate increased slightly.

While new cases were on a steady decline for weeks now, the recent uptick in cases in some neighborhoods is something city health officials are sure to keep

a watchful eye on and make adjustments if needed.

However, Mayor Michelle Wu and Dr. Bisola Ojikutu, Commissioner of Public Health and Executive Director of the Boston Public Health Commission, announced last week Boston’s COVID-19 Public Health Emergency Declaration will end on April 1, 2022. The announcement follows a vote by the Boston Board of Health during their meeting last Wednesday.

“Today’s announcement is a testament to how Boston came together in a historically challenging time to lift up public health and community,” said Wu. “As

we transition to this next phase of living with COVID, we will focus on providing the testing, resources, and planning to keep our communities safe and prepared.”

Last week, 1,104 Back Bay, Beacon Hill, North End, West End and Downtown residents were tested for the virus last week and 3.1 percent were positive--this was a 6 percent decrease from the 3.3 percent that tested positive as reported by the Boston Public Health Commission (BPHC) on March 7.

Thirty-four additional residents contracted the virus between March 7 and March 14

and there are now 9,216 confirmed cases in the neighborhood since the start of the pandemic.

According to the BPHC 12,655 residents were tested citywide last week and 2.4 percent were COVID positive--this was a 4 percent increase from the 2.3 percent that reportedly tested positive for the week ending on March 7. The statistics released by the BPHC as part of its weekly COVID19 report breaks down the number of cases and infection rates in each neighborhood. It also breaks down the number of cases by age, gender and race.

Citywide positive cases of coronavirus increased 0.38 per-

cent last week and went from 166,087 cases to 166,722 confirmed since the start of the pandemic.

There were four additional deaths in Boston from the virus in the past week and the total number of COVID deaths is now at 1,431. Deaths decreased 55.5 percent in Boston last week with five less deaths compared to the nine deaths reported by the BPHC two weeks ago.

“While the City of Boston is no longer in a state of emergency, we must continue to protect our most vulnerable residents and prepare for the future,” said Dr. Ojikutu.

## BBAC approves three DAS node locations, continues remaining four

By Lauren Bennett

The Back Bay Architectural Commission (BBAC) on March 9 approved several locations for new light poles with DAS nodes in the district, and continued several other locations. DAS nodes are equipment used to provide cellular service to the city.

ExteNet Systems proposed to replace seven existing light poles with DAS nodes at 27 Hereford St., 59 Massachusetts Ave., 403 Beacon St., Clarendon St. at Public Alley 424, 29 Commonwealth Ave., 274 Beacon St., and 284 Newbury St.

At the beginning of the discussion, Joe Cornish, Director of Design Review for the Boston Landmarks Commission (BLC), provided a little bit of background information about DAS nodes in the district.

Cornish said that in 2016, members of the architectural

commissions and the BLC met to discuss DAS nodes. He said that the consensus was that the commissioners would rather see the nodes located in areas where utility equipment already exists, not in mid-block locations.

The BBAC prefers a cabinet base with the equipment located at the top, but “we did have a few variations of this,” he said. In 2019, the BBAC received “an application for some nodes that didn’t quite look like anything we had seen before,” including an antenna for 5G service at the top of the proposed pole.

In an attempt to create a “streamlined style” for these poles, Cornish said that a subcommittee of the BBAC had been established to discuss them, which met for the first time on Feb. 23.

“We discussed a few issues,” Cornish said, such as the idea of requiring companies like ExteN-

et to replace existing concrete poles with more decorative pendant ones if they want to install DAS nodes. “Staff was directed to have a meeting with Boston Street Lighting and see what might be an option,” Cornish said. “Boston Street Lighting is open to the idea of the concrete light poles being replaced with the pendant pole.”

More research is needed for the best way to handle the 5G antenna, whether it be some sort of shroud or cover or to just leave it.

Attorney Rick Sousa then spoke on behalf of ExteNet Systems, saying that “none of these proposed include the 5G antenna,” though in the future they may need to be installed.

“We support utilizing and modifying these installations so that the light goes from a standard concrete light to a historic structure, especially the pendant

lights,” Sousa said.

He then went through each of the proposed locations and described what the work would be.

“We did receive quite a few emails,” Cornish said, including 12 letters in opposition for the 274 Beacon St. location, and one letter of support.

For the Clarendon St. application, the Commission received two letters in opposition, and for 27 Hereford St., it received three letters in opposition.

Residents also spoke up about certain locations, including Sue Prindle of the Neighborhood Association of the Back Bay (NABB), said that the Hereford St. location is a “fairly delicate location,” and suggested that it be “moved or reexamined.” She also liked the idea of a “master plan” for these poles throughout the entire district.

Susan Smith, who lives at

274 Beacon St., said that “there is a bus stop with a large number of children in the morning and afternoon,” and a pole is located “across the street,” she said. “Within a block, there are two boxes. I appreciate that it’s being moved to the corner,” but she said there “does not seem to be others on Marlborough, on Commonwealth, and on Beacon.” She, too, agreed with the idea of a master plan.

All in all, the commission approved the following locations as presented: 59 Massachusetts Ave., 403 Beacon St., and 284 Newbury St., but that one had the proviso that the pole be replaced with a black decorative pendant street light.

The following locations will be continued to next month’s hearing: 27 Hereford St., 274 Beacon St., 29 Commonwealth Ave., and the Clarendon St. playground location.

# Wu announces members of the Rent Stabilization Advisory Committee

Building upon her commitment to protect Boston renters, last week Mayor Michelle Wu announced a Rent Stabilization Advisory Committee made up of housing advocates, developers, tenants, and other stakeholders. The advisory committee members will study local housing conditions as well as the structure and outcomes of rent stabilization programs in other cities. They will be tasked with making recommendations to the Mayor and the Mayor's Office of Housing on strategies to stabilize Boston rents and protect tenants from displacement. The committee will meet throughout 2022 with the goal of shaping a proposal for the next state legislative session.

"Cities across the country use rent stabilization as one tool among many to protect tenants and keep families in their homes," said Mayor Michelle Wu. "The majority of Boston residents and families are renters. If we aren't willing to take on the rent increases that are driving families out of Boston, then we aren't meeting the needs of our neighborhoods. I thank the broad group of stakeholders, including advocates, tenants, and developers, who are willing to roll up their sleeves to reimagine

what's possible."

Rent stabilization measures in cities across the United States empower municipalities to set certain limits on annual rent increases for existing tenants, and may also include other tenant protections. These approaches promote the preservation of mixed-income neighborhoods and prevent renters from being pushed out of their communities.

"As an organizer fighting for a housing market that lets people move when they want, where they want, not when they have to, I am pleased to be a part of this committee," said Beyazmin Jimenez, Abundant Housing Massachusetts Board President. "I look forward to working with the other members of this committee to explore ways that the City can create more accessible housing in our communities."

Almost 65% of Bostonians are renters, and more than half of them spend more than 30% of their monthly income on rent, leaving them struggling to save and vulnerable to housing instability. The 2020 Census also made clear that Black families are leaving the city, with the non-Hispanic Black population citywide falling by over 6% between 2010-2020. Rent stabilization is one of many tools to

support renters in the short term, alongside longer-term measures that can be used to tackle housing supply and affordability.

The work of this committee would complement the work of the Office of Housing Stability. The Office of Housing Stability helps tenants in housing crises due to fire, natural disaster, eviction, or condemnation with the goal of putting residents on the path to housing stability. Its efforts include launching tenants' rights clinics for those who are not able to come to City Hall during business hours; offering low- and no-cost mediation and dispute resolution for landlords and tenants; launching the Housing Court Navigator, which provides legal advice for tenants; launching the Landlord Incentive program, which offers financial backing for landlords renting to formerly unhoused people; and creating Boston's first-ever online guide to evictions, designed to assist tenants in every phase of a potential eviction proceeding.

This Advisory Committee will convene monthly to hear from experts on different rent stabilization models and City officials from the Mayor's Office of Housing and the Boston Planning & Development Agency (BPDA) on local rental market

conditions. The committee will also hold community listening sessions throughout the process to hear community perspectives on housing affordability challenges and potential solutions. The first community listening session will be held virtually on April 19, and the public can RSVP here to attend.

Rent Stabilization Advisory Committee Members:

- Emma Anderson, Boston Teachers Union member
- Kathy Brown, Coordinator at Boston Tenant Coalition
- Joe Byrne, Executive Secretary-Treasurer for the North Atlantic States Regional Council of Carpenters
- Karen Chen, Executive Director at Chinese Progressive Association
- Filaine Deronnette, Vice President of Health Systems for 1199 SEIU
- Emilio Dorcelly, CEO of Urban Edge
- Dermot Doyne, Local landlord and business owner
- Chris Herbert, Managing Director of the Harvard Joint Center for Housing Studies
- Beyazmin Jimenez, Abundant Housing Massachusetts Board President
- Michael Kane, Executive Director at HUD Tenant Alliance

- Brian Kavoogian, Managing Director of National Development

- Curtis Kemeny, CEO and President of Boston Residential Group

- Joe Kriesberg, President of Massachusetts Association of Community Development Corporations

- Denise Matthews-Turner, Co-Executive Director at City Life Vida Urbana

- Lisa Owens, Executive Director at Hyams Foundation

- Jeanne Pinado, Vice President of Capital Markets at Colliers International

- Mimi Ramos, Executive Director at New England United for Justice

- Megan Sandel, Associate Professor of Pediatric Medicine at Boston University

- Chanda Smart, CEO at Onyx

- Lauren Song, Senior Attorney at Greater Boston Legal Services

- Justin Steil, Associate Professor of Law and Urban Planning, MIT

- Carolyn Villers, Executive Director at Mass Senior Action

- Josh Zakim, Founder and Executive Director at Housing Forward MA.

## FENWAY CORNERS (from pg. 1)

Boylston and Beacon streets, said Tsipis.

On the Jersey Block - the 2 1/2 acre "mega-block" right across Jersey Street from Fenway Park - the scaling and massing of buildings and streets to make it seem more like a normal city block, said Tsipis, while Jersey Street would be transformed into a "pedestrian plaza."

"Jersey Street become place that is for people and for bikes first all year-round," said Tsipis, adding that it could accommodate "public-facing ways," such as a farmers market, free community fitness events, or a holiday market.

Near the Jersey Street MBTA bus stop at Jersey and Boylston streets, a three-story retail jewel box with a public amphitheater had been previously proposed, but in response to public comments, Tsipis said two stories of retail have been eliminated, so retail remains only on the ground level.

The Jersey Street Porch, a new public space on the second floor, will now offer expensive views

and feature a small café beneath a green roof. It would be open "24/7" or "18/7," said Tsipis, and would be accessible from the ground level via an elevator.

Closing Jersey Street to vehicular traffic during the day as part of the plan didn't sit well with several community members in attendance, however.

Marie Fukuda, a Fenway Civic Association board member and longtime resident of the neighborhood, said Jersey Street is now zoned via an "eminent domain mechanism," which can't be altered. "If the proponent is going to close off the road, they have to do a separate process, not the Article 80 process," she said.

Tsipis replied that the new use of Jersey Street is "aspirational" and doesn't change its legal status while "ultimately reconstruction and change in its composure is subject of [the city's] Public Improvement Commission."

Another Fenway Civic Association board member and neighborhood resident, Fredericka Veikley, objected to what she

called the proposed "privatization" of a public street.

"The fact is that the developer wants to enhance the property, which is not in best interest of the public because vehicular access is needed there," said Veikley.

In response, Tsipis said, "It's not about privatization, it's about democratization of making it a more welcoming place for people."

Contrastingly, another community member, Matthew Broude, said he would be less likely to support the project without the plan to pedestrianize Jersey Street, as he believes that would fundamentally change the project's character, so "what's approved ends up looking very different from the aspirational goals."

Tsipis assured Broude that if the project were approved without the plan for Jersey Street, the project team would be back before the community to update them on any changes to their plan.

While project's construction phasing is still undetermined,

Tsipis said this wouldn't affect the project team's commitment to making public-realm improvements in a timely manner.

"We don't know which block will go first, but whichever one goes first, there's a commitment to public realm improvements with each block," he said. "Regardless of the order of the phasing of construction, public benefits and public realm improvements promised as part of this project won't all be left to the end."

Major public commitments from the development team also include a \$5 million commitment to the Brookline Avenue reconstruction; a \$5 million commitment to other transportation improvements; a \$15 million commitment to create community spaces; four+ acres of new and improved public realm, which includes one private acre to be turned over for public use; a \$1.5 million commitment for local non-profits and priorities; \$1 million for public art; and \$250,000 for transportation studies, said Tsipis.

The project will also create 2,500 Jobs for people who don't have traditional four-year degrees and includes plans for a work-force development component, said Tsipis.

The Boston Planning & Development Agency has scheduled another public meeting on the project to be held virtually on Wednesday, March 30, from 6 to 8 p.m.

The public comment period for the project was scheduled to end April 1, but Aisling Kerr of the BPDA said she would look into having it extended in response to concerns raised by Fukuda and others meeting-goers that this comes only one day after the scheduled March 30 meeting.

For more information on the project, and to submit public comments, visit <http://www.bostonplans.org/projects/development-projects/fenway-corners>

## KINGSLEY MONTESSORI SCHOOL STUDENTS GIVE INPUT DURING CCC MEETING

Photos & Story by Marianne Salza

Kingsley Montessori School students are collecting previously worn socks, t-shirts, and sweat-shirts to be sewn into bedding for shelter animals. The project is one of a multitude of environmentally conscious endeavors that the Climate Change Committee (CCC) has initiated to promote sustainability in their community.

“One of my favorite parts about being in the CCC is knowing that we’re making a difference and inspiring people,” said Nina, 4th grade.

The Climate Change Committee is a devoted group of 1st-6th grade students who meet every other Friday during their lunchtime. The organization emphasizes that anyone can make an impact, regardless of one’s age.

“Everyone has a great mind and understanding of our mission in the CCC, which is to bring awareness to the fact that you don’t have to be a certain age to make a difference in the world,” asserted 5th grader, Alexandra, who enjoys exchanging

ideas with classmates. “We partnered with Cradles to Crayons to donate around 130 pajamas from newborn to adult sizes. They’re always accepting donations.”

Founded by students, Alexandra and Josie, two years ago, with guidance by Ms. Robbie Walton, the CCC provides youth with the opportunity to express their suggestions on how friends and family can protect the planet.

During the CCC’s March 11 meeting, students discussed encouraging parents to consider purchasing electric vehicles and other eco-friendly products, as well as installing solar panels to their homes.

Students continue to clean litter in local playgrounds and parks during recess, and hope to soon begin composting at the Kingsley.

“I joined the CCC to know that I am making a difference, even though I am in elementary school,” explained Josie, 5th grade. “I’ll be moving next year, but I hope to bring some version of the CCC to another school.”



Alexandra, 5th grade; Mae, 4th grade; Josie, 5th grade; Ms. Walton; Sarah, 4th grade; and Nina, 4th grade.



Sarah, 4th grade, suggesting recyclable toothpaste containers.



Upper Elementary students recommending sustainable practices.



Climate Change Committee teacher/organizer, Ms. Robbie Walton, leading discussions during the March 11 Climate Change Committee meeting, as Lower Elementary students attend via Zoom.



Upper Elementary students proposing ways to live responsibly.

# Pressley, Edwards join effort to safeguard local protections

By John Lynds

On Saturday Congresswoman Ayanna Pressley and Sen. Lydia Edwards, announced their support of “Massachusetts Is Not For Sale”, an alliance of workers, consumers, civil rights, immigrant, faith, labor, community organizing, racial and environmental justice groups organized to oppose legislative efforts by major corporations like Uber and Lyft aimed at narrowing workers’ rights in the state.

At the rally Pressley and Edwards argued that these big tech companies undermine the rights of gig economy workers in Massachusetts.

“Every worker in Massachu-

setts - and across the country - deserves a job that provides good wages, strong benefits, and safe working conditions,” said Pressley. “The fight for workers’ rights is deeply tied to the fight for racial and economic justice. We cannot accept the false choice between flexibility and critical workplace protections, and we cannot allow major corporations to strip away the rights of thousands of workers – disproportionately Black, brown, and immigrant workers – in order to improve their bottom line. This is an issue I’ve led on during my time in Congress, and I’ll continue to work alongside workers, advocates, and the members of



The “Massachusetts Is Not For Sale” rally was held on Saturday at the Zumix Firehouse on Sumner Street with Congresswoman Ayanna Pressley and Sen. Lydia Edwards.



Congresswoman Ayanna Pressley announces her support of “Massachusetts Is Not For Sale”, an alliance of workers, consumers, civil rights, immigrant, faith, labor, community organizing, racial and environmental justice groups organized to oppose legislative efforts by major corporations like Uber and Lyft aimed at narrowing workers’



Also announcing her support for the “Massachusetts Is Not For Sale” movement was Sen. Lydia Edwards.

Massachusetts Is Not For Sale to safeguard the rights of every worker in our communities.”

Under Massachusetts law “employees” working in the private sector are entitled to rights and protections including minimum wage, paid sick time, and paid family leave, unemployment insurance and worker’s compensation, and protections against sexual harassment and racial discrimination at work.

At Saturday’s rally both Pressley and Edwards argued that rather than complying, Big Tech has proposed rewriting longstanding state laws to exclude their workers entirely, filing legislation that “an app-based driver is an independent contractor and not an employee.”

According to Massachusetts Is Not For Sale, the Uber/Lyft-backed legislation would exclude hundreds of thousands of workers in the Commonwealth from the employment rights and protections set forth in Massachusetts law.

Principally, it would significantly narrow who is an “employee” under Massachusetts law. Current Massachusetts law includes the critical presumption that any individual “performing any service” on behalf of an employer and is working under that employer’s control, doing work that is performed in the usual course of the employer’s business, or is not holding oneself out as a business that is independent from an employer is in fact an “employee.”

“It’s always a good day to fight for workers rights,” said

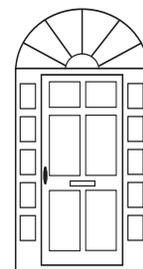
Edwards at the rally. “I would not be here but for workers rights. I would not be a Senator, I would not have been the City Councilor but for workers rights. I’m going to stand tall and in solidarity until we win. In this stage in our recovery we are headed in one direction and Big Tech wants to take us backwards. The fact is being an employee is a matter of access to filing a discrimination case, getting unemployment, getting workers comp, getting minimum wage—that is the title of an employee and you get those things naturally. The fact of the matter is we have the hardest fight in front of us. They targeted Massachusetts because we sued them because we said “you’re violating our laws”. So they turned around and said we will change the laws on you and

if we can change them in Massachusetts, we can change them anywhere. That’s why we’re a target. Want to be clear that we have a target because we have some of the best workers rights in the country.”

During both their time on the Boston City Council Pressley and Edwards fought for the rights of workers and led efforts to expand paid leave policies for every worker, introduced legislation to protect part-time workers, and advocated for the right of every worker to join a union.

Pressley recently introduced the historic Federal Job Guarantee Resolution, which could ensure access to a good job with dignified wages, safe working conditions, health care and other benefits for every person who wants one.

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Rentals

**FRESH AND LOCAL****Rutabagas**

By Penny &amp; Ed Cherubino

In March, our thoughts turn to Irish food – soda bread, corned beef and cabbage, and rutabagas. The last may surprise you, but rutabagas were always on the dinner tables of Penny's Irish family members, only they called this root vegetable a Swede. In Scotland, they are called neeps and also go by the name Swedish turnip.

It is generally agreed that this vegetable is probably a cross between a turnip and a cabbage and originated in Northern Europe. Recipes for it pop up in most countries with cold winters and harsh conditions. One friend with a German/Jewish background still prepares a side dish of simply boiled rutabagas with a bit of butter in memory of his mother, who always included it in holiday meals.

It was something people could grow and store to feed themselves and their animals when little else was available. Like many other foods of the poor, it carried a stigma for many years. Now that seems to be changing. As more of us return to the simple, healthy foods of past generations, rutabagas are stepping into the spotlight.

**More Available  
and More Popular**

Lately, we have been able to buy unwaxed rutabagas more months of the year, and as a result, we've been expanding our use of this delicious vegetable. We are also hearing more food writers, chefs, and food lovers singing their praises.

We enjoy them mashed with butter and a bit of their cooking liquid as a side dish. By the way, that cooking liquid is gold. Don't pour it away! You can use it as a vegetable broth and add it to soups and stews.

Penny also adds cubes of rutabaga to our soups and stews. We love them in our fillings for chicken, turkey, or lamb meat pies. We read that this is traditional in Canada. We've also discovered that they defrost and reheat better than mashed potatoes as a mash for the topping of meat pies we freeze for another day.

Rutabagas are also great in a mixed mash with other roots like potatoes, carrots, or parsnips. This happens to be a favorite dish of a friend of ours from Donegal.

After hearing two food writers rave about roasted rutabagas, Penny began adding them to sheet pans of potatoes, carrots, onions, garlic, and squash ready for roasting. Those women were right; they are a great addition to our stash of roasted root vegeta-



Here the rutabaga was added to a lamb stew and also combined with potatoes for a mixed mash that was served on the side.

bles and all the things we make when they become leftovers.

Peeled, washed, and cut into sticks this root vegetable is perfect to enjoy raw with other crudites or shredded to add to a slaw or salad. Our first dog Sassy would begin to whine for them as a special treat anytime Penny cut them. Yes, they are both safe and good to share with your dog in a reasonable quantity.

**Nutrition**

One reason that rutabagas

may be gaining popularity is their nutritional value. The website Healthline says, "Rutabagas are a hearty vegetable packed with fiber, vitamins, and antioxidants. They promote feelings of fullness, which can prevent weight gain. Furthermore, they contain powerful compounds that help fight inflammation, prevent premature aging, and are associated with a reduced risk of various cancers."

By the way, according to many

Irish food folks, corned beef and cabbage is not Irish but rather Irish American. Penny's family called it a boiled dinner and served it any time of year rather than as a March special. It is simply what Irish immigrants substituted for the more traditional dish of boiled Irish bacon with cabbage and champ.

*Do you have a question or topic for Fresh & Local? Send an email to Penny@BostonZest.com with your suggestion.*

**Council holds hearing on targeted residential picketing ordinance**

By Lauren Bennett

The City Council Committee on Government Operations held a hearing on March 14 regarding the ordinance filed by Mayor Michelle Wu on targeted residential picketing. The hearing was held on Zoom, with no in-person participation.

As filed, the ordinance reads that "It shall be unlawful for any person to engage in targeted residential picketing between the hours of 9:00pm and 9:00am. For the purpose of this section, targeted residential picketing means picketing, protesting, or demonstrating, with or without signs, that is specifically directed towards a particular residence or one or more occupants of the residence, and which takes place before or about the targeted residence."

It continues to say that those in violation will be fined \$100 for the first offense, \$200 for the second, and \$300 for the third and any following offenses, and will be enforced by the Boston Police Department. The ordinance will have to receive approval from the City Council to take effect.

The ordinance came after Wu announced the vaccine mandate for city employees and the B-Together initiative, which has since been lifted. Many residents and members of unions feel that Wu has taken away their rights with this policy, and they have been picketing in front of her Roslindale home in what they say is an attempt to have their grievances heard.

The hearing was chaired by Councilor Ricardo Arroyo, who said that he feels "that this is a narrowly tailored ordinance. It

gives people 12 hours of a day to do this." He said that as the child of an elected official he "understands....your parent being challenged in that way," saying his father—Felix Arroyo—received death threats for his opposition to the Iraq War.

Arroyo said that "I don't see that as the job of others..." including neighbors or family members, to put up with the protests.

"I do believe that 9am to 9pm is accommodating," he said.

Other councilors also weighed in on the matter, including District 8 Councilor Kenzie Bok, who said that protecting first amendment rights is important. She said this particular ordinance is a "very narrowly tailored time and place restriction," and "that's the only framework in which the council should be

looking at something like this."

At-Large Councilor Julia Mejia said she has "fundamental problems...with this ordinance," including having the police enforce it as well as issues with "creating legislation just for the sake of legislation," since she said a noise ordinance already exists.

Chief of Community Engagement Brianna Millor said that once picketers have an "intention to disrupt" the lives of families and individuals they are targeting, "the protests then become a very big quality of life issue."

City Councilor Ed Flynn, who has also had picketers outside his home, said that "the public protest at City Hall, to me, is more appropriate. I think that's a much better location than going to someone's house and being disruptive."

District 7 Councilor Tania Fernandes Anderson said that "as a woman, a person, I don't want anyone to harass me in my home. What I've seen or observed has not been peaceful. The thing that's putting me in the back and forth, if we're going to do this—who is it going to impact?"

District 8 Councilor Kendra Lara said that "threatening someone's family is not a protest. I want us to be careful when we have conversations about protesting and picketing."

At-Large Councilor Erin Murphy said that "I don't feel comfortable taking away people's rights by telling them when their rights can be exercised."

During public comment, many residents who have been picketing in front of Mayor Wu's

**PICKETING** (from pg. 8)

home spoke, saying they do not feel like the mayor has listened to them. Others, some of which are Wu's neighbors, said their lives are disrupted by the noise made early in the morning by the picketers.

Resident Nina Lev said she lives "about five houses down" from Mayor Wu, and has "been woken up, often daily, for weeks on end" with "drumming" and "loud shouting" that can be heard with all the windows closed and the heat running. She said the noise begins around 7am "until the mayor leaves her house," which could be around 8am.

"This morning, it was well, well over an hour," she said, adding that many neighbors are hospital workers or working parents who want peace and quiet in their homes.

She said she does support the right to free speech, but says the ordinance "is crafted in a narrow enough way that we're both protecting free speech and protests" as well as "protecting the rights of the neighborhood."

Resident Shana Cattone, who is against the ordinance, said that "I do question the 9am to 9pm time frame. Protesting tends to take place 7, 7:30-8:00, which is when the mayor leaves. That is targeted protesting."

Cattone said that the mayor "repeatedly and consistently has refused" to listen to the grievances of those against the vaccine mandate.

"Our rights to constitutionally demonstrate are not something

that should be negotiated or legislated through an ordinance." She also said that "the mayor closed city hall."

Arroyo said that "City Hall has certainly been open throughout this time" on certain days and through appointments.

Padma Scott, who identified herself as someone who has protested, said that "...we have done all the phone calls, the emails. We've gone to City Hall...this ordinance is unconstitutional." She said that as a mother of a Boston Public Schools student, many of the other protestors are in the same boat as her. "We are regular people," she said. "If we had actually threatened the mayor, we would have been arrested."

Scott added that "we are sorry about the neighbors; this is not directed at them. If she would have answered us, we would not have to be there. You do not get to decide when we get to exercise our first amendment rights. We will not be oppressed."

Arroyo said that this will move to a working session, as it is not ready to be voted on by the council yet. Some councilors wanted the Boston Police Department as well as the city's law department to be involved to get a clearer picture of how the ordinance would be carried out. Any information about a working session will be posted on the city's website once it is available. The full video recording from this hearing can be found on the Boston City Council YouTube channel.

# Apply now for ABCD Summerworks 2022

If you are 14 to 21, income-eligible, and live in Boston, you can earn and learn in the ABCD SummerWorks program this year! Plan now to spend your summer with ABCD, working 20 hours a week in a non-profit organization. You can earn up to \$1,710!

So put money in your pocket while receiving outstanding preparation for future school and work. Along with work experience that gives back to the community, you participate in career skills and job-readiness workshops and receive mentoring and social supports.

ABCD thanks Mayor Michelle Wu for her support of ABCD SummerWorks. "The City of Boston has been a longtime partner in this program and we are pleased to continue that important partnership this year, when our youth need help more than ever," said ABCD President/CEO John J. Drew. Drew said that ABCD plans to provide more than 1,000 summer jobs for teens this year.

"Our young people have faced tremendous challenges during this pandemic," said Mayor Michelle Wu. "The ABCD SummerWorks program is an essential experience for young people preparing for their careers and building community. As we approach the summer, I encourage all of our young people to apply and get involved with this valuable program."

ABCD is reaching out to teens early this year, encouraging them to apply to this longstanding program with its documented success. ABCD SummerWorks provides the chance to work in interesting jobs with fellow teens and caring adults while preparing

for the career of their dreams in the work world. Many successful business, public service and community leaders held their first jobs in ABCD SummerWorks!

Past ABCD SummerWorks job sites include libraries, day camps, childcare centers, government offices, non-profit organizations, local historic sites and more.

The application period began February 1, so get on board NOW! Apply online to ABCD SummerWorks at [summerworks.net](http://summerworks.net). If you have questions, email [summerworksinfo@bostonabcd.org](mailto:summerworksinfo@bostonabcd.org) or call 617-348-6548.

"Our young people have had to negotiate unprecedented difficulties due to the pandemic and political/social/racial upheaval over the past two years," said ABCD President/CEO John J. Drew. "They have had their schools close, their parents lose jobs, their friendships disrupted. ABCD is putting together a summer experience that is safe, meaningful and important to their lives and careers. We want then to know that ABCD is here for them."

Drew said that ABCD is planning an in-person, on-site SummerWorks program, but will follow COVID-19 guidance and convert to a remote experience if necessary. The program is scheduled to begin the first week in July and run for six weeks for 20 hours a week with potential earnings of \$1,710.

Currently ABCD plans to hire 1,000 youth, but the need is far greater. ABCD and the City of Boston are calling out to Boston businesses, funders, non-profit leaders and philanthropists to

step up and donate funds and/or provide jobs to ensure that every young person who wants to work has a job this summer!

Drew pointed out that past enrollees often turn their paychecks over to their parents to pay for rent and food. "This is a program that keeps families going and fuels the local economy while making a difference for young people in every neighborhood," he said. "Year after year I have seen it provide a ticket to future success."

ABCD is grateful for private donations to support our youth programs as well as emergency services including food security, rental assistance, and others. To make a donation, call 617-348-6559, email [give@bostonabcd.org](mailto:give@bostonabcd.org) or visit [bostonabcd.org/donate](http://bostonabcd.org/donate).

A non-profit human services community action organization, ABCD provides low-income residents in the Boston and Mystic Valley areas with the tools, support and resources they need to transition from poverty to stability and from stability to success. Each year, we've served more than 100,000 individuals, elders and families through a broad range of innovative initiatives as well as long-established, proven programs and services. For more than 50 years, ABCD has been deeply rooted in every neighborhood and community served, empowering individuals and families and supporting them in their quest to live with dignity and achieve their highest potential. For more, please visit [bostonabcd.org](http://bostonabcd.org).

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## Emerald Necklace Conservancy nears first seven-year tree pruning

Staff Report

The Emerald Necklace Conservancy's tree care program, the Olmsted Tree Society, is completing its first seven-year tree pruning cycle of all trees in the Necklace by April. This is a momentous occasion, signifying that every single tree in the 1,100 acre park system has been inspected, pruned or assessed.

Boston's Emerald Necklace, designed by Frederick Law Olmsted and stewarded by the Emerald Necklace Conservancy, boasts more than 9,000 mature trees in its seven miles and 1,100 acres. The Conservancy's tree care program, the Olmsted Tree Society, was founded in 2013 to

preserve and maintain the Necklace's tree canopy. Together with public partners Boston Parks and Recreation, Brookline Parks and Open Space and the Massachusetts Department of Conservation and Recreation, the Society preserves and maintains trees with pruning, soil enhancement, watering and more.

This year, the Conservancy is completing its first seven-year tree pruning cycle of all trees in the Necklace. This is a momentous occasion, signifying that every single tree in the 1,100 acre park system has been inspected, pruned or assessed! Why all this tree work? Pruning can make a great difference in ensuring strong, healthy tree growth for

years to come, helping to preserve and nurture the parks' canopy today and in future. In addition, new trees were planted where needed in the Back Bay Fens, Riverway, Olmsted Park, Franklin Park, around Jamaica Pond and along the parkways of the Necklace.

Right now, pruning crews have been out in full force in two park "links" – Justine Mee Liff Park and the Riverway – pruning more than 1,500 trees by April. Some of these trees date back to the creation of the Emerald Necklace by Olmsted so this "health check" is a fitting birthday gift for Olmsted's Bicentennial!

**EMERGENCY ALL BLOOD TYPES NEEDED.**  
 Give now. 

# BPDA holds public meeting for proposed life science building at 80 E. Berkeley St.

By Lauren Bennett

The Boston Planning and Development Agency (BPDA) held a public meeting on March 14 regarding the Notice of Project Change for the proposed 10-story building at 80 East Berkeley St., which will consist of office, lab, and research space and retail on the ground floor.

Ronald Druker of the Druker Company, the developer for the project, said that this project previously received full approval in 2013 and 2014, but a Notice of Project Change was “filed for ‘time lapse’ and for change to already allowable Office/Life-Sciences Use,” according to a slide presented.

Druker said that the updated proposal is still zoning compliant, and the proposed life science use would take up about 252,000 square feet on nine floors, with about 13,000 square feet of retail on the ground floor. There will be an additional 3,700 square feet of “innovation community space” that will be used for education and for the community.

The project includes 200 parking spaces, including 89 public ones. Druker said that 50 spaces will have electric vehicle charging stations, while all spaces will be EV-ready. There will be 122 bike spaces as well.

“In terms of the public benefits, we will pay \$2,539,350 in linkage payments,” he said, as well as about \$2,145,000 in a housing contribution grant and

about \$394,350 in job contribution.

This building will generate about \$2 million in new property tax revenue, 300 construction jobs, and 800 permanent jobs, the team said.

Additionally, \$25,000 each will be given to Friends of Peters Park, Berkeley Community Garden, and Inquilinos Boricuas en Acción (IBA). There is also \$45,000 in funds for transportation mitigation, and Druker said that \$5,000 of that has already been contributed.

Steve Purpura of Beacon Capital Partners spoke about the life science use and its growth in Boston.

He said that “the market has grown very significantly here over the last 20 years.” He said that biosafety levels one and two are “very safe situations,” and are akin to high school or college biology labs.

“The purpose-built nature of them are critical for the companies that are growing,” Purpura said. “These facilities are very closely regulated.”

The development team has committed to only allowing biosafety levels one and two in this building, and the space will feature “state of the art equipment” as well as energy efficiency, Purpura said.

He said that this building will feature “half or two-thirds as many people as an office,” but will still create many career opportunities.

Druker said that the retail proposed will be similar to what is located at the Atelier 505 building, and will “most likely have predominantly local Boston tenants,” but it’s possible for there to be a restaurant or other service tenant.

“When we designed this building to satisfy the life science requirement, we spent a great amount of time on making sure that the building really reflected the building which we had approved before,” he said. The height, the penthouse, and the “general architecture” are all the same as they were when the project was originally approved.

Architect David Manfredi then went through some of the design of the building as well as minor changes that have been made.

He said that the previously approved project included office space with about 16,000 square feet of retail space on the ground floor, but the current proposal is office and life science space with about 12,000 square feet of ground floor retail space.

The original project had a goal of LEED silver certification, which is still true, and the open space is still more than the required 20 percent.

“Basically three sides of the building—Shawmut, East Berkeley, and Washington—will be active,” Manfredi said.

“All service to the building is off of the main streets,” he continued, and “all loading is completely internal to the building.”

There are two slightly larger changes made to the project, however. Manfredi said that a floor has been removed in the new proposal.

“We’ve reduced the total number of occupiable floors from 11 stories to 10 stories,” he said.

Also, “there is a reduction in the size of the window openings. That’s directly related to what’s happened in the last 10 years” with regards to the energy code requirements,” Manfredi said.

Project consultant Harry Collings then spoke about the community process surrounding this project, saying that Zoom meetings were conducted with the East Berkeley Neighborhood Association as well as the Eight Streets Neighborhood Association.

“We’re committed to doing the project well,” Druker said, adding that the team worked with the community prior to going to the BPDA, and work

will continue with the community as the project progresses. He said the building is anticipated to be complete in 2026.

Many residents and carpenters came to this meeting in support of the project, saying they cannot wait for this area to be activated, but some residents had questions and concerns.

A resident identified as Sheila said that while she “appreciates” the work of the team, “the project the way it is turns its back on Washington St. and creates a commercial district on East Berkeley St., which is going to be hard to access and is not necessary. It is necessary to have a neighborhood retail district along Washington St.” She also wanted more information about the life science use.

“Our intention is to have retail along Washington St., and certainly when we do get up the street, we would do the same thing,” Druker said. “I don’t think we have any intention of turning our back on Washington St.”

Purpura said that a biosafety level one lab is “basically a biology lab in a high school,” while a biosafety level two lab “has some additional protocols around safety, but it is still very much a safe environment.” He said that nothing would be “airborne,” and scientists who work in these labs only wear a lab coat.

Biosafety levels three and four have “a whole other level of safety protocols,” and would not be included in this building at all.

Another resident had concerns about on-street parking.

“We have heard from people that they applaud the amount of parking spaces,” Druker said. “Basically half of them will be public parking spaces. I understand your concern.” He said that “we consider one of the greatest assets of the site” to be its “proximity to public transportation.”

Lexi Ladd, who said she lives “literally right around the corner from this site,” said that “things are different today than they were in 2013-2014 when this project was first approved.” She said that with the “tremendous amount of office space” that exists in the city, she said she doesn’t believe more needs to be built.

She said that “I would also state that this neighborhood has changed dramatically” in recent years, with more residential units than before. “We need afford-

able housing,” she said, adding that she is also concerned about the more than \$2 million housing contribution grant as it cannot be targeted towards any particular neighborhood. “It’s important to make sure this neighborhood stays mixed-income,” she said.

Druker said that the housing funds should be discussed with the BPDA. He added, “I think that it’s important for the neighborhood to have a mixture of uses, and we hope that by building the building we’re going to be building, that we’ll encourage and create opportunities for the kids at the Quincy school or other schools to become involved in life science and be educated in an area which is going to be revolutionary in our city.”

Deborah Backus of the Castle Square Tenants Organization asked for “an example of a project that they would be working on in the lab,” and also had questions about noise related to the proposed building’s mechanical equipment.

Alan Koder of Beacon Capital Partners said that he had spent “a little over 10 years as a scientist,” and now works for Beacon Capital Partners “to help with the design and development of these facilities.”

He spoke about labs learning about how drugs work before moving to clinical trials and then to the market. He said that scientists who work in labs like the ones that will be in these buildings “develop experimental models to mimic what actually goes on in the body,” and “if you create the right model or experiment...you can get a feel for what that drug or therapeutic agent will do in the body.”

Any animal testing will occur on “small rodents,” Purpura added—mostly mice but potentially rats as well.

“It will have a vivarium, potentially, yes,” he said.

The team also said that the “baseline noise level” for the proposed building “is below the ambient noise level in the neighborhood.”

The comment period for this proposal ends on March 28, and comments can be submitted on the BPDA project webpage or emailed to project manager Sarah Black at sarah.black@boston.gov. Additional information about the proposal, including the slideshow and video recording from this meeting, can also be found on the BPDA project webpage.

**CLARIFICATION:** In Dan Murphy’s story “BPDA community meeting focuses on proposed Frederick Douglass Peace Garden,” published in the March 10 edition of this publication, Nataka Crayton was misidentified as president of the United Neighbors of Lower Roxbury. She is the group’s past president and a current board member, as well as project manager for the Friends of Frederick Douglass Peace Garden.

Bill Singleton is currently the UNLR president.

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# Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
<b>BACK BAY</b>			
Sanders, Bruce	Lilly Columbia LP	180 Beacon St #5F	\$1,750,000
Deutsch, Sarah	Evan M Kushner LT	300 Boylston St #511	\$1,200,000
29 Commonwealth Ave 5 LLC	29 Hexagon LLC	29 Commonwealth Ave #5	\$9,950,000
Paolini, John F	Kosmo, Thomas	160 Commonwealth Ave #418	\$1,600,000
Carryl, Sophia S	280 Commonwealth Ave LLC	280 Commonwealth Ave #G2	\$610,000
Pedain, Christoph	Cullen, Michael M	434 Marlborough St	\$4,075,000
<b>BEACON HILL</b>			
Ryan, Connor	Purdue, Gary L	9 Hawthorne Pl #5E	\$819,000
Young FT	Pamela W Ward T 2010	51 Mount Vernon St #4	\$1,190,000
Kobylka, Justin	Bligh, Heather	129 Myrtle St #129	\$660,000
Sieczkiewicz, Gregory	Chaves, Paulin S	2 Phillips St #4	\$585,000
Kobylka, Justin	Bligh, Heather	80 Revere St #8	\$660,000
21 South Russell St LLC	Anderson, Cynthia L	21 S Russell St	\$2,375,000
<b>BAY VILLAGE/SOUTH END/KENMORE</b>			
Frazier, Sarah R	Cornella, Lauren J	3 Appleton St #602	\$1,600,000
Michaels, Jordan	Kassler One Charles NT	1 Charles St S #1002	\$1,000,000
Hoey, Brendan R	Stern, Adam V	700 Harrison Ave #406	\$449,000
Kljat, Angelina	Manganella, Luciano	62 Queensberry St #404	\$557,500
Chen, Yang	Khoshkhoo, Sattar	378-386 Riverway #378-6	\$710,000
Gadoury, William J	Kogan, Howard M	225 Shawmut Ave #2	\$2,000,000
Peterson, Jeremy D	Crisler, William J	574-580 Tremont St #7	\$410,000
Glynn, Tricia M	Todaro, Joseph G	14 Union Park	\$8,550,000
Prockop, Susan E	Brian A Riordon LT	88 Wareham St #401	\$680,000
Hogarty, Nicole A	Allied Residences LLC	88 Wareham St #503	\$752,000
Herron, Gina M	Himmelstein, Marty	1180-1200 Washington St #218	\$1,675,000
<b>WATERFRONT/DOWNTOWN</b>			
Gold RT	Tau, Nguyet	717 Atlantic Ave #1D	\$985,000
Averill, John	Boulevard Broad St LLC	110 Broad St #504	\$2,675,000
Liu, Changhua	Haliday RT	65 E India Row #19H	\$725,000
MHPM Hldg LLC	Fang, Zhiguang	1 Franklin St #1611	\$1,205,000
Pardus, David J	Oconnor, Kevin	1 Franklin St #3404	\$3,575,000
Mcguiggan, Edward F	Conway, Thomas	121 Fulton St #4	\$660,000
Kneeland Tyler LLC	Kneeland 72 Realty LLC	64-72 Kneeland St	\$6,805,000

# ATTENTION TO DETAIL

BY PENNY CHERUBINO

## THIS WEEK'S ANSWER



The redwood structure in the last clue is in Public Alley 430 and is a very large freestanding deck with an adjacent swimming pool. This alley space also contains both open and covered parking spaces and two garages.

You'll find the next clue in the Fenway.

Do you have a favorite building or detail you would like featured? Send an email to [Penny@BostonZest.com](mailto:Penny@BostonZest.com) with your suggestion.

## THIS WEEK'S CLUE



# 2022 rental registration open to landlords

The 2022 annual registration and renewal of all private rental units opened on March 14. In accordance with the City of Boston's Rental Registration and Inspection Ordinance (CBC 9-1.3) all property owners are required to annually register or renew their rental registration with the Inspectional Services Department (ISD.)

Property owners must register or renew their rental units with the Inspectional Services Department during the 2022 renewal period, which runs from March 8, 2022 through June 30, 2022. The registration program is a proactive tool utilized to help ensure Boston's housing stock is safe, sanitary and code compliant. Boston's Rental Registration and Inspection program helps safeguard the life, health,

safety, welfare and property of occupants by enforcement of minimum property standards in accordance with the Massachusetts State Sanitary Code.

In addition, this program:

- Ensures landlords are well informed of rental housing regulations and requirements;
- Encourages preventative maintenance;
- Provides contact information for use by city officials for emergency situations;
- Aides in housing stock preservation, maintenance and upgrades;
- Facilitates neighborhood stabilization; and
- Fosters clean and safe rental properties.

An additional component of the registration process requires the property owner to disclose

if the building has a fire escape and affidavit. In accordance with the Massachusetts Building Code, 780 CMR 1001.3.3, all fire escapes and egress balconies must be examined and/or tested, and certified for structural adequacy and safety every five years, by a Massachusetts registered professional engineer, or other qualified and acceptable to the Commissioner of ISD. The professional must submit an affidavit and pay the filing fee of \$50 to ISD.

For questions regarding the registration process please contact the Housing Division, at 617-635-1010 or email [rental-program@boston.gov](mailto:rental-program@boston.gov). Property owners that do not have access to a computer can contact the Housing Division for assistance.



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