

# THE BOSTON SUN

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SERVING BACK BAY - SOUTH END - FENWAY - KENMORE

## City Council hearing focuses on citywide rodent infestations

By Dan Murphy

Ubiquitous rodent infestations throughout Boston was the topic at hand during a City Council hearing held on Thursday, Dec. 8, at City Hall, as well as virtually.

The meeting, sponsored by the City Council's Committee on City Services and Innovation Technology, chaired by Councilor Kenzie Bok, came in response to two recently filed orders. The first order, filed by Council Pres-

ident Ed Flynn and Councilors Liz Breadon and Erin Murphy, called for a hearing to discuss pest control in the city. The second order, filed by Councilors Bok and Ruthzee Louijeune, and Council President Ed Flynn, called for a hearing to discuss trash containerization in the city.

Council President Flynn described rodent infestations in his district as the issue he's likely focused on the most since joining

(INFESTATIONS Pg. 3)

## City holds third public meeting on proposed Longfellow Place redevelopment

By Dan Murphy

The Boston Planning & Development Agency held its third public meeting on the proposed Longwood Place redevelopment via Zoom on Tuesday, Dec. 13.

Skanska USA Commercial Development intends to redevelop Simmons University's approximately 5.8 acre residential cam-

pus located at 305 Brookline Ave. into approximately 1.75 million gross square feet of residential, office/laboratory, retail, restaurant, commercial, community space, and parking. The project would comprise five buildings, ranging in height from 320 feet to 170 feet, and replace a cluster

(LONGFELLOW PLACE Pg. 4)



COURTESY OF THE BOSTON PLANNING &amp; DEVELOPMENT AGENCY

A rendering of the proposed Longfellow Place redevelopment

## EBNA HOLIDAY PARTY AT JJ FOLEY'S



DEREK KOUYOUMJIAN PHOTO

East Berkeley Street Neighborhood Association Board Members Chris Johnson, Sarah Hutt, Frann Bilus, Ken Smith, Stuart Rose, Leslie Fine, and John Connolly.

## SELDC again approves Alexandra Hotel redevelopment

By Michael Coughlin Jr.

Just over three years since it was first approved, the South End Landmark District Commission (SELDC) approved the redevelopment of the old Alexandra Hotel once again during its monthly hearing Tuesday, Dec. 6.

The development that would restore the façade of the historic hotel and erect a new 13-story residential building was approved unanimously by Commissioners of the SELDC with several provisos.

Some of these provisos include that the applicant and commission must examine the Alexan-

dra Hotel façade to determine which parts of the architecture should be preserved in their current condition and which parts are to be restored or replaced in its original condition. Future examinations would then need to be approved by staff.

(ALEXANDRA HOTEL Pg. 4)

## Wu announces the SPACE Grant program to help small biz. open new Boston locations

Special to the Sun

Mayor Michelle Wu has announced the launch of the SPACE Grant program in partnership with the Office of Economic Opportunity & Inclusion (OEOI). The program will identify creative ways to bring people

back to major commercial districts, revitalize the economy as we emerge from the pandemic, and close the racial wealth gap. Through this program, up to 50 local entrepreneurs will receive substantial grant funding to help them open new storefront businesses in vacant commer-

cial spaces across Boston, with particular emphasis on major commercial hubs like Copley, Downtown, Fenway, and Seaport to increase the diversity of storefront businesses in these neighborhoods.

(SPACE GRANTS Pg. 8)



# EDITORIAL

## HAPPY HANUKKAH

The eight-day observance of Hanukkah, also known as the Festival of Lights, starts this Sunday evening, December 18, and will culminate on Monday, December 26.

Hanukkah is observed for eight nights and days by lighting the candles of the Menorah, one on each day of the eight-day celebration. (The Menorah itself consists of nine candles, one of which typically stands above the rest and is used to light the other eight.)

Hanukkah commemorates the victory of the Maccabees -- a group of fierce warriors who used guerilla tactics against an occupying army -- in 166 BCE when the Maccabees liberated the Jewish people from the Greek-based rulers who essentially had outlawed the Jewish religion.

When the triumphant Maccabees captured the city of Jerusalem, they quickly entered the Holy Temple, tossing out the images of the Greek gods that had been installed there by the occupying rulers. When the Maccabees went to light the Menorah candles in the Temple, they thought they only had one day's worth of oil. However, the candles remained lit for eight days -- hence the miracle of the Festival of Lights.

Hanukkah is a joyous occasion for Jews world-wide, marked by gatherings of friends and families and the playing of traditional games such as the dreidel and eating traditional -- and delicious! -- foods such as latkes.

We want to take the opportunity to wish our friends and readers of the Jewish community a happy, healthy, and joyful Hanukkah season.

## LET'S GO, MOROCCO!

Even those who have been casually following the World Cup for the past few weeks are aware of the amazing run by Morocco, a team that has ignited the imagination of sports fans around the world after knocking off two European powerhouses, Spain and Portugal, this past week en route to becoming the first team from Africa ever to reach the cup's semi-final round.

The most-inspiring aspect of Morocco's ascent to the Final Four of the World Cup is that unlike many of the other teams, who are led by superstars such as Messi, Mbappe, Ronaldo, or Harry Kane, the Moroccans do not rely on one man to win. Their unselfish play and team defense (the Atlas Lions have conceded only one goal in the tournament, and that was an own goal) epitomize the notion of what the "beautiful game" is all about -- 11 players working in sync and harmony to vanquish more highly-regarded opponents.

Morocco's success is a life-lesson not just for aspiring athletes, but for all of us in whatever endeavor we undertake.

Morocco's next contest is this Wednesday at 2:00 EST when they take on defending world champion France in what promises to be the Moroccans' most challenging contest of the tourney.

We know we join with sports fans everywhere who love to root for the underdog in wishing the Moroccan team and their fans good luck -- h'ad saïd!

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## GUEST OP-ED

## Celine Dion, Kirstie Alley, Christmas, good news and bad

By Dr. Glenn Mollette

Award winning actress Kirstie Alley was diagnosed with cancer shortly before her untimely death at the young age of 71. Grammy award winning Celine Dion has recently been diagnosed with a neurological disease called Stiff Person Syndrome. The disease attacks about one in a million and is a very debilitating disease. She is 54 years old.

Disease, death and bad news can attack anyone at any age and none of us are immune.

Good news came to Britney Griner who spent 10 months in a Russian prison for allegedly having hashish oil in her suitcase at a Moscow airport. She was recently released and is now back in the United States. The Bad news is that arms dealer Victor Bout who smuggled millions of weapons to the Middle East, Eastern Europe and Africa was released from prison in exchange for Griner's release.

Paul Whelan a former United States marine received bad news in that he is still being held in a Russian prison accused of spying. Russia is apparently holding onto him for another deal with the United States. It's tragic that he wasn't released with Griner.

Please stay out of Russia, North Korea, Iran and China. There are other places to avoid as well but there are plenty of nice places to visit.

My deceased wife was 37 when she received the bad news that she had multiple sclerosis. The diagnosis was very bad news and Karen died one day at a time for 12 years. The last four years of her life she could do nothing. She required 24-hour care. She became a person trapped inside a body. She died at the age of 49. The toll that such a disease took on our family and my young sons was severe. Such an illness changes the lives of the entire family. Everyone to some extent is involved in the caregiving and are changed by the emotional drain of sickness and death. However, no one suffers as much as the person struggling with the disease.

Such life struggles play havoc with holidays such as Christmas. Our family never had a normal Christmas for at least 12 years. However, it became our new normal.

Jesus is good news at Christmas. He was bad news to King Herod of Judea. Herod was a mental illness case who ordered the death of all male babies two

years old and under in the vicinity of Bethlehem. He hoped to eliminate Jesus because wise men from the East had come to worship him.

We must pray for the families of Kirstie Alley, Celine Dion and Paul Whelan and many others. These families are suffering. Fame and fortune never provide a way of escaping bad news and the results of bad news. We should also pray for one another and rejoice with any good news that comes each other's way.

We are all sojourners in this life. The message of Christmas is a Savior is born, Christ the Lord, peace on earth and good will toward all.

May good news find its way to you this season of the year and may we all with God's grace be there for each other when the news is not so good.

*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.*

# First Night Boston expands: Annual celebration returns to Copley Square, adds second day

Special to the Sun

First Night Boston, New England's largest New Year's Eve party, returns to celebrate the start of 2023 in Boston's Back Bay. The free and family-friendly event runs from 12:00 p.m. on Saturday, December 31, 2022 through 12:30 a.m. on Saturday, January 1, 2023, and resumes on New Year's Day with live performances in Copley Square from 11:00 a.m. to 1:40 p.m. The event features a wide range of local musicians, artists, and performers at indoor and outdoor venues through the Back Bay.

Annually uniting hundreds of thousands of Boston's visitors

and residents, First Night brings dazzling ice sculptures, the "First Night Boston Parade", a laser and pyrotechnic show, and two sets of fireworks to excited audiences. Local performers will step into the spotlights at Boston Public Library, Copley Place, Boston Common, and surrounding churches. From organ concerts to hip-hop, country music to figure skating, a full schedule and event details are now available at [www.firstnightboston.org](http://www.firstnightboston.org).

New for 2023, the event's main stage in Copley Square will move across the park to the front of Boston Public Library. Dartmouth Street will be closed to

vehicle traffic between St. James St. and Boylston St. during the hours of the event. The ice sculpture pavilion will be centrally set in front of Trinity Church, and built to honor the 250th anniversary of the Boston Tea Party.

Steeped in tradition, the world's longest-running First Night celebration showcases the beauty of Boston and its performers in a night of light, music, and ice. Among the event's leading sponsors are the Greater Boston Visitors and Convention Bureau, Mass General Brigham, Amazon, and the Massachusetts Convention Center Authority. Interested donors are invited to

visit [www.firstnightboston.org](http://www.firstnightboston.org), where donations of any amount can be easily made.

For more information on First Night Boston 2023 please visit [www.FirstNightBoston.org](http://www.FirstNightBoston.org) or follow on Facebook, @FirstNight on Twitter, @firstnightboston on Instagram, or follow the conversation using #FirstNight-Boston.

First Night Boston is a project of Boston Celebrations, Inc. Boston Celebrations is a 501 (C) (3) non-profit organization that hosts the annual New Year's Eve celebration in the city of Boston. The citywide celebration features family-friendly traditions such as

a parade down Boylston Street; handcrafted ice sculptures; performances from local musicians and artists, and of course, the highly anticipated "Copley Countdown" to the New Year, that kicks off the much-anticipated spectacular midnight pyrotechnic show. Family friendly entertainment options will be offered at Boston Public Library, at Old South Church, Trinity Church, the First Church of Christ, Scientist, and the Copley Place Mall. All First Night Boston activities are free and open to the public. For more information and a list of events, visit [www.firstnightboston.org](http://www.firstnightboston.org).

## INFESTATIONS (from pg. 1)

the City Council six years ago.

"It's a significant quality of life and a significant public health issue that could cause people to move out of the city," said Council President Flynn, who represents District 2.

At-large Councilor Murphy, now in her first year on the job, echoed Councilor Flynn's sentiments, saying rodent infestations are "in every neighborhood, even if construction isn't going on."

Likewise, Councilor Bok described the city's rodent problem as "a critical public health issue and one of the most basic things about city services."

The problem, said Councilor Bok, is exacerbated by a couple of factors. First, in parts of the city like Beacon Hill, there isn't adequate room for large trash barrels to be left on the sidewalk or inside homes. Another factor, she said, is that since the city changed the trash pickup time from 7 a.m. to 6 a.m., residents often leave their trash out overnight; that issue has been compounded with trucks coming later in the day to pick up trash, creating "longer 'windows' of trash left on the street, she added.

"Leaving thin plastic bags out for 24 hours, which is the status quo, isn't a workable solution," said Councilor Bok, who recommended scheduling trash pickup for late morning so that residents "wouldn't have any excuse for leaving it out the night before."

Diana Coldren, a 22-year resident of Beacon Hill who has been active in recycling and trash efforts in the neighborhood since 2009, said in her public testimony that "the rodent issue is probably the number-one qual-

ity-of-life issue right now in the city and definitely on Beacon Hill."

Coldren recently started an online petition urging the city to adopt an 8 a.m. pickup time on Mondays and Fridays for trash and recyclables on Beacon Hill, as well as to mandate same day-placement of trash for pickup by residents. Trash and recyclables are now picked up in the neighborhood on Mondays and Fridays at 6 a.m. The petition can be found at [https://www.change.org/p/stop-the-rat-buffet-in-beacon-hill?recruiter=10039145&recruited\\_by\\_id=a29c1c80-5b31-0130-25de-3c764e0455b2&utm\\_source=share\\_petition&utm\\_campaign=share\\_for\\_starters\\_page&utm\\_medium=copylink](https://www.change.org/p/stop-the-rat-buffet-in-beacon-hill?recruiter=10039145&recruited_by_id=a29c1c80-5b31-0130-25de-3c764e0455b2&utm_source=share_petition&utm_campaign=share_for_starters_page&utm_medium=copylink).



Scan me with your smartphone camera to go to check out the petition on your device.

"I think this will really cause a reduction, maybe even an acceptable number, of rats in the neighborhood," Coldren said of same-day trash pickup. She also recommended that trash be first removed from Charles Street, where it would be most visible to tourists and shoppers.

Moreover, Coldren asked if

the city is considering any other types of rodent prevention, such as ContraPest— a birth control product for rodents used in Washington, D.C. She also urged resident to call or text 3-1-1 to notify the city of any rat sightings.

Dennis Roache, assistant superintendent of waste reduction for Boston Public Works, as well as a panelist at the hearing, said, "There's no regulation for storing trash on the sidewalk, so we've been trying to educate people over the last six months or so to containerize it."

The city launched its "first pilot in containerization" on July 1, said Roache, when 10,000 registered for the newly created composting program. It has since proven so successful that 7,000 residents are already on the waiting list for the "next rollout" on July 1, 2023, he said.

Roache said he expects the composting program would be a "very effective tool" for depriving rodents of their food source, but he added that rodents also feast on dog waste and on feed from birdfeeders.

As for the results of the city changing the trash pickup time to 6 a.m. from 7 a.m. per the terms of the five-year, \$28 million contract that it entered into with East Boston-based Capitol Waste Services on July 1, 2019, Roache said, "I don't think it's gotten the results the city wanted."

John Ulrich, assistant commissioner of environmental services for the Inspectional Services Department, as well as a panelist, said, "Over the last couple of months, we've increased night trappings and baitings, applied over 500 ponds of dry ice, and

deployed the use of our Burrow-RX [rodent control] machine."

Ulrich added that the city has been looking at data related to rodents, and that ISD plans to hire two more inspectors to bring its staff to full capacity. A "trash fellow," funded by Public Works, will also be hired in the near future, he said.

The city has also had conversations with Modern Pest Services, the Woburn company that worked with the City of Somerville earlier this year to deploy 50 SMART boxes described as "non-toxic, industrial-grade traps that catch rodents above ground and provide real-time data for proactive pest control."

Asked what parts of Boston see the most rodent activity, Ulrich pointed to the downtown neighborhoods and added that Brighton has also seen an increase in respect to commercial trash.

On a related note, Roache said that fines levied to landlords for improper trash storage have done little to deter the issue as "bad actor" landlords simply allow their fees to pile up.

Parker James, a longtime Marlborough Street resident, said he supports the idea of the city launching a trash containerization pilot, but he added, "There might not be a single solution. We might need to try different things."

One outside-the-box solution, according to James, was the construction of a "feral cat house" in Chelsea. The windproof structure, designed Dan and Marie Law Adams of the Landing Studio of Somerville, is elevated in the trees to provide shelter for the

feral cats that previously resided in a Chelsea junkyard, where they feasted on the rodents living there, said James.

Another longtime Marlborough Street resident, Conrad Armstrong, said the city needed to make exceptions for dense neighborhoods like the Back Bay, where residential buildings don't have trash pickup in the alley, in addition to having no rear yards or interior space to store trash. In these cases, he recommended that the city deploy "hard, plastic rollable [trash] bins" that would be "essentially left on the sidewalks at all times."

Armstrong also asked if the city could notify residents via text of the approximate time when their trash would be picked up to limit the period of time that trash is left out.

Alexandra Crevon, who represents the residents of 425-427 Marlborough St., requested that trash be removed from Marlborough Street, which, she said, is the only street in the Back Bay where trash is collected from the street, as opposed to from the back alleys. She suggested the use of locked trash containers accessible to residents and the city and offered the use of her block for a pilot program.

Councilor Bok, meanwhile, underscored the urgency for the city to address the ongoing rodent problem before the current trash removal contract expires.

"We can't wait 18 months [for the city's existing trash removal contract to expire] so anything we can attempt together we really, really need to be doing," said Councilor Bok.



## ALEXANDRA HOTEL *(from pg. 1)*

Staff will also review the development's exterior façade lighting plan, and no additional floors will be approved, among other provisos.

Although the project, as previously mentioned, was unanimously approved, the commissioners identified just how difficult it was to finally decide on the redevelopment.

"This is probably one of the most difficult applications I have faced in 26 years. Mostly because no matter how we vote, something important will be compromised, and I think only history will be the judge if whether or not we succeeded here," said Commissioner John Amodio.

"There are people who are going to be unhappy and people who will be happy no matter what we do; it's just the way it is, and it's tough," said Commissioner Catherine Hunt.

Over the years that this proposed development has been in the works, it has gained signifi-

cant support from residents, and the public comment portion of the Dec. 6 meeting reinforced that notion.

State Representative Jon Santiago voiced his support for the project, referencing how his constituents in the South End and lower Roxbury have reacted to the redevelopment.

"This is a project that many of us in the South End and lower Roxbury have been advocating for, as we said here, for a number of years," said Santiago.

"Throughout it all, there has been a significant amount of community support – one that I would argue has grown over time."

District Seven City Councilor Tania Fernandes Anderson also indicated how much support this project has gotten and voiced her support for the development.

"I'd like to go on record in support based on the feedback and all of the letters that I have documented and all of the meet-

ings and commentary from the public," said Anderson.

While elected officials Santiago and Anderson summarized a public comment session that included massive support, some opposed the project.

One of those detractors was Carol Streiff, who was not a fan of the project and pondered how it would be viewed in the future.

"I know that the votes are going to go against me – I am well aware of that. All I can say is that it is with great sadness that I will come away from this meeting tonight because I know that 50 years from now, people are going to look at that awful glass tower on top of that beautiful building, and they're going to wonder – what in the world were we thinking of here in Boston," said Streiff.

Connie Forbes of the Garrison-Trotter Neighborhood Association (GTNA) was also in opposition to the project due to procedural issues and what pre-

cedent a 13-story building could set for the area.

"I want to get it on the record that there are policies and procedures that are being violated, and once you do that – you remove that cap of 70 feet – be aware that I don't know if you can put that cap or that genie back in the bottle," said Forbes.

Forbes' concerns about precedent regarding the height of the development seem valid, as commissioners John Freeman and Amodio mentioned they were not that keen on a 13-story building in the area.

However, even with those feelings, the SELDC did not sound too concerned that approval of the project would allow developers to run rampant with the height of future developments.

Amodio referenced extenuating circumstances explicitly outlined in an October 2019 design approval letter that he explained would be "virtually impossible" to replicate in the South End,

making it difficult for other developments to use the Alexandra Hotel project as a precedent.

Some of the circumstances mentioned include the deterioration and abandonment of the building for over 50 years, failed redevelopment plans in the past and the immense support of the current project from the communities of the South End and Roxbury.

As part of the provisos in the SELDC's approval of the project, the circumstances that serve to avoid setting a precedent still stand and could be updated.

"We are working very hard to ensure that there is no precedent being set by any approval," said Amodio.

As for the project's future, it has essentially been approved in concept as it will still be subject to an ongoing process of reviews concerning the building, its design, and the preservation of the Alexandra Hotel façade.

## LONGFELLOW PLACE *(from pg. 1)*

of brick dormitory buildings that currently occupies the site.

If this project is approved, it would kick off following the completion of Simmons' new, 21-story Living and Learning Center on Avenue Louis Pasteur, which will provide athletics space, a dining hall, and approximately 1,100 dormitory beds.

"If this (development project) isn't possible, then Simmons isn't possible," said Laura Pisinski, the university's vice president of real estate development and facilities management, of the Longfellow Project.

Carolyn Desmond, Skanska USA's vice president of development, said in response to com-

munity feedback, the project has increased from 10 percent to 20 percent resident and now includes 388 dwelling units that would range from studios to three-bedroom apartments.

Also, 20 percent of on-site housing will now be affordable, she said.

While the project as proposed would cast "limited" new shadow on the Emerald Necklace, Desmond said this is necessary for the project to achieve all of its potential community benefits.

Among the promised community benefits of the project is the creation of a minimum two-story, 5,000 square-foot open public space directly adja-

cent to the Main Heart as part of Building 1, said Victor Vizgatis, a senior principal and architect with Skanska, who added this provision would be codified into the PDA (Planned Development Area).

Building 2, meanwhile, is mandated to include "an interior public space serving as an accessible public passage between the Central Connector and the Passive Green," said Vizgatis, while "Building 4 must provide a two-story, covered exterior patio adjacent to the Main Heart, at the end of the Central Connector."

The project's promised community benefits, according to Desmond, also include a \$12 commitment to public-realm improvements, including a \$7 million for endowment to support long-term improvements, maintenance, and operations in and around the Emerald Neck-

lace. The project would also create 2.8 acres of publicly accessible on-site open space, including a 12,500 square-foot passive green on Pilgrim Road and a 35,000 square-foot open space on Brookline Avenue.

Additionally, the developer has pledged to contribute \$8 million

for public-realm improvements along Brookline Avenue, Pilgrim Road, and Short Street, as well as an additional \$4 million contribution for transportation and infrastructure improvements.

Adam Shulman, a longtime neighborhood resident and direct abutter to the project, as well as a member of the project's Impact Advisory Group (IAG), spoke in favor of the project.

Shulman said that he believes the project has "come a long way since [it] was first proposed," and that Skanska has been very responsive to the community's concerns throughout the process.

Moreover, Shulman applauded the project for "breaking up the Superblock," which, he believes, will result in making the area "less of a gated community."

Kathleen McBride, a 30-plus year resident and homeowner in the Fenway, said she believes there's a "win-win solution with acceptable heights that wouldn't put the Emerald Necklace in jeopardy."

"We need to protect our assets, and we need the city to step up and protect the Emerald Necklace," said McBride. "Public parks are for everyone. They are the great equalizer. I do not

support any sacrifices of public parks for private land gains."

Likewise, Freddie Veikley of the Fenway said she believes that much of the open space that the project proposes is "wasted" and "redundant."

"I don't think it's a very productive design of open space and think that [the open space] could be used for structures to result in decreased building height," said Veikley, who described the project's potential impact on the Emerald Necklace as "a private developer harming a protected public space."

Meanwhile, another Fenway resident, Steve Wolf, wrote in the meeting chat: "No one has opposed the project and its promised benefits. Folks have opposed particular impacts on public parklands that fall entirely within the control of the developer and could be resolved without scuttling the project."

To learn more about the project or submit public comments, visit the BPDA's project website at <https://www.bostonplans.org/projects/development-projects/longwood-place>. Public comments can also be submitted via email to Sarah Black, BPDA project manager, at [sarah.black@boston.gov](mailto:sarah.black@boston.gov).

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# Coalition for a Truly Affordable Boston praise Boston City Council for unanimously passing resolution calling for immediate action on IDP

Special to the Sun

At the December 8, 2022 Boston City Council meeting, lead sponsors Councilors Kendra Lara, Ruthzee Louijeune, and Liz Breadon introduced a resolution calling for immediate action to improve the Inclusionary Development Policy (IDP) to remedy Boston's affordable housing crisis.

Several councilors signed on to support the resolution: Councilors Arroyo, Bok, Coletta, Fernandes Anderson, Flaherty, Mejia, Murphy, and Flynn; and the resolution passed unanimously.

The resolution asks for two immediate changes to IDP:

1 Lower the 10-unit threshold so that new construction of 5-9 unit buildings are included; and

2 Decrease the income limit for rental units from 70% AMI to an average of 40% AMI, and decrease the limit for ownership units from 80-100% AMI to 50-100% AMI, so that the IDP units are truly affordable.

The Mayor's Office of Housing and Boston Planning and Development Agency hired a consultant to complete a feasibility study, which will inform an overhaul of IDP, and codify the policy in Boston's Zoning Code (currently IDP exists as an executive order). CTAB and Boston City Council are asking for Mayor Wu to make immediate changes with an updated executive order while the study is completed and an updated policy is formed. It could take until next summer for a policy overhaul; meanwhile, development continues at breakneck speed. Without immediate changes to IDP, Boston's residents will continue

to miss out on opportunities for affordable housing.

The Coalition for a Truly Affordable Boston (CTAB) has advocated for updates to IDP since 2017. That advocacy has included: organizing to pass a state law that gives the City of Boston more flexibility to reform IDP and to add it to the Boston zoning code; delivering 1000+ postcards to the Mayor and other City officials; and testifying at City Council hearings and meetings about the need for increased IDP.

"This resolution is ultimately a call to action to the administration... we're a year in, and we haven't received an updated timeline to the reform for the Inclusionary Development Policy from the administration" said Councilor Kendra Lara at the Boston City Council meeting.

"We see evictions are increasing, income inequality is an issue, of course, and we have people day in and day out moving out of the city because it is too expensive. And so this is one of the tools that we have squarely within our toolbox as a City to try to help affordability" added Councilor Ruthzee Louijeune at the Boston City Council meeting.

In this housing crisis, we have an urgent need to use all tools available to increase the stock of affordable housing across the city. We are proud of the city using public land for public good in requiring deeply affordable rental housing on public land in Roxbury's Nubian Square. We need changes to IDP policy to create more affordable housing city wide in new developments as soon as possible." says Armani White Reclaim Roxbury Executive Director. Reclaim Roxbury

is a founding member of the Coalition for Truly affordable housing.

"Luxury developments have been pricing low income, Black, Brown and BIPOC communities out of Boston neighborhoods for a long time. Thank you City Councilors for unanimously passing a resolution urging the Wu administration to strengthen the Inclusionary Development Policy. Truly affordable standards for IDP are long overdue and we hope the Wu administration will act quickly to lower the threshold of units to trigger inclusionary development and deepen the AMIs for rental and home ownership units. We look forward to continuing our relationship with the Mayor and her housing team to build affordable housing to meet the need for Bostonians today." said Markeisha Moore, organizer with Dorchester Not For Sale.

## About CTAB

The Coalition for a Truly Affordable Boston (CTAB) has identified the following ways to strengthen the IDP, to benefit those most impacted by racism and the displacement crisis.

1 Increase the affordability

requirement to one-third. The City must increase the percentage, so that 33% (or one-third) of units are affordable.

2 Deepen the affordability of the affordable units. Rental units should be affordable at an average of 40% AMI, within a range of 30% to 70% AMI. Ownership units (condos) should be affordable at a range of 50% to 100% AMI.

3 Lower the 10-unit threshold. Right now developers only have to build affordable units if their development is 10 units or larger. Many developers have built multiple 9-unit projects to get around the affordability requirement.

4 Ensure that affordable units are permanently affordable. Right now affordable units stay affordable for 5 years.

5 Increase the number of family-sized units. 80% of IDP units should be 2, 3, and 4+ bedrooms.

The Coalition for a Truly Affordable Boston is made up of over 20 housing justice organizations to advocate for a stronger Inclusionary Development Policy to build a truly affordable Boston. Coalition members include:

• Action for Equity

- Allston/Brighton CDC
- Asian American Resource Workshop
- Boston Tenant Coalition
- Chinatown Community Land Trust
- Chinese Progressive Association
- Dot Not 4 Sale
- Fenway CDC
- Greater Bowdoin Geneva Neighborhood Association
- Greater Four Corners Action Coalition
- Homes for Families
- Jamaica Plain Neighborhood Council
- Jamaica Plain Neighborhood Development Corporation
- Jamaica Plain Progressives
- Keep It 100 for Real Affordable Housing and Racial Justice
- Mass Affordable Housing Alliance
- Mass Alliance of HUD Tenants
- Mass Coalition for the Homeless
- Mass Senior Action Council
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EAST BERKELY NEIGHBORHOOD ASSOCIATION HOLIDAY PARTY AT JJ FOLEY’S

Photos by Derek Kouyoumjian

The East Berkeley Street Neighborhood Association held

its Holiday Party at JJ Folley's. Neighborhords gathered to catch up with each other and relax at the year's end.



Sheila Radel and Laura Paige



Ken Smith, former President of the Association for 6 years, speaks. He is moving abroad and gave a heartfelt farewell to his neighborhords before his new adventure begins.

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Kenton Villano and Michelle Burke.



Fraun Bilus and Jeff.



Johnathan Marks, Ryan Gunther, Loic and Lisa Le Garrec.



East Berkeley Street Neighborhood Association President Leslie Fine speaks, reviewing the accomplishments the Association has achieved in 2022.



# Latest MBTA bus redesign forum looks at equity

By Adam Swift

The MBTA's Bus Network Redesign meets almost all standards for equity under the federal Civil Rights Act according to T officials.

Last week, the MBTA held an online forum on equity implications of its proposed Bus Network Redesign project, including an analysis of how it squares with Title VI of the federal Civil Rights Act.

The MBTA released an initial draft of system-wide changes in May, and during the summer, incorporated public input into a revised draft of the plan. The T ended up making changes to 85 of the 133 proposed route changes from the May draft, while still increasing service by 25 percent across the network.

"There are distinctions between equity and Title VI," said Justin Antos, the MBTA's senior director of bus transformation. "We are officially here to talk about the Title VI findings of the bus network redesign, which is a legal requirement. More broadly, we want to speak about how this project pursued the spirit of equity from the start."

Over the past two years, as part of the redesign initiative, Antos said the MBTA has been listening to riders about what makes good bus service. From those efforts, Antos said four main themes arose – the need to get someplace when riders want to get there, frequency and reliability of service, service being easy to understand, and the need to serve the people who need bus service the most.

The equity analysis and work focuses on that last point of serving the people who need it most,

Antos said.

Using anonymous cellphone data and surveys, Antos said the MBTA was able to determine how people actually travel and went into understanding how low-income people and people of color travel in all parts of the bus network.

"This redesign is based on the best information we've ever had on how low-income residents and people of color travel," said Antos. "It allows us to prioritize trips made by these groups twice as much ... and it also ensures that the new service proposed represents everyone whether they had time to participate in outreach or not, or if they were using the T or not."

As a result, Antos said the redesigned bus network brings high frequency service, defined as a bus leaving a stop every 15 minutes, to 95,000 more minority residents across the Boston region and to another 29,000 low-income households.

"We started out this project leading with equity and to fill gaps in transit service in our bus network for people who need it the most," said Antos. "We used good data on our equity populations, we weighed our decisions toward these populations, and these results you see bring more and better service to these groups."

Melissa Dullea, the MBTA's senior director of service planning and equity monitoring, said the T performs an annual report looking at service availability and quality standards, including span frequency, reliability, comfort, and network quality.

"Each standard has an equity check, where we check the per-

formance of the overall network against our standards and then the performance for low-income riders and riders of color to check for differences," said Dullea.

Steven Povich, the T's fare policy and analytics director, said the Title VI equity analysis looks at equity in accordance with the Civil Rights Act and with guidance from the federal government.

"We are really asking two questions with these analyses," said Povich. "On the service side, we ask how does the change in the amount of service provided to the protected population compare to the change for all other riders."

The analysis also looks at how the change in the average fare paid by protected populations compares to all riders.

"It's a relatively technical exercise and we work with the Central Transportation Planning Staff on this analysis," said Povich. The analysis looks at 12 ratios for service between the protected populations and the general ridership.

Povich said 11 of the 12 ratios show there is not a potential disparate impact or disparate burden on minority or low-income riders. The single ratio that did not meet the minimum metric is a relatively weak measure that

will likely be changed for future analysis, Povich said.

During the question and answer portion of the forum, there were some questions raised about changes to specific bus routes, as well as some more systemic concerns about the public

not being involved in the redesign at the beginning of the process.

When it came to route concerns, MBTA officials said they would pass on the issues that were raised, but steered the conversation back to the main topic of the forum.



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\*The 4:00 & 9:30 Masses will also be live-streamed. Visit our website for links to the livestream.



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COURTESY OF CHESTNUTS FRIENDS OVER FIFTY

CFOF members taking a tour of the Boston Athenaeum during a special event on the morning of Tuesday, Dec. 6.

# Friends—for different seasons and reasons—make life better

Special to the Sun

Everyone knows friends make life better. The year 2022 was made better by the incorporation of a nonprofit women's friendship group, Chestnuts Friends Over Fifty (CFOF). It was originally conceived in 2016 by residents Martha McAllister and Pat Carucci and was designed

as a way for the older woman in our community to connect with others with common interests. It filled a need, and the Chestnut group grew very quickly. Today, the group has over 125 members who live in Beacon Hill, Back Bay, and other parts of Boston.

Women's friendships form

(CHESTNUT FRIENDS Pg. 9)

## SPACE GRANTS (from pg. 1)

The SPACE (Supporting Pandemic Affected Community Enterprises) Grant program will provide grants of up to \$200,000 over a three-year period to subsidize rents, upfront capital costs, and necessary infrastructure to help local, small, diverse businesses seeking to fill vacant storefronts. The City plans to collaborate with MassDevelopment, Massachusetts Growth Capital Corporation, Downtown Boston BID, Main Streets, local commercial banks and CDFIs, and property owners to ensure that participating small business owners have access to additional financial resources and assistance to open and thrive in their new locations. The City expects the first cohort will include approximately 10-15 businesses.

"The SPACE grant program is critical to bolstering our local economy and will help local, small, diverse businesses open new locations across our neighborhoods," said Mayor Michelle Wu. "This grant program addresses commercial vacancies

by connecting entrepreneurs with crucial support and the chance to grow. I'm thrilled to launch this program and grateful to our Economic Opportunity & Inclusion Cabinet and all of our partners for their critical work to ensure that Boston's thriving, inclusive and equitable for all."

OEOI has received preliminary interest from a range of entrepreneurs through a recent survey and the Boston Main Streets. This initiative will prioritize helping Boston small businesses that were most affected by the COVID-19 pandemic, which includes, but is not limited to:

- Arts, creative economy, and entertainment;
- Childcare;
- Fitness, recreation, wellness;
- Food service and production;
- Laundry services;
- Repair and maintenance;
- Restaurants; and
- Retail

The SPACE Grant program is funded by a \$9 million investment from the federal American Rescue Plan Act (ARPA) to aid in

Boston's local economic recovery, and will support both entrepreneurs looking to open their first brick and mortar storefront business, as well as current small businesses in the City of Boston looking to expand to new locations within the city.

Grantees will be matched with technical assistance providers that are part of OEOI's Small Business Technical Assistance Program to set them up for success. In addition, grantees will benefit from workshops and one-on-one coaching to guide them through the operational steps of opening a new storefront location. These skills will include lease negotiation and other legal support, financial, marketing, or other areas of expertise. To assist interested entrepreneurs, OEOI will hold a virtual workshop in mid-January 2023 focused on how to write a business plan for entrepreneurs. For more information, sign up for the City's small business e-newsletter.

"The SPACE Grant program is a direct response to the immense need for innovative ways to fill storefront vacancies and bring vitality to our neighborhoods that we heard from business owners on the ground, whether through our weekly Main Streets walks, surveys, or our one-on-one engagement," said Segun Idowu, Chief of Economic Opportunity and Inclusion. "I am grateful to our team and our partners who built this program, and am happy to launch an effort that will bring about a more robust economy and greater diversity to our city."

Businesses can apply to the SPACE Grant program online at: [boston.gov/space-grant](https://boston.gov/space-grant). Applications are available in multiple

languages.

First cohort application deadline: February 17, 2023

Grantees chosen: April 2023

### Eligibility:

Applicants must meet the following criteria to be considered for a SPACE Grant:

- Business must be incorporated in a Qualified Census Tract OR one of the prioritized business industries mentioned above.
- Business must have fewer than twenty-five (25) employees (not including the business owner).
- Business owners must provide proof of a Boston business address (e.g., a signed lease, business permit / license / title, utility bill in which the business is named directly, or other home office documentation).
- Business and business owners must be in good-standing with the City of Boston.
- Business must provide a copy of its up to date Business Certificate.

"The Wu Administration's SPACE Grant Program is a gamechanger for Downtown Boston and our neighborhoods. Providing direct financial and technical assistance to those looking to activate our vacant retail spaces will reduce existing barriers that limit equitable access to these storefronts. This program will open economic opportunities downtown to a wider array of entrepreneurs, make our streets livelier and safer, and support wealth-building for small business owners from a diversity of backgrounds. The Downtown Boston BID and our members are prepared to fully support this effort and to help new businesses thrive and become long-term fix-

tures Downtown," said Michael Nichols, President of the Downtown Boston BID.

"As a Main Streets director, I am very excited for the SPACE Grant Program. This is a progressive push forward that meets the basic needs of our small businesses, while filling the vacancies that can plague our neighborhoods," said Ginger Brown, Executive Director of JP/Centre South Main Streets.

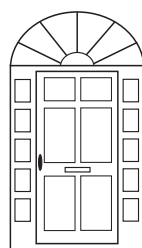
The COVID-19 pandemic has negatively impacted Downtown and its businesses, and the Wu Administration remains committed to its Downtown Revitalization plan, announced in April 2022 to address decreased foot traffic and consumer spending. As Boston aims to encourage people back to its commercial centers, the City is moving forward bold initiatives to increase consumer confidence and support small businesses. While Boston aims to activate spaces in all of our neighborhoods, the City is also seeking to ensure its Downtown core is flourishing.

To learn more, please visit: <https://www.boston.gov/space-grant>

The vision of the Economic Opportunity and Inclusion Cabinet is of a resilient, equitable, sustainable, and vibrant city that centers people and creates opportunities to build generational wealth. The Cabinet consists of five City departments, including the Office of Consumer Affairs and Licensing, the Office of Economic Opportunity and Inclusion, the Office of Small Business, the Office of Supplier and Workforce Diversity, and the Office of Tourism, Sports, and Entertainment.

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CFOF members and friends at a wine tasting (plus one) event.



CFOF's Cooking Group.

PHOTOS COURTESY OF CHESTNUTS FRIENDS OVER FIFTY

## CHESTNUT FRIENDS (from pg. 8)

traditionally through their educational endeavors, careers, children, and pets. Each of those have a season, and as time goes by, it can be hard to connect with others, especially without a reason or a structure. Making the leap from waving to a neighbor, to enjoying an outing together, can take months or even years. The Chestnut framework is structured to fast-track strong interpersonal connections.

Each month, CFOF has many offerings suitable for a wide variety of interests, comprising different member-run activities.. These include afternoon and evening book groups, a cooking group, a small group gathering of four-10 called "Small Spots," and a weekly walking group. There are also groups for pickle ball, mah-jong and bridge and wine tasting. Additional offerings include dinners and lunch at restaurants

and special cultural events such as theater, concerts and museum exhibits. All of these are initiated and run by members. Some events are an optional "plus one," which means that members can bring along a husband, friend or neighbor.

For some Chestnut activities, there is a philanthropic purpose. For instance, this fall the Chestnuts held a party to benefit

Birthday Wishes is an organization that provides birthday parties to homeless children. There was also a coffee and book drive for More Than Words, a nonprofit which supports vulnerable young adults. In February 2023, a party is planned to benefit Dress for Success, an organization for empowering women to achieve economic independence.

When asked, many Chestnut members were quick to express the value the organization holds

for their lives.

"The Chestnuts is a wonderful community within the village that offers an open exchange of ideas, interests, and activities for women over 50. The result is a dynamic community where growth, enlightenment, and friendships flourish," said Joanne Amenta of Chestnut Street.

"I am honored to be amongst this fabulous group of women. The Chestnuts offer a variety of social events that bring a community together," said Page Walls.

"What makes the Chestnuts thrive is its very talented, kind and invested members and leaders. They seem to love nothing more than to spread joy and goodwill to all they meet," said Martha McAllister.

"I'm so happy to be a Chestnuts' member. It's an engaged community of like-minded women who support each other, have fun and foster friendships," said Ann Corcoran.

"Knowing each month that there are new activities and outings gives me something to look forward to. In addition, I enjoy these new experiences that I might not have pursued on my own," said Julie Morse of Joy Street.

The Chestnuts, FOF is operated by a close-knit board of directors who are also friends—Beth Sanders, Justine Laugharn, Lisa Purcell, Martha McAllister, Monica Noether, Pat Carucci, Sally Harr, and Wendy Oleksiak. Contact [chestnuts2020@gmail.com](mailto:chestnuts2020@gmail.com) to learn more about the group.



CFOF members at last month's meeting of their Book Club.



CFOF members enjoying a Roofdeck Party with a Purpose.

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# Mayor Wu files ordinance to establish Office of Participatory Budgeting

Staff Report

Mayor Michelle Wu yesterday filed an Ordinance establishing the Office of Participatory Budgeting, amending the City of Boston Code. The purpose of this office is to provide the structure necessary to enhance public engagement and direct involvement in the City's budget. The ordinance requires approval by the Boston City Council.

"Creating opportunities for direct involvement in the City's budgeting process ensures our residents' voices and needs are represented in their local government's departments and programming," said Mayor Michelle Wu. "I look forward to working with the City Council to establish this office and its oversight board for direct civic engagement to

shape our budget."

This ordinance establishes the Office of Participatory Budgeting, which will include a director and an external oversight board. The Office, working in partnership with the external oversight board, will establish and manage a Participatory Budgeting Process that will be an equitable and binding decision-making process open to all Boston residents during fiscal 2024 and in addition will create another opportunity for residents to both engage with the City's annual budget process and to make recommendations for projects to include in the budget. The Office will work across departments and agencies, external organizations, and with communities to ensure year-round public involvement and engagement in the City's budget-

ing.

Working with the Office, the external oversight board will be tasked with submitting participatory budgeting project proposals to the Mayor for inclusion in the City's budget. The board will also assist in the creation of a Participatory Budgeting Rule Book, which will outline the policies and procedures for the participatory budgeting process. The Board will be composed of nine Boston residents with varied experience and expertise, including community investment and development, public finance, open space, urban planning, community organization and outreach, affordable housing, public education, public health, environmental protection, and historic preservation. The Mayor will appoint five individuals

directly to the oversight board, as well as appoint four individuals to the oversight board from a pool of eight applicants provided to the Mayor by the City Council. Board members will have two-year terms.

In the 2021 Municipal Election, Boston's voters approved a ballot measure to create an Office of Participatory Budgeting charged with furthering public engagement on how the City's budget is created and how tax dollars are spent. Ahead of the FY23 budget submission, Mayor Wu worked with the Office of Budget Management (OBM) and Boston City Council to hold a Budget Listening Tour for residents to better understand the budget and to solicit public feedback. The direct feedback was aimed to empower constituents

in working alongside the City, and allowed the City to further evaluate where resources might be most equitable and valuable. For those who were unable to attend the series of listening sessions, a budget survey was also available for constituents and residents to weigh in on the city's future investments. Additionally, recently, in advance of the FY24 budget process, the Office of Budget Management (OBM) in partnership with ONS' Office of Civic Organizing, hosted budget workshops with groups that were underrepresented during the FY23 winter budget listening sessions to help increase their understanding of the budget process and share how to engage with the City's budget. For more information, go to [boston.gov/budget](https://boston.gov/budget).

## Boston Public Health Commission warns residents about rapid increase in flu cases

The Boston Public Health Commission (BPHC) is warning residents of an early and rapid rise in flu cases reported across the city, with more than 700 cases of influenza reported in the last week, bringing the total number in Boston to 1,784 since October 1. BPHC has also observed a rapid increase in influenza-related pediatric hospitalizations in the past week.

Flu season is generally considered from October to May, and usually peaks between December and February. The current levels of influenza activity are concerning, and this high level is occurring much earlier in the season than usual. Last year, the highest number of influenza cases reported in a given week was 250 at the peak of the flu season in mid-December. The data also indicate the highest number of reported cases is among children

and adolescents younger than 18 years old, representing 59% of cases, as well as among Black and Latinx/Hispanic residents. The neighborhoods with the highest case rates are Dorchester, Roxbury, Mattapan, Hyde Park, Jamaica Plain, and South End.

"With flu spreading throughout Boston at such a high rate, there's an urgent need for more residents to get vaccinated to protect themselves and help avoid an even greater influx of cases and hospitalizations during and after the holidays," said Dr. Bisola Ojikutu, Commissioner of Public Health and Executive Director of the Boston Public Health Commission. "I urge everyone to be safe this holiday season. Stay home if you're sick and call your doctor to ask about treatments for flu and COVID-19, in addition to staying up to date on vaccinations, wear a mask indoors

to reduce your risk of illness.

The Boston Public Health Commission strongly urges all residents 6-months and older get their annual flu vaccine, in addition to their COVID-19 vaccines, and that those 5 years and older get their bivalent boosters, to ensure the broadest level of protection against respiratory viral infection. The flu can be a very serious illness, especially for older adults and young children.

Flu vaccines are free and widely available throughout Boston. BPHC has several standing, walk-in sites where residents can get free flu vaccines, as well as COVID-19 testing, vaccines, and boosters. No insurance or ID is needed:

- Josephine A. Fiorentino Community Center – 123 Antwerp St., Allston. Open Sundays from 12-4pm; Monday-Wednesday from 9am-3pm; and Thursdays

from 5-9pm.

- BCYF Hyde Park – 1179 River St., Hyde Park. Open Tuesdays from 12-8pm and Thursdays from 9am to 5pm.

Prescription antiviral drugs are available for people who are sick with flu to shorten the length of the illness, and to prevent severe disease and the need for hospitalization. For those at higher risk of serious flu complications, such as people 65 years and older, children younger than 2 years, people who are pregnant, and people with medical conditions such as asthma, diabetes or heart disease, treatment with influenza antiviral drugs can mean the difference between milder or more serious illness that may result in hospitalization. BPHC recommends that anyone who feels sick with symptoms of flu, especially those at high risk of serious flu complications, check with their health care

provider promptly to ask about flu treatment. Flu symptoms can include fever, cough, sore throat, runny or stuffy nose, body aches, headache, chills, and fatigue. Other important ways to manage flu include getting rest and drinking enough water and other clear liquids to prevent dehydration.

BPHC also encourages individuals to wear high-quality, well-fitting masks to prevent the spread of the flu, COVID-19, and RSV during this holiday season.

As residents gather for the holidays, being up to date on COVID-19 and flu vaccines and knowing how to access treatments for both illnesses if you get sick is critical to avoid severe illness and hospitalization. For information about flu treatment, call your healthcare provider. For additional information about flu or support getting a healthcare provider, call the Mayor's Health Line at 617-534-5050.

## Boston Harbor Hotel announces lineup for 2023 Boston Wine and Food Festival

The Boston Harbor Hotel is continuing its celebrated tradition of presenting exceptional wine events and dinners with the return of its annual Boston Wine and Food Festival this January 2023. The nation's longest-running wine and food festival will be directed by Boston Harbor Hotel Executive Chef David Daniels and longtime food and wine festival expert, Nancy Bean, along with Boston Harbor Hotel Wine Sommelier Nick Daddona.

Kicking off on January 12, this year's Boston Wine and Food

Festival will feature an all-star lineup of intimate winemaker-hosted dinners, seminars, thematic receptions, and celebratory brunches at the iconic Boston Harbor Hotel. A portion of the proceeds from this year's festival will benefit the Greater Boston Food Bank and the James Beard Foundation.

"This year we will bring some new and exciting events and programming to the three-month long Boston Wine and Food Festival, courtesy of the hotel's Executive Chef, David Daniels, the hotel's advanced sommelier Nick

Daddona, and respected wine festival veteran, Nancy Bean."

Tickets are available online now for purchase and will make a perfect holiday gift for the oenophile in your life. The upcoming Boston Wine and Food Festival features an array of events that will ignite the senses to lure both novice and expert wine aficionados out of the house this winter. The five-star Boston Harbor Hotel's 34th annual celebration will continue the tradition of welcoming top vintners and personalities from the world of wine and food. Events will run



*Shown is a couple enjoying last year's event.*

on the waterfront destination from January through March, kicking

off with the opening weekend on January 12, 2023.

The exciting lineup of wine dinners for 2023 will include Opus One (Napa), Staglin Family Vineyard, Far Niente (Napa Valley), Battle of the Cabs, Hitchhiking through Napa with Kevin Zraly, a Wine, Dine, Divine Women's Leadership Dinner, and many more.

Tickets to this year's events are available on the website for pre-purchase. There is a special Boston Wine & Food Festival package for guests that will make a perfect holiday gift.



## Real Estate Transfers

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Moreno, Kimberly K  
Robichaud, Colin J  
Boston Wolf LLC  
Spahija, Junida  
Dinh, May  
White, Zuri  
Tuyet-Vo, Nhung  
Luu, Samson  
Allen, Justin M  
Saville, Luke  
Lindhe, Pamela  
Tejada, Kate S  
Parent, Matthew J  
Gadh, Adit  
Finz, Rakel L  
Sun, Ding  
Washington 3rd, Philip  
Huang, Christie X  
Lunder, Elissa  
528 Tremont LLC  
52 Beacon Street RT  
Wang, Alexander Z  
Siegel, Matthew  
Hanley FT  
Yolanda Villamil 2017 RET  
Chamut, Facundo  
Parrish, Aaron J  
McNulty, Kimberly  
Forrest, Allison E

### SELLER 1

Korff, Erica  
Goldberg, Carol R  
391 Beacon Street RT  
FPG Lagrange Owner 1 LLC  
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FPG Lagrange Owner 1 LLC  
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C N&Elsa Reddy FT  
Gillis, Jennifer L  
52 Beacon Street Dev LLC  
Rochford, Timothy  
Cucinatti, Steven  
Hanley, Ariana R  
Kabir, Chuttani  
Eikenberry, David K  
Miller, Daniel  
Decimo Terry O Est  
Clerico, Robert J

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270 Beacon St #B  
391 Beacon St #2  
47-55 Lagrange St #11D  
47-55 Lagrange St #2B  
47-55 Lagrange St #3E  
47-55 Lagrange St #3J  
47-55 Lagrange St #408  
47-55 Lagrange St #5F  
47-55 Lagrange St #5G  
47-55 Lagrange St #6B  
47-55 Lagrange St #6D  
47-55 Lagrange St #7H  
55 Lagrange St #1008  
55 Lagrange St #1509  
55 Lagrange St #205  
55 Lagrange St #407  
55 Lagrange St #606  
400 Stuart St #26E  
528 Tremont St #2B  
52 Beacon St #2  
534 Beacon St #307  
234 Causeway St #718  
121 Charles St #4  
362 Commonwealth Ave #21  
21 Father Francis Gilday St #307  
100 Jamaica St #2  
41 Park Dr #1B  
143 W Brookline St #302

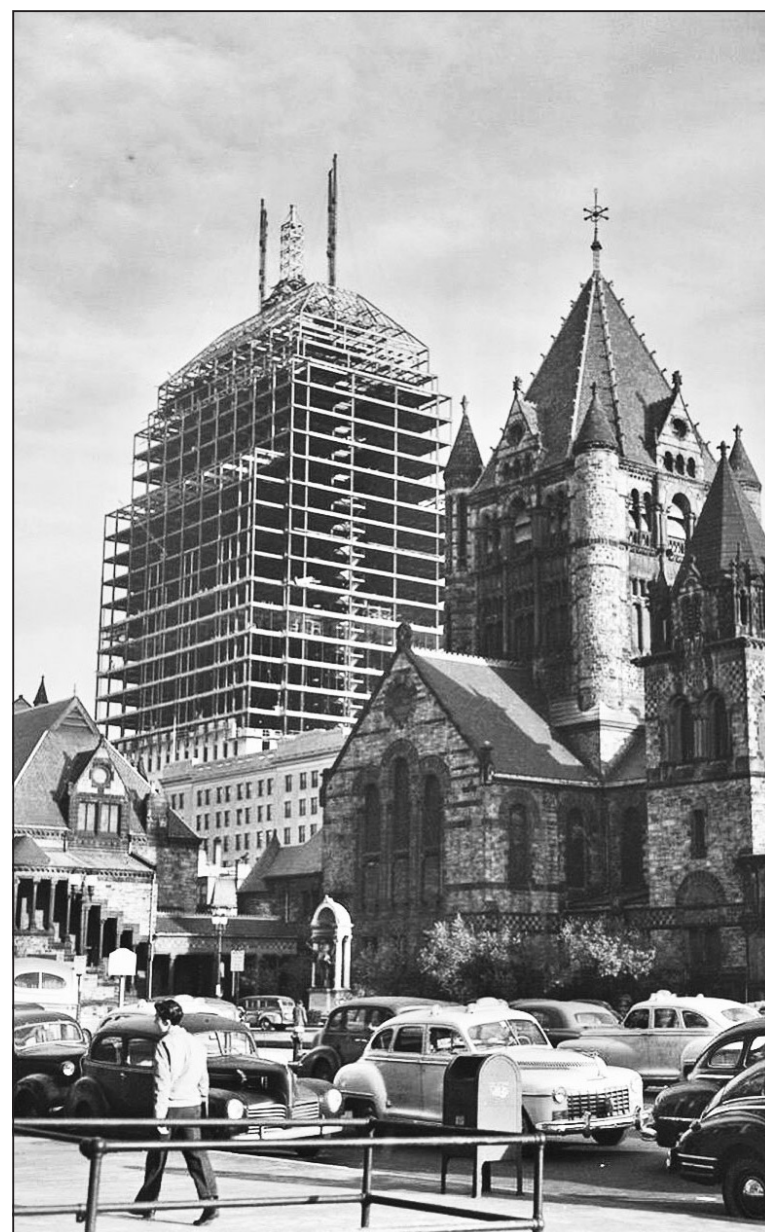
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## Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

### THIS WEEK'S ANSWER



The object in the last clue is the weather beacon on top of the Berkeley Building (AKA the Old Hancock Building) at 200 Berkeley Street. Today's answer is from a mid-1940s photo of the building under construction.

The next clue will be found 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



## Museum of Fine Arts, Boston, presents Otherworldly Realms of Wu Junyong

In Otherworldly Realms of Wu Junyong, heroes face off in mighty clashes with their enemies; charming animals growl at one another, vying for superiority; and troubled souls retreat into murky caves, searching for inner peace. The exhibition, on view at the Museum of Fine Arts, Boston (MFA), starting January 13, 2023, marks the artist's U.S. museum debut.

Wu (born 1978) grew up in a family of artisans who created sculptures and murals for local temples in their southern Chinese village. Immersed in China's folklore throughout his childhood, he became fascinated with European painting and the heroes of ancient Greek mythology after arriving in art school. His work reflects all these influences, seamlessly blending diverse historical

traditions with his contemporary experience to express human emotions, conflicts and aspirations that transcend time and borders.

Otherworldly Realms of Wu Junyong features more than a dozen mixed-media works on paper, where, beneath playful imagery, exuberant brushstrokes and riotous color, dark truths hide and serenity awaits in secluded haunts.

Museum visitors will have a unique opportunity to see painting performances by the artist at the MFA's Lunar New Year celebration on February 2. The annual event will offer \$5 admission for the evening (5–10 pm), lion dances and Spotlight Talks in the galleries.

The press release is available in English and Chinese on [mfa.org](http://mfa.org).

"Otherworldly Realms of Wu Junyong" is generously supported by Bonnie Huang. Additional support from Eva Hu, the Joel Alvord and Lisa Schmid Alvord Fund, the Diane Krane Family and Jonathan and Gina Krane Family Fund and the Dr. Robert A. and Dr. Veronica Petersen Fund for Exhibitions.



*Lion and Tiger Contending for Hegemony (2017), by Wu Junyong.*



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