

THE BOSTON SUN

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SERVING BACK BAY - SOUTH END - FENWAY - KENMORE

It's Beginning to Look A Lot Like Christmas



PHOTO BY DEREK KOUOYMJIAN

Santa and Mrs. Claus assist Boston Mayor Michelle Wu and 104.1FM DJ Fast Freddy in lighting the Holiday Tree in Blackstone Park. See more photos on Pages 6 and 7.



MAYOR'S OFFICE PHOTOS BY JEREMIAH ROBINSON

The Tree in the Boston Common was lit up on Thursday, Dec. 1 with quite the ceremony, featuring various musical performances, pyrotechnics, and even a visit from Ole Saint Nick himself. See more photos on Page 8.

BPDA opens discussion on potential Fenway zoning changes

By Adam Swift

The Boston Planning & Development Agency is looking at potential zoning changes in the Fenway that could help pave the way for several large-scale developments proposed for the neighborhood.

But several Fenway residents and community activists said they feel the city is moving forward with too ambitious of a timeline when it comes to alter-

ing zoning in the neighborhood.

The BPDA held an online forum on planning and zoning on Monday, Dec. 5 that was attended by about 80 people.

Planning officials gave a general overview of pending projects in the neighborhood, as well as the timeline for plans to potentially tweak the zoning ordinances in the Fenway.

As the process gets underway, BPDA Chief of Planning James Jemison said he has heard from

the community, development, staff members, and the media that the zoning process has the needed time to advance and fully develop.

“One of the challenges that we have at the BPDA today ... is that great projects often require that specific changes to zoning be allowed because the strength of the market kind of outstrips our capacity to update through com-

(FENWAY ZONING Pg. 4)

Proposed mitigation for redevelopment of BFIT campus in South End discussed at public meeting

By Dan Murphy

Proposed mitigation for the planned redevelopment of the Benjamin Franklin Institute of Technology (BFIT) campus in the South End was the topic at hand on Wednesday, Nov. 30, during a virtual working session of the Impact Advisory Group (IAG) and public meeting sponsored by the Boston Planning & Development Agency.

Boston-based developer Related Beal is proposing a project for 42 Berkeley St. comprising three components: a 193-unit senior care facility, which would be operated by a national provider, Atria Senior Living, Inc; the adaptive reuse of the Franklin Union building into condominiums; and the renovation and expansion of 4 Appleton St. into approximately 13,950 square feet of income-restricted, age-restricted residential use, as well as 11,550 square feet of retail space, which includes 3,450 square feet of non-profit affordable community space.

Among the public benefits of the proposed project is new

greenspace, with 24 percent of the project site devoted to open space, including the creation of a 12,750 square-foot courtyard and passageway, said Alex Provost, vice president of development for Related Beal, while 9 percent of the site would be open covered, including a 4,500 square-foot weather-protected arcade.

Additionally, the project proposes the creation of a new “parklet,” as well as new buffered and parking-protected cycle tracks on Berkeley and Appleton streets, said Provost.

Related Beal is also pledging a \$250,000 contribution to the Boston Center for the Arts, located at 539 Tremont St., right next to the project site, to support the Comprehensive Racial Equity Initiative, including a Comprehensive Racial Equity Audit, EDAI (Equity, Diversity, Inclusion, and Accessibility) training, pay equity, and professional development; facility deferred maintenance and preserve capacity for mission-driven activities;

(BFIT Pg. 3)



COURTESY OF THE BOSTON PLANNING & DEVELOPMENT AGENCY.

A rendering of the project proposed for the Benjamin Franklin Institute of Technology campus at 41 Berkeley St. in the South End.

EDITORIAL

FREEDOM ISN'T FREE: PEARL HARBOR WAS 81 YEARS AGO:

It was 81 years ago this week that the warlords of Japan launched their attack on the United States at Pearl Harbor in Hawaii on December 7, 1941.

The very next day, President Franklin D. Roosevelt convened a joint session of Congress in which he famously declared the attack as, "A day that will live in infamy," and asked Congress for a Declaration of War against Japan. Germany and Italy, allies of the Japanese who collectively were known as the Axis, then declared war on the U.S., setting the stage for what would become the largest conflagration in world history.

Hundreds of thousands of Americans would die in battlefronts stretching from the European continent to the jungle islands of the Pacific over the next three and one-half years before the German and Japanese war machines finally were subdued.

For more than two years prior to the attack, America had stayed out of the war that already had engulfed most of the rest of the world in the aftermath of the German invasion of Poland on September 1, 1939. By the time of the Japanese attack on Pearl Harbor, Hitler's Nazis had conquered all of continental Europe and much of Africa, while the Japanese had invaded almost all of Asia, save for the U.S. outposts in the Philippines and other small islands in the Pacific.

Americans clung to the belief that our isolation, separated from the rest of the world by two oceans, would keep us out of the war. Americans had no appetite for re-engaging in another conflict just 23 years removed from the memories of World War I that still were fresh in our nation's psyche.

But after Pearl Harbor, we no longer could keep our heads buried in the sand. Although America had re-instituted the draft some months prior to Pearl Harbor and had ramped up our military production capabilities, the suddenness of the Japanese attack still came as a shock to every American.

Americans realized that thanks to the capabilities of modern armaments such as Japanese aircraft carriers and German U-boats, even the continental United States was not insulated from attack by a foreign enemy. Citizens on the West Coast braced for a Japanese invasion in the aftermath of Pearl Harbor and curfews were instituted on the Eastern Seaboard.

Thanks to the countless number of documentaries and movies over the past 25 years that have told the stories of the brave Americans who fought in WWII, we are fortunate to have a living history of the sacrifices made by The Greatest Generation.

The lessons of Pearl Harbor are many, but chief among them is that freedom isn't free -- and that we always must be vigilant to recognize the forces of evil that seek to destroy our way of life.

GUEST OP-ED

Christmas rest and peace

By Dr. Glenn Mollette

Christmas is a good time to catch up on your pumpkin pie eating. Pecan pie seems readily available so this too is a good option. Try to drink one glass of eggnog during the season of joy. Eggnog does have some calories and fat grams but one glass won't hurt you too bad. I don't recommend drinking a gallon.

If you had turkey and ham for Thanksgiving, you may have it again for Christmas. There is nothing wrong with repeating the Thanksgiving meal especially if it was good. If it was bad then you might consider something else. The only time of the year that I eat much turkey or country ham is during the Thanksgiving and Christmas seasons. Be careful eating too much of that smoked Turkey and ham because they can be a bit salty. You don't want to swell up like a balloon on Christmas.

Christmas should be a relaxing time. If you believe Santa Claus is coming then let him take care of the work. Surely, he will show up. Just ask him to bring dinner when he comes. Make sure he comes in the front door. I don't know about bringing broccoli casserole down the chimney.

If you are putting up lights,

now is the time to do so. You want to have time to enjoy the lights and the more you string together and cover your house the more electricity you are using. This in turn creates a big electric bill but you are keeping the paychecks going for the utility people.

The main thing is don't go crazy this Christmas. You don't have to buy everything. The stores love for you to max out your credit cards but you won't love it in February and March when you are paying it back. Use commonsense when it comes to the entire season. Eat a piece of pie but don't eat the pie. Eat a slice of turkey but don't eat the turkey. Decorate if you wish but you don't have to spend a week putting up lights. They all have to come back down you know. Spend only what you can afford. If you can't afford much then don't press yourself to do what you cannot do.

Christmas is the birthday of Jesus but we often make it a day of bedlam. The birth of Jesus was in Bethlehem. His parents were poor. They had gone to an out of the way town to pay their taxes. There was no place for them to sleep. They slept in a barn and Jesus was born while they were

there. Mary laid him in a cow's trough. They were poor, tired and life was not very easy for Mary, Joseph and Jesus.

Keep in mind that Jesus came to save us from our sins. He came to give us peace. The Bible calls him the Prince of Peace. Most people need some peace and one way to have more peace is to focus on the baby of Christmas. Christ is comfort and peace.

You don't always find your peace at church. The church isn't Jesus. If your church is stressing you out, harping about money every Sunday, and pulling you in ten different directions then you might consider taking a step back and reevaluating.

The season of joy is here. Don't depend on others to create joy for you. Get alone with God every day and focus on him. You'll discover a peace and a rest that only He can provide.

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.

CITY OF BOSTON TRAFFIC ADVISORY FOR SATURDAY DEC. 10 AND SUNDAY DEC. 11 2022

Events happening in the City of Boston this week will bring some parking restrictions and street closures. People attending these events are encouraged to walk, bike, or take public transit. Information on Bluebikes, the regional bike share service, may be found on the Bluebikes website and information on the MBTA may be found online. The MBTA advises riders to purchase a round-trip rather than a one-way ticket for a faster return trip. Walking is also a great way to move around.

BEACON HILL

MBTA Shuttle Service- Saturday, December 10, 2022 through to Monday, December 12, 2022
Parking restrictions will be in

place from Saturday at 4 AM through Monday at 2 AM to accommodate the Red Line shuttle service this weekend on the following street:

Cambridge Street, Southside (even side), on the parking meters (#AE427-430) from Lindall Place to Grove Street in front of 326 Cambridge Street.

NORTH END

North End Christmas Parade – Sunday, December 11, 2022

The Annual Christmas Parade Celebration will be taking place in the North End. Rolling road closures will occur over the route which follows Atlantic Avenue, left onto Lewis Street, right onto Commercial Street, right onto Richmond Street, straight onto

Parmenter Street, right onto Salem Street, right onto Charter Street, right onto Hanover Street, right onto Cross Street, right onto Endicott Street, right onto Causeway Street, right onto Prince Street, left onto Hanover Street, left onto Commercial Street and ends at Puopolo Park.

Part of the celebration involves "Santa" arriving by helicopter in Columbus Park. Parking restrictions will be in place from 8 AM to 4 PM to accommodate his arrival on the following streets:

Atlantic Avenue, Eastside (water side), from Commercial Wharf to Commercial Street

Commercial Street, Eastside (water side), from Atlantic Avenue to Fleet Street

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NEWS IN BRIEF

ROOTED IN ROXBURY ADULT-USE DISPENSARY APPROVED FOR 331 NEWBURY ST.

A recreational cannabis dispensary proposed for Newbury Street has received the green light from the state to open for business.

Rooted in Roxbury has been approved by the state's Cannabis

Control Commission to open the establishment at 331 Newbury St.

In response to hearing the news, Rep. Jay Livingstone wrote, "I appreciate Rooted's community engagement and willingness to address the concerns of its neighbors. I look forward to it successfully operating in our neighborhood."

PRUDENTIAL CENTER TO HOSTS HOLIDAY STROLL ON DEC. 10

Prudential Center invites you on Saturday, Dec. 10, from 2 to 4 p.m. to stroll through the Center discovering exclusive discounts and promotions at participating shops and eateries.

Guests are encouraged to shop, eat, and visit the holi-

day-themed sip stations where they can take a break from the hustle and bustle of the season with a bit of bubbly, sparkling wine, locally brewed beer, sparkling water, and more.

The holiday spirit will be in the air with festive music brought to you by electric violinist Vivian Luo and a cappella quartet by Songful Artists performing throughout the Center. And,

don't forget to say hello to Santa at home in his favorite Back Bay living room located in Hynes Court adjacent to sweetgreen.

For those looking to channel some holiday magic, shop your way through the Center collecting stamps at all participating stores. Guests who receive stamps from all listed locations

NEWS BRIEFS Pg. 4)

BFIT (from pg. 1)

and master planning/deferred capital projects, said Provost.

The developer, added Provost, would also contribute \$50,000 to the Ellis Early Education Center for a teacher-stipend to keep up with raising wages and inflation; support Square Tech Computer Programming to address the ongoing needs and training for the Castle Square Tenants Organization program for software and hardware repair; and create and pay for an annual performance series at 41 Berkeley St. involving students from Boston City Lights, a free performing arts school based in the South End.

Provost said the developer is also working with Atria and the city's Age Strong Commission to offer indoor and outdoor programming for seniors, which could include yoga and stretching, holiday and farmers markets, wellness lecture series, and a music and art series. These on-site offerings would target not only seniors living there, but also the broader senior community. Transportation would be provided to the site for these activities, added Provost.

Cornerstone Church, a long-

time user of the multi-purpose community space, is being considered as a candidate to operate the space full time, but the timeline for finding someone to maintain the space is still two or three years down the line, said Provost.

Proposed contributions from the developer would aim to enhance open space, the public realm, and community facilities, said Provost, such as \$15,000 to Berkeley Community Gardens for "the schematic design and design development of the renovations required after fence replacement and alley restoration of Alley 705"; \$10,000 to Peters Park for dog park maintenance; and an undetermined sum to the Ellis Neighborhood Association for tree development, maintenance, and seasonal lighting and decorations.

Cheryl Dickenson, president of the Friends of Crite Park, asked the developer to consider donating to her group's ongoing effort to rehabilitate the park located at the intersection of Columbus Avenue and West Canton and Clarendon streets in the South End. She added that the Friends group has already raised \$710,000 towards this

cause, and is planning a partial groundbreaking of the park in the near future "to hopefully increase contributions."

A total of \$1,324,000 in linkage funds allocated to the Neighborhood Housing Trust from the senior care and retail components of the project would be specifically "earmarked and codified for the exclusive use of the development of income-restricted housing creation in the South End," said Provost.

Moreover, 16 units in the Appleton Building, which would all be studios or one-bedrooms, and one of the 35 condo units in the Union Building would be affordable, while 33 percent of the project's units would be income restricted, and 22 percent would be designated under the city's Inclusionary Development Policy (IDP).

But Julie Arnheiter, chair of the Ellis South End Neighborhood Association, as well as a South End resident, said she doesn't believe that designating one of 35 units as affordable is sufficient. She instead asked the developer to consider donating the buildings at 6 and 6A Appleton St. for use as affordable hous-

ing as a "Christmas present" to the South End community.

"We'd be happy to accept it," said Arnheiter, "and we could build a better project here."

Likewise, Ben Siegel, who, along with his wife, Jane, has called the South End home for more than 50 years, echoed this sentiment. "This project is really bereft of adequate affordable housing," he said.

Courtney Roy-Branigan, fundraising director for BFIT, countered that the project as proposed already has more than fulfilled its affordable housing requirement with the city.

"We understand it's not as transformative as some of us would like, but we believe progress happens more incrementally," said Roy-Branigan, who added that the developer has "not only done their due diligence but gone above and beyond here."

Jackie Cornog, dean of students, said BFIT is now in a "vulnerable spot" and needs for this project to move forward to allow the school to move to its new campus now under construction in Roxbury's Nubian Square.

IAG member Stephen Fox said that he believes that the IAG process has been "flawed" as it didn't allow for a proper dialogue between the IAG, the

developer, and the community regarding "what the community needs."

"Some basic questions about the project have yet to be answered," said Fox, adding that he hoped the public comment period could be extended beyond Dec. 9 to allow for two or three more IAG meetings.

"There are a lot of outstanding questions among the IAG members who are waiting for a dialogue about the senior-care facility," he said. "We had asked that this meeting be a dialogue with the IAG, but we're continuing with the same format that hasn't served us well."

Nupoor Monani, deputy director of master policy and planning for the BPDA, said the project is being considered for the BPDA's December board meeting, since "its success is tied to BFIT."

The city's supplemental public comment period for this project is open through Friday, Dec. 9; comments can be submitted at the BPDA's website for the project at <http://www.bostonplans.org/projects/development-projects/41-berkeley-street>, or via email to Camille Platt of the BPDA at Camille.platt@boston.gov.

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NEWS BRIEFS

Continued from Page 3

will be eligible to win a \$1,000 holiday Prudential Center prize pack.

To learn more about the Holiday Stroll and to view the full listing of December programming please visit www.prudentialcenter.com

BOSTON WARD 4 DEMS HOLIDAY PARTY SET FOR DEC. 13

The Boston Ward 4 Democratic Committee will hold its holiday party on Tuesday, Dec. 13, from 6 to 8 p.m. at the back patio at Petit Robert Bis-

tro (480 Columbus Ave). There is a suggested donation of \$15 to help cover the cost, and you can donate in advance at <https://secure.actblue.com/donate/ward4dems2022holiday>.

MEDITATION AND THE AGING BRAIN WITH SARA W. LAZAR, PH.D.

Many people are seeking techniques to help manage stress, build resiliency, and improve focus. Dr. Lazar will present information about how meditation and yoga impact the brain. These brain changes enhance

emotional control, reduce pain, and improve memory and problem solving. She'll also discuss how these changes persist compared to training in crossword puzzles and sudoku.

Sara W. Lazar, PhD is an Associate Professor in the Psychiatry Department at Massachusetts General Hospital and Harvard Medical School. Her research focuses on elucidating the neural mechanisms underlying the beneficial effects of yoga and meditation, both in clinical settings and in healthy individuals. She has been practicing yoga and mindfulness meditation since 1994.

Her research has been covered by numerous news outlets including The New York Times, USA Today, CNN, and WebMD.

This Zoom webinar is presented in partnership with the Boston Public Library, as part of Beacon Hill Village's Living Well Ending Well series. Registration is required by clicking this link or by calling Beacon Hill Village at 617-723-9713. Registrants will receive a reminder and Zoom webinar invitation the day prior to the program.

For more information, visit



Dr. Sara W. Lazar.

https://beaconhillvillage.org/content.aspx?page_id=4002&club_id=332658&item_id=1783701&event_date_id=255

FENWAY ZONING (from pg. 1)

munity processes the zoning," said Jemison.

Historically, he said, people have been drawn to find ways to make the zoning code allow for great development without necessarily being driven to global changes.

"So one of the efforts we have been undertaking, and this effort is part of it, is to find a way for a path for good development to advance while also taking the time required to make some of the broader zoning changes that are needed," said Jemison. "This is a balance. In prior occasions, there has been an effort to make a specific change that allows an individual development, but I think in this case, our goal is to try to find a way to quickly advance on these things that enable good development that's had a full review and discussion, while also taking the time it takes to make good zoning changes over the long term."

Kristina Ricco, a senior planner at the BPDA, laid out some of the history of planning and zoning in the Fenway, as well as discussing some of the larger projects in the pipeline for the neighborhood.

"The Fenway today is a very vibrant, mixed-use neighborhood," she said, with renowned cultural, educational, medical, and sports institutions, as well as 38,000 residents. "It's imperative that growth in the neighborhood meets the needs of these residents and institutions."

The most recent neighborhood planning efforts in the Fenway were undertaken in the early 2000s, resulting in the Fenway Neighborhood Action Plan and a land use and urban design guidelines document.

"At the time when these two processes were undertaken, Fen-

way was a very different place," Ricco said. "The planning effort at the time back in the early 2000s focused primarily on addressing land use and density controls that were established in the 1950s. Our land use and density controls in the Fenway as of the early 2000s were outdated and established at a time when the neighborhood was dominated by manufacturing and low-density business uses."

The planning and zoning revamp of the early 2000s envisioned four subdistricts in the neighborhood, as well as two overlay districts, which Ricco said established greater flexibility for greater public benefit.

The Gateway Overlay District granted increased density and building height to unique projects that advanced the design and use directives of the entire district, according to Ricco. The Planned Development Area Eligibility (PDA) Overlay District granted similar dimensional incentives as the Gateway District and streamlined the permitting process to encourage development in areas then dominated by auto-related uses and surface parking.

"PDAs aren't unique to Fenway, the city utilizes this special approval, known as Article 80C, all over the city," Ricco said.

The planning and zoning changes of the early 2000s were codified by the neighborhood zoning article of 2005, intended to provide some certainty of overall scale of development and an array of uses which were flexible enough for changing market dynamics and public preferences.

"The changes in zoning that were envisioned by that planning effort in the early 2000s enabled significant investment which has transformed the Fenway," said Ricco. "Since Article 66 was

updated in 2004, the BPDA has approved 7 million square feet of development, including 2.5 million square feet of residential use and 4.5 million square feet of commercial use."

Looking forward to development, and the reason for the zoning forum, Ricco said there are currently four projects under review by the BPDA.

Those projects include a half-million square feet of development at 1400 West Boylston, the current Star Market site, for research and development and some retail; 165 Park Drive, which is primarily 100,000 square feet of residential development on the Holy Trinity Orthodox Cathedral site; Fenway Corners, which is a massive 2 million-square-foot development on four lots surrounding Fenway Park that includes research and development, residential, retail, and parking; and the 2 Charlesgate West site, which is primarily 250,000 square feet of residential development.

Other than Park Drive development, Ricco said the projects all need some level of zoning relief that is not currently provided in the modification to Article 66.

"We're facilitating this conversation because the changes that they need are pretty diverse," said Ricco. "To contemplate those changes is a really important opportunity to revisit some big questions."

Some of those things to be considered include determining what aspects of West Fenway's existing zoning are still relevant and if there are features of the zoning that could better serve development that's in line with neighborhood values, Ricco said.

"Second, the 2002 plan specifically addresses the types of uses to be encouraged in a mixed-use

development and are these still the right uses?" she said. "Finally, new zoning was designed to leave enough flexibility for a changing market dynamic and public preferences and are those limits that we have in place still achieving those goals?"

Rather than asking the community to consider the zoning exceptions on a case-by-case basis, Ricco said the BPDA is proposing to revisit aspects of West Fenway zoning, including appropriate uses, building height, and density collectively in a community process led by the BPDA.

The first step of that process is considering the zoning changes that would affect allowed uses, height, and PDA eligibility.

"There would be three meetings associated with that phase, the first meeting is the meeting we are having tonight where we introduce the concept of Fenway zoning and its relationship to the development pipeline and the need for some kind of reform," said Ricco. "The second meeting, we'd be back with you in January to discuss very specific zoning scenarios for use and PDA eligibility, and if that conversation goes well, if that is a scenario that folks are excited about and interested in, we would then proceed to the BPDA board potentially in February to be followed by the zoning commission."

The discussion on density would be a longer process, Ricco said, likely started next spring in conjunction with the Fenway-Kenmore Transportation Action Plan.

During a question and answer period, several residents and community leaders raised concerns about the seemingly rapid advancement of potential zoning changes over the next two months.

Marie Fukuda said she was involved in the zoning process in

the early 2000s, and that it was a robust process and not run by the BPDA. She said she wanted to hear more about how the BPDA envisioned the current process and how there would be real participation from residents.

Freddie Veikley asked how the zoning changes would affect and improve the life of Fenway residents.

Ricco said the question was at the heart of the discussion about PDAs.

"The reason that PDAs exist is this concept that we would exchange greater entitlement for extraordinary benefit," said Ricco. "The public benefit there is really supposed to be transformational in nature, so I think that some of the benefit received from PDA benefits previously have demonstrated the power of those approvals and I think talking about what things the community feels would make it a better place are part of the conversation we are trying to have."

Kennan Rhyne of the BPDA noted that the current process was also being undertaken as a way to adjust planning and zoning in a more timely manner, rather than making large-scale changes every several decades.

Fenway Community Development Corporation Board member Joanne McKenna said the zoning discussion is important work, and said the time frame stated by the BPDA during the holiday season was too rushed. She said she would also like to see an assessment of the underlying current zoning for the Fenway to determine what might still work and where there is room for change.

"I would like to see a conversation of what worked 20 years ago and if it is still a valid vision of a liveable neighborhood," said McKenna.

Establishment offering mini-golf, along with food and drink, proposed for St. James Street

By Dan Murphy

Representatives for a UK-based chain that offers miniature golf, along with food and drink, outlined their plan to bring the concept to 31 St. James St. during the Monday, Dec. 5, virtual meeting of the Neighborhood Association of the Back Bay (NABB) License and Building Use Committee.

Swingers opened its first location, the first of now two outposts in London, England, about six years ago and has since expanded to Dupont Circle in Washington, D.C., and Midtown Manhattan, NYC, said Jason Enany, senior vice president of sales for the company's U.S. Division.

The proposed hours of operation for the Boston location are Tuesday 3 p.m. to midnight; Wednesday through Friday noon to midnight; Saturday noon to

2 a.m.; and Sunday noon to 10 p.m., and the establishment would only be open to patrons ages 21 and older.

The Boston location would have its own dedicated entrance on Berkeley Street, separate from the building's main entrance on St. James Street, and span the ground level and basement. The ground level would include different themed mini-golf course (e.g. a clock tower course and a water wheel course), cocktail lounges, and small kitchen spaces from four, yet-to-be-determined local food vendors, while the basement would contain spaces for private parties. (Patrons would be able to eat and drink there without playing mini-golf, said Enani, but they would need to order food and drink through a server or bartender rather than directly through the vendors.)

Swingers would work with

(SWINGERS Pg. 9)

EMERALD NECKLACE CONSERVANCY LIGHTS CHARLESGATE PARK TREES GREEN

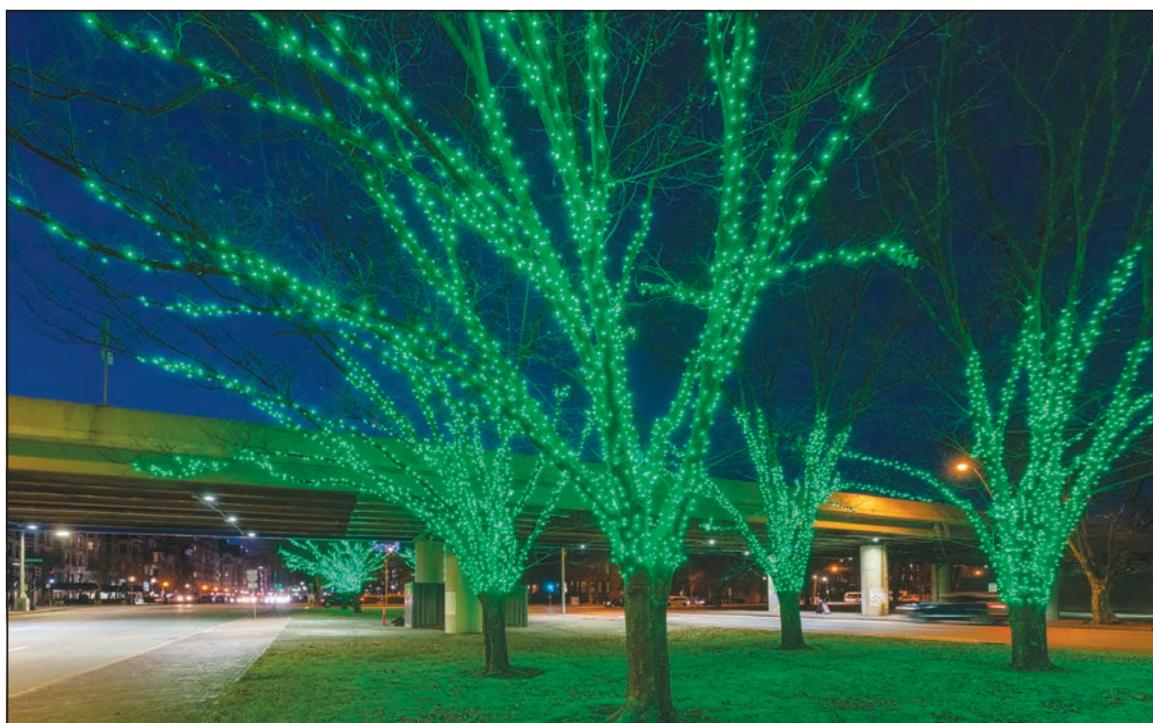


PHOTO BY MERRILL SHEA

In conjunction with the annual tree lighting on Boston Common and the tree lighting along Commonwealth Avenue Mall, the Emerald Necklace Conservancy once again brought light to Charlesgate Park by illuminating 10 trees in green on the evening of Thursday, Dec. 1.

The lighting of Charlesgate Park began in 2021. Complementing the annual lighting of the Commonwealth Avenue Mall, 10 Japanese zelkova trees were lit at Charlesgate and adorned with green lights to distinguish Charlesgate as the connecting point between the Commonwealth Avenue Mall and the rest of the Emerald Necklace, and to raise awareness of the ongoing efforts to restore Charlesgate Park.

The Charlesgate Park trees will remain lit each evening through March 2023. For more information, visit <https://www.emeraldnecklace.org/charlesgate-lights/>.

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MAYOR'S ENCHANTED TROLLEY STOPS IN BLACKSTONE SQUARE

Photos by Derek Kouyoumjian

The Enchanted Trolley Tour made a stop at Blackstone Square in the South End to light up the Holiday Tree placed there and to bring Santa and Mrs Claus to

eagerly waiting children. It's all part of a 2 day tour of the various centers and squares throughout Boston to help inaugurate the Holiday Season and to bring civic leaders closer to the residents they represent.



Boston City Hall Liason for the South End and Bay Village Kimberly Cruciola (right) with Jamaica Plain Liason Tiffani Caballero.



Judah and Selah Thissell wish everyone a Merry Christmas from the South End.



Maricela, Roselyn, Rosalis, and Rosemiah Pimentel.



Tytus Marshall and Kaelan Bacon eagerly await Santa's arrival.



Boston Mayor Michelle Wu, 104.1FM DJ Fast Freddy, and DJ Maverick welcomed South End residents to the Enchanted Trolley.

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Boston City Council President Ed Flynn offered remarks.



Boston City Councilor Kenzie Bok offered remarks.



Boston City Councilor Ruthzee Louijeune offered remarks.



Elizabeth and Katharine Patton-Uchendu meet Santa and Mrs Claus.



Tytus and Logan Marshall meet Santa and Mrs Claus.



MAYOR'S ENCHANTED TROLLEY STOPS IN BLACKSTONE SQUARE



Confetti bursts on the scene to mark the lighting of the Holiday Tree in Blackstone Square.



Andrew and Alex Cederbaum with Turner Bouley meet Boston Mayor Michelle Wu.



The Holiday Tree in Blackstone Square is lit and radiating the festivities the neighborhood will share.



Boston Mayor Michelle Wu with City Councilors Erin Murphy and Kenzie Bok and City Hall Liaison for the South End and Bay Village Kimberly Cruciola.



Santa and Mrs. Claus get a visit from Saoirse and Aoife Houston.



Adaliziah and Lillyahmy Perez are aglow in Holiday spirit and sisterly love.



Yahni Harley and Aura Valenzuela with Frosty and Rudolph.



The kids of the South End get excited to see Santa make his appearance.

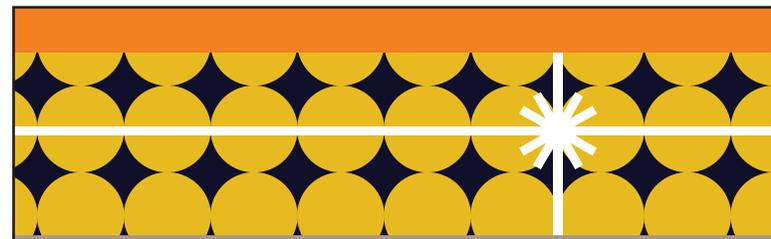
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SCENES FROM THE TREE LIGHTING ON THE BOSTON COMMON

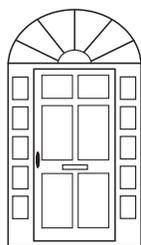
Photos courtesy of Jeremiah Robinson of the Mayor's Office

Residents, and officials from across the City gathered on the Boston Common last Thursday, Dec. 1, for the tree lighting ceremony. It was an event bursting with holiday cheer, full of musical performances, Christmas lights, Santa Claus and more.



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Sales

Rentals

Boston Lyric Opera to present a new production of Bluebeard's Castle from director Anne Bogart

Special to the Sun

Casting and production announcements for Boston Lyric Opera's spring 2023 performances are being released today, including performers in BLO's premiere production of Bluebeard's Castle/Four Songs in March 2023 and the New England premiere of Rhiannon Giddens and Michael Abels' new opera, Omar in May 2023. Public tickets for both performances are on sale December 1.

BLUEBEARD'S CASTLE/ FOUR SONGS

Bass-baritone Ryan McKinny stars as the fictional, fairytale character Bluebeard in Béla Bartók's one-act psychological thriller Bluebeard's Castle that

will be paired with the dramatic song cycle Four Songs (Vier Lieder) by composer Alma Mahler (wife of Gustav). The highly anticipated production is directed by Anne Bogart, whose 2019 version of The Handmaid's Tale for BLO received universal acclaim and was one of BLO's best-selling shows. Naomi Louisa O'Connell sings the role of Judith, the bride who realizes she's gotten herself into a much different post-nuptial situation than she envisioned. O'Connell also performs Mahler's "Four Songs." BLO Music Director David Angus conducts. Bluebeard's Castle/Four Songs will play March 22-26, 2023 in an immersive, multi-genre experience that includes a salon-like atmosphere, dance and more

installed at The Terminal @ Flynn Cruiseport in South Boston.

A full list of the Bluebeard's Castle/Four Songs artistic and production team is available at <https://blo.org/bluebeard/>.

OMAR

Tenor Jamez McCorkle stars in Omar, the title role he premiered at the Spoleto Festival last spring and brought to LA Opera this fall. Omar is the story of Omar Ibn Said, a prominent scholar of the Islamic faith and many other subjects, who was born to a wealthy West African family. Enslaved in South Carolina at 37 years old, Ibn Said escaped his first place of enslavement and headed to North Carolina where he lived as a slave until his death in 1864. His is the only



PHOTO BY JIYANG CHEN
Bass-baritone Ryan McKinny will star as Béla Bartók in the upcoming "Bluebeard's Castle."

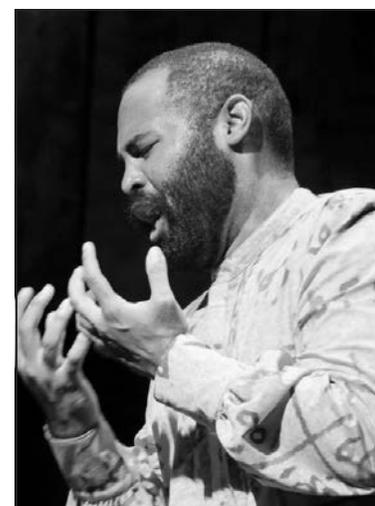


PHOTO BY LEIGH WEBBER
Tenor Jamez McCorkle stars as the title character, Omar, in the upcoming performances of "Omar."

known autobiographical essay written in Arabic by a Muslim man enslaved in America.

Grammy winner Rhiannon Giddens wrote the libretto and composed the music in partnership with film and orchestral

composer Michael Abels for a production conceived by Kaneza Schaal. Classical Voice San Francisco called the production "a profoundly moving specta-

(BOSTON LYRIC OPERA Pg. 10)

SWINGERS (from pg. 5)

FoodWorks, a Chicago-based, self-described "restaurant incubator" that helps local restaurants grow their businesses, to select the fours on-site food vendors, said Enani, who added these could likely include local sellers of pizza, burgers, Mexican (tacos), and dessert items, respectively.

Kristen Scanlon, the applicant's licensing and permitting attorney, said the Boston location's liquor license would be owned by a local entity of Swingers, which would also enter into management agreement with the individual food vendors.

While Swingers has yet to secure a liquor license for the location, Scanlon said there is still ample time for this, since construction isn't expected to get underway until August of next year for a grand opening sometime in 2024.

"We still need a liquor license, which we have time to do," said Scanlon. "We'll scope them out at the beginning of the year because they're getting harder and harder to come by."

The price for mini-golf per each 90-minute session is currently \$24 in Washington, D.C., and \$27 in New York, respectively, and while the rates for the Boston location are still undetermined, Enani said he expects the price would fall within this range.

The Boston outpost of Swingers would also be seeking an entertainment license to allow

for a deejay on the premises from 6 p.m. to closing time each night, said Enani.

Trash would be stored inside in a refrigerated trash room, said Enani, until it's moved out for collection to a loading dock in the back alley, which would also be used to bring food products into the restaurant.

The Boston location is expected to have 150 employees, including nine managers, and while Swingers would likely seek a 600-person capacity for the space, Enani said there would likely never be more than 300 people on site due to the large space constraints for the mini-golf courses, which can each only accommodate a maximum of 72 patrons at any given time.

Like other locations, the Boston outpost of Swingers is expected to be a popular destination for corporate outings, particularly for legal, financial, and educational organizations, said Enani, who added that group sizes typically range between 10 and 20 people.

The applicant has an abutters meeting for this proposal scheduled for Jan. 5, said Scanlon.

In another matter, the applicant, Jason Zube, outlined his plans to open a fourth location of the Boston Tattoo Company at 244 Newbury St.

Zube, who owns three other Boston Tattoo Company outposts in Cambridge, Medford, and Somerville, respectively, as well as a tattoo-themed bed-

and-breakfast establishment in Bedford, N.H., had previously appeared before the LBU Committee in November of 2019. He made a pitch to open a tattoo parlor at a different Newbury Street location, which the committee didn't oppose at that time. Since then, however, the pandemic struck, and the plan was temporarily put on hold before the original Newbury Street space was rented to another tenant, said Zube.

Besides the new location, the only change from what was previously proposed, according to Zube, is that the proposed hours of operation had been scaled back to noon to 8 p.m. from 11 a.m. to 9 p.m. daily before.

While Zube said he expects that the Newbury Street would be the "flagship location" for his business and complement his other tattoo parlors, he said only "four or five artists, tops" would be working in the studio due to the tight space constraints and "what we're trying to do there."

Since body piercing would be covered by the same license the applicant is seeking from the city, the tattoo parlor might also offer body piercing down the road, said Zube, "but for now we're just looking to do traditional tattooing."

Zube said they don't anticipate long waits at the Newbury Street location and added that since the pandemic struck, the business had become more streamlined and "appointment

based," rather than operating as a walk-in tattoo studio.

Asked how used tattoo needles would be disposed of, Zube said they would be stored in a box in the sterilization room

where the tools are kept and sterilized, "much like a dentist's office." A company would then be contracted to come in regularly to pick up the used tattoo needles, most likely after business

hours, he said.

Former Boston City Councilor Tito Jackson spoke in favor of the application and lauded Zube as a great asset to the communities where he works, especially Medford.

LBU Committee Chair Conrad Armstrong told Zube he would inform him of the committee's determination on his application "in the next couple of weeks."

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Back Bay Architectural Commission meeting set for Dec. 14

Staff Report

Attention: this meeting will only be held virtually and not in person. You can participate in the meeting by going to or calling 301-715-8592 and enter meeting id #. You can also submit written comments or questions to backbayac@boston.Gov notice of public hearing

The Back Bay Architectural Commission will hold a virtual public hearing on Dec. 14, 2022, at 4:30 p.m.

I. VIOLATIONS COMMITTEE MEETING - 4:00pm

362 Marlborough Street: Unapproved rooftop HVAC equipment.

217 Commonwealth Avenue: Unapproved vestibule enclosure at front façade. 48 Gloucester Street: Unapproved vestibule enclosure at front façade.

II. DESIGN REVIEW PUBLIC HEARING - 5:00pm

HTTPS://ZOOM.US/J/99021693443

990 2169 3443
23.0455 BB - 51-53 Hereford Street/321 Newbury Street:

Applicant: Donald Schumacher

Proposed Work: Installation of signage at multiple locations.

23.0074 BB - 7-9 Newbury Street:

Applicant: Mike Jammen

Proposed Work: At front façade install projected two-story storefront; and at rear elevation elevator and roof deck at rear addition.

23.0448 BB - 122 Beacon Street:

Applicant: Nick Bergdoll

Proposed Work: At rear elevation install heat pump.

23.0385 BB - 109 Commonwealth Avenue:

Applicant: Estevao Goncalves

Proposed Work: At rear elevation replace existing wood fence with brick wall.

III. ADMINISTRATIVE REVIEW/APPROVAL:

In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. Having been identified

as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:

Applicants whose projects are listed under this heading need not appear at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW. The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commis-

sion of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or BackBayAC@boston.gov. Thank you.

23.0452 BB - 16 Arlington Street: At roof install insulation and new rubber membrane roof.

23.0379 BB - 19 Arlington Street: At rear and side elevations replace galvanized downspouts in-kind.

23.0434 BB - 164 Beacon Street: At front façade replace three one-over-one wood windows in-kind.

23.0459 BB - 226 Beacon Street: At rear elevation re-point masonry and at front façade replace sealants at windows.

23.0436 BB - 450 Beacon Street: At front façade replace one one-over-one wood window in-kind.

23.0446 BB - 526 Beacon Street: At front façade replace entry door in-kind.

23.0424 BB - 827 Boylston Street: At front façade replace two existing wall signs at lower retail space.

23.0450 BB - 186 Commonwealth Avenue: At rear elevation replace six one-over-one wood windows in-kind.

23.0437 BB - 416 Commonwealth Avenue: At front façade replace three one-over-one wood

dormer windows in-kind.

23.0414 BB - 22 Marlborough Street: At front façade replace roof slate in-kind.

23.0417 BB - 30 Marlborough Street: At roof install insulation and new rubber membrane roof; replace deteriorated wood trim in-kind; and repaint wood trim and windows.

23.0404 BB - 111 Marlborough Street: At roof remove existing roof deck and install new rubber membrane roof.

23.0171 BB - 247 Marlborough Street: At rear elevation repair asphalt at parking area.

23.0456 BB - 7 Newbury Street: At roof replace existing cooling tower with four heat pumps, re-point chimneys and replace rubber membrane roof.

23.0391 BB - 14 Newbury Street: Repaint wood trim to match existing color.

23.0431 BB - 154 Newbury Street: At front façade install new signage.

23.0451 BB - 179 Newbury Street: At roof repair masonry, copper gutter and slate roof.

IV RATIFICATION OF 8/10/2022 & 11/9/2022 PUBLIC HEARING MINUTES V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 6:30PM

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BOSTON LYRIC OPERA (from pg. 9)

cle," and lauded McCorkle's performance as "a career-defining role." Michael Ellis Ingram conducts the BLO Orchestra and Chorus.

Additional casting announced for Omar includes Cierra Byrd in the role of Fatima, Omar's Mother and Daniel Okulitch playing the dual roles of enslavers James Owen / Johnson. BLO Emerging Artists (current and alumni) in principal roles include: Neal Ferreira as Auctioneer / Taylor; Emma Sorenson as Eliza, Little Daughter; Nicholas LaGesse as Abdul, Omar's Brother / Abe; and Fred C. VanNess Jr. as Amadou-Renty. Catherine Daniel plays Katie Ellen/The Caller. Omar plays May 4-7, 2023 at the Emerson Cutler Majestic Theater.

Additional casting for Omar and a list of the original production creative team is available at <http://www.blo.org/omar>.

Omar is co-commissioned by Spoleto Festival USA, Carolina Performing Arts, L.A. Opera, Boston Lyric Opera, Lyric Opera of Chicago and San Francisco Opera. It is inspired by Dr. Ala Alryyes's translation of Omar Ibn Said's autobiography in his book *A Muslim American Slave: The Life of Omar Ibn Said*.

Individual tickets for BLO's

Spring 2023 performances of Bluebeard's Castle/Four Songs and Omar are on sale December 1. Two-show subscriptions, also available now, offer a 10% discount over individual tickets.

Subscriptions and individual tickets can be purchased online at blo.org, by phone at 617.542.6772 or by email at boxoffice@blo.org.

OBITUARIES

All obituaries and death notices will be at a cost of \$150.00 per paper. Includes photo.No word Limit. Please send to obits@reverejournal.com or call 781-485-0588

Real Estate Transfers

BUYER 1 BACK BAY	SELLER 1	ADDRESS	PRICE
Massey, Suena	Robertson, Christopher T	127 Marlborough St #4	\$769,000
RL EC Group LLC	Ellinger, Christina A	129 Marlborough St #B	\$1,075,000
Gehl, Kevin R	Nancy Macchia 2021 IRT	457 Beacon St #5	\$968,000
Fenwick, Robert B	Connors William P 3rd Es	352 Commonwealth Ave #2	\$1,249,000
Paushkin, Sergey	Hundred Club Of Mass Inc	17 Gloucester St #2	\$1,800,000
BEACON HILL			
James R Johnston Jr RET	52 Beacon Street Dev LLC	52 Beacon St #1	\$3,500,000
General Hospital Corp	DMP Blossom Court LLC	75 Blossom St	\$9,000,000
Hascotes, Vasilios S	Chestnut Street RT	142 Chestnut St #8	\$2,750,000
Hascotes, Vasilios S	Chestnut Street RT	142 Chestnut St #9	\$2,750,000
John, Brewster P	Berenson, Eleanore W	72 Mount Vernon St #3A72	\$1,875,000
Sparrow, Erin D	Alderman, Jeremy N	45 Temple St #507	\$1,550,000
Karaa, Shoreh	Crowe, Michael K	6 Whittier Pl #14M	\$530,000
BAY VILLAGE/SOUTH END/KENMORE			
Waterside T	Stone, Anne L	285 Columbus Ave #708	\$1,470,000
Neugebauer, Sydney E	FPG Lagrange Owner 1 LLC	55 Lagrange St #1009	\$269,200
Zhou, Shuyuan	FPG Lagrange Owner 1 LLC	55 Lagrange St #1108	\$905,000
Ma, Xin	FPG Lagrange Owner 1 LLC	55 Lagrange St #1209	\$940,000
Mabrey, Carleton	FPG Lagrange Owner 1 LLC	55 Lagrange St #307	\$269,200
Yu, Xuefei	FPG Lagrange Owner 1 LLC	55 Lagrange St #509	\$760,000
Amada, Alexandra S	FPG Lagrange Owner 1 LLC	55 Lagrange St #606	\$164,800
Huang, Weihua	FPG Lagrange Owner 1 LLC	55 Lagrange St #909	\$869,000
Maling, Mareil	Boer, Alexander J	45 Saint Botolph St #204	\$1,385,000
Brauer, Elizabeth M	Oneil, Patrick E	193 W Canton St #3	\$750,000
Fenwick, Robert B	Connors William P 3rd Es	352 Commonwealth Ave #2	\$1,249,000
Paushkin, Sergey	Hundred Club Of Mass Inc	17 Gloucester St #2	\$1,800,000
Mabrey, Carleton	FPG Lagrange Owner 1 LLC	55 Lagrange St #307	\$269,200
Huo, Matthew C	Teich, Marnie	468 Massachusetts Ave #4	\$730,000
Kijat, Angelina	Platt Jr, Walter M	131 Park Dr #28	\$390,000
Kratochvil, Hanna	121 Portland LLC	121 Portland St #307	\$1,025,000
Kijat, Angelina	Venkataramani, Meenakshi	122 Riverway #19	\$420,000

WATERFRONT/DOWNTOWN

Cangiano, Karen P	Lin Groome FT	100 Fulton St #4J	\$1,427,500
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LEGAL NOTICES

LEGAL NOTICE

Notice of Self Storage Sale
Please take notice
Prime Storage - Boston
Southampton St. located
at 100 Southampton St.,
Boston, MA 02118 intends
to hold an auction to
sell the goods stored by
the following tenants
at the storage facility.
The sale will occur as an
online auction via www.

storagetreasures.com on
12/14/2022 at 12:00 PM.
Unless stated otherwise the
description of the contents
are household goods and
furnishings. Katazza Kiguli
unit #1069; Iris Castro unit
#1074; Maryann Donahue
unit #3074; Diane Barrera
unit #4080; El Mays unit
#4153; Josefa Velez unit
#4214; Phyllis Ann Knox
unit #4244; Berry Adams
unit #5024; Saily L Cruz

unit #6002. All property is
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12/01/22, 12/8/22

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storagetreasures.com on
12/14/2022 at 12:00 PM.
Unless stated otherwise the
description of the contents

are household goods and
furnishings. Juan J Mejia
unit #352; Sophia Girault
unit #828. All property is
being stored at the above
self-storage facility. This
sale may be withdrawn at
any time without notice.
Certain terms and condi-
tions apply. See manager
for details.

12/01/22, 12/8/22

BS

Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The windows in the last clue are typical of the type used in the past to provide privacy for customers in Boston area barrooms. This set is at the corner of West Brookline Street and Warren Ave. Perhaps long-time residents of this area will remember a bar at this address.

The next clue will be found in the Back Bay.
Do you have a favorite building or detail you would like featured?

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THIS WEEK'S CLUE



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