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# THE BOSTON SUN

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A rendering of the 1000 Washington St. project in the South End.

## Special election scheduled for state rep. seat

By Dan Murphy

The special election to fill the 9th Suffolk District state representative seat recently vacated by Jon Santiago has been scheduled, with the primary set for May 2, followed by the final election on May 30.

To date, three candidates have pulled papers for the race, including a Dorchester Democrat, Brian Kearney, and two South End Democrats, Amparo “Chary” Ortiz, a longtime BU School of Public Health administrator; and John Moran, described by The Boston Globe as a “consultant and community advocate” who most recently worked for the Cambridge biotech company, BioGen.

On Moran’s campaign website (johnmoran9.com), he describes some of his top priorities, if elected, as increasing opportunities for affordable home-ownership and rentals; combating the pervasive issues of homelessness and addiction in the district; and advocating for “a fair shot for all residents so that no matter your zip code in the district you can send your children to a good school, access green spaces and parks, take public transportation that actually gets you to where you’re going, start and strengthen your small business, and feel safe and able to raise your family in the district.”

Moran, 24-year resident of the South End who lives on Waltham

Street with his partner, Michael, and their dog, Edna, announced his candidacy during an event on the morning of Thursday, March 9, at Titus Sparrow Park.

Jonathan Alves, another South End resident, as well as vice president of the Blackstone/Franklin Square Neighborhood Association, had also filed nomination papers but announced Monday, March 13, that he was dropping out of the race.

“It’s been inspiring over the last several weeks to receive so much encouragement from my community to run for the open seat, but after very serious consideration, I have decided that now is not the right time for me to run given several personal and professional commitments,” Alves wrote. “My hope is that whoever wins will continue in Jon Santiago’s example of principled and pragmatic leadership.”

Added Alves: “Meanwhile, I will continue to be a neighborhood advocate on issues of housing, public health (Mass/Cass), and transportation and, perhaps, in the future, a candidate for elected office.”

Santiago, a South End resident, recently stepped down as state representative for the 9th Suffolk District – a role he had served in since 2018 – after Gov. Maura Healey appointed him as the state’s first-ever Secretary of the Executive Office of Veterans’ Services.

## Public gets update on change in usage for 1000 Washington St.

By Dan Murphy

The Boston Planning & Development Agency held a virtual meeting on Tuesday, March 14, to discuss the recently filed project change for 1000 Washington St. in the South End from office to life science use.

Ashley Myslinski, senior project manager for BioMed Realty, the largest private real estate developer in the life science and technology industries nationwide, as well as the project proponent, said the 11-story building sits adjacent to 321 Harrison Ave., where the same developer has built an approximately 225,000 square-foot lab/office building.

Like the proposed 1000 Washington St. project, the use of the 321 Harrison Ave. project was changed from office to

lab/research over the past year, reflecting the growing need for such uses in Boston today, said Myslinski.

Both the 1000 Washington St. and the 321 Harrison Ave. projects are part of an approximately 1.915-acre Planned Development Area (PDA), which sits adjacent to the Ink Block.

The change in usage for the 1000 Washington St. project would entail adding mechanicals to the rooftop to support lab uses, said Myslinski, as well as improvements to the building façade.

The project is expected to have a minimal impact on the neighborhood, she said, since most of the work would take place within the building itself.

With the new lab use, Myslinski said the building at 1000 Washington St. is expected to

operate around the clock, seven days a week, as opposed to just between the hours of 9 a.m. to 5 p.m. during the week, as would likely be the case with an office building.

A lab building is also expected to result in less traffic in the neighborhood than an office building, said Myslinski, who added that community benefits from the project have still yet to be determined.

The building would only be suitable for Level 1 or 2 lab use, while upgrading to the higher Level 3 or 4 would entail an amendment to the PDA, as well as further action from the BPDA, including a 45-day public comment period and the formation of an Impact Advisory Group (IAG) for the project, said Nick

(UPDATE Pg. 2)

# EDITORIAL

## SAFE CONSUMPTION SITES ARE THE ONLY WAY TO STEM THE TIDE OF DRUG OVERDOSES

The so-called War on Drugs, which began in the administration of Richard Nixon, has been ongoing in America for more than 50 years.

Putting aside the fact that Nixon began his war on drugs primarily as a means for incarcerating Black and brown Americans (especially for simple marijuana possession), the War on Drugs has failed by every metric imaginable.

We spend roughly five times as much incarcerating people with substance use disorders as it would cost us to treat them, and the return on that expenditure has been meager at best.

The economy loses an estimated one trillion dollars per year (about five percent of G.D.P.) in lost productivity, health care costs, and criminal justice expenditures, among other things.

More ominously, thanks to the recent wave of an opioid crisis that was initiated by our legal drug industry and our faulty regulatory apparatus, more than 100,000 Americans, an all-time high, died from drug overdoses last year. Life expectancy is declining in the United States for the first time in generations largely as a result.

Drug use is soaring and drugs being purchased on our streets are more lethal than ever thanks to the introduction of fentanyl into just about every type of pill and powder that is manufactured and sold by drug dealers, for whom fentanyl is cheaper to produce and easier to transport than heroin. Fentanyl is so potent that a typical car trunk filled with fentanyl would be enough to kill every single American.

Think about that figure for a moment -- and you realize that trying to interdict fentanyl shipments, wherever they might originate, is a game only for fools.

However, there is a solution to this problem which has been used in Portugal and Switzerland for almost two decades: The time has come for our society to treat substance abuse like a public health crisis. We need to repeal outdated laws that push too many people into jails and prisons and not enough into recovery; invest in treatment so that those who want and need help can get it; and replace abstinence-based policies with ones grounded in reality in order to minimize the worst effects of drug abuse.

This would include providing users with clean needles so that they don't contract or spread H.I.V. or hepatitis C and giving them overdose reversal medications like naloxone.

However, the most significant step we can take is to promote supervised consumption, which is standard in Portugal and Switzerland, so that if users overdose, they don't die. Supervised consumption programs also entail assisting drug-dependent persons with receiving access to housing and basic medical and mental health care so that they can live in relative stability even when they are not abstinent.

In short, we need to replace the futile goal of eradication with the concept of what is known as harm reduction.

Yes, we realize that some people adamantly are opposed to this point of view. But given that their solution has a proven track record of five-decades of failure, we suggest that a different way of looking at the problem of drug abuse in our country is worth trying.

## GUEST OP-ED

### Silicon Valley Bank and your life savings

Dr. Glenn Mollette

If you have worked hard and saved money all your life you may have over \$250,000 in a bank. Or, maybe one of these days you might if you keep working and saving.

You most likely know that only \$250,000 of your money is federally insured. In other words, if you bank fails you might lose any amount above \$250,000. Let's say you have one half million in your bank. The assets of the bank would eventually be liquidated. If enough money was collected you might receive the rest of your half million or you might never see a penny above the federally insured amount unless you are in Silicon Valley.

The second largest bank failure in U.S. history occurred March 10 in Santa Clara, California. The Silicon Valley Bank failed after a bank run on its deposits. The Department of Financial Protection and Innovation revoked its charter and transferred the business into receivership under the Federal Deposit Insurance Corporation (FDIC).

SVB is the country's 16th largest bank with \$209 billion in assets and more than \$175 billion in deposits.

A number of businesses had millions of dollars in the bank.

Roku had just under \$500 million of its 1.9 billion dollars of cash assets in the bank.

Roblox, a video game company said 5% of its 3 billion in cash was held at SVB.

Toronto-based AcuityAds Holding had US \$55 million in SVB, and just US \$4.8 million elsewhere. That means more than 90% of the company's deposits were held in SVB.

Aerospace manufacturer Rocket Lab held almost 8%, or approximately \$38 million, of its total cash at the collapsed bank, it said in a Friday filing.

Crypto lender BlockFi, which filed for bankruptcy in November, disclosed it held \$227 million with SVB in a bankruptcy filing Friday. BlockFi said in November it had halted withdrawals after facing "significant exposure" to Sam Bankman-Fried's FTX exchange, as well as its sister hedge fund Alameda.

BlockFi's money in SVB is not FDIC-insured because it was in a money market mutual fund, the company learned from its bankruptcy trustee early this week. (Source CNN.Com)

Move the calendar from last Friday to this past Sunday.

Federal regulators stepped in Sunday March 12, to back all Silicon Valley Bank deposits, resolving a key uncertainty surrounding the second-largest

bank failure in U.S. history hours before global stock markets resumed trading.

The U.S. Treasury, the Federal Reserve and the Federal Deposit Insurance Corp. said the government would back Silicon Valley Bank deposits beyond the federally insured ceiling of \$250,000. The decision addressed concerns around the fate of uninsured funds held at the Santa Clara, California-based bank.

"Depositors will have access to all of their money starting Monday, March 13," the agencies said in a joint statement Sunday evening. "No losses associated with the resolution of Silicon Valley Bank will be borne by the taxpayer." (Source NBC.COM)

If you have a half million dollars in a bank, you might consider dividing it up into two banks. Maybe the U.S. Treasury will treat you and the people at your bank the same as the millionaires of Silicon Valley. Don't risk your life savings on this hope.

*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.*

### UPDATE (from pg. 1)

Carter, BPDA senior project manager.

The 1000 Washington St. project is expected to go before the South End Landmarks Commission in the early spring, followed by the BPDA board in late spring.

Construction is slated to start on the project in 2025, said Carter, after the state offices that now occupy the building vacate the site.

The public comment period for this proposal is open through March 24, and comments can be

emailed to Nick Carter at Nick.Carter@boston.gov, or instead submitted via the BPDA's project webpage at: <https://www.bostonplans.org/projects/development-projects/1000-washington-street>.

# THE BOSTON SUN

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# Wu announces \$626,000 in Boston Cultural Council grants

Mayor Michelle Wu and the Mayor's Office of Arts and Culture, in collaboration with the Boston Cultural Council (BCC), last week announced 160 arts and cultural organizations have been awarded grants totaling \$626,000 through this year's Boston Cultural Council grant program. The Fenway Alliance for multidisciplinary art and the Fenway Community Center for social and civic practice were recipients.

"Boston's arts and cultural organizations play a vital role in ensuring everyone in our city has access to opportunities for creative expression and cultural celebration," said Mayor Michelle Wu. "This continued investment is an important step in building a sustainable and thriving arts ecosystem in Boston."

The Boston Cultural Council (BCC) works under the umbrella of the Mayor's Office of Arts and Culture to annually distribute funds allocated by the City of Boston and the Mass Cultural Council for local arts and cultural programming. The BCC distributes grants for general operating support to organizations with budgets under \$2 million that offer arts or cultural programming in Boston, and helps to ensure that the City's grant-making responds to the needs of the cultural community. This year's total of \$626,000 in grant funding consisted of \$297,200 from Mass Cultural Council, \$250,300 from City funds, and an additional \$78,500 from the Boston Red Sox to support Fenway-based organizations.

"As a participatory grant-making body, the Boston Cultural Council believes that through supporting a vibrant and equitable arts ecosystem in the city, and committing to effecting positive change, we together can inspire the transformative arts landscape that our communities need and that artists can grow within," said Jennifer Falk, Chair of the Boston Cultural Council. "We celebrate all our awardees and their unwavering commitment to value artistic expression in all forms as a necessary language of the human condition."

Grantees receive \$2,000, \$3,500, or \$5,000 grants depending on the organization's budget size. In 2021, the BCC made the decision to shift the

funding structure so that organizations with the lowest budgets receive the highest grant amounts. This funding strategy aims to better support emerging to medium-sized organizations who typically do not have scaled fundraising initiatives to support their programming.

"Nearly half of this year's BCC grantees fall under the smallest budget tier, and many are receiving grants from us for the first time," said Kara Elliott-Ortega, Chief of Arts and Culture. "We're excited to continue expanding access to creativity and diverse arts and cultural programming across the city."

The BCC focused on small to mid-sized organizations that uniquely serve the City's arts ecosystem and prioritize cultural diversity, economic diversity, inclusion, and equity, through both their staffing and audiences served. Nonprofit cultural organizations whose missions or programming are focused on music, film and video, traditional and folk art, visual art, theater, dance, humanities, literary arts, performing arts, social/civic practice, and multidisciplinary arts were eligible to apply as long as they were based in the City of Boston, or offered programming in Boston.

87% of grantees are based in Boston and 27% are receiving Boston Cultural Council grants for the first time. Nearly \$14 million of grantees' total operating budgets goes toward paying artists. The breakdown of grantee organizations by discipline is as follows:

- Music (28.8%)
- Multidisciplinary Arts (21.9%)
- Dance (12.5%)
- Performing Arts (7.5%)
- Visual Arts (6.3%)
- Traditional and Folk Art (6.3%)
- Social/Civic Practice (4.4%)
- Theater (4.4%)
- Film and Video (3.1%)
- Literary Arts (2.5%)
- Humanities (2.5%)

"Artisans Asylum is thrilled and thankful to have this financial support from the Boston Cultural Council," said Antonio Viva, Executive Director of Artisans Asylum. "We hope to inspire makers from all back-

(GRANTS Pg. 11)



Michael Tarnoff, CEO, Tufts Medical Center; Marc Tohme, Chief of the District and Municipal Courts, Suffolk DA's office; Caitlin Gillespie, SOS Coordinator, North Suffolk Community Services; Katie O'Leary, Director of Recovery, North Suffolk Community Services; Sherry Dong, Senior Director of Community Benefits and Health Equity, Tufts Medical Center; Diana Richardson, President, Tufts Medical Center.

# Tufts Medical provides grant to SOS program

Services Over Sentences, a program dedicated to presenting lower-level offenders with alternatives to traditional sentencing, has received a \$225,000 grant from Tufts Medical Center, District Attorney Kevin Hayden announced today.

The grant, to be paid out over three years, will help the Suffolk district attorney's office and its SOS partner, North Suffolk Mental Health Association, to offer assistance in substance use disorder treatment, housing, employment, job training, therapy and other services to SOS participants, including those from the area of Massachusetts Avenue and Melnea Cass Boulevard (Mass and Cass), where SOS expanded last year.

"Tufts Medical Center has played a critical public health role in Boston for more than two centuries, and with this generous grant they are proving once again that their commitment to Boston's citizens goes beyond the top-notch medical services they provide day after day and year after year. This gift will help many lower-level offenders find a path out of addiction and all of its damaging personal and community impacts. We are deeply grateful for this wonderful and meaningful grant," Hayden said.

"We are proud to support this critically important program, which provides a compassionate and effective approach to addressing the behavioral health

needs of high-risk individuals," said Michael Tarnoff, MD, CEO of Tufts Medical Center. "This program helps participants achieve long-term recovery and diverts people away from the criminal justice system. We believe in the importance of community collaboration and are honored to be a part of this vital effort."

Since June 2022, the SOS program has received 107 referrals, 73 of them from the Mass and Cass area. As of today the program has 32 active participants.

All charged individuals are presumed innocent until and unless proven guilty beyond a reasonable doubt.

Suffolk County District Attorney Kevin Hayden's office serves the communities of Boston, Chelsea, Revere, and Winthrop, Mass. The office handles over 20,000 cases a year. More than 160 attorneys in the office practice in nine district and municipal courts, Suffolk Superior Court, the Massachusetts Appeals Court, the Supreme Judicial Court, and the Boston Juvenile Courts. The office employs some 300 people and offers a wide range of services and programs to serve anyone who comes in contact with the criminal justice system. This office is committed to educating the public about the services we provide, our commitment to crime prevention, and our dedication to keeping the residents of Suffolk County safe.

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## NEWS IN BRIEF

### FENWAY CIVIC ASSOCIATION'S ANNUAL MEETING SET FOR MARCH 22

The Fenway Civic Association will hold its 61st annual meeting on Wednesday, March 22, from 6 to 8 p.m. at 1325 Boylston St., 10th floor.

The meeting, which is free and open to the public, will include refreshments and social time, as well as remarks from Fenway representatives.

For more information, visit [www.fenwaycivic.org](http://www.fenwaycivic.org).

### SOWA FIRST SUNDAYS THIS MONTH

The artists of SoWa Artists Guild will open every Sunday in March from 11 a.m. to 4 p.m., at 450 Harrison Ave.

For more information, visit <http://www.sowaartists.com>, <http://facebook.com/SoWaArtistsGuild>, or <https://www.instagram.com/sowaartistsguild/>.

### WARD 4 DEMOCRATS OFFERING SCHOLARSHIPS TO AREA NINTH- AND 10TH GRADERS

The Boston Ward 4 Democratic Committee is offering scholarship awards for students in the ninth and 10th grades.

The committee will be honoring several students with awards of \$400 each at its summer community event in August.

To apply, students must submit written responses to two essay questions in the language of their choice; the essays will then be judged on the merits of depth and originality. The extended deadline for essays is May 15.

Apply at [bostonward4dems.org/scholarship-program](http://bostonward4dems.org/scholarship-program).

For more information, email [scholarship@bostonward4dems.org](mailto:scholarship@bostonward4dems.org).

Ward 4 schools include Boston Latin School, William McKinley South End Academy, and the Windsor School, while Ward 4 includes parts of the Back Bay, Fenway, and South End.

### COUNCILOR BOK'S OFFICE HOURS

City Councilor Kenzie Bok will be holding office hours on Monday, March 20, at Oakleaf Café at 12 Westland Ave. in the Fenway. Councilor Bok will also be holding virtual office hours on Wednesday, March 29.

To sign up, visit <https://calendly.com/councilor-kenziebok/office-hours-bok?month=2023-03>, or call the councilor's office at 617-635-4225 to place your request.

### GARDEN OF THE BACK BAY'S ANNUAL TWILIGHT PARTY RETURNS APRIL 26

The Garden Club of the Back Bay's annual Twilight Garden Party will take place on Wednesday, April 26, from 6 to 8:30 pm at the St. Botolph Club, 199 Commonwealth Ave. Visit <https://www.eventbrite.com/e/492999042407> to view the sponsorship opportunities and choose your support level by March 12.

### DUCKLING DAY EVENT SET TO RETURN MOTHER'S DAY, SUNDAY, MAY 14

The Friends of the Public Garden will again partner with the Boston Parks Department for the annual Duckling Day event on Sunday, May 14, from 10 a.m. to noon.

Every year, hundreds of participating children, dressed as their favorite characters from Robert McCloskey's classic children's book, "Make Way for Ducklings," join the parade led by the Harvard Marching Band. The parade route begins on the Boston Common at the Parkman Bandstand and ends in the Public Garden near the Make Way for Ducklings sculpture.

Playtime on the Common will take place ahead of the parade and include Interactive Circus Games with Esh Circus Arts; Jenny the Juggler; Peter O'Malley, magician; Jump, climb, and play with Knucklebones; a chance to meet the giant Duck; a visit with the Harvard Uni-

versity Band; a "Make Way for Ducklings" reading station; and a goody bag for every kid filled with Duckling Day-themed items.

The registration fee is \$35 per family in advance (before May 12) and \$40 per family the day of the event. Each child who registers will receive a special goody bag. Register at <https://friendsofthepublicgarden.org/2022/12/01/ducklingday2023/>.

For more information on Duckling Day, visit <https://friendsofthepublicgarden.org/events/ducklingday/>.

### WARD 4 DEMS MEETING ON MARCH 21

The Boston Ward 4 Dems meeting on Tuesday, March 21, at 6 p.m. at Union Church at 485 Columbus Ave. The group will be hearing from candidates for the 9th Suffolk.

For more information, email [ward4dems@gmail.com](mailto:ward4dems@gmail.com)

# COVID-19 Public Health Emergency in Massachusetts to end on May 11

The Healey-Driscoll Administration announced that the state's COVID-19 public health emergency will end on May 11, 2023, to align with the end of the federal public health emergency. The announce-

ment this week, ahead of the 45-day notice required by state law, allows additional time for impacted organizations to prepare for the end of the public health emergency.

Governor Healey will

also file legislation that would extend key flexibilities provided by the public health emergency, particularly around staffing for the health care industry and emergency medical services (EMS). The Governor also announced that on May 11 she plans to rescind Executive Order 595 that required all Executive Branch state employees to have received their primary series COVID-19 vaccines.

"Thanks to the hard work of our health care providers and communities, we've made important progress in the fight against COVID-19," said Governor Healey. "We know that we have the tools to manage this virus – vaccines, masking, testing, getting treatments and staying home when sick – and we've reached the point where we can update our guidance to reflect where we are now. I'd also like to acknowledge the leadership of Governor Baker and his administration, who saved countless lives by putting these important measures in place in a time of immense crisis."

"Executive Order No. 595 has been a successful tool for boosting vaccination rates and

reducing the spread and severity of COVID-19 in Massachusetts. We're grateful to the state employees who did their part to keep themselves, their coworkers and their communities safe," said Lieutenant Governor Driscoll. "We encourage Massachusetts residents to continue taking important prevention measures to keep our communities healthy, like getting boosted, masking and staying home when you're feeling sick."

"We are fortunate that in Massachusetts, the wide availability of vaccines, tests, effective treatments, and PPE changed the course of a pandemic that brought loss and hardship to so many. Three years on from the start of the pandemic, we are now in a very different place," said Secretary of Health and Human Services Kate Walsh. "While we will continue living with COVID-19, we can now incorporate the tools to manage this virus into our standing response to respiratory illness within our communities and healthcare system."

Governor Healey's legislation would:

- Continue flexibilities cur-

rently in place regarding staffing for out-of-hospital dialysis centers. This would apply for 6 months to allow dialysis centers time to return to pre-COVID staffing levels.

- Authorize certain non-Medication Administration Program (MAP) certified staff to administer certain prepackaged medications in community settings. This would apply for 6 months to enable DPH to finalize reforms that streamline the MAP program training requirements.

- Allow staffing of Advanced Life Support level ambulance transports with a single EMT provider and a first responder driver (rather than 2 certified EMTs). This would be a permanent change based on the positive experience of this staffing model over the last three years.

Executive Order No. 595 helped raise the percentage of fully vaccinated executive department employees from around 76 percent to over 99 percent. Mandates for staff in certain roles and settings will remain in place, per CMS and EOHHS regulations.

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# Community hears about city's latest plans to update zoning

By Dan Murphy

The Boston Planning & Development Agency held its second virtual public meeting on Wednesday, March 8, to discuss proposed changes to zoning in the West Fenway.

Between 2004 - when the city adopted Article 66, which established and codified a zoning article in the Fenway neighborhood for the first time - and last year, more than 2.3 million square feet of residential and around 4.3 million square feet of commercial space has been approved and/or completed throughout the West Fenway and Kenmore while an additional approximately 4.5 million square feet of mixed-use development proposed for the area is currently under review by the BPDA.

But since the city's adoption of Article 66, nearly every (if not all) large-scale development project built in the Fenway has required a zoning variance or the creation of a PDA (Planned Development Area) to move forward, according to longtime residents of the neighborhood.

Last week's meeting on proposed zoning changes in the West Fenway, originally scheduled for Feb. 15, was informed by feedback from the first virtual public meeting on the matter held on Dec. 5, as well as an in-person "listening session" sponsored by District 8 City Councilor Kenzie Bok on Feb. 13 at the Fenway Community Center.

Arthur Jemison, BPDA director and chief of planning, said major takeaways from those meetings were that neighborhood residents are open to updating and modifying zoning, especially in regard to the use, height, and density of future development, but they felt that housing and public facilities were missing from the equation.

The BPDA intends to incorporate this feedback into new zoning changes for the Fenway by focusing specifically on PDAs, said Kristina Ricco, BPDA senior downtown and neighborhood planner, while leaving the underlying zoning for the neighborhood alone whenever possible. The city also intends to leverage

private development to support the creation of affordable housing and public facilities in the Fenway, she said.

The BPDA is proposing expanding the boundaries of both the Fenway Triangle NDA (Neighborhood Development Area) and the abutting North Boylston NS-3 subdistrict, said Ricco.

Moreover, the BPDA is proposing increasing the PDA-allowed height in the Fenway Triangle NDA from the current 150 feet to 250 feet, she said, and in the Brookline Avenue Commercial Subdistrict from 150 feet to 300 feet. (The proposed zoning changes would formalize the Brookline Avenue Corridor, said Ricco.)

For Fenway Corners - a proposed, approximately 2.1 million square-foot project that would transform four blocks around the ballpark into several new buildings containing office/research, retail, and residential space - the requested zoning relief would include exceeding both the 150-foot height limit and the allowable 7.0 FAR (Floor Area Ratio). But in exchange, the project would deliver affordable housing, said Ricco, along with the proposed extension of Richard B. Ross Way from Van Ness Street to Brookline Avenue.

The Fenway Corners project would also seek phased approval from the city in response to the Fenway-Kenmore Transportation Action Plan (FTAP), which is now under development and expected to wrap up about a year from now.

Likewise, an 11-story lab/office building with additional retail, restaurant, and civic space proposed by developer Samuels & Associates for the Star Market site at 1400 Boylston St., would also exceed both the 150-foot height limit and the allowable 7.0 FAR, said Ricco, while its PDA-eligibility "sunset-ed" in 2012 and requires 60-percent residential use.

One of proposed community benefits for this project is a commitment from Samuels & Associates to accommodate a new public library on the site, said Ricco, with "due diligence



CREDIT: COURTESY OF THE BOSTON PLANNING & DEVELOPMENT AGENCY

A rendering of the proposed Fenway Corners project.

commencing." The new Fenway branch library would be financed and operated by the Boston Public Library - not unlike the current arrangement with the Asian Community Development Corporation to provide space at its proposed income-restricted housing development for a permanent Chinatown Branch of the BPL, added Ricco.

The announcement of the new Fenway branch library came as a welcome surprise to many Fenway residents on hand for the meeting.

Another proposed community benefit from the 1400 Boylston St. project is funding for off-site affordable housing as part of a residential project proposed for 165 Park Drive, adjacent to Holy Trinity Orthodox Cathedral in the Fenway, said Ricco.

Regarding the future of Fenway zoning, Councilor Bok said, "The big developments proposed can't go through without zoning changes, and the community can only support changes if they deliver the core public goods that the community needs."

In her 10-page letter to Director Jemison, Councilor Bok suggests that the BPDA adopt a "standardized mitigation process" for all future large-scale commercial development projects in the Fenway, which would include a \$5 commitment per each square foot developed to support transportation mitigation; a \$2 commitment per square foot developed to support maintenance of area parks; and for lab space only, an additional \$1 per square foot developed to support job development in the life sciences industry.

Additionally, Councilor Bok is proposing that developers be required to provide 15,000 net

square feet, or 20,000 gross square feet, of space for public facilities (e.g. libraries, schools, Boston Center for Youth & Families space, or park buildings), per every 500,00 square feet of new commercial development in the Fenway, "or else create improvements of an equivalent scale on city-owned

land in the Fenway." Two types of private uses would also be eligible towards these requirements per Councilor Bok's recommendation - "high-quality childcare that accepts vouchers, and artist studio space—with the caveat that the latter would need to be

(FENWAY PROJECT Pg. 6)

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# Secretary Santiago visits Veterans' Home in Chelsea, tours Community Living Center

Executive Office of Veterans' Services Secretary Jon Santiago met with leadership, employees and resident veterans at the Veterans' Home in Chelsea, and toured the Community Living Center, a state-of-the-art long-term care facility at the Chelsea Veterans' Home. This new 154-bed facility was designed in accordance with federal VA standards for Community Living Centers and will open later this Spring.

Governor Maura Healey and Lieutenant Governor Kim Driscoll on March 1 filed their FY2024 budget proposal, the first to reflect the Executive Office of Veterans' Services' (EOVS) new Cabinet-level status. To ensure that EOVS can properly serve the Commonwealth's veterans, the Healey-Driscoll administration in its FY24 H.1 budget recommendation is recommending \$185.6 million for the new secretariat, an increase of \$11.3 million from FY23.

"Visiting the Veterans' Home

in Chelsea is an opportunity for me to see the incredible care being delivered to veterans at the Home by our dedicated team members at every level," said Secretary Santiago. "Governor Healey's budget for veterans' services truly meets the moment as it is designed to ensure that veterans get the care, benefits and services they rightfully deserve and have earned through their bravery and service to our nation. I am grateful to Acting Superintendent Robert Engell and his entire team for their unwavering efforts on behalf of the American heroes living here. I look forward to partnering with members of the Chelsea delegation and legislature to advance this important budget proposal," said Santiago.

Established in 1882, the Veterans' Home in Chelsea, formerly the Soldiers' Home in Chelsea, offers residential and long-term care programs to eligible Massachusetts veterans. Its mission is to provide the highest quality of personal healthcare services to

Massachusetts veterans with dignity, honor, and respect. Currently, the Home serves a total of 200 veteran residents, including those in long-term care and domiciliary living.

The Veterans' Home in Chelsea's 136-bed long-term care Quigley Building will be phased out and replaced by the new Community Living Center (CLC) set to open this Spring, increasing its long-term care capacity, which includes skilled nursing beds, long-term care beds, and dementia units. The CLC is roughly 80,000 square feet larger than the ward-style Quigley Building, and the Home expects to house an additional 41 long-term patients per day in FY23, a 17.3% increase in capacity. The new CLC at Chelsea will provide 154 long-term care beds for veterans, all with private bed and bathrooms as part of 14-bed "homes" that have a community living room, dining room, and kitchen.



Chelsea Soldiers' Home Acting Superintendent Robert Engell (left) welcomes Executive Office of Veterans' Services Secretary Dr. Jon Santiago for a visit and tour of the Soldiers Home and the new Community Living Center Wednesday.

## FENWAY PROJECT (from pg. 5)

primarily for art production, not primarily for a commercial (retail or venue) use."

Developers would also be asked to provide "affordable, subsidized food-and-drink concessions located near to key public realm improvements and accompanied by public bathrooms; one concession for a proposal of 500,000 to 1 million square feet, [or] two concessions for 1 to 2 million square feet," according to Councilor Bok's letter.

Councilor Bok also proposes that every commercial project

subject to new PDA zoning in the Fenway be required to devote 20 percent of its gross square footage to creating new housing or instead devote 10 percent of its gross square footage to creating all-affordable housing within the neighborhood, "if produced without further City subsidy (i.e., no linkage/IDP)."

In response to Councilor Bok's proposal for standardized mitigation for future development in the Fenway, Chief Jemison said, "This is the first time we've been asked to use a standardized mitigation system, although it's

something we aspire to do."

Moreover, Councilor Bok advised: "While we are awaiting the results of that intended study [on the impact of shadows on city parks], I think we should be extremely hesitant to make any zoning changes to heights or densities, above what is allowed by right today, that could result in projects casting significant additional shadows on the Fens parkland that is encircled by Park Drive, Boylston, Fenway, and Riverway, especially on the vernal or autumnal equinox (March 21 / September 21)."

Councilor Bok added that she believes "a certain amount of the density requested by the Fenway Corners proposal needs

to be withheld until the results of the Fenway-Kenmore Transportation Action Plan are known and action can first begin to be taken."

Tim Horn, president of the Fenway Civic Association, applauded Councilor Bok for her input and suggestions while requesting that at least one resident of the neighborhood be recruited to participate in the FTAP process.

Chief Jemison responded that Horn's request is a "very reasonable recommendation," which the BPDA would be able

to "accommodate in some way."

Horn, who was a member of the original Fenway Task Force for the Interim Planning Overlay District (IPOD), which helped establish the existing city zoning for the neighborhood, also said he would like a commitment from the city that once the changes to Fenway zoning are adopted, no future "exemptions" will be granted to developers.

Fenway resident Maura Zlody said, "I think the BPDA has done a miserable job where height and wind are concerned."

Zlody said the route from Ipswich Street to where Boylston Street and Brookline converge has become a "wind tunnel," which spills out into the surrounding residential neighborhoods.

She added that no developer has provided mitigation for wind impacts in the Fenway and "asked the BPDA to walk it before going to the [proposed] heights."

Another neighbor, Cory DiBenedetto, said public safety amid increased density, along with more vehicular and foot traffic, should also be seriously taken into account, pointing to the need for a greater Boston Police and Fire presence in the neighborhood.

Kathleen McBride, a 30-plus-year Fenway resident, asked what the city's vision for the neighborhood ultimately is and whether there would be a cap on density once it "hits a tipping point" and subsequently becomes too dense.

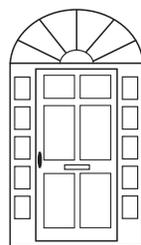
While the public comment period is set to close on March 22, Chief Jemison of the BPDA said that period could likely be extended to March 31 in response to requests from meeting-goers.

As for next steps, Chief Jemison said a BPDA board meeting would be scheduled to review the recommended zoning changes, followed by a further community process. If the BPDA approves the proposed zoning changes, the matter would then go to the Boston Zoning Commission for its consideration. Project proponents are the expected to make PDA filings, and new zoning would go into effect "for the remainder of the Fenway" in 2024, he said.

The public can submit written comments via email to Cyrus Miceli, BPDA planning assistant, at ([cyrus.miceli@boston.gov](mailto:cyrus.miceli@boston.gov)), or on the BPDA's project webpage at <https://www.bostonplans.org/planning/planning-initiatives/fenway-kenmore-planning>.

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Rentals

# Rainbows Pottery Studio leaving Charles Street for Newbury Street

By Dan Murphy

After a number of successful years on Charles Street, Rainbows Pottery Studio is getting ready to depart Beacon Hill at the end of the month to move into a new storefront on Newbury Street in the Back Bay that offers more than three times as much space as their current location.

Rainbows' new home at 216 Newbury St. spans around 1,400 square feet, compared with their existing approximately 450 square-foot location at 15R Charles St. The added space will allow the group to comfortably seat 50 patrons, compared with 20 patrons today. Similarly, the new store will also allow the business to host larger groups than can be accommodated at the current location, said its proprietor, Allie Carroll.

The Newbury Street store will have its grand opening on March 30, following a soft opening on March 20 and subsequent private events at the new location. The original Charles Street store will remain open until March 30, said Carroll, despite some overlap between the two locations.

A longtime Myrtle Street resident, Carroll opened Rainbows in the fall of 2016 on Charles Street, after finding a dearth of

suitable activities offered locally for her four children, including one child with special needs.

Carroll, who invested all of her savings at that time into the business, credits the Beacon Hill community in large part for her subsequent success.

"The Beacon Hill community has been such a blessing in [helping me realize] my life's dream," she said. "They've been super supportive from start to finish, and there have been so many fun and precious art experiences, custom work, celebrations, and friendships built."

Added Carroll: "My gratitude to the Beacon Hill community is so profound it's hard to articulate. I've learned so much about not only business, but also myself in ways I want to improve, and I owe it all to the community where Rainbows was birthed. Watching my life's dream come to reality with the support, love, and adoration from Beacon Hill's community members has been so humbling, and we hope the community members make their way over to the Back Bay."

Carroll also expressed her immense gratitude to Drew Giampa, who has assisted her for about the past four years, joining the business not long before the pandemic struck.



COURTESY OF ALLIE CARROLL

*A sign at Rainbows Pottery Studio's original location on Charles Street bids farewell and thank you to the Beacon Hill neighborhood for supporting the business.*

"He has grown revenues while increasing our social media and community outreach by being proactive and professional at all times," Carroll said of Giampa. "I could not have grown or run this business without him. We are a team for life."

Additionally, Carroll thanked her 15 college-student artists for contributing to Rainbows' success.

While Carroll is eager to start the next chapter of Rainbows on



Allie Carroll and her daughter, Charlotte, outside Rainbows Pottery Studio's future home at 216 Newbury St. in the Back Bay.

Newbury Street in the Back Bay, she hopes that business will one day return to Beacon Hill.

"We'd love to come back to Beacon Hill, but we're just waiting for the right location to open up," she said.

Rainbows Pottery Studio can be reached by phone at 617-306-6131, or email at rainbowspottery@gmail.com; or visit the business online at rainbowspottery.com.

# MBTA reminds riders to allow for extra time due to verifications

The MBTA is advising riders to plan for additional travel time and longer headways on the Red, Orange, Blue, Green, and Mattapan Lines this week as MBTA engineers continue to perform repair validations and speed verifications following a Department of Public Utilities (DPU) site visit last week. Riders are encouraged to use the T's Trip Planner tool at mbta.com/trip-planner for a list of travel options, including bus routes that run parallel to subway service.

On Friday, the T replaced the global speed restrictions on the Red, Blue, and Orange Lines with targeted block speed restrictions between 10-25 mph in areas that still needed to be inspected or where track conditions do not permit normal speeds. The Green and Mattapan Lines remain under a global speed restriction of 10-25 mph while inspections continue.

MBTA crews remain in the

field verifying that speeds are appropriate for sections of track identified by recent geometry car testing that may require mitigation, meaning the results of the testing matches field inspections by MBTA track engineers and independently verified by third party consulting engineers. Once speeds are verified, the T will proceed with validating that track defects identified in the geometry testing were repaired during previous work or report where repairs remain pending.

"We understand that riders are frustrated, and we thank them for their patience as we work hard to deliver the reliable system they expect and deserve," said MBTA Interim General Manager Jeffrey Gonneville. "The decision to implement these speed restrictions was taken because the safety of our riders and employees is a top priority. We will continue to keep riders updated as we develop a timeline for the completion

of this work and a return to a more normal schedule."

Block speed restrictions of 10-25 mph remain in place on the heavy rail subway lines. This represents 31.9% of track. There are 19 block speed restrictions on the Orange Line, 39 on the Red Line, and six on the Blue Line. These are in addition to speed restrictions that had previously

been in place on these lines prior to the March 9 system-wide slow order. A block speed restriction is a length of track that may include multiple defects that need to be investigated or mitigated. As each defect is validated and corrected as needed, the length of the block speed restriction will be reduced until the block is fully removed.

For more information, visit

mbta.com, or connect with the T on Twitter @MBTA, Facebook / TheMBTA, Instagram @theMBTA, or TikTok @thembta.

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## FRESH AND LOCAL

### Tinned fish

By Penny & Ed Cherubino

Lately, we've enjoyed more meals and snacks using tinned fish. When pandemic delivery and supply chain issues made protein hard to find, we had stocked up on canned tuna, salmon, clams, smoked trout, sardines, and even some canned chicken.

Now we're in the process of rotating our supplies. We'll continue to buy these products because we've learned just how handy it is to have them on hand and have developed meals to make with them.

#### Expanding Our Options

In 2020, New York Times editor Sam Sifton wrote about his delight in using canned fish. His column sent us looking for more recipes and reference material on the topic. We found "The Magic of Tinned Fish" by Chef Chris McDade. The range of canned seafood that he included was in the subtitle, "Elevate Your Cooking with Canned Anchovies, Sardines, Mackerel, Crab, and Other Amazing Seafood."

We found even more options as we explored the best sources for these products. Beyond the canned fish products in our pantry, we discovered sources for tinned mackerel, crab, mussels, oysters, sea urchin, squid, octopus, scallops, cuttlefish, cod, cockles, and swordfish.

#### Sharing Tinned Fish

When a neighbor brought a lovely spread to share on a roof deck gathering, we discovered smoked trout. It was simply a can from Trader Joe's mixed with a bit of yogurt, and lemon served on multi-grain crackers. It was delicious and healthy.

In his article, Shifton quoted acclaimed Chef Erin French, who owns the Lost Kitchen in Freedom, Maine. She has said of tinned fish, "It's not bunker food. It's sexy picnic food." As opportunities for alfresco fun return, consider a tinned fish party. This is an excellent way to expand your experience and discover which canned fish options you want to buy again.

Miye Bromberg from America's Test Kitchen has offered

guidance on what you might feature. "Budget one tin per person—one and a half if people are hungry," she wrote. "If you're a bigger group, get a variety so that people can try different types: not just sardines and tuna but also mussels en escabeche, octopus, squid, clams, etc." That, with lots of good bread, crackers, crunchy crudités, briny pickles, capers, cornichons, and pickled peppers, would give you the basics.

#### Find the Best

Since 1853 tinned fish has been part of Portugal's culinary heritage. We've just begun to see tinned fish on local restaurant menus. However, Lisbon is known for restaurants and shops specializing in canned seafood. In this culture, well-conserved canned seafood has been a trusted and favored source of protein for meals and snacks. You could start exploring by choosing a premium Portuguese brand.

Consider a day trip to Fall River and visit Portugalia Marketplace. *Sauver* magazine called them "America's Best Portuguese



As opportunities for alfresco fun return, consider a tinned fish party. It's easy. Pop open the cans and enjoy!

Market." They also offer online ordering and delivery.

Recently, Island Creek Oysters in Duxbury has partnered with companies in Portugal, Spain, and Canada to add canned products to their fresh seafood offerings. In January, they announced they would open their own cannery in New Bedford.

Patagonia Provisions is another trusted brand with a wide range of tinned seafood offerings. This speaks to the usefulness of this source of protein when din-

ing in the great outdoors.

Make 2023 your year to expand your experience with tinned fish in restaurants, sharing with friends at home and alfresco. And, as we've learned, these products are perfect to keep on hand as both pantry and emergency supplies.

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

## Wu announces 'Boston Artisan Market' vendors on City Hall Plaza

Mayor Michelle Wu has announced Boston Artisan Market (BAM), a new activation featuring Boston-based vendors in the recently opened pavilion building on City Hall Plaza. BAM is being hosted in partnership with Bogosplit, a Black, woman-owned tech company committed to supporting and promoting all small businesses, and will open Friday, March 17, 2023. The market will showcase local designers and vendors displaying their clothing lines, skincare products, jewelry, wearable art, and more. The pavilion is a new building that was added to the City Hall Plaza footprint during the City Hall Plaza renovation project, and is an example of the City's efforts to create family-friendly public spaces and to bring vibrancy to Downtown Boston.

BAM will kick off the start of each weekend with "Fashion Fridays," which will include a fashion show highlighting local models, influencers and DJs, including DJ Maverik. There will also be a Ratata Chimi Food Truck

on site, which celebrates Dominican culture through authentic, local cuisine.

"We reopened City Hall Plaza with the intention of creating spaces for people of all ages to come together Downtown. BAM is one piece of our ongoing vision for the Plaza, building community while supporting local entrepreneurs," said Mayor Michelle Wu. "I encourage residents to visit BAM and enjoy the rotating vendors and designers."

BAM will be open Fridays from 4:00 - 8:00 p.m., Saturdays from 12:00 - 8:00 p.m., and Sundays from 12:00 - 4:00 p.m. starting on March 17th and running through May 6th.

"We are extremely excited to host this program and expect it to be the first of many. Visitors to the Boston Artisan Market will have the opportunity to explore and discover all of the wonderful features of the City Hall Plaza including the new pavilion, the green spaces and the playground," said Eamon Shelton, Commissioner of Property Management.

"This market serves as an opportunity to activate the new City Hall Plaza and attract residents and visitors downtown for a fun, family-friendly event," said Segun Idowu, Chief of Economic Opportunity and Inclusion. "I am excited as BAM will also allow us to continue the work to support and promote our small business community moving forward."

"This event is a great opportunity for us to test new ways of utilizing the improved plaza and showcase local artisans and vendors," said Kara Elliott-Ortega, Chief of Arts and Culture for the City of Boston. "We look forward to working with our new City Hall Plaza Engagement Manager to bring more cultural programming like this to City Hall Plaza this year."

The vendors for the Boston Artisan Market will be a mix of Boston based and Greater Boston based vendors, such as Oblige Boutique, run by two Boston-based sisters. Other vendors range from skincare and makeup to accessories to luggage. The

vendors and featured designers will rotate every weekend.

"We are very excited for this opportunity to broaden our reach and introduce our brand to fellow locals and tourists in the heart of Boston," said Tania Shabazz, Owner of Oblige Boutique. "The Boston Artisan Market is another great example of the city supporting local small businesses and expanding the footprint of marketplaces that connect entrepreneurs and neighboring communities with a centralized shopping experience!"

"We at Bogosplit have a true commitment to community building. Our mission is to create a vibrant and inclusive shopping experience that celebrates and elevates the creativity and diversity of the Boston community," said Keyla Williams, Co-founder and CEO of Bogosplit. "Join us in celebrating the vibrancy of Boston's local businesses and artisans at BAM...where creativity meets community."

The pavilion building opened as part of the official City Hall Plaza reopening last November.

More about the renovations to make City Hall a more welcoming, sustainable space can be found here.

Bogosplit is excited to partner with the City of Boston for the Boston Artisan Market (BAM)! Bogosplit was founded by Kenelly Cineus, Adriano Pinto, and Keyla Williams, a team of passionate entrepreneurs with a deep commitment to technology, innovation, and community. With their combined expertise and experience, they are dedicated to empowering local communities and businesses to succeed in today's digital age.

Bogosplit is a dynamic and forward-thinking tech company that is committed to supporting small businesses in expanding their reach and visibility. By providing a range of cutting-edge online resources through our platform and automated storefronts, Bogosplit empowers small vendors to grow their business. Bogosplit's mission is to support independent vendors so they can focus on what they do best - creating high-quality products.

# COVID-19 public health emergency in Massachusetts to end

The Healey-Driscoll Administration announced that the state's COVID-19 public health emergency will end on May 11, 2023, to align with the end of the federal public health emergency. The announcement this week, ahead of the 45-day notice required by state law, allows additional time for impacted organizations to prepare for the end of the public health emergency.

Governor Healey will also file legislation that would extend key flexibilities provided by the public health emergency, particularly around staffing for the health care industry and emergency medical services (EMS). The Governor also announced that on May 11 she plans to rescind Executive Order 595 that required all Executive

Branch state employees to have received their primary series COVID-19 vaccines.

"Thanks to the hard work of our health care providers and communities, we've made important progress in the fight against COVID-19," said Governor Healey. "We know that we have the tools to manage this virus – vaccines, masking, testing, getting treatments and staying home when sick – and we've reached the point where we can update our guidance to reflect where we are now. I'd also like to acknowledge the leadership of Governor Baker and his administration, who saved countless lives by putting these important measures in place in a time of immense crisis."

"Executive Order No. 595 has been a successful tool for boosting

vaccination rates and reducing the spread and severity of COVID-19 in Massachusetts. We're grateful to the state employees who did their part to keep themselves, their coworkers and their communities safe," said Lieutenant Governor Driscoll. "We encourage Massachusetts residents to continue taking important prevention measures to keep our communities healthy, like getting boosted, masking and staying home when you're feeling sick."

"We are fortunate that in Massachusetts, the wide availability of vaccines, tests, effective treatments, and PPE changed the course of a pandemic that brought loss and hardship to so many. Three years on from the start of the pandemic, we are now in a very different place," said

Secretary of Health and Human Services Kate Walsh. "While we will continue living with COVID-19, we can now incorporate the tools to manage this virus into our standing response to respiratory illness within our communities and healthcare system."

Governor Healey's legislation would:

- Continue flexibilities currently in place regarding staffing for out-of-hospital dialysis centers. This would apply for 6 months to allow dialysis centers time to return to pre-COVID staffing levels.

- Authorize certain non-Medication Administration Program (MAP) certified staff to administer certain prepackaged medications in community settings. This would apply for 6 months to enable DPH

to finalize reforms that streamline the MAP program training requirements.

- Allow staffing of Advanced Life Support level ambulance transports with a single EMT provider and a first responder driver (rather than 2 certified EMTs). This would be a permanent change based on the positive experience of this staffing model over the last three years.

Executive Order No. 595 helped raise the percentage of fully vaccinated executive department employees from around 76 percent to over 99 percent. Mandates for staff in certain roles and settings will remain in place, per CMS and EOHHS regulations.

## Morgie's on Tuesday

By Alison Barnet

I tell a friend I'm going to Morgan Memorial and she says, "Why? Do you need something?" She doesn't understand—it's not about need, it's about finding surprise treasures. Like the Brattle Book Shop, another of my favorite places. In both, I never know what I'm going to find but, whatever it is, I can afford it.

I go to Morgan Memorial only on Tuesday, Senior Day, when everything is 25% off for those of us who are 62 and up. Don't ask me what the place is like on other days—I wouldn't go if my life depended on it! Although it's Senior Day at all the branches as well, the headquarters store at 1010 Harrison Avenue is the closest to me. And every Tuesday, I'm sure to see friends Linda, Jane, Jovita, Aileen, and Sandra.

One Tuesday, I was in the back of the store, walking past kitchen wares and framed pictures, when I saw a plaster elephant. That's a nice elephant, I thought, but kept going. A few minutes later, it occurred to me that, if that's a nice elephant, I should go back and get it. Did I need an elephant? No, of course not. Luckily, no one grabbed it

before me. I worried about that possibility the day I saw a small wooden sign: "Before you shoot your mouth off make sure your brains are loaded." I didn't buy it at first but hurried back later to find it still on the shelf. Now I don't know what to do with it, but the elephant graces my bookshelf.

I buy all my clothes there, although, since the Pandemic, dressing rooms have been closed, so I've had to cut way back, especially on pants, loading up instead on sweaters, gym wear, handbags, scarves, jackets and, lately, shoes. This is to say nothing of cups, plates, notebooks, boxes, bookends and baskets. And a new wine glass every time I break one. Speaking of sweaters, one thing I don't like is the smell of whatever detergent they use. Often I have to wash them several times, which I do immediately because I want so much to wear them.

Sometimes I forget to cut off the tiny plastic stick in the shoulder area. Later, it's telltale, like the man in my gym class who wore a "new" shirt with the yellow sticker still attached. And we all knew.

Goodwill Industries headquarters on Harrison Avenue opened in 1986 with the motto: "Not charity but a chance." These days, most people call it Goodwill but those of us who remember the original store at 95 Berkeley St. stick with Morgan Memorial or simply Morgie's.

Rev. Henry Morgan founded Morgan Chapel in 1868. Rev. Edgar J. Helms was appointed pastor in 1895, and like Morgan, his mission was "to evangelize the drunkards and impoverished immigrants of Boston's South End." Early in the 20th century, Helms and Fred Moore created Morgan Memorial Co-operative Industries and Stores, Inc., later called Morgan Memorial Goodwill Industries.

You should see how long the check-out line is! Will my favorite cashier call me over? When she asks if I want to round off my payment, I always do. Last time, my total came to \$12 and I needed two bags. I'll be back next Tuesday no matter what.

*Alison Barnet is a longtime South End resident and author of five books on the neighborhood's history.*

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# Boston ranks Number 4 on list of America's most congested cities

The most congested cities across America have been revealed with motorists driving at an average of just 17.5 mph during rush hour.

Car rental experts at Stress-FreeCarRental.com have crunched the numbers to find the drivers who are spending the most time sitting in their cars.

New Yorkers experience the

worst congestion in the country - travelling at an average of just 12 mph during rush hour.

Motorists in Washington DC and San Francisco experience the second and third worst congestion across the US, with an average travel speed of 14 mph and 15 mph respectively, during peak times.

Boston makes the top five of

the worst congested cities, taking on average 18.4 minutes to drive six miles.

Drivers in Pennsylvania also experience long wait times sitting in traffic, as both Philadelphia and Pittsburgh make the top 10 list also.

Chicago and Baltimore rank at the fifth and sixth worst congested cities in the country, spending almost 20 minutes to travel six miles during peak travel times.

Seattle and Miami also have some of the most jam-packed roads across America, with drivers travelling at an average speed of 21 mph during rush hour.

A spokesperson for StressFreeCarRental.com said: "It's unsurprising to see the most densely populated city at the top of the league table - with New Yorkers travelling at an average of 12 miles an hour at rush hour.

"Of the top 10, it's only drivers in Pittsburgh and Miami who can make a six mile journey in less than 15 minutes.

"For motorists in the most congested cities of San Francisco, Washington DC, and New York, the journey will take 20 minutes or more.

"Drivers are experiencing slow moving traffic every day - with an average speed of only

Rank	City	Average time to travel 6 miles (minutes)	Average speed in rush hour (mph)
1	New York City	24.3	12
2	Washington DC	20.4	14
3	San Francisco	20.3	15
4	Boston	18.4	16
5	Chicago	18	16
6	Baltimore	17	19
7	Seattle	15.3	21
8	Philadelphia	15.2	19
9	Pittsburgh	14.3	22
10	Miami	14.3	21



Gridlock along Saratoga Street is causing public safety concerns among residents during the morning commute.

17.5 mph during rush hour across the US as a whole.

"And many motorists are spending over 40 minutes doing their daily commute because of how congested the city roads have become.

"This is frustratingly slow and none of us particularly enjoy spending longer than we already do sitting in our cars while we miss out on things we would rather be doing instead.

"But it is surprising not to see some of America's busiest cities on the list - Pittsburgh ranking above Los Angeles is surprising when you consider the reputation LA has for congestion.

"What we might be seeing is

the result of differing levels of investment into improving roads and public transport city to city.

"As the US tries to improve its air quality, pollution, and reduction of emissions, we need more investment to help traffic flow more freely.

"This might involve introducing more congestion charges for motorists in these cities and pumping more funding into improving roads and public transport systems to tackle the issue."

For information on how to drive stress free in any of the world's major cities please visit <https://www.stressfreecarrental.com/>

## Postpartum Education and Support Group formed by Mayor's office

Mayor Michelle Wu and the Mayor's Office of Women's Advancement (MOWA) announced the launch of a Postpartum Education and Support Group pilot in partnership with Love Your Menses. The pilot will support and educate Boston residents, particularly Black and Brown women, who have recently given birth or are expecting to give birth soon, and create a safe space for people experiencing pregnancy and postpartum. This 10-week, free, virtual program will have an initial cohort of 32 participants.

"Ensuring that we are supporting all of our City's parents during their postpartum period is crucial in our work to make Boston a city for everyone," said Mayor Michelle Wu. "I'm grateful to MOWA and Love Your Menses for this free program that will connect and support people experiencing pregnancy and postpartum across our neighborhoods."

"As Chair of the Strong

Women, Families, and Communities Committee in Boston City Council, I am pleased to see the City embark on a grassroots partnership project focused on pregnancy and postpartum," said Councilor Liz Breadon. "My mother and two aunts were midwives in rural Northern Ireland who guided and supported families in childbirth and postpartum care. I look forward to learning about the results of this pilot project aimed at building capacity for persistent dialogue and education about the stressors of childbirth."

The program consists of weekly virtual sessions including but not limited to peer-mentorship, consultations with OB/GYN providers, guest speakers, and a postpartum care box. Sessions will begin on Wednesday, April 5th, 2023 through June 5th, 2023. A virtual informational session for interested residents will be held on Wednesday, March 15th, 2023 at 6pm.

"As a woman of color, Lati-

na and first time mom, I understand the first hand struggle women face during childbirth," said Alexandra Valdez, Executive Director of Mayor's Office of Women's Advancement. "MOWA is committed to making resources accessible to all women in the city of Boston, especially those in communities that are underrepresented."

The pilot's sessions will be organized and facilitated by Love Your Menses, Inc, which was founded in 2019 in response to the growing wellness need present across Boston, especially communities of color. Their vision is to provide support by using community dialogue, evidence-based health education, featuring guest expert speakers, and postpartum care package distribution.

"We are excited for the collaboration to bring this important resource to our community," said Asriel Walker, Executive Director at Love Your Menses, Inc. "We hope to continue to

work with MOWA to put all parents FIRST during their postpartum period."

The postpartum recovery period is the time where a person recovers from the crucial changes that occurred to their body during the antenatal period to the delivery period. New mothers of color are at higher risk of having postpartum depression yet are less likely to receive treatment. Research shows that social support has been proven effective in helping individuals cope with psychological and physical stressors in the postpartum period.

"Black and Latinx mothers experience poorer birthing and pregnancy-related outcomes than their white counterparts in part because of lack of access to high quality care and resources," said Dr. Bisola Ojikutu, Commissioner of Public Health and Executive Director of the Boston Public Health Commission. "BPHC is grateful for MOWA's partnership in addressing these

disparities. The pilot initiative with Love Your Menses will be an opportunity to break down barriers and reduce health inequities, better supporting Boston's Black and Brown families."

The Equity and Inclusion Cabinet and the Mayor's Office of Women's Advancement are focused on empowering women and removing systemic barriers to their advancement. The City defines equity as ensuring every community has the resources it needs to thrive in Boston.

"Postpartum care is essential for the overall health and wellness of those who give birth and the child they bring into this world," said Mariangely Solis Cervera, Chief of Equity and Inclusion. "This is an opportunity to provide a space for new parents to receive guidance from clinicians while building community with others who share the same lived experience."

The registration form is avail-

# Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
<b>BACK BAY</b>			
Schiavo, Jody	Joyston Realty Prop Inc	55 Clarendon St #3	\$736,500
Zacharaki, Vassillis	Wave Co Ltd	201 Newbury St #304	\$1,250,000
Thabit Ft	Lamb, Thomas S	201 Newbury St #509	\$2,025,000
<b>BEACON HILL</b>			
Paula A Harbecke 2009 T	Nancy Michaels RET	21 Beacon St #4H	\$1,080,000
Neuerman, Michelle A	Rockwell Ft	95 Beacon St #3	\$782,000
Gilboard, Bethany P	Berlin, Andrew A	2 Hawthorne Pl	\$825,000
Cz Consulting LLC	Perkins-Perrimon Lt	6 Whittier Pl #7P	\$388,000
<b>BAY VILLAGE/SOUTH END/KENMORE</b>			
Mcgoldrick, John	Lowe, Arthur	150 Chandler St #4	\$600,000
Oconnor, Kerry A	Dhakaannon Lt	418 Columbus Ave #3	\$1,445,000
Pettenati, Martino	Fpg Lagrange Owner One L	55 Lagrange St #12H	\$925,000
Mazzone, Margaret C	Kaplan, Leon	234 Causeway St #1105	\$999,000
Li, Linda	Columbus Condo LLC	565 Columbus Ave #3	\$1,120,000
Driscoll, Brian N	Hartman Ft	87 Gainsborough St #37	\$799,000
Alpgene LLC	Hatzidis, Maria	78 Hillside St	\$1,800,000
Jin, Juan	40 Traveler 403 LLC	40 Traveler St #403	\$1,285,000
<b>WATERFRONT/DOWNTOWN</b>			
Lin, Hongxiu	Row Houses LLC	95 Hudson St #4	\$199,700

## GRANTS (from pg. 3)

grounds to explore their creativity and bring their inspired ideas into form. As we welcome makers from around the greater Boston community, this grant will help us with our commitment to providing access to classes and programs.”

“The Boston Cultural Council’s grant to the International

Women’s Writing Guild provides extraordinary support for our young writers in Boston and our ability to support their literary goals,” said Michelle Miller, Executive Director of International Women’s Writing Guild. “These young poets and storytellers have written together about racial identity and social

justice, providing inspiration and accompanying lesson plans for generations of students to come!”

The City of Boston will celebrate this year’s grantees at a reception on Wednesday, May 10 from 6:30-8 p.m. at Artisans Asylum.

## EDUCATION (from pg. 10)

able in 11 languages. Registration will close on Wednesday, March 29th, 2023. Interpretation and translation accommodation services during the program will be available upon request. To learn more information about this newly launched program, please visit [boston.gov/women](http://boston.gov/women).

The Healthy Start Systems Division at Boston Public Health

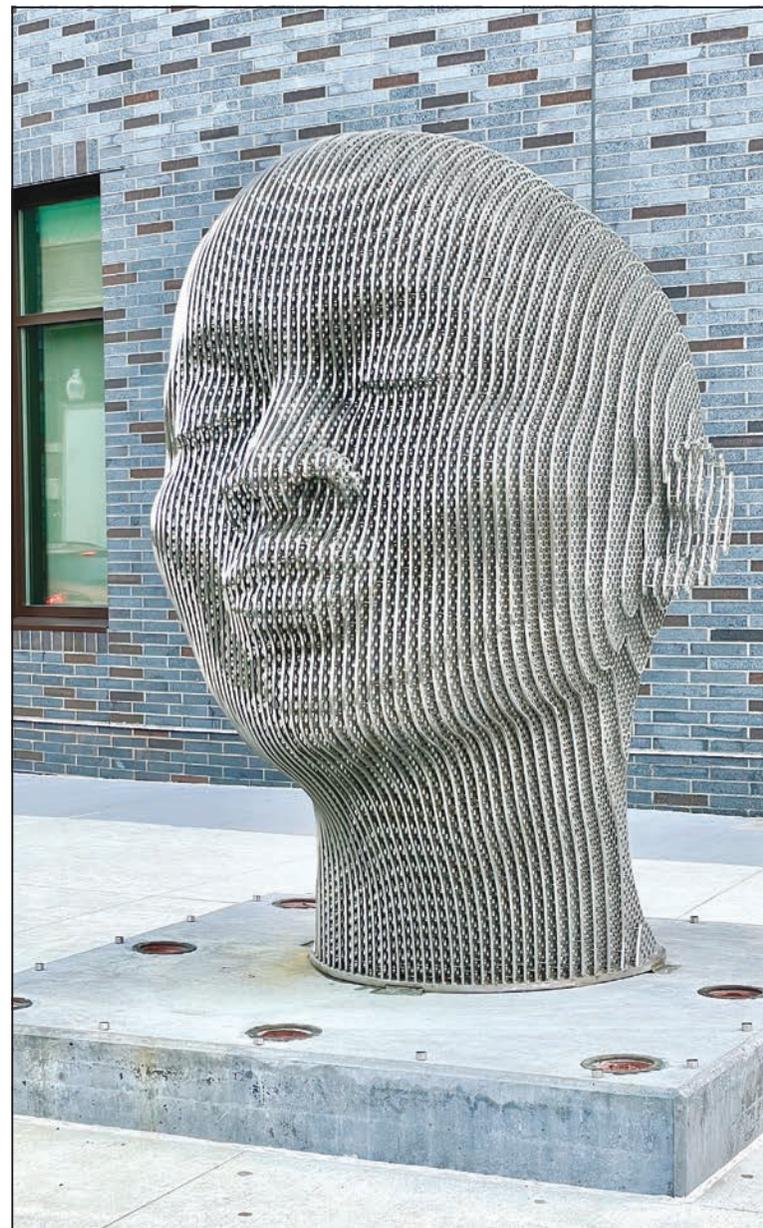
Commission also includes programs for pregnant and parenting families, including free, voluntary, and confidential home visiting to pregnant and parenting families with children under age five who reside in Boston. Through the Healthy Baby Healthy Child and Boston Healthy Start Initiative programs, BPHC promotes the

health and well-being of women, children, and families in the City of Boston, particularly those living in communities that are disproportionately impacted by infant mortality and other health disparities. To learn more about BPHC’s programs, please visit [boston.gov/bphc-newborn-health](http://boston.gov/bphc-newborn-health).

# Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

## THIS WEEK'S ANSWER



The ear in the last clue is on the Simon Donovan & Ben Olmstead sculpture “The Creative” at Boston Arts Academy, 174 Ipswich Street. Donovan wrote, “...images of young black women are underrepresented in public art. Thus, we worked with student representatives to determine the visage of a young woman daydreaming of all the creative possibilities that her future could hold.”

You’ll find the next clue in the South End.

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



# PROPERTY SPOTLIGHT!

## 81 BEACON STREET, RESIDENCE 4

4 BEDROOMS | 3 FULL 1 HALF BATHROOMS | 3,300 SQUARE FEET

*LISTED AT \$7,250,000*



SCAN TO  
VIEW PROPERTY



## 352 MARLBOROUGH STREET

4 BEDROOMS | 4 FULL 3 HALF BATHROOMS | 4,754 SQUARE FEET

*LISTED AT \$9,490,000*



SCAN TO  
VIEW PROPERTY



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