



THE BEACON HILL TIMES

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HALLOWEEN AROUND BEACON HILL



Halloween around Beacon Hill is a time when the community shows off its creativity in costumes and home decor as young monsters and heroes roam the streets looking for trick or treats and having fun with friends and family. Above, Molly Clark with Franck and Sheelagh Knopf have a well organized trick or treat table on Myrtle Street. See Pages 5, 6, and 7 for more photos.

MGH breaks ground on state-of-the-art clinical care building

Special to Times

Massachusetts General Hospital (MGH) broke ground Thursday, Oct. 27, on a multi-year construction project for a new, state-of-the-art clinical care facility along

Cambridge Street, enabling MGH to address ongoing growth of services and the need for increased capacity.

The facility will be home to the Mass General Cancer Center and the Corrigan Minehan Heart

Center. Two inpatient towers will house 482 single-bed inpatient rooms, offering a comfortable and holistic healing environment for patients and families.

(MGH Pg. 10)



COURTESY OF MASSACHUSETTS GENERAL HOSPITAL

Elected officials and other dignitaries are seen on Oct. 27 at the groundbreaking ceremony for the Mass General Hospital's new, state-of-the-art clinical care.

Meeting held on proposed Branch Library redevelopment

By Dan Murphy

On the heels of releasing draft development objectives for the project, the city sponsored another meeting virtually on Wednesday, Oct. 25, to discuss the proposed redevelopment of the West End Branch of the Boston Public Library, which would include an affordable housing component, in addition to a new library.

The meeting - the fifth one co-sponsored by the Mayor's Office of Housing and the BPL to date, since the public process kicked off more than two years ago on Oct. 22, 2020 - focused on the draft objectives for the project, which came in response to extensive community feedback.

The mixed-use redevelopment of the library site is expected to include "a new ground-floor space for the library and multiple floors of primarily income-restricted, affordable housing above," according to the city's draft objectives for the project. Since the current library, which takes up only about one-third of its 20,000 square-foot, has insufficient space for programming, the city is also requesting that project proposals

devote at least 16,000 square feet to the library itself.

The city's Programming Study for the West End Branch Library, released in October of 2021, outlined the needs of the library, which include a larger branch than today with a transparent facade and prominent entrance, said Priscilla Foley, the BPL's director of neighborhood services.

The West End Branch Library will be closed for the duration of construction, and no satellite location will open in its place, said Foley. But library staff will continue to offer services and outreach to the neighborhood at this time, including working with ABCD NE/WE Neighborhood Services, which currently operates a food pantry in the library, as well as providing book pickups and dropoffs, she said.

Joe Backer, senior development officer for the Mayor's Office of Housing, said the draft project objectives include the building design and characteristics, as well as housing affordability and the unit mix of building. Parking isn't included in these objectives

(LIBRARY Pg. 2)

FALL-O-WEEN FESTIVAL

Fall-o-Ween children's festival hosted by the Boston Parks and Recreation Department on Boston Common with support from H.P. Hood LLC on October 21.



PHOTO BY JON SEAMANS

Beacon Hill bat girl Charlotte Brown, 4, gets a lift from her dad, Alex, at the October 21 Fall-o-Ween children's festival.

Suffolk County Sheriff Tompkins named 'Employer of the Year'

Suffolk County Sheriff Steven W. Tompkins was named "Employer of the Year" by the National Association of Government Employees (NAGE).

Reacting to the unexpected honor of becoming the first-ever recipient of the award, Sheriff Tompkins expressed his appreciation for both the designation and the work of the bestowing organization.

"I'm somewhat taken aback by this award, but I am deeply honored," said Sheriff Tompkins. "NAGE is an awesome organization that does great work in the service of working men and women across this country. I proudly stand with labor and support NAGE in all that they do to keep people safe and healthy at work, with fair wages and a just and equitable environment."

Speaking about the decision to select Sheriff Tompkins as the inaugural winner of the award, NAGE President David Holway explained that it was less about having to make a choice and more about recognizing the person who best embodied the ideals of the award.

"We represent and work with 350 employers," said President Holway. "Nobody is fairer to our members than Sheriff Tompkins. He's responsive to their needs and he understands and appreciates what they do every day."

NAGE is an organization of members united by the belief in the dignity and worth of workers and the services they provide. They are dedicated to improving the lives of workers and their families and creating a more just and humane society.

Members are public and private workers – federal, state, county, and municipal employees – police officers, firefighters, correctional officers, health care workers – nurses, paramedics, and emergency medical technicians – office workers, and professional workers. NAGE seeks a stronger union to build power for the organization and to protect the people it serves.

NAGE is made up of women and men of every race, ethnicity, national origin, religion, age, physical ability and sexual orientation, who are the standard-bearers in the struggle for social and economic justice begun nearly half a century ago by shipyard workers who dared to dream beyond their daily hardships and to organize for economic security, dignity and respect.



Suffolk County Sheriff Steven W. Tompkins.

LIBRARY (from pg. 1)

but would be considered in the Request for Proposals (RFP) for the project.

"That was nothing but an oversight on my part," said Backer, who added that the assumption is no parking will be available on the site due to the tight space constraints, as well as on account of the site's close proximity to the MBTA Red and Blue lines.

Moreover, Backer said there are no plans for parking provisions for library staff on site as parking could pose a "prohibitive cost" for would-be developers.

The draft project objectives assert that any proposal should have "synergy" with the 45-foot Otis House, located adjacent to the library site to the east, and should also complement other surrounding buildings, some of which are as tall as 80 to 100 feet, particularly buildings on the northern side of Cambridge Street. But Backer said this issue is "more complicated" than it appears, so the height considerations would likely be revised for the RFP.

Unlike many of her fellow Bostonians who object to excessive building height, Karen Taylor, a longtime Beacon Hill resident and founding publisher of this publication, said she believes the redeveloped library should be "certainly as tall as the building next to it" and added that the "context" is already in place to erect a tall building alongside the Mass General Hospital site and Charles River Park.

Taylor also said building a tall-

er building next to the Otis House could actually serve to attenuate the smaller building, much in the same way that the old State House now "sits there like a jewel" amid the taller buildings in Downtown Crossing.

"If the buildings were the same height, it wouldn't stand out," said Taylor. "I'd hope a taller building would do the same thing as on Cambridge Street, so you see the Otis House and [the West End Church] in a different context."

Like others in attendance, Taylor also said she would be willing to accept increased building height as a tradeoff for more affordable housing on site.

In contrast, another Beacon Hill resident, Jeannette Herrmann, said she hopes that height and FAR (Floor Area Ratio), or massing, particularly in regard to the abutting Otis House and church, are considered carefully in any proposal for the site.

"I hope we'll think long and hard about the scale question," said Herrmann.

As for the affordable housing goals for the project, Backer said any proposal should include accommodations for a variety of household types while the community has already shown support for the creation of senior and family-friendly housing.

"We want this RFP to call for maximizing breadth and depth of affordable housing," said Backer.

Jane Forrestal of West End Place said regardless of whether it's senior or family housing, she

hopes that the residential component of the project would contain two-bedroom and perhaps some three-bedroom units, in addition to one-bedrooms and studios, and that this preference be reflected in the RFP.

Forrestal also said she would like to see the project include affordable housing created for one-time West Enders who were displaced from the neighborhood amid urban renewal.

Zachary Kinnaird, who relocated to Whittier Place from Longfellow Place due to a rent increase at his former residence, said he would like to see the project contain as much affordable housing as can possibly fit on the site.

Rep. Jay Livingstone wrote in chat: "I'm excited about the affordable housing on this site. I also look forward to the upgrades of the library. As you've heard tonight, the details of any development are important to the neighborhood, and I look forward to more details coming as the project proceeds."

The project could also potentially deliver deeply affordable housing-units via a unique partnership with the Boston Housing Authority (BHA), since Boston is currently around 2,500 units below its "Faircloth Limit," the maximum number of federal public housing units in the city eligible for a federal subsidy.

While the city won't actually have a "direct hand" in determining the building's tenants, Backer said the city would do its part to

ensure that any information on marketing or plans for housing be disseminated in multiple languages and adhere to the state's Fair Housing Law. The city will also hold a lottery for residential units, he said.

The city will maintain ownership of the building because of the library component while entering into a long-term agreement with an outside party to operate the residential component, which Backer described as a "fairly common practice" citywide.

Chris Breen, urban renewal manager for the Boston Planning & Development Agency, said the designated project would likely require a "modification" to the city's 1957 land plan for the West End to change the site's use from a library to residential and mixed uses.

According to the draft objectives, proposals should also include accessible open space for residents. This could likely take the form of "a roofdeck where the housing component begins," but would be different from open space at the ground level for the library, said Backer.

The RFP would also likely include language to address the need for temporary parking provisions for Uber, the Ryde, and other ride-share services.

"This will be key," said Backer, "and that needs to be something that's explained clearly in all submissions."

Backer, who has worked for a long time exploring the possibil-

ity of combining a branch library with a housing component, said he is thrilled to see this concept becoming a reality. The project would be the first of its kind in the city, he said, although there are also currently similar plans for the Chinatown Branch Library.

Backer said the city expects to release an RFP for the project at the beginning of 2023, with the application process open for a minimum of two months. When all proposals have been received, the city would then hold a "developer presentation" to allow the applicants to field questions and comments from the public on their respective proposals. After a developer is selected for the project, the city's Article 80 process will commence, which will include further opportunities for community input.

"I think I've heard a consensus on the questions you want answered in the RFP," said Backer. "With that in mind, the rationale is for moving as quickly as we can to issuing the RFP."

Herrmann requested that the city issue a draft RFP for this "important site" prior to the release of the final RFP, however.

"Rushing this process by only a couple of months to not solicit public comments, I think that would be unfortunate," said Herrmann.

Backer replied this decision was "above [his] pay grade," but said "folks should expect to hear more on that soon."

Customers encouraged to enroll in payment assistance programs with National Grid

Special to the Times-Free Press

National Grid is urging customers facing rising winter energy bills to consider company-offered programs that can spread bills across several months and explore payment assistance programs offered by state and federal agencies and regional non-profits.

The effort is part of National Grid's Winter Customer Savings Initiative, which was launched last month to help customers reduce

their energy use and save money, manage their bills, and secure available energy assistance.

The initiative brings together and expands National Grid's many customer resources, including numerous payment assistance programs for income-eligible customers, extensive residential and business energy efficiency programs and incentives, low-cost and no-cost bill management solutions, and flexible payment programs.

One of the bill management

programs offered by National Grid includes the Budget Plan. The Budget Plan is designed to take the guesswork out of the monthly billing process. The program takes the amount customers usually pay on their National Grid bills in a year and breaks that amount into twelve balanced monthly payments to help offset high seasonal bills. Customers will still pay only for the total amount of energy they use in a year, but the Budget Plan makes it easier to anticipate monthly energy costs and plan household budgets. For more information customers may view the Even Payments-Making Budgeting Easier brochure.

Along with this, National Grid will refer income-eligible families and customers needing special

assistance to meet their energy needs. Programs include but are not limited to:

- The Home Energy Assistance Program (HEAP), also known as the Fuel Assistance Program, helps income-eligible households pay their heating bills with federally funded grants.

- Discount Rates where qualifying income-eligible customers may receive a discounted rate on electric and gas service, as well as no-cost energy efficiency upgrades.

- The Massachusetts Good Neighbor Energy Fund is available to any Massachusetts residents who, because of temporary financial difficulty, cannot meet a month's energy expense and is not eligible for state or federal energy assistance

Last week, National Grid announced the company is committing \$17 million in philanthropic funding to local community and philanthropic support organizations. The funds will be distributed through National Grid and the National Grid Foundation to existing networks and community partners across Massachusetts and New York that are set up to help individuals, families and communities who need it most. As part of this philanthropic funding, earlier this week National Grid in New England announced that the first \$1 million of those funds would be distributed to three Massachusetts brands of the United Way and the Good Neighbor Energy Fund.

ScrubaDub, Community Servings Partner on 30th 'Pie in the Sky'

Community Servings, a non-profit provider of medically tailored meals and nutrition services, and a leader in "food is medicine" research, advocacy and policy, is teaming up with ScrubaDub Auto Wash Centers once again for the 30th annual Pie in the Sky Thanksgiving fundraiser that helps feed chronically and critically ill neighbors throughout Massachusetts.

ScrubaDub, New England's leading car wash company, will give away a complimentary Express Wash and more to those who make a \$30 "Pie for a Community Servings Client" donation at www.pieinthisky.org. Each donation supports a week's worth of nutritious meals for food and nutrition-insecure neighbors living with illnesses such as HIV/AIDS, cancer, heart disease, diabetes, and more.

"As a family-run business deeply rooted in the community, we understand the importance of giving back. That's why we passionately support Community Servings' mission to provide medically tailored, nutritious, scratch-made meals to chronically and critically ill individuals and their families," said Mathew Paisner, ScrubaDub's Director of Business Development. "We're proud of our longstanding partnership and excited to do our

part to make the 30th anniversary of Pie in the Sky the biggest and best year yet."

This year online donors also have a chance at winning one year of unlimited free car washes. In addition, motorists visiting any of ScrubaDub's 20 New England tunnel locations may donate \$5 to Community Servings to receive free Simoniz UltraShine protection (\$10 value) with each car wash. All online donations that qualify for the free Express Wash coupons are sent by email and are valid after Thanksgiving.

Over the past eight years, the Paisner family-owned car wash company has contributed over \$200,000 to Community Servings and donated over \$300,000 of in-kind car wash services to customers who help them support the cause.

"We are grateful for ScrubaDub's dedication to our mission and their continued support for the communities that both of our organizations serve," said David B. Waters, CEO of Community Servings.

The 30th annual Pie in the Sky campaign continues until Nov 19, just days before Thanksgiving. For more information, visit www.pieinthisky.org.

New waste-disposal ban regulations take effect

The Baker-Polito Administration on November 1 announced that new waste ban regulations that promote recycling and re-use, reduce trash disposal, and foster recycling business growth take effect starting November 1. The new regulations will ban the disposal of mattresses and textiles in the trash, as well as decrease food waste from businesses and institutions. Massachusetts currently has a food waste ban on businesses disposing one ton or more per week, and these regulations lower that threshold to a half-ton per week.

The Massachusetts Department of Environmental Protection (MassDEP) established a ban on disposal of food waste from businesses and institutions disposing of one ton or more per week in 2014, which increased food waste diversion from 100,000 tons per year to more than 300,000 tons per year, while also creating hundreds of new jobs and increasing the gross state product by \$77 million. Despite this progress, food waste still represents more than one-fifth of the trash we dispose of. Lowering the threshold from one ton to a half-ton per week aims to continue Massachusetts' progress in this area. An estimated 4,000 businesses will be subject to the new threshold. Fortunately, Massachusetts businesses are well on their way to compliance as more than 3,500 businesses already participated in a food waste collection program in 2021.

"In order to meet the important goals outlined in the 2030 Solid Waste Master Plan, the Baker-Polito Administration has focused on reducing waste disposal, while also increasing recycling, diversion,

reuse, and composting measures," said Energy and Environmental Affairs Secretary Beth Card. "These regulations and the supporting strategies that are being implemented today will continue our nation-leading efforts and jump-start waste diversion work that is occurring across the Commonwealth."

MassDEP has supported the food waste ban by providing grants to businesses establishing or expanding capacity to manage food waste, including anaerobic digestion and composting operations. MassDEP also recently announced a new grant offering to invest in expanding the infrastructure for collecting food waste, mattresses, and textiles. Additionally, MassDEP supports business waste reduction, recycling, and composting initiatives through the RecyclingWorks in Massachusetts program. This program, which is fully funded by MassDEP, is run under contract by the Center for Eco Technology. Through RecyclingWorks, Massachusetts businesses receive free assistance to manage any waste they generate, including the new banned materials.

Textiles represent another important opportunity for Massachusetts to reduce the waste stream and capture valuable resources. Each year, the Commonwealth throws out more than 200,000 tons of textiles in the trash. This includes old clothing, as well as other things like towels, linens, and even bags, belts, and shoes. Fortunately, Massachusetts has an extensive collection infrastructure of both non-profit and for-profit textile recovery organizations that can find a new use for these

materials, either through selling or donating for reuse, or recycling into products such as carpet padding, insulation, or wiping rags.

"Recovering textiles is an excellent opportunity for our cities and towns to reduce trash disposal from their residents at the same time as they get paid for the valuable textiles that they recover," said MassDEP Commissioner Martin Suuberg. "We are pleased to partner with this burgeoning industry to remove these valuable materials from the waste stream and put them back to work."

Mattresses are a difficult material to manage at solid waste facilities and take up a large amount of space in landfills. More than 75 percent of mattresses can be effectively separated and recycled, including metal, wood, fabric and padding. Massachusetts has established a statewide mattress recycling contract that includes five recycling companies that can serve Massachusetts municipalities that establish mattress recycling programs to serve their residents. MassDEP has provided grants to several of those companies, as well as other Massachusetts-based mattress recyclers, to increase the capacity to manage mattresses, as well as to create new job opportunities. Massachusetts generates approximately 600,000 unwanted mattresses per year, about 200,000 of them from residents, with the rest coming from businesses and institutions. MassDEP has provided grants to help establish mattress recycling programs in 137 municipalities.

More information on the waste disposal bans is available on MassDEP's website.



EDITORIAL

AN IMPORTANT ELECTION WITH BIG BALLOT QUESTIONS

This Tuesday, November 8, is state election day in Massachusetts.

With two-term incumbent Governor Charlie Baker having chosen not to seek re-election, voters will be choosing a new governor for the first time in eight years.

The contest between Democrat Maura Healey and Republican Geoff Diehl represents the starkest contrast between two candidates for the governorship in our state in almost 100 years.

Healey and Diehl espouse polar-opposite views on almost every topic, most notably regarding former President Donald Trump (Diehl is an unabashed supporter, Healey is not).

It is not an overstatement to say that the future direction of our state is dependent on Tuesday's outcome, and for that reason alone, everyone should get out to vote.

There also are four ballot questions for voters to consider. The two that have garnered the most attention are Question 1 and Question 4.

Question 1 would impose an additional four percent state tax on the income of residents that exceeds \$1 million. Net income up to \$1 million would still be taxed at the five percent rate, with only the amount exceeding \$1 million taxed at the higher rate.

It should be noted that the state legislature cannot enact a graduated income tax. The Mass. Constitution does not allow the legislature to do so, and thus voters essentially will be determining whether to amend our state constitution to permit a higher tax rate on high-income individuals.

The question is being supported by the citizens group Mass. Fair Share and is being opposed primarily by a number of ultra-wealthy individuals who have contributed millions of dollars to the Vote No campaign.

Question 4 on the state ballot essentially does this: It allows any resident of Massachusetts, regardless of immigration status, to obtain a Mass. driver's license, provided they meet all of the usual requirements of obtaining a license. In addition, the new law specifically states that such persons will not be eligible to become registered voters and will not be able to obtain a REAL ID driver's license.

The Mass. legislature already has approved a law to do this. That law is set to go into effect on July 1, 2023. However, those who oppose the law gathered enough signatures to place the question on the ballot. A "Yes" vote on Question 4 will allow the law to go into effect on July 1, 2023.

We would note that a wide array of various groups, including police chiefs, district attorneys, and other law enforcement agencies, strongly support a "Yes" vote on Question 4. In addition, similar laws have been enacted in many other states.

As a final reminder to our readers, early voting is now underway in every city and town hall across the state. However, early voting ends this Friday -- there is no early voting this weekend -- so if you do not vote before Friday at your local city or town hall, you will have to go to the polls on Tuesday.

With so much at stake, we urge all of our readers to get out and vote.

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GUEST OP-ED

John Fetterman, President Roosevelt and disability in public office

By Glenn Mollette

One of the greatest Presidents of all time was Franklin D. Roosevelt. He served from 1933 to 1945. He led this country and saw us through some of our toughest years. Many say he stands as the greatest President of all time. Ironically, he had a difficult time standing.

Photographs of Roosevelt in a wheelchair are rare but you can find one on the Internet.

Franklin D. Roosevelt, was our 32nd President but he began experiencing symptoms of a paralytic illness in 1921 when he was 39 years old. His main symptoms were fever; symmetric, ascending paralysis; facial paralysis; bowel and bladder dysfunction; numbness and hyperesthesia; and a descending pattern of recovery. He was diagnosed with poliomyelitis and underwent years of therapy, including hydrotherapy at Warm Springs, Georgia. Roosevelt remained paralyzed from the waist down and relied on a wheelchair and leg braces for mobility, which he took efforts to conceal in public. In 1938, he founded the National Foundation for Infantile Paralysis, leading to

the development of polio vaccines. Although historical accounts continue to refer to Roosevelt's case as polio, the diagnosis has been questioned in the context of current medical science, with a competing diagnosis of Guillain-Barré syndrome proposed by some authors.

We could talk and write about Franklin D. Roosevelt all day. However here are a few of his noted accomplishments from his 12 years of service – longer than anyone. Creation of the emergency banking act to counteract the Great Depression. Establishment of FDIC. Unemployment rate reduction. Setup many institutions to support the New Deal. Created institutions as part of the New Deal. Created the U.S. Social Security System. Established the minimum wage and 40-hour work week. He took action to prohibit discrimination in employment, led America to victory in World War II, and, took part in the creation of the United Nations. He also aided water pollution control and more. (Wikipedia)

However, would Roosevelt even have a chance today? Can you imagine him trying to conceal his wheelchair or his leg braces? Not in this age. Would The Press and the opposition tear him to shreds as being physically incapable of holding down the job?

Disabled Americans and people worldwide can point to Roosevelt as someone who dealt with tremendous physical obstacles to accomplish much for our country and the world.

Americans with disabilities should not be excluded from running for public office. We vote for who we want to vote for but in a free country all citizens should be able to try.

John Fetterman of Pennsylvania is trying. He has had a stroke, but he's trying. It has been amazing to witness the amount of support Pennsylvania has given Fetterman.

He is in a dead heat race with national celebrity Dr. Mehmet Oz whose star power as a long time TV doctor star has surely greatly boosted him in his race with Fetterman for the United States Senate.

Tragically, Fetterman's health apparently prevents him from articulating clearly. His mental ability to quickly process what he is hearing is obviously impaired. This has to make it tough for him. Roosevelt did not have this problem. His mind appeared to be sharp and his speech clear and convincing during his years as President. This is where Roosevelt's situation and Fetterman's is different.

Fetterman needs and deserves time to heal. He obviously needs continuing medical treatment and therapy to recuperate from his stroke. He is still a young man. In a year, or two he may be fully recovered and more able to serve. This is unfortunate for Fetterman and his supporters but only makes sense for his personal health. The fact that he is running for such a demanding job in his current state demonstrates that his mental clarity is somewhat impaired. It also demonstrates that people close to him are mentally impaired to have encouraged him to continue in this political contest. He needs time to get well so that if elected he can serve effectively.

The bottom line is that voters will decide who represents them. This is one right we must continue to cherish, protect and be mentally clear about.

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.

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HALLOWEEN AROUND BEACON HILL

Halloween around Beacon Hill is a time when the community shows off its creativity in costumes and home decor as young monsters and heroes roam the streets looking for trick or treats and having fun with friends and family.



The grim reaper and Scream costumes haunted the area.



Dinosaurs were popular this year.



COURTESY PHOTOS

The Unicorn family enjoyed the evening.



A few skeletons have been seen on Mount Vernon Street.



Festive decorations on Chestnut Street.

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HALLOWEEN AROUND BEACON HILL

DEREK KOUYOUMJIAN PHOTOS



Bobby Sr, Bobby Jr, Abby, Jack, and Kristi Mahoney make for an "Incredible" family.



Krysti, Jett, and Sam Frey at Hill House.



This house on Myrtle Street is ready to give Trick Or Treaters an Alice In Wonderland experience.



Doug Kellogg could be wearing a costume, or living his dream of fishing.



Lynne Fine watches as Pamela and Olivia Lynch approach a house with spooky decorations on West Cedar Street.



Namrita Kapur(center) with daughters Divya and Priya DeWinter at Hill House.



Halloween decorations in Louisburg Square get passersby attention.



Myrtle Street Playground offered much in Halloween fun with a star appearance by a famous mouse couple.



Jeffrey, Abigail, and Amy Miller picked costumes that celebrated underwater life.

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HALLOWEEN AROUND BEACON HILL



Chelsea O'Brien has a laugh while her son Teddy gets his tiger costume on.



The residents of Primus Ave. turned their thoroughfare into Diagon Alley for visitors to enjoy a Harry Potter experience.



Even Harry Potter's Vault # 711 at the Wizarding Bank was recreated on Primus Ave.



There was Halloween fun for all at Myrtle Street Playground.



Residents of Primus Ave worked together to bring the world of Harry Potter alive on their street.

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Market Update | Quarter 3, 2022

We are pleased to share the real estate market conditions in Boston for the third quarter of 2022. To view, scan the QR code, which provides key stats of our core neighborhoods in Boston.

For a complimentary property valuation, contact us today.

Rebecca Davis Tulman & Leslie Singleton Adam
RDT: 617.510.5050 | LSA: 617.901.3664 | BeckyAndLeslie@GibsonSIR.com

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WOMEN'S LUNCH PLACE HOLDS SPAGHETTI DINNER FUNDRAISER

A Spaghetti Dinner was an opportunity for Greater Boston to step up and ensure that Women's Lunch Place can continue being the critical support system that vulnerable women need. Women's Lunch Place is thrilled to announce that its ambitious fundraising goal was met, thanks to the many generous sponsors and donors who purchased tickets, tables, and auction items.

Women's Lunch Place will still be able to meet their guests' needs as inflation, food insecurity, hous-

ing, and mental health crises continue to drive demand for services. Last year, Women's Lunch Place served a record 111,009 healthy meals and housed or prevented the eviction of 238 women.

A short film directed by Steve Liss of Boston Filmworks premiered at the event. It gives viewers a new insight into the lives of Women's Lunch Place guests and the unique environment of their non-judgmental shelter and advocacy center.



Jennifer Hanlon Wigon, Joyce Vyriotes (Executive Director, Cummings Foundation, Honoree), and Janine Danielson (Board Member).



Gina Kizzie, Rachel Klein, Rayn Bumstead, Stacey Zellen, and Teefee Pereira (all staff of Women's Lunch Place).



Janine Danielson is shown with staff of LGA, LLP Business Advisors.



Lynne and Gary Smith.



Bryan Cuddy, Andy Youniss, Andy Horelick, Cheryl Cuddy, and Janet Horelick.



Dean Goodermote, Jim Manzi, Kay Calvert (Board Member), Hasan Jafri, and Aliya Husain.



Heather Gamache, Kimberly Bielan, Michel Wigney, Jessica Powell, Ryan Severance, and Vivien Li.

The Boston Society of the New Jerusalem at the Church on the Hill Presents:

Bill McKibben in conversation with Christopher Lydon

7:30 pm | Nov. 21, 2022 140 Bowdoin Street, Beacon Hill



Bill McKibben is an author and activist widely recognized as one of America's foremost environmentalists. He joins us to discuss the future of life and faith in a world increasingly impacted by climate change.



Christopher Lydon hosts the WBUR program Open Source, and has for decades been a presence on Boston public radio and television. He has been a reporter for The New York Times, the host of The Ten O'Clock News on WGBH TV, and is the co-founder and host of The Connection on WBUR.

This event is free and open to the public. Learn more:



Sara Campbell guest speaker at next Beacon Hill Women's Forum

Story by Marianne Salza

Excitable fashion designer, Sara Campbell, Founder and CEO of the Sara Campbell, Limited, clothing line, will be speaking during the November 8 Beacon Hill Women's Forum, 6-8pm, at the Hampshire House. Her presentation, "Five Years Later: Story of Pivoting a Small Business," will discuss the evolution of her brand in hopes of inspiring listeners and building relationships.

"My favorite quotation at work is 'expanding beyond what you think you can do,'" Campbell said pointedly. "Every day is a learning day. You always can do better."

For 35 years, Sara Campbell, Ltd., has been dedicated to manufacturing women's apparel in the United States. Campbell's 23 boutiques east of the Mississippi River feature sleek and sophisticated dresses, pants, blouses, and acces-



Fashion designer, Sara Campbell, founder/owner of Sara Campbell, Ltd. (Photo provided by Sara Campbell, Ltd.)

sories created with fine fabrics.

"I don't make hundreds of things," Campbell explained. "I make 50-110, and that's divid-

ed by 23 stores and e-commerce. We're not a commodity, which I love."

Campbell compared the beginnings of Sara Campbell, Ltd, to a lemonade stand, having founded the label in 1985 in Cambridge at the age of 25 with no business plan.

"I don't wish I had known anything because I wouldn't have done it if I had known how hard it was going to be. It grew organically, which is how I like it," realized Campbell. "I kept going. If I knew all the obstacles, I would have said, 'I can't do this.'"

Campbell would sublet her apartment to parents visiting college students to help pay for her rent while she slept at friends' houses. She had also sold art and women's clothing through her mail order catalog, Sisters: A Gallery Without Walls, with her sister, Meg.

"My goal was to support myself by being creative," said Campbell. "I was a working artist. I would make one-of-a-kind clothing and had to stitch it in Vermont. It smelled like a wood-burning stove; and I didn't have the money to dry clean it, so I hung it on the porch."

Campbell's first account was with a boutique on Newbury Street. A year later, she began producing for Talbots for 30 years until 2008. Campbell also begrudgingly sold lower-priced clothing that was made in China on the QVC (Quality Value Convenience) network.

"I got into retail after years of wholesale. I don't sell through stores anymore. We are called direct to consumer," revealed Campbell. "We've had rough patches, but we got through them. I've had a lot of twists and turns."

Her Naples, Florida, store has been temporarily closed because

of the devastation of Hurricane Ian, with the goal of re-opening in November. Campbell's team is in the process of installing new flooring and walls, and checking for mold.

Sara Campbell, Ltd., has been located at 84 Chestnut Street in Beacon Hill for four years, and she loves the quaintness of the neighborhood. The fiery California native believes in the importance of caring for one's community and employees. A mother of two daughters, Campbell is also a passionate advocator for women's rights, health, and equality.

"Beacon Hill was my first stop when I came to Boston," remembered Campbell, a Brookline resident. "I love the charm of New England. There is no more charming of a place than Beacon Hill. All my stores are charming. I want them to be like going into someone's house."

North Shore Philharmonic Orchestra performs music of Strauss, Lalo, and Sibelius Nov. 13

The North Shore Philharmonic Orchestra will begin its 74th season when Music Director Robert Lehmann conducts a program featuring the music of Johann Strauss, Edouard Lalo, and Jean Sibelius on Sunday, November 13, 3 p.m. at Swampscott High School.

Grammy Award-winning violinist Charles Dimmick highlights the program as the featured soloist in Edouard Lalo's "Symphonie Espagnole." Dimmick, concertmaster of the Portland Symphony Orchestra and the Rhode Island Philharmonic, has earned praise for his solo performances throughout New England.

The program also includes the Symphony No. 3 of Jean Sibelius. Tickets can be purchased at the door or in advance online at www.nspo.org.

"Extravagant orchestral colors and sweeping musical gestures are on display for our Fall concert," said Music Director Robert Lehmann. "Each composer on this program was a master musical illustrator. Johann Strauss, Jr., who is known as 'the 'Waltz' king,' vividly depicts the elegance and sophistication of 19th century Vienna, as well as the exotic and

gypsy Hungarian flavors that feature prominently in his 'Gypsy' Baron Overture."

Dr. Lehmann commented about the featured soloist and the program selection. "Charles Dimmick is an extraordinary violinist perfectly-suited to bring to life Lalo's colorful and virtuosic display of his impressions of Spain and its most famous violin virtuoso, Pablo de Sarasate," said Lehmann. "All the moods and character of the Iberian peninsula find their way into this work."

The Sibelius symphony portrays the composer's deep affection for the wonders and beauty of his native Finland. "The Third Symphony displays everything from wistful, melancholy tunes to a radiant concluding 'hymn' of majestic grandeur and sweeping power," said Lehmann.

The Orchestra missed out on its entire 2020-21 season due to the Covid 19 pandemic but made a triumphant return last year. This year marks the Orchestra's 75th birthday and its 74th concert season. For full concert information, visit www.nspo.org or contact info@nspo.org.

The NSPO is committed to the



Grammy Award-winning violinist Charles Dimmick is the featured soloist in Edouard Lalo's "Symphonie Espagnole" with the North Shore Philharmonic Orchestra Sunday, November 13, 3 p.m. at Swampscott High School.



Music Director Robert Lehmann will lead the North Shore Philharmonic Orchestra in concert Sunday, November 13, 3 p.m. at Swampscott High School.

health and safety of our patrons and musicians. While the NSPO will not require Covid vaccination

proof or other measures, patrons who are at high risk for infection are encouraged and wear a mask

and always maintain 'social distancing' inside Swampscott High

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CITY PAWS

Winter dog walking tips

By Penny & Ed Cherubino

Safe walks with your dog in icy, snowy, and cold conditions require preparation for both of you. First, you need winter gear to keep you warm and upright while you give your pup the exercise she needs.

We once asked a professional dog walker to share his tips on keeping warm. He stressed the importance of layering and having different layers for our changing winter weather. Some days call for a base layer and jeans. On wet or freezing days, he would add rain pants. Not only did these keep him dry, but they also provided good insulation.

Like you, your dog may need a layer of clothing to keep warm and dry. We put insulated, water-proof jackets on our Poppy for cold, wet days. We also use t-shirts to keep her clean and free of hanging snowballs her fur collects on other walks.

Boots for Winter Walking

When you choose your footwear for a walk on a wet winter day, think about how important it is to your dog that you do not fall. A fall could mean letting go of the leash or hurting your pup. Choose shoes designed to keep your feet warm on long walks and help you stay upright.

While some aspects of winter can be fun, salt on roads and sidewalks is bad news for dogs. If you've ever had salt in a cut, you know how that stings. Now imagine walking on salt with raw, irritated paws. Consider washing your dog's feet after each walk to remove salty residue. Poppy wears dog boots when needed.

Winter Weight Gain

A few years ago, we researched why Poppy gained a bit of weight every winter despite our best efforts to control her food and exercise ratio. We learned about the "Thrifty Gene."

Ken Tudor, DVM, on the Pet MD website, wrote, "Shorter days signal to the dog brain that winter is coming. This sets off hormonal changes to slow metabolism and conserve calorie expenditure." He says, "These changes also promote the deposition of fat. This phenomenon is a result of a genetic adaptation called the 'thrifty gene.' The thrifty gene prepares the dog for the harsh winter and allows for normal performance in harsh conditions."

Knowing this, we check her weight regularly, give her fewer treats, and cut back on how much food we provide during the winter months. When we can add exercise to her life on a nice day, we'll do it, but in winter, controlling calories is often easier than burning them.

How Cold Is Too Cold?

You have to think about a particular dog to decide how long it can be outside safely in cold weather. Jennifer Coates, DVM writing for PetMD.com, offered



T-shirts help keep Poppy clean and free of the hanging snowballs her fur collects, even on mild days.

the following, "In general, cold temperatures should not become a problem for most dogs until they fall below 45°F, at which point some cold-averse dogs might begin to feel uncomfortable. When temperatures fall below 32°F, owners of small breed dogs, dogs with thin coats, and/or very young, old, or sick dogs should pay close attention to their pet's well-being. Once temperatures drop under 20°F, all owners need to be aware that their dogs could potentially develop

cold-associated health problems like hypothermia and frostbite."

If you're a person taking care of a dog for the first time or are new to our winter weather, we advise reading articles on the topic and asking friends and neighbors to share their best winter weather tips for dog walks.

Do you have a question or topic for City Paws? Send an email to Penny@BostonZest.com with your request.

MGH (from pg. 1)

With more than 1.5 million square feet, the new facility will be located entirely within the MGH campus. Larger operating, interventional and procedural rooms, imaging facilities, infusion rooms, exam rooms, and support space for pharmacy and dietary services will also reside within the new facility. Six levels of underground parking, accommodating 864 vehicles for patients and families, will replace the outdated Parkman Garage. Parking spaces for 566 bicycles and green roof terraces are also included.

"This building will be the most important Mass General constructs in our history – perhaps only second to our original Bulfinch building dating back to 1811. It will create the environment our staff need, and our patients deserve. This new building will allow us to continue to excel across our four missions—caring for our patients with clinical excellence, improving the health of the communities we serve, training the next generation of healthcare leaders, and changing the healthcare of the future through discovery and innovation," David F. M. Brown, MD, President of Massachusetts General Hospital, said in a press release. "Our donors have strengthened our infrastructure in the past and we count on them

to continue to serve as the engine behind our evolution; behind our ability to transform the health of our patients now — and for the next 200 years."

The sustainable structure will be powered almost entirely using renewable electricity, reflecting a commitment to significantly reducing the hospital's carbon footprint. Built to withstand major flooding and high winds, the building will be MGH's most resilient, serving MGH's most vulnerable patients by providing its own energy and systems for up to 96 hours during natural or manmade disasters.

"At the core of all of our decisions at Mass General is how we impact our patients and the communities we serve," said Marcela del Carmen, MD, MPH, President of the Massachusetts General Physicians Organization, in a press release. "This building is a new gateway for patient care, and it will transform our future."

"This new building is, first and foremost, about our patients and providing them with the type of care experience they deserve," said Anne Klibanski, MD, President and CEO of Mass General Brigham, in a press release. "There is a pressing need in healthcare for innovative facilities that are forward-looking, collaborative, and

patient centered, offering better treatment and hope to patients with the most challenging conditions. Once complete, we will be able to offer the world-class care that Mass General Brigham is known for to more patients in a supportive, personalized, and efficient setting that is second to none."

The new MGH building has also triggered a major financial investment by the hospital for some of the most treasured community organization programs in the West End and Beacon Hill — including the West End Museum, the Museum of African American History, the Old West Church and the Esplanade Association.

"This new facility ushers in the next generation of health care, one which seamlessly integrates technological innovation, patient-centered wellness, environmental sustainability and clinical excellence under the same roof," said Jonathan Kraft, Chairman of Massachusetts General Hospital's board of trustees and President of the Kraft Group, in a press release.

Construction is anticipated to last approximately seven years, with the new facility opening in phases between 2027 and 2030.

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CONSTRUCTION UPDATE

North Washington Street Bridge construction look-ahead through Nov. 12

This is a brief overview of construction operations and impacts for the North Washington Street Bridge Replacement Project. MassDOT will provide additional notices as needed for high-impact work and changes to traffic configurations beyond those described below.

Scheduled Work

- Inspection and testing of tub girder welds
 - Weld repairs
 - Marine fender system panels
- #### Work Hours
- Most work will be done during weekday daytime hours (6:00 a.m. – 4:00 p.m.)

Travel Tips

For everyone using the tem-

porary bridge, please help share the space: walk to the right, walk bikes, and be mindful of people coming from both directions, if walking in a large group.

Drivers should take care to pay attention to all signage and move carefully through the work zone. Police details, lane markings, temporary barriers, traffic cones, signage, and other tools will be used to control traffic and create safe work zones.

The Tudor Wharf Walkway (under the bridge next to the water in Paul Revere Park) will be intermittently closed for safety during construction operations, with access provided via the Water Street underpass. The Boston Har-

borwalk under the bridge and eastern/harborside bridge sidewalk remain closed until rebuilt.

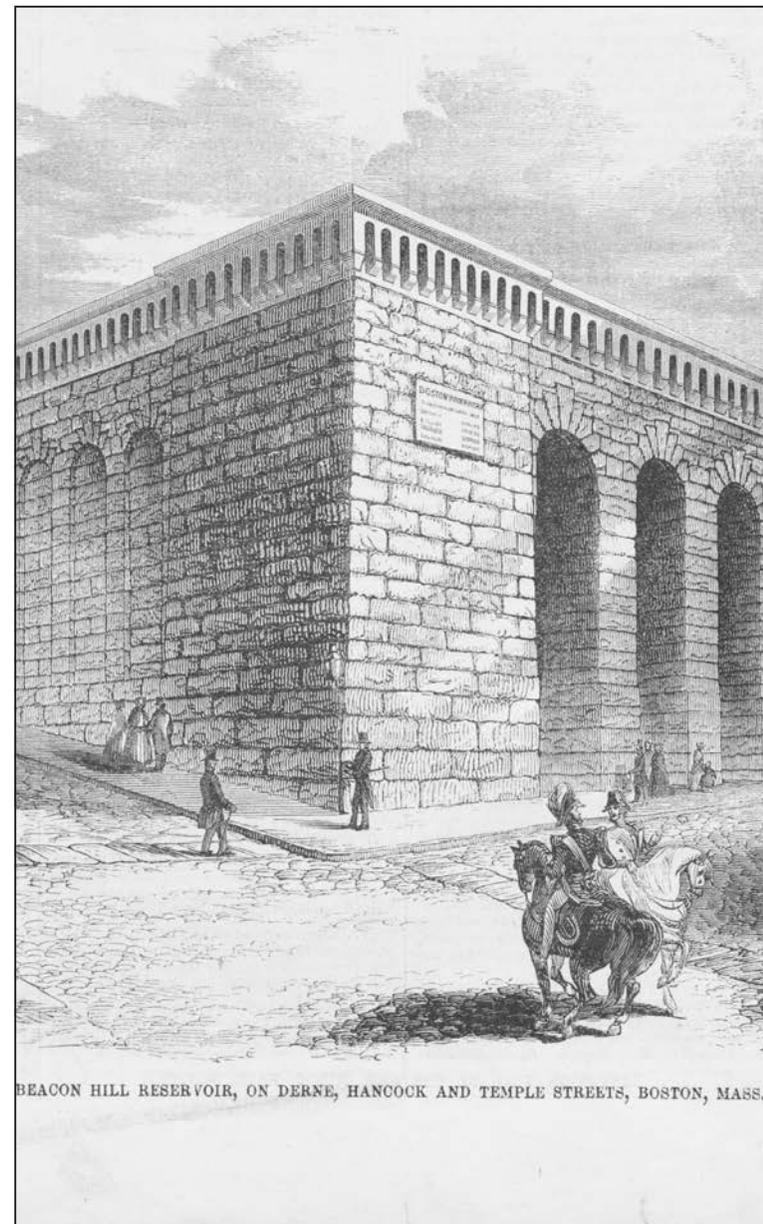
The contractor is coordinating with the TD Garden and local police to provide awareness and manage traffic impacts during events. For your awareness, the following TD Garden events are scheduled during this look-ahead period:

- CONCERT: 11/2 at 8:00 p.m., 11/6 at 7:00 p.m., and 11/12 at 8:00 p.m.
- BRUINS: 11/7 at 7:00 p.m. and 11/10 at 7:00 p.m.
- CELTICS: 10/28 at 7:30 p.m., 10/30 at 6:00 p.m., 11/4 at 7:30 p.m., 11/9 at 7:30 p.m., and 11/11 at 7:00 p.m.

Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



BEACON HILL RESERVOIR, ON DERNE, HANCOCK AND TEMPLE STREETS, BOSTON, MASS.

The windows in the last clue are on the State House Annex. Today's answer depicts the Beacon Hill Reservoir, which served as a water supply from 1849-1880. The structure was demolished in 1883 to build the addition to the Massachusetts State House.

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

THIS WEEK'S CLUE



BEACON HILL NURSERY SCHOOL CUTS RIBBON ON 180 CAMBRIDGE ST. SPACE

Special to Times

On Saturday, Oct. 29, Beacon Hill Nursery School cut the ribbon on its newly acquired and renovated space at 180 Cambridge St.

Executive Director, Debra Sullivan, did the honors of cutting the ribbon held by BHNS Board Chair Kate Lakin and Board Member Eric Seitz. This was a festive celebration for BHNS community members past and present, offering tours of the new space, entertainment from Little Groove Music and Silly Sally for the chil-

dren, and a chance to connect with BHNS friends.

While the school's main location will continue to be at 74 Joy St., the new space will house the BHNS Library on the street level with administrative offices and a conference room on the floor below. The BHNS library was dedicated in memory of former student Alexander W. Kemp in 1997. The plaque with his name will be moved to the new space, in a location chosen by his father, Sandy Kemp, where he will continue to be remembered.



Beacon Hill Nursery School Executive Director, Debra Sullivan cuts the ribbon on Saturday, Oct. 29, on its new space at 180 Cambridge St.

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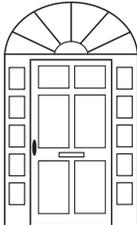
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PHOTOS COURTESY OF BEACON HILL NURSERY SCHOOL

Children enjoy music and games at the new space.

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