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FRIDAY, NOVEMBER 21, 2025

THE BEACON HILL TIMES

T H E R E A R E N O T I M E S L I K E T H E S E T I M E S

Wu joins in the annual holiday tree for Boston cutting ceremony in Nova Scotia

Special to the Times

Waddie Long, Natural Resources Environmental Technology instructor at Nova Scotia Community College, led the tree cutting on Nov. 12 for the Boston Common's holiday tree in Lunenburg, Nova Scotia.

Hundreds of community members, as well as local officials, along with Mayor Michelle Wu - the first Mayor of Boston to join the annual ceremony

See HOLIDAY TREE Page 8



MAYOR'S OFFICE PHOTOS BY PAUL BOLOGNA

This marks the 54th year of the annual tree donation, celebrating 108 years of friendship between Boston and Nova Scotia. The tradition honors the people of Boston for their emergency assistance following the devastating 1917 munitions explosion in Halifax Harbor. Left, Mayor Michelle Wu takes part in the cutting of the 45-foot white spruce.



Part One crime in Area A-1 down negligibly

By Dan Murphy

Heading into this Thanksgiving, the rate of Part One crime in Area A-1 was negligibly less than last year.

According to Boston Police, 1,971 incidents of Part One crime were reported in the district, which includes Beacon Hill, Chinatown, Downtown, and the North End, between Jan. 1 and Nov. 9, 2025, compared with 1,977 incidents during the same timeframe last year.

This year marked a nearly 7-percent increase from the five-year average of 1,846 Part One crime incidents in the district, however.

The number of homicides remained the same in the district, with one each this year and last, while the five-year average in this category is 1.6 incidents.

Rapes and attempted rapes decreased more than 27 percent as the number fell to 16 from 22 last year, while the five-year average in this category is 20.6 incidents.

Robberies and attempted robberies were down about 9

percent as the number dropped to 117 from 129 last year, while 130.4 is the five-year average in this category.

Incidents of domestic aggravated assault were down more than 17 percent as the number fell to 19 from 23 last year. The five-year average for this category in the district is 24.8 incidents.

Likewise, incidents of non-domestic aggravated assault decreased almost 19 percent, with the number falling to 180 from 221 last year. The five-year average for this category in the district is 199.8 incidents.

Commercial burglaries spiked around 75 percent, with the number climbing to 114 from 65 last year. The five-year average for this category in the district is 72.2 incidents.

In contrast, residential burglaries saw a slight decrease as the number fell to 37 from 39 last year, while 40 is the five-year average for this category in the district.

Incidents of larceny from a motor vehicle were down more

See CRIME Page 3

BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

Holiday Decorating Planning Underway!

It takes many wreaths, bows and YOU to decorate our 1,100 gas lamps!

Holiday Decorating will happen on December 6th and 7th. If you are available to help, please contact the office at 617-

227-1922 to let us know. 74 Joy Street will be home base. It is always a fun way to share some holiday cheer with your community!

We are also planning our famous post-decorating Pizza Party on Sunday, December 7th, at 74 Joy Street. Come by

at 5pm to have pizza and beer after many hours of hard work!

Street Repaving

The Department of Public Works will continue milling and repaving the following streets:

- Joy Street (from Cambridge

See BHCA Page 3



Some of the 2024 Holiday Decorating team (left to right) Melanie Bertani, Carole Gunst, Patricia Tully, Erica Azad, and Allison Reichert.

EDITORIAL

HAPPY THANKSGIVING

Although a Harris poll a few years back revealed that Christmas is the favorite holiday of the year among all age groups of Americans, we think that Thanksgiving, our uniquely American holiday, has much more to recommend it than Christmas.

Thanksgiving has its roots with the Pilgrims, long before the concept of a United States had crossed anyone's mind. It always has been a secular celebration of peace and relaxation. It simply is a day to be grateful for what we have, however much that may be.

Thanksgiving is a day of no pressure. It is the ultimate family-centered holiday. It has no religious meaning, no national-celebration connotations, and no required gift-giving. It lacks the commercialism, solemnity, and political overtones of all of our other national observances.

In a world where anxiety seems to follow us 24/7, Thanksgiving provides a welcome respite from the commercialism that accompanies Christmas and most of our other holidays. There is no obligation to spend a lot of money (that many of us do not have in the first place) to buy the perfect gift in order to be the perfect spouse, or the perfect parent, or the perfect friend.

Thanksgiving demands nothing more from each of us (other than for the person who is doing the cooking!) beyond just showing up and enjoying the company of our family and friends and then having a great meal.

When we think of the Christmas vs. Thanksgiving debate, we think it's analogous to the late, great comedian George Carlin's skit about football vs. baseball (check it out on YouTube if you've never seen it!). In Carlin's telling, football is the equivalent of war in which the quarterback, known as the "field general," throws "bullet passes" and "long bombs" in the face of an opponent's "blitz" to pierce the "enemy defense." By contrast, the aim of baseball is to "be safe at home."

Similarly, while Christmas epitomizes our hyper-capitalist, consumerist, and frenetic society, Thanksgiving is its complete antithesis.

Thanksgiving is a national celebration that serves to remind us how blessed we are at a time when circumstances are so cruel for so many others in a world in which there are more refugees than at any time since the end of World War II.

Whatever our personal trials and tribulations may be, Thanksgiving reminds us how remarkably fortunate we are to live in this country. And in a day and age when so many of us are connected 24/7 to some instrument of communication, it truly is a relief to have a day when we can just shut it all off (other than perhaps watching a football game.)

We wish all of our readers a happy -- and restful -- Thanksgiving.

NEIGHBORHOOD ROUNDUP

SPEND LATE NIGHT AT THE WEST END MUSEUM TONIGHT, FRIDAY, NOV. 21

The West End Museum, located at 50 Staniford St., Suite 7, invites guests to spend their Friday evening at the museum on Friday, Nov. 21, from 8-11 p.m. for Late Night at the Museum. Enjoy games, drinks, and fun while dancing the night away to a silent disco party.

More information and links to purchase tickets can be found at: website www.thewestendmuseum.org/programs/

NICHOLS HOUSE MUSEUM OFFERS HOLIDAY EVENTS

The Nichols House Museum, located at 55 Mt. Vernon St., offers 'Ring in the Season!' on Nov. 22 from 10 a.m. to 1 p.m.

Kick off the holiday season with some musical cheer! Join members of Back Bay Ringers to experience the magic of handbell ringing. Drop by the museum to see, hear, and play handbells during this free, family-friendly event.

Back Bay Ringers (BBR) is an advanced, auditioned community handbell ensemble based in Boston, Massachusetts. Founded in 2003 as the nation's first open and affirming handbell ensemble dedicated to friends and members of the LGBTQIA+ community, BBR has a reputation for excellence, and has collaborated with renowned local arts organizations. Visit www.backbayringers.org/events for more information.

The museum offers Candlelight Tours on Dec. 4, 9, and 17 at 5:30 and 6:30 p.m.

Experience the Nichols House by (electric) candlelight on one of our evening tours. Each room is bedecked with seasonal trimming inspired by Nichols family traditions and turn-of-the-20th-century styles.

The museum will then sponsor an Author Visit with Matt Tavares on Dec. 6 at 3 p.m.

In partnership with Beacon Hill Books & Café, the museum is welcoming author Matt Tavares. He'll read his newest book, 'Dasher and the Polar Bear,' as well as his classic version of 'Twas the Night Before Christmas,' which is set on Beacon Hill and features the Nichols House. Enjoy stories in the Nichols House parlor, then get your copies of the books signed. Both books are available to purchase in advance and on the day of the event from Beacon Hill Books & Cafe.

The museum offers Beacon Hill Holiday House Tour on Dec. 14 from noon to 4 p.m.

Be a part of the 30th annual Beacon Hill Holiday House Tour with the Nichols House Museum. A celebration of our historic neighborhood's festive best, the Tour offers the rare opportunity to experience private homes decorated for the holiday season. This fundraiser showcases outstanding examples of historic preservation, as well as creative modern interpretations and adaptations in a broad range of architectural and interior design styles throughout Beacon Hill. Tickets are available now.

Also, the museum will be decorated with seasonal trimmings from Thanksgiving through New Year's. In November and December, tours are offered Thursday through Saturday, at

10 and 11 a.m., and noon, and on Sunday at 11 a.m., noon, and 1 p.m. During tour hours, visit the museum shop and view the current exhibit.

Visit nicholshousemuseum.org for more information on the Nichols House Museum.

EVENTS COMING TO MGH BLUM CENTER IN DECEMBER

The Blum Patient and Family Learning Center (Blum Center) at Massachusetts General Hospital is hosting a number of in-person educational and wellness sessions at the Blum Center (MGH Main Campus, White 110), including Mental Health Matters: A Journey Towards a Happier You on Tuesday, Dec. 2, from 5 to 6 p.m.; Lymph Flow Chair Yoga on Wednesday, Dec. 3, from noon to 1 p.m.; From Fatigue to Vitality: Unlocking the Power of Sleep Health on Thursday, Dec. 4, from 5 to 6 p.m.; The Myths and Facts of Gluten-Related Disorders on Monday, Dec. 8, from noon to 1 p.m.; and Surgery 101: What to Expect When Your Loved One Has an Operation on Monday, Dec. 15, from 4 to 5 p.m.

All sessions are free. For more information, call the Blum Center at 617-724-7352.

COME PLAY MAH JONGG AT THE WEST END COMMUNITY CENTER

Whether you are a beginner or an experienced player, you are invited to join the friendly Mah Jongg group. Instructors will be available to help new players, and everyone is welcome. Come meet new people, socialize, and play the game.

The group meets on the first and third Wednesdays of each month from 1:30-3:30 p.m. at the West End Community (within the West End Neighborhood Center), 75 Blossom Court (entrance on Thoreau Path).

To sign up or for more information, email Audrey Tedeman (artedeman@gmail.com) or Sandy Connor (ssconnor46@gmail.com).

THE BEACON HILL TIMES

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Our office will be closed Thanksgiving Day, Nov. 27th and Friday, Nov. 28th
Find our next issue on the streets Nov. 28th

Transparency still needed despite MWRA tabling board vote on CSO Plan

By Times staff

Although the Massachusetts Water Resources Authority (MWRA) ultimately didn't vote on the recently proposed Combined Sewer Overflows plan at its Nov. 19 board meeting, transparency is still being urged in the decision-making process going forward to allow the public to participate in the process.

A few weeks ago, the MWRA and the cities of Cambridge and Somerville unveiled sewage control proposals that raised serious concerns regarding what public health and the Clean Water Act demand for the rivers. (CSOs are intentional outflows of sewage and rainwater dis-

charged into rivers and streams during very wet weather, but during events called Combined Sewer Overflows, the amount of water coming through the system is more than the pipes can handle, especially during heavy rainfall, sending both the stormwater and the sewage into rivers and streams.) The Mystic River Watershed Association (MyRWA), the Charles River Watershed Association (CRWA), and the organization Save the Alewife Brook (StAB) all opposed the proposed plan, which was selected from more than 30 possible solutions presented at a online public meeting held on Sept. 25. The removal of

the plan from the agenda for the MWRA's Nov. 19 board meeting apparently came in response to the concerns raised.

Despite this seeming coup, MyRWA is still encouraging the public to contact

Secretary Rebecca Tepper of the Massachusetts Executive Office of Energy and Environmental Affairs and the MWRA board "demanding the highest level of CSO controls for the Mystic and Alewife and a transparent public process for deciding the plan that best meets the needs of our communities."

Visit https://mysticriver.org/csos?blm_aid=1259544 for more information.

Individual shot on Bowdoin Street, hospitalized with life-threatening injuries

By Times staff

An individual was hospitalized with life-threatening injuries after being shot on Bowdoin Street on the morning of Friday, Nov. 14, boston.com reported.

At about 9:15 a.m., Boston Police responded to a report of a person shot at 39 Bowdoin St., described as a lodging house, where they located a victim suffering from a gunshot wound.

The victim was then transported to an area hospital.

The victim's name hasn't been released, and no further information on the incident was available at press time.

Swearing in ceremony for Mayor Wu and the Boston City Council set for January 5

Special to the Times

The 2026 Boston Inauguration Committee announced that the City of Boston will host Mayor Michelle Wu's swearing in ceremony for her second term as mayor on the first Monday of the year in accordance with the City Charter, on January 5, 2026 at 10 a.m. The inauguration ceremony for Mayor Michelle Wu and the Boston City Council will take place at the historic Boston Symphony Hall. Following the ceremony, Mayor Michelle Wu will host a series of events and activations throughout the week to highlight and connect our city. Julia Leja will serve as the Chair of the Inaugural Committee, and Jessicah Pierre, who will transition out of her role as the Chief Communications Officer for the City of Boston, will serve as the Creative Executive Producer spearheading the communications strategy and creative direction for the inauguration and community events that will take place across the city during the week of January 5th, 2026.

"Our mission is to make Bos-

ton a home for everyone and I'm honored to continue to serve our communities," said Mayor Michelle Wu. "Over the last four years of our administration, Jessicah's leadership, creativity, and dedication to our city have been essential to delivering results and connecting residents across our neighborhoods, creating empowering spaces and celebrating our communities. She has been an essential advisor and visionary stewarding our administration's most important initiatives and foundational responsibilities. I'm grateful that her leadership will help us kick off the new year with a focus on Boston's progress and determination to keep moving forward."

"I'm thrilled to have the opportunity to create spaces for residents to build community and engage in a shared vision for the City of Boston," said Jessicah Pierre. "Serving as the Chief Communications Officer for the city that raised me has been the honor of my lifetime and I'm grateful to have the opportunity to continue to serve in this new capacity."

Pierre has served as Chief Communications Officer for the City of Boston under the leadership of Mayor Michelle Wu since December 2021, driving communications and messaging strategy for the City of Boston. In this role, she served as the lead communications director, spokesperson and advisor to the Mayor elevating the City of Boston's brand and the Wu administration's policy priorities to Boston residents, the media, funders, community organizations, and partners. She has also executed the City's biggest events such as Mayor Wu's annual State of the City addresses. In alignment with Mayor Wu's goals, Pierre has ensured the City of Boston's messaging is accessible to everyone. She has led outreach to multilingual media platforms and deepened relationships with community-based media. She has also spearheaded the City's partnerships with content creators to help reach residents where they are—executing on the City of Boston's first ever Content Creator Summit.

CRIME (from pg. 1)

than 12 percent, with the number falling to 169 from 193 last year. The five-year average for this category in the district is 208.2 incidents.

In contrast, other larcenies saw a slight uptick as the number climbed to 1,242 from 1,228 last year. The five-year average for this category in the district is 1,062.6 incidents.

Incidents of auto theft increased nearly 36 percent,

with 76 this year, compared to only 56 last year. The five-year average for this category in the district is 85.2 incidents.

Citywide, Part One crime was down around 2 percent this year, with the number falling to 14,432 from 14,733 incidents last year. This year has seen a nearly 3-percent increase from the citywide five-year average of Part One crime of 14,057 incidents.

BHCA (from pg. 1)

Street to Beacon Street)

- Revere Street (from Storrow Drive to Irving Street skipping over Charles Street)

- West Cedar Street (from Charles Street to Chestnut Street)

Please note posted no parking signage as applicable on those streets.

Holiday Decorating – December 3 on Charles Street, and December 6th and 7th for the rest of the Hill – contact the BHCA if you would like to volunteer!

BHCA Holiday Concert – Thursday, December 11th, 6pm at the Harvard Musical Association

Mark Your Calendars!

Bricks & Bubbles – A Celebration of Preservation; Thursday, March 5, 2026, The Liberty Hotel

For further information on BHCA events and meetings, or to volunteer, please contact the BHCA office at 617-227-1922.

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An appetite for art - the future of art in Boston

By Arielle Appleby

Doors to the stately brick-walled SoWa Power Station opened to a maze of contemporary art booths on a nippy Thursday night in October. The smell of fresh paint lingered, ambient jazz cushioned a buzz of voices and laughter, while the signature sound of cocktail shakers prepped drinks for an edgy young crowd.

Many members of Boston's new generation say they are hungry for art, and perhaps for the first time, their appetite was satiated at the Affordable Art Fair held in October, a world-traveling exhibition that caps the price of creative work at \$10,000.

Boston's show featured 50 local artists, attracted 6,000 visitors, and generated approximately \$2 million in sales, according to Erin Schuppert, founder of the event.

"We are really excited about the positive energy and reception that we received in Boston," she said. "A lot of what I've been hearing is that people are excited to see contemporary art being presented in this way, and that Boston really needs this."

Founded in London in 1999, the art fair has expanded to 15 cities worldwide. Organizers said the price cap for artwork makes it more accessible while supporting creative professionals. The Affordable Art Fair's goal is to open the door to contemporary art for the public. "The dead artists don't need the money," said Will Ramsey, the

event's co-founder.

In a city where art is a pillar of its history, expressed in the iconic personal gallery of Isabella Stewart Gardner and the collections of early colonial art in the Museum of Fine Arts, many say the resurgence of artistic interest and the arrival of the Affordable Art Fair are key to preserving that legacy.

The local art market differs from that of other American cities, according to Jameson Johnson, founder and editor of the Boston Art Review.

Unlike New York City's vibrant and energetic art scene, she said Boston lacks a robust network of commercial contemporary galleries operating on a national or international scale. "People aren't going out of their way to buy or indulge in art," Johnson said.

The city also lacks blue-chip galleries – prestigious, high-end spaces with exclusive access that creates mystery and intrigue – which suppresses the artistic reputation of Boston. Johnson founded the Boston Art Review in 2017 while she was an undergraduate student at Northeastern University. She said the magazine works with writers from all stages, and their team of writers aspire to advance a world conversation about art.

Many Boston organizations work to make art accessible, beyond the constraints of price. One of these organizations that was present at the event was Gateway Arts, a nonprofit that



Shown are scenes of the SoWa Power Station's Affordable Art Fair.

supports nearly 100 artists with disabilities, helping them develop a professional presence in the visual arts.

"A disability should not be a barrier to the professional growth and opportunity for artists," said Gregory Liakos, director of Gateway Arts. "We believe that our artists are creating art that is as vibrant and creative, and as valuable as anything in contemporary art today." Liakos believes sustained momentum from events like the Affordable Art Fair could make art fairs a staple in the city.

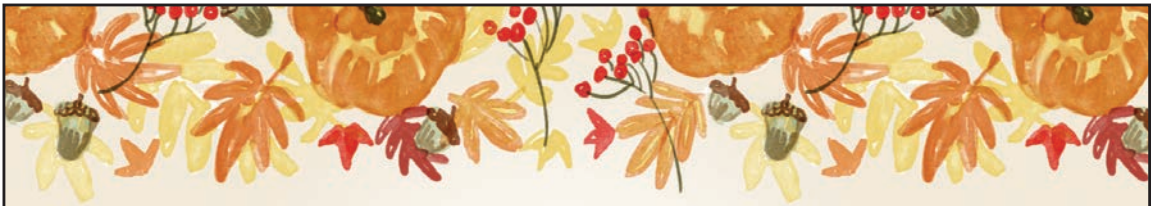
"Boston's art community is growing, diversifying, becoming more contemporary," Liakos said, "and also more public."

Arielle Appleby is a student in the Boston University Journalism program. This story is a partnership between Beacon Hill Times and the Boston University Journalism program.



COURTESY PHOTOS



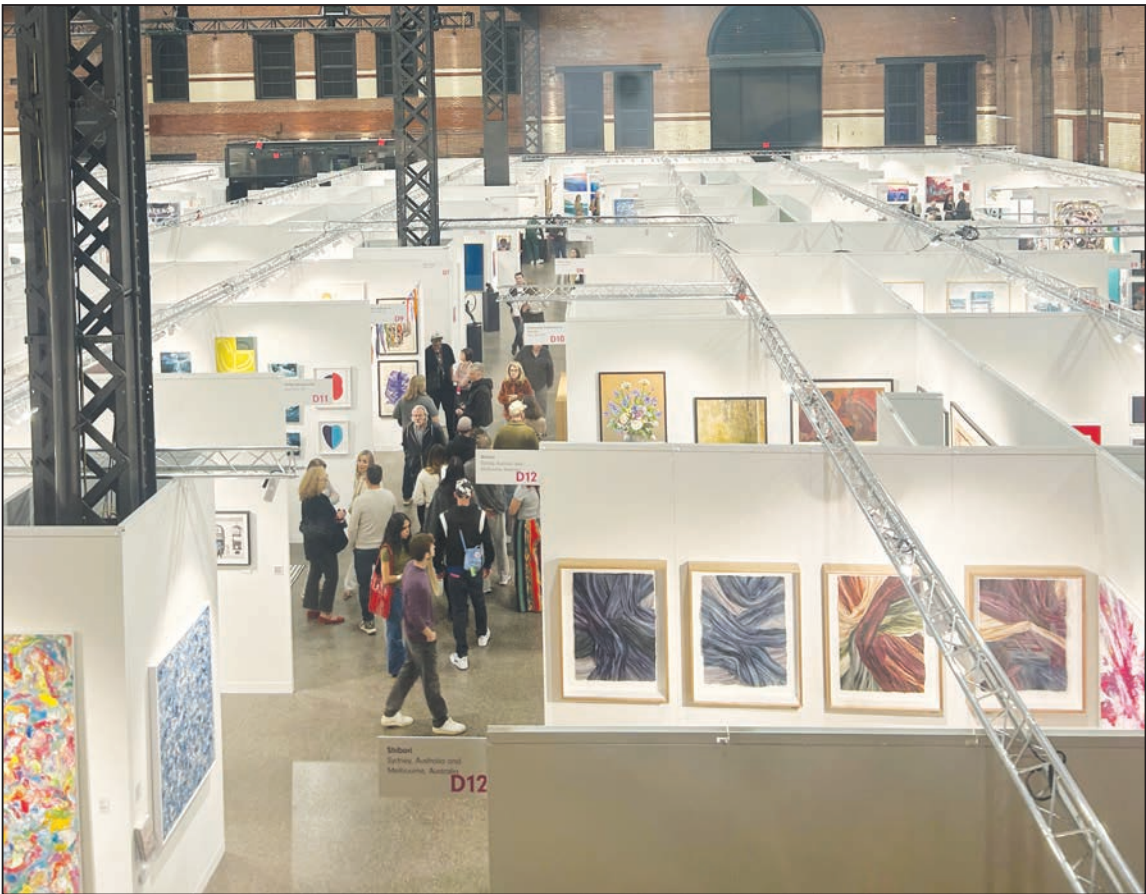


Happy Thanksgiving!



Jay Livingstone
8th Suffolk District
State Representative

SCENES OF THE SOWA POWER STATION’S
AFFORDABLE ART FAIR



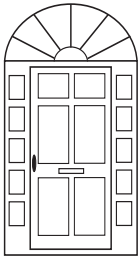
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Wu celebrates progress of greater Boston collaborative food access hub amid national SNAP emergency

Special to the Times

Mayor Michelle Wu gathered with partners of the Greater Boston Collaborative Food Access Hub for a one-year progress update on the Hub's operations as partners work to address food insecurity exacerbated by the federal government shutdown and delay in SNAP benefits. In its first year of operations, the Food Access Hub served an average of 20,000 individuals every month, distributing almost 62,000 pounds of produce, on average, every single week. In one year, organizations collaborating through the Food Access Hub have distributed over 1,700,000 pounds of food to residents in need, which is the equivalent of almost 1.5 million meals made possible. The Food Access Hub also recovered 164,000 pounds of food that would have otherwise been wasted, rescuing the equivalent of 4 tractor trailers filled with food from being sent to landfills.

The Greater Boston Collaborative Food Access Hub is a 27,000 square-foot warehouse space managed by the YMCA of Greater Boston, in partnership with 8 anti-poverty, food access, and food recovery organizations, with support from the City of Boston's Office of Food Justice and Mass General Brigham and serves as a regional center for recovering, storing, and distributing fresh and healthy food to address food insecurity across Boston. Located at 30 Northampton Street in Roxbury, the Hub supports the Wu Administration's strategy of unlocking larger-scale recov-



Mayor Michelle Wu

ery from food manufacturing and distribution companies not previously possible without this scale of storage and collaboration, while simultaneously supporting expanded access to fresh produce for food distribution sites around the City.

"In the face of growing food insecurity, our city departments and community partners have worked tirelessly to protect our residents and coordinate all available resources," said Mayor Michelle Wu. "I am grateful for the many partners who have gone above and beyond to collaborate. The Greater Boston Collaborative Food Access Hub has helped expand our capacity to ensure every family in Boston has access to the nutritious food they need to be happy, healthy, and safe."

The emergency food system in Boston faced unprecedented demand during the pandemic and remains strained today. As food prices continue to soar, and Boston faces some of the highest grocery prices in the country, the need for storage — particu-

larly cold storage — is critical. The Food Access Hub takes direct action on several recommendations from the Office of Food Justice's Food Recovery Assessment Report, released in November 2024, which identified an increased need for collaboration and cold storage infrastructure among organizations serving food insecure residents. In addition to supporting the Hub, the Office of Food Justice also awarded 12 grants, totaling \$500,000, to support neighborhood-based food distribution non-profits in procuring expanded cold storage for perishable food, including recovered and donated food.

The Food Access Hub partnership dovetails with action earlier this month by the City and the Boston Foundation to launch a Fund to keep food on the table for residents impacted by the federal uncertainty surrounding SNAP funding. Two weeks ago, the City and the Foundation seeded the effort with an initial \$1 million, and thanks to the Boston Foundation and generous partners, commitments to the Fund have grown to \$3.2 million. To-date, \$2 million has been distributed to the Greater Boston Food Bank and more than 60 food pantries and community-based organizations across Boston and the region. As part of this effort, the YMCA of Greater Boston has also received funds to work with a dozen partners to deliver more than 10,000 grocery gift cards to residents to purchase food at local stores.

"Mayor Wu's swift, compassionate leadership in this moment of federal failure reflects the best of our communities values, and the Boston Foundation is proud to stand with her—and with our remarkable community of donors—to ensure our neighbors don't go hungry," said Lee Pelton, President and CEO of the Boston Foundation. "Together, we are rallying the generosity and commitment of this community to support the food banks, pantries, and frontline organizations working tirelessly to make sure every family in Greater Boston has fresh and healthy food."

According to the National Resource Defense Council, an estimated 130,000 tons of food are wasted in Boston each year

from the residential, commercial, and industrial sectors, comprising over 25 percent of all waste. In 2023, the City of Boston signed onto the Milan Food Policy Pact, the world's first international agreement focused on urban food policies, guiding cities toward sustainable, equitable food systems. In March 2024, Mayor Wu and Boston City Council allocated \$2 million in federal American Rescue Plan Act to launch the Food Access Hub — a pilot project based on Milan, Italy's innovative Food Waste Hubs — and support cold storage at additional sites across the City. Mass General Brigham later committed \$3 million in September 2025 to support the project over 5 years and will evaluate how the project impacts local health outcomes.

The YMCA of Greater Boston has partnered with 30 local food access, food recovery, and food system organizations to develop a strategy and collaborative structures, leased the former Amazon warehouse at 30 Northampton Street with 5,500 square feet of refrigeration and freezer space, and begun working with partners to expand the Food Access Hub's food recovery and distribution operations.

"Recent events even further illustrate how critical it is that we have the most innovative, collaborative, efficient food system possible to meet the needs of our neighbors," said David Shapiro, President and CEO of the YMCA of Greater Boston. "This collaborative food hub is more than a storage and distribution center — it's a model for how we can remove barriers, share capacity, and collaborate, as individuals and organizations, to reduce waste, increase access to fresh and nutritious foods, and strengthen the resilience of communities across Boston. None of this happens alone. We are grateful to Mayor Wu, the City Council, Mass General Brigham, and our partners across the city who believe, as we do, that reliable access to healthy food is a fundamental part of community health and thriving."

"At Mass General Brigham, we believe that food is medicine and that investing in partnerships like the Food Access Hub strengthens the foundation

for long-term health," said Dr. Elsie Taveras, Chief Community Health and Health Equity Officer at Mass General Brigham. "Our research shows that one in three Massachusetts residents faces food insecurity, underscoring how urgent this work is. By embedding these efforts directly in the neighborhoods we serve and collaborating with organizations that know these communities best, we can make nutritious food more accessible, support better management of chronic disease, and move closer to creating a healthier Boston for everyone."

"Like many cities around the world, far too much food comes to Boston but does not get consumed, which is why 8 percent of all global carbon emissions come from food waste," said Brian Swett, Chief Climate Officer for the City of Boston. "This Hub is a win-win for Boston, putting healthy and nutritious food on the tables of families in need while simultaneously reducing our City's carbon footprint."

"The model of the Greater Boston Collaborative Food Access Hub has demonstrated the value of investment in a more resilient and collaborative food system that creates collaboration that builds on our strengths," said Aliza Wasserman, Director of the Mayor's Office of Food Justice. "We intend to continue our progress until we have drastically reduced the amount of fresh, healthy food that goes to waste while our neighbors struggle to afford nutritious, culturally relevant food."

"Our work to address skyrocketing food insecurity by maximizing scaled food recovery opportunities is drastically improved through this partnership" said Rachel Albert, Executive Director of Food Link. "The radical collaboration in every phase from visioning to operations will allow us to maximize this infrastructure investment."

The Greater Boston YMCA and the City of Boston are currently working with partners across the city to develop a network with innovative, grocery-style pilot distribution centers for fresh food. The City anticipates this phase of the pilot project to begin in early 2026.

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Boston Harbor Now bolsters resilient, welcoming Harborwalk

Special to the Times

Building on its nearly 10 years of work to create a vibrant, welcoming, and resilient Boston Harborwalk, Boston Harbor Now has appointed its first-ever Senior Manager for Harborwalk, Access and Resilience overseeing the 43-mile coastline public trail.

The recruitment of Jason Rundle, a coastal access and environmental advocate who also holds a graduate degree in public health, puts a dedicated lead and champion in charge of all aspects of implementing Boston Harbor Now's Harborwalk 2.0 vision for an improved, 43-mile public waterfront trail that is resilient to the impacts of rising sea levels and storm surges while remaining fully accessible and welcoming to all. Rundle will also focus on local and state policy and regulatory reforms in support of climate resilience projects along the waterfront, and build coalitions of partners to activate Boston's Harborwalk with new, welcoming public programming and special events.

"We're excited to welcome Jason Rundle to our team, both as a talented and experienced open space advocate and envi-



Jason Rundle.

ronmental leader and as the embodiment of Boston Harbor Now's commitment to ensuring the Harborwalk remains one of our City's most vital and beloved public assets," said Boston Harbor Now Chief Impact Officer Linda Orel. "This role has been needed for a long time to help our waterfront live up to its full promise for everyone. We're truly grateful to the donors and partners who stepped up to make it happen. Their support means we can better care for the Boston Harborwalk and ensure more people experience the full benefits of living in a premier coastal city."

Having recently marked its 40th anniversary, the Boston

Harborwalk is the result of decades of collaborative planning and development that have transformed the city's waterfront and ensured public access to it throughout East Boston, Charlestown, and from the North End through Wharf District, the South Boston Waterfront, into Dorchester. Boston Harbor Now has been a key leader in ensuring that new and redeveloped properties along Boston Harbor comply with Massachusetts Chapter 91, the state's Public Waterfront Act that protects the public's right to access, use, and enjoy the waterfront. This work helps guarantee that these projects meet public access requirements and fulfill their commitments to provide facilities of public accommodation, including community meeting rooms, public restrooms, and other resources required as a condition of their development approvals.

Harborwalk 2.0, one of Boston Harbor Now's most important strategic priorities for the next five years and beyond, is a set of planning and design standards designed to ensure that the waterfront is:

- Accessible and welcoming to all residents and visitors,

with well-marked connections to adjacent neighborhoods, robust water transportation options, and widespread access to the Boston Harbor Islands National and State Park.

- Continuously improved, through physical improvements and nature-based approaches - like restored wetlands and living shorelines - to buffer coastal neighborhoods from climate impacts, ensuring maximum resiliency to climate impacts.

- Enlivened year-round destination with programs and amenities that attract people from all over Boston and beyond.

Rundle said: "The Harborwalk is a uniquely wonderful open space where people can connect to Boston's history, culture, and one another. I'm excited to collaborate with the more than 360 property owners and managers along the Harborwalk to make it even more of a place of joy and connection for every Bostonian and the millions of annual visitors."

Rundle earned both a bachelor's degree in health science and a master's degree in environmental health from Boston University. He previously led policy initiatives at Save the Harbor/Save

the Bay, where he worked on the front lines of coastal access advocacy and environmental justice.

About Boston Harbor Now: Boston Harbor Now is dedicated to creating a vibrant, accessible, and resilient Boston Harbor for all. Through strategic partnerships across public, private, and non-profit sectors, we advocate, plan, and activate Boston's waterfront, harbor, and the Boston Harbor Islands National and State Park. Our comprehensive vision for the harbor prioritizes equitable access to parks, open spaces, and the Harborwalk; supports sustainable waterfront infrastructure, including ferries and well-designed public amenities; and fosters a thriving maritime economy. We champion climate-resilient, mixed-use waterfront development, and we offer recreational and educational programming that connects communities to the harbor's rich natural and cultural resources. Guided by a commitment to maintaining a healthy, accessible, and resilient waterfront, we work to ensure that everyone can benefit from all Boston Harbor has to offer.



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Monday, November 24
Christopher Columbus Park Trellis Lighting
5 - 6 p.m.

Saturday, November 29
Lighting of the Ship at Martin's Park
4 - 6 p.m.

Monday, December 1
Copley Square Tree Lighting
4 - 6 p.m.

Thursday, December 4
Boston Common Tree Lighting
6 - 8 p.m.

Thursday, December 4
Lighting of the Trees: Commonwealth Avenue Mall and Charlesgate Park
8:15 p.m.

HOLIDAY TREE *(from pg. 1)*

— were on hand for the event, which included an Indigenous tree smudging ritual prior to the cutting of the tree. The 45-foot white spruce was planted 40 years ago by the Feener family who dreamed that it would one day be the “Tree for Boston.”

Nova Scotia gifts a tree to the City of Boston each year in recognition of the aid Boston sent north after the deadly Halifax Explosion of 1917. Caused by the collision of two wartime ships — one of which was carrying explosives — the blast killed about 2,000 people, wounded 9,000 others, and leveled a large section of the city.

The tree will be lit at approx-

imately 7:55 p.m. on Thursday, Dec. 4, as the City of Boston’s official tree lighting is celebrated on Boston Common from 6 to 8 p.m. The ceremony will be broadcast live on WCVB Channel 5 starting at 7 p.m.

The annual tree lighting on Boston Common is presented by the Boston Parks and Recreation Department and title sponsor, The Province of Nova Scotia. The event is supported by presenting sponsor Amazon, signature sponsor Meet Boston, key sponsors Constellation Power and JetBlue, and media sponsors WCVB Channel 5 and The Boston Globe.



Shown are scenes from the Nov. 12 tree cutting ceremony for the Boston Common’s holiday tree in Lunenburg, Nova Scotia. MAYOR’S OFFICE PHOTOS BY PAUL BOLOGNA

Thanksgiving is leading day of the year for home cooking fires

Special to the Times

An estimated 1,446 home cooking fires were reported to U.S. fire departments on Thanksgiving Day in 2023, reflecting a 388 percent increase over the daily average, according to the National Fire Protection Association® (NFPA®). Christmas Day and Christmas Eve ranked as the second- and third-leading days of the year for home cooking fires.

“Thanksgiving is a hectic holiday with multiple dishes cooking and baking at the same time, and along with guests, entertaining,

and other distractions, it can be easy to lose sight of what’s on the stove or in the oven,” said Lorraine Carli, vice president of Outreach and Advocacy at NFPA. “With all these factors at play, it’s no surprise that we consistently see a dramatic spike in home cooking fires on Thanksgiving.”

On annual average between 2019 and 2023, cooking accounted for the majority of U.S. home fires on Thanksgiving Day (80 percent) and 40 percent of the civilian injuries; no civilian deaths were reported. Overall, cooking is the leading cause

of U.S. home fires and injuries and the second-leading cause of home fire deaths. Unattended cooking is the leading contributing factor in home cooking fires and fire deaths.

“Keeping a close eye on what’s cooking and minimizing the likelihood of getting distracted can greatly reduce the risk of cooking fires,” said Carli. “As simple as these preventative measures may sound, they truly can help ensure that everyone enjoys a festive, fire-free holiday.”

Following are additional tips and recommendations from

NFPA to help everyone cook safely on Thanksgiving:

- Never leave the kitchen while cooking on the stovetop. Some types of cooking, especially those that involve frying or sautéing with oil, need continuous attention.
- When cooking a turkey, remain at home and check it regularly.
- Make use of timers to keep track of cooking times, particularly for foods that require longer cook times.
- Keep things that can catch fire like oven mitts, wooden

utensils, food wrappers, and towels at least three feet away from the cooking area.

- Avoid long sleeves and hanging fabrics that can come in contact with a heat source.

- Always cook with a lid beside your pan. If a small grease fire starts, smother the flames by sliding the lid over the pan, then turn off the burner. Do not remove the cover because the fire could start again.

- For an oven fire, turn off the heat and keep the door closed. Only open the door once you’re confident the fire is completely out, standing to the side as you do. If you have any doubts or concerns, contact the fire department for assistance.

- Keep children and pets at least three feet away from the stove and areas where hot food or drink is prepared or carried. Hot foods and liquids should be placed away from table and counter edges.

In addition, NFPA strongly discourages the use of turkey fryers that use cooking oil, which can cause devastating burns. For a safe alternative, NFPA recommends purchasing a fried turkey from a grocery store or restaurant or buying a fryer that does not use oil.

For this release and other announcements about NFPA initiatives, research and resources, please visit the NFPA press room.

For more information, visit nfpa.org. All NFPA codes and standards can be viewed online for free at nfpa.org/free-access.



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Water Authority Board tables vote on proposal to dump sewage in Charles River forever

Special to the Times

Following a wave of public outrage over the Massachusetts Water Resources Authority's (MWRA) recently-proposed plan to allow for sewage to continue to be dumped into the Charles River forever, the MWRA Board of Directors has tabled a scheduled vote on the proposal at its November 19 meeting.

"The public has responded loud and clear. No amount of sewage is acceptable to be dumped in our beloved Charles River," said CRWA Executive Director Emily Norton. "We

are glad to hear that MWRA is finally listening to public input and postponing a decision on this terrible proposal."

During a meeting with its Board of Directors on Oct. 29, MWRA officials presented multiple options for addressing combined sewer overflows (CSOs) in the Charles, and recommended adopting the option that would increase sewage overflows by the largest amount.

CSOs are a key source of pathogen contamination to the Charles and are becoming more frequent as our climate changes. In these outdated sewer systems, stormwater and household/

industrial wastewater are collected in the same pipes to be conveyed to a wastewater treatment plant, but during heavy rainstorms, the combined system cannot handle the excess polluted water and releases it into the river.

MWRA and the city of Cambridge are legally required to carry out an extensive CSO planning effort to address 9 of the 10 remaining CSO outfalls on the Charles, and must submit a preferred project option by the end of 2025. The national precedent for these plans, known as Long Term Control Plans, is to reduce the amount of sewage being

discharged into a waterbody. MWRA proposing an increase was an unexpected outcome.

MWRA's proposal recommended the state downgrade the legal classification of the Charles River. Massachusetts water quality standards currently classify the mainstem of the Charles as a "Class B" water body, which does not allow any CSOs. MWRA recommended a downgrade to a classification known as "Class B(CSO)" allowing it to dump sewage into the river forever.

MWRA is only allowed to dump sewage into the river today because of a variance it

has received from MassDEP and U.S. EPA, which is intended to be a time-limited, interim measure while MWRA makes progress toward CSO elimination.

In April, CRWA launched its Cut The Crap campaign to create public awareness around CSOs and generate pressure on the MWRA and the City of Cambridge to stop sewage from polluting the Charles. Since then, nearly 8000 people have signed petitions or sent emails to the MWRA, urging them to "cut the crap" being dumped into the Charles River.

New England Aquarium invites families to special screening of Disney and Pixar's Finding Nemo

The New England Aquarium is hosting a family movie night during Thanksgiving weekend with a special screening of Disney and Pixar's Finding Nemo on the Simons Theatre's five-story giant screen.

This family-friendly evening offers audiences the chance to revisit the ocean adventure that introduced millions to the wonders of marine life, from clownfish and blue tangs to sea turtles and white sharks. The screening provides an opportunity to connect beloved animated characters with the real animals and conservation work that visitors can explore throughout the Aquarium.

The event takes place on Saturday, November 29, 2025. Doors open at 5:30 p.m. and the movie begins promptly at 6:00 p.m.. The screening will be held at the New England Aquarium Simons Theatre, 1 Central Wharf, Boston, MA 02110.

Concessions, including hot dogs, popcorn, candy, assorted beverages, and themed cocktails, will be available for purchase. Additionally, a holiday gift shop popup in the theater lobby will allow guests to complete their seasonal shopping while supporting the Aquarium's mission.

Tickets are available for purchase at <https://www.neaq.org/movienight25>.



Tickets are available for purchase at <https://www.neaq.org/movienight25>.

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City of Boston and Northeastern announce new five-year pilot agreement and 10-year institutional master plan, including historic commitments on housing and community benefits

Special to the Times

The City of Boston and Northeastern University announced landmark agreements on an Institutional Master Plan (IMP) and Payment-in-Lieu-of-Taxes (PILOT), which include unprecedented housing commitments and community benefits for the City and neighborhoods around Northeastern. The IMP includes approximately \$62.5 million in community benefits over the next 10 years, as well as \$16.5 million in community benefits and \$6 million in linkage associated with the Matthews Arena redevelopment. The new PILOT agreement includes a commitment of more than \$49 million in cash and community benefits over the next five years.

“Boston thrives when our leading institutions match their global reach with a deep commitment to our neighborhoods,” said Mayor Michelle Wu. “Through these landmark agreements, Northeastern will deliver much-needed on-campus student housing, redevelop the historic Matthews Arena for its next chapter in this city of champions, invest tens of millions for affordable housing and community benefits, and respond to important neighborhood feedback with improvements to public access at Carter Playground and resources for planning and beautification in Nubian Square. Our five-year PILOT agreement sets a new standard for higher annual cash payments and community benefits at a time when Boston taxpayers need relief. This agreement is proof that even in an uncertain time, Boston can come together with our institutional partners to move the city forward.”

“Northeastern’s Institutional Master Plan represents a balanced approach that allows the University to invest in its institutional growth with a renewed commitment to housing stabilization for the surrounding communities,” said Chief of Planning Kairos Shen. “I look forward to working with Northeastern to realize the historic and transformative plans in this IMP.”

The IMP enables eight new projects that the University plans to pursue over the next ten years, including on-campus student housing, the long-planned redevelopment of Matthews Arena, and academic spaces. Significant

investments in housing, jobs, and community development are associated with these proposed projects, each of which will go through the Article 80 development review process run by the City’s Planning Department.

“The approval of the new Institutional Master Plan marks a significant milestone in the ongoing development of Northeastern University’s Boston campus to support our academic mission,” said Northeastern VP & Chief of Planning, Real Estate and Facilities Kathy Spiegelman. “We look forward to working closely with the City and our community partners as we bring this vision to life, ensuring that our physical campus continues to meet the evolving needs of our students, faculty, staff, and the broader Boston community.”

Housing Commitments

Under the IMP, Northeastern will contribute \$10 million over the next ten years to invest in housing stabilization in the city. This money will be allocated to the City’s Housing Stabilization Fund, Acquisition Opportunity Fund, or other City housing programs. In addition, in response to calls from the community Task Force that Northeastern reduce the demand for off-campus housing, which impacts surrounding neighborhoods, the University made specific commitments to bring down the off-campus student population. Building on the momentum of the new 1,215-bed residential tower at 840 Columbus, which broke ground in August, the University set a further target to deliver an additional 1,000 new student beds in the next five years. The City will continue monitoring students’ off campus housing impact through the University Accountability Ordinance report. For the first time, should the University increase its off-campus student population, the City will require Northeastern to develop a mitigation plan and seek City approval through a public hearing at the BPDA Board.

“Reclaim Roxbury thanks both Mayor Wu’s Administration and Northeastern University for negotiating a stronger and more equitable Institutional Master Plan that reflects our community’s advocacy. We’re proud that our collective efforts helped secure \$1,000,000 annu-

ally to support housing stabilization for Roxbury residents” said Reclaim Roxbury Executive Director and Northeastern Task Force Member, Armani White. “We also appreciate Northeastern’s responsiveness to community and City calls for greater transparency, accountability, and partnership, resulting in stronger commitments to build more on-campus student housing, hire local and MWBE contractors, and expand community access to Carter Playground and the Field Bubble. These wins are proof that when residents, the City, and our institutions work together, we can achieve shared prosperity rooted in equity and respect.”

Redeveloping Matthews Arena

The IMP also includes the long-planned redevelopment of Matthews Arena, which is set to begin immediately. Matthews was built in 1910, burned down in 1918, and was replaced with the current structure in 1920. Previously known as Boston Arena, this facility was the original home of the Boston Bruins and Celtics; hosted rallies for Presidents Teddy Roosevelt, Howard Taft, and FDR; receptions for Charles Lindbergh and Amelia Earhart; and the funeral of Boston sports icon Reggie Lewis. While the historic integrity of this structure was significantly impacted by renovations and additions in 1950, the redeveloped arena will preserve and incorporate the terracotta arches still remaining from the original 1920 arena. The new arena will include basketball and hockey facilities, general fitness and recreation space, and create new athletic and recreational opportunities for community members. The project will include public realm improvements including new sidewalks and landscaping on St. Botolph Street and Gainsborough Street.

The multi-purpose arena project will contribute \$5,025,800 in Linkage funding in support of affordable housing, and \$977,600 in Linkage funding in support of workforce training. The project will fund an expansion of the pedestrian space on Gainsborough Street and accessibility improvements to a nearby MBTA station. The arena will also include bike parking, a bike-share station, and a \$130,200 contribution to the Boston

Transportation Department in support of the bikeshare system and expanding access to alternative forms of transportation. The terra cotta arches marking the entrance of the existing building will be salvaged and reinstalled in the lobby of the new building and there will be exhibits on the history of the arena to preserve its importance to the University and City. The new arena will also be sustainably designed with the use of geothermal wells and solar panels.

IMP Community Benefits

Northeastern will extend a broad range of community benefits negotiated in its last IMP. The University remains committed to its partnership with the Boston Public Schools, including meeting the full demonstrated need of all admitted students and offering pre-college programming to ensure BPS students are college-ready. The City and the University will engage and collaborate on consolidating, adapting, and creating new innovative programs to ensure that what is offered remains effective and of value to the community.

The University is also renewing its commitment to the local and MWBE procurement goals from the 2013 IMP. These goals include 20% of all University discretionary spending to SLBEs and 12% to MWBEs as well as 30% of design and construction spending to MBEs and 10% to WBEs. Northeastern’s combined FY24 supplier spend across all underrepresented businesses totaled approximately \$335.54 million. As part of this renewed commitment, the University has agreed to contract with a consultant to explore methods and tools to achieve these spending goals within this new IMP term.

Under the IMP, the Boston Parks Department and University will amend their decade-old license agreement Carter Playground in response to community feedback to expand the evening and weekend hours of BPS and community use of the athletic fields and tennis courts, which are maintained by the University. The revised agreement will expand afterschool, evening, and weekend hours on the fields during all seasons, and under the winter Bubble, allowing more BPS teams and community clubs to make active use of these facilities. The agree-

ment will also improve signage and scoreboard and restroom access to make the fields a better resource for all community members. Northeastern has also committed to annual reviews of this arrangement, and future negotiations after the completion of the new arena to further expand community access.

“Carter Playground is a public park and one of the busiest and most important athletic facilities in Boston,” said Interim Parks Commissioner, Cathy Baker-Eclipse. “We are pleased that the updated agreement will give BPS student athletes and community groups even more access to these excellent facilities, during all seasons, and we thank Northeastern for their continued partnership.”

Community Space

The University will operate a space with community focused programming on the ground floor of their new dorm building at 840 Columbus Avenue which is currently under construction at a cost of approximately \$20 million over the next ten years. Programming in this space will support educational access, jobs and workforce development, small business support, and building capacity for existing community organizations that address economic development.

Landmark PILOT Agreement

Beyond commitments included in the new IMP, Northeastern has agreed to a new five-year Payment-In-Lieu-of-Taxes (PILOT) agreement with the City, which includes cash and community benefits commitments of more than \$49 million over this period.

Northeastern has been a long-standing partner with the City of Boston through Boston’s nation-leading PILOT program, a system launched in 2012 that governs annual voluntary cash and community benefit contributions from the City’s largest private, non-profit, and tax-exempt institutions. This partnership is based on the mutual understanding that a welcoming, safe, and financially stable City which delivers high-quality essential services is critical to the continued success and financial health of Boston’s large non-profit institutions.

SoWa: the creative enclave thriving just off Boston's grid

By Arielle Appleby

An artist takes the long way to her studio, passing through a tranquil park bathed in morning light. She is alone, save a few squirrels and a grandmotherly figure thumbing pages of an old book on a nearby bench. She stops to admire a grand fountain and the crystalline droplets dancing in the morning light.

She may have slept through her alarm this morning, and a considerable queue of emails is waiting at the office, but there is no firm timeline in her work routine. She lives the inspired life of many who work in the creative enclave known as the SoWa Art and Design District, a neighborhood that runs on its own clock, just two miles from Boston's briefcase-carrying crowd, and a place many consider the city's artistic epicenter.

SoWa, short for South of Washington Street, was populated by squatters and abandoned buildings until about 20 years ago, when GTI Properties, the real estate managers of the SoWa Art and Design District, began reimagining the area. During the intervening years, many artists who initially worked in studios on Newbury Street and in the South End Artists Association packed up their paintbrushes and relocated to the hot-ticket studio at 450 Harrison Street — the SoWa Artists Guild.

On the first Friday of each month, and every Sunday of the year, the guild opens its doors to the public, allowing pedestrians to weave through four stories of about 100 studios and peek into a vintage market on the building's basement level.

"The arts, I think people think of it as like an afterthought and forget the way in which we are all called to be creative," said Christine O'Donnell, founder and executive director of ShowUp, a nonprofit contemporary art venue in Boston, and a SoWa resident. "It kind of feeds our souls. By supporting the creative community, we really are supporting ... all of Boston."

Debby Krim, a SoWa Artists Guild founder, photographer and artist, said the neighborhood is now more than a promenade of art galleries and studios. It has evolved into a home. "The bigger thing that happened as a result of the guild was this incredible community developed," she said. "All that mattered was that you had this shared passion to create."

Whether it's still-life photography, charcoal sketches, intricate jewelry, landscape paintings or porcelain vases, there is a home for most forms of artistry in this area of Boston. "What's amazing about SoWa and the huge number of artists is that everyone is doing something different, and everybody is good at what they do," said Stephen Silver, a painter and founder of the SoWa Artists Guild.

The SoWa Open Farmer's Market on Sundays has brought a new attraction to the area as the much-needed third space. Rows upon rows of white tents line the Artists Guild parking lot alongside local food trucks, art vendors, vintage clothing stalls and everything in between. Dozens of dogs and children weave through the legs of Sunday strollers as a local rock band strums a quintessential Sunday tune. The Open Market and the Artists Guild have a symbiotic relationship, where they both benefit from each other's influence in the community. People can not go to one without noticing the other.

SoWa, like most neighborhoods, is not without challenges. The closest MBTA station is about a 20-minute walk away, and locals say buses are less plentiful and reliable in this quarter of town. "Maybe that's what makes us a little bit special, though," said Krim, who has been a resident artist of the SoWa Artists Guild for more than 40 years. "You have to walk here or drive here, and we are off the beaten path." The next challenge, according to O'Donnell, of ShowUp, is to help people discover the neighborhood. With redevelopment and an influx of new residents, she said, many people lack a basic understanding of Boston's geography. "People don't understand that South Boston and South End are two different things," she said. "And a lot of people kind of don't go beyond Back Bay." Even so, she suspects SoWa has plenty of room to grow as people seek experiences that generate popular social media posts.

In an increasingly digital world, each potential visitor has a personalized social media algorithm and the freedom to choose a news outlet that caters to their interests and opinions. However, it wasn't always like that. "In the old days, we all looked at the same newspaper, and we all watched the 5 o'clock news," Krim said. "There were some things that universally we

were all doing the same thing at the same time, and we just don't live our lives like that anymore." Due to a fragmented media landscape, some people may miss SoWa, but others may be drawn to the niche and expressive opportunities of social media, which unite people who are passionate about the arts. Krim says the essence of SoWa is

rare due to its deep-rooted and involved community, a positive gallery-studio relationship, and an air of positivity that fills each corner of the space.

Arielle Appleby is a student in the Boston University Journalism program. This story is a partnership between The Beacon Hill Times and the Boston University Journalism program.



SoWa Artists Guild founder Stephen Silver and studio partner Beverly Woods have resided in the Guild for over 20 years. They are located in studio 211, pictured here on an Open Sunday.

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More Than Words shifts to thrift as it meets changing consumer needs

Special to the Times

More Than Words, the Boston-based nonprofit social enterprise that empowers system-involved youth through paid work experience and leadership development, announced a major evolution of its retail business model. Beginning this month, the organization’s flagship Boston bookstore at 242 East Berkeley Street will evolve to include a curated thrift shopping experience featuring pre-loved clothing, home goods, and small furniture, in addition to its longstanding book offerings. The Waltham store will follow with a similar evolution in 2026.

The new model will operate under the Boomerangs x More Than Words banner, reflecting the organization’s successful relaunch of the beloved Boomerangs thrift brand in Cambridge in 2024. The Central Square store has seen strong sales, a dedicated customer base, and an expanded number of hands-on job training hours for young people.

“For almost twenty years, our businesses have been the engine

of youth transformation, and we have continuously adapted to meet the needs of our young people and our community,” said Jodi Rosenbaum, More Than Words Founder and CEO. “This expansion into thrift allows us to grow our impact, strengthen our financial sustainability, and meet rising demand for affordable, sustainable retail, all while giving our young people more opportunities to lead.”

More Than Words works with youth ages 16–24 who are in the foster care system, experiencing homelessness, involved with the court system, or have dropped out of school. Young people run every aspect of the social enterprise, from inventory, sales, and merchandising to shipping and customer service, earning paid work experience and developing critical life and professional skills.

The shift toward thrift emerged during the pandemic, when More Than Words began collecting and selling pre-loved clothing online. In 2024, the organization inherited the iconic

Boomerangs brand from Fenway Health and reopened the Central Square location to enthusiastic community response. The success of that store demonstrated the potential for integrating thrift into the More Than Words model across locations.

Key elements of the expansion include:

- Curated racks of second-hand clothing, accessories, and shoes
- Vintage and contemporary home décor and small furniture
- Continued book sales, with evolving merchandising to reflect the updated space
- Fewer in-store gift items, which will remain available online
- Youth-led customer service, merchandising, and store operations

The refreshed Boston store will debut to the public in mid-November, while the Waltham location will debut in early 2026.

More Than Words is a nonprofit social enterprise that empowers youth who are in the foster care system, court-involved, homeless, or out of school to successfully transition to adulthood. We work with about 350 youth annually from across the region with a model centered on job training in our youth-run businesses, youth development and life skills, supportive services, and long-term career and education supports to help youth get to a stable, sustaining career. For more information, visit www.mtwyouth.org.



COURTESY PHOTOS

Shown (above and below) are some of the young employees organizing the store before opening.



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10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
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December

M	T	W	T	F	S	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
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AGREEMENT (from pg. 10)

The new agreement is the first written PILOT agreement between the City and Northeastern in decades, creating a predictable and reliable schedule of valuable partnership benefits for the City.

As part of the new five-year agreement, Northeastern will increase its annual PILOT cash payments to the City from \$1,900,000 in FY25 to \$2,600,000 in FY30. This represents a 36.8% percent increase over Northeastern’s present-day PILOT contribution baseline which has not changed since 2020.

Investments in Nubian Square

Incremental cash contributions will support city-wide pri-

orities, and include community investments and planning in Nubian Square and Roxbury in response to the Wu administration’s priority of investing in the vitality and opportunity in Nubian Square. Funds will support beautification and other community-led initiatives for the Square.

PILOT Community Benefits

Additionally, Northeastern commits to contributing annual PILOT community benefits valued at a total of \$37 million over the term of the 5-year agreement, benefits that will be reported annually to the City and subject to annual review to align with city and community needs. This amount reflects Northeastern’s

commitment to sustain and grow its baseline community benefit commitments to support public education, housing, community access to public and institutional spaces, and a mutually agreed list of other shared City and institutional priorities. Community benefits eligible to be counted toward this goal are quantifiable, directly benefit City of Boston residents, are not included in other arrangements such as IMP and Article 80 agreements, and are not part of the core mission and services of the institution.

Northeastern and the City commit to renewing a mutually agreeable voluntary PILOT agreement before expiration of the proposed five-year agreement on June 30, 2030.

FRESH AND LOCAL

Better sandwiches

By Penny & Ed Cherubino

Now is the perfect time of year to share tips on making better sandwiches. 'Tis the season for traditional sandwiches made from holiday roasts. It's a great time to make whole loaf sandwiches that can be cut to serve a crowd, to pile a platter with an assortment of sandwiches, or spread a table with the ingredients for a build-it-yourself sandwich buffet.

What's more, our area is in the midst of a Florentine sandwich shop frenzy, with lines snaking out of All'Antico Vinaio on Boylston Street in Boston. Walking by it one day, Penny saw a short line, and we enjoyed our first taste. We both loved one of the combinations but decided to wait until the newness and craze had settled down before visiting again. More on what we learned from this exceptional sandwich menu later.

Pro Tips for Better Sandwiches

Last summer, the EatingWell website published a great article on making better sandwiches. In "Why Deli Sandwiches Taste Better Than Yours," they asked Paulie James, owner of the popular Los Angeles deli Uncle Paulie's, why his sandwiches were so acclaimed.

He advised sourcing the best-quality, freshest ingredients, including the right bread for the particular sandwich. He reminded us that "...no one wants to hyperextend their jaw taking a bite from a sandwich made with bread that was cut too thickly..." That bread should be

stacked with freshly sliced meat, cut to a thickness that suits your recipe.

Next, while building your sandwich, pay attention to the ratio of the ingredients you're stacking. Too much of a wet ingredient can make for a soggy result; too little can make your sandwich dry and unappealing. He suggests that with make-ahead sandwiches, you offer or pack your spreads and wet veggies on the side and add those when you're ready to eat. You also allow guests with aversions or allergies to avoid additions like mayo or nut spreads.

Finally, he recommends careful seasoning. By this, he means adding the little extras that will make a sandwich sing. "Using a squeeze of lemon, fresh herbs, or just good old salt and pepper (especially on ingredients like greens, tomatoes, radishes, avocados, etc.) can go a long way in transforming your sandwich from tasting homemade to deli level."

Make It Yourself

When you find a great sandwich out in the wild, or remember one from another place and time, consider what made it so delicious, and create your own version. It might be the turkey sandwich your uncle made after Thanksgiving. What's different about the one you make today?

Was it white bread, or did he make small ones on leftover dinner rolls? Was the turkey sliced or shredded? What kind of stuffing did he add, and what added moisture to the finished product? Despite the lovely chutney



Here is Penny's homemade, open-faced version of our favorite All'Antico Vinaio's La Paradiso sandwich.

we have with our Thanksgiving dinner, we still have a small can of Ocean Spray jellied cranberry sauce for sandwich making.

Penny decided that instead of waiting in a long line, she would shop for great ingredients and create her own version of our

favorite All'Antico Vinaio's La Paradiso sandwich. She decided to go open-faced as she does with many sandwiches. She spread thinly sliced focaccia with pistachio cream, sprinkled on pistachios, added stracciatella, and piled on pistachio mortadel-

la slices. She couldn't resist ending with another smear of pistachio cream. Delish!

Do you have a question or topic for Fresh & Local? Email Penny@BostonZest.com with your suggestion.

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Real Estate Transfers

Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER



The jacket detail in the last clue is on the statue of Thomas Cass in the Public Garden. This is the second memorial to this Civil War hero. The first one was highly criticized. This replacement was created by sculptor Richard E. Brooks and unveiled in 1899.

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

THIS WEEK'S CLUE



BUYER 1	SELLER 1	ADDRESS	PRICE
BACK BAY			
Masone Ft	Walsh, Christopher S	117 Saint Botolph St #1	\$2,750,000
Zeytoon Rt	125 Commonwealth Ave LLC	125 Commonwealth Ave	\$13,350,000
Kerins, Ian S	Lehan, Connor	157 Beacon St #5	\$1,537,500
Robinson, Frances L	Lee J Twomey RET	180 Beacon St #7G	\$2,630,000
Hld Entity I T	Steamboat Realty LLC	194 Beacon St #1	\$7,500,000
Hld Entity I T	Steamboat Realty LLC	194 Beacon St #2	\$7,500,000
Hld Entity I T	Steamboat Realty LLC	194 Beacon St #3	\$7,500,000
Hld Entity I T	Steamboat Realty LLC	194 Beacon St #4	\$7,500,000
Hld Entity I T	Steamboat Realty LLC	194 Beacon St #5	\$7,500,000
Mitkonis, Christina	Newbury 3d LLC	294 Newbury St #3D	\$1,025,000
Wang, James L	Li, Shengqi	319 Marlborough St #5	\$1,650,000
Casavant, Brad	Rimmler Haskell Ft	382 Marlborough St #4	\$2,210,000
Ferraro, Steven	William J Cook RET	400 Stuart St #17C	\$1,725,000
Della Spring T2016	Oconnor Nt	63 Commonwealth Ave #3	\$2,800,000
Clancy, Ian	Levis, Brian M	69 Saint Botolph St #1	\$865,000
BEACON HILL			
Ridge, Betsy	Cornelia V H Potter T	145 Pinckney St #403	\$825,000
Ridge, Betsy	Cornelia V H Potter T	145 Pinckney St #405	\$1,800,000
Ridge, Betsy	Cornelia V H Potter T	145 Pinckney St #407	\$1,800,000
Olney 3rd, Richard	Hsiu Mei Chu Lt	151 Tremont St #23P	\$1,400,000
Garcia, Reina P	Berenson, John	170 Tremont St #1103	\$1,237,500
Emilia Rosti T	Yang, Lishang C	32 Hancock St #2B	\$1,530,000
Yang, Lishang C	Arapaho Showroom Ltd	32 Hancock St #2B	\$524,571
William N Carlile Iii T	667 Tremont Street LLC	667 Tremont St #2	\$1,425,000
Van Deventer, Paul	Checkelsky, Joseph G	1 Primus Ave #1-12	\$755,000
Flanders, Stephanie L	Teperdijan, Elvira	21 Beacon St #7E	\$715,000
BAY VILLAGE/SOUTH END/KENMORE			
Corbaci, Deniz C	Carroll, Tara	21 Aberdeen St #3	\$475,000
Spivey, Kim M	Peterson, Brian	15 Follen St #1	\$1,740,000
Stephen P Jonas 2005 RET	Davitian, Bernard	1 Huntington Ave #1202	\$5,250,000
Nelson, Katherine	Carter, Alison R	114 Chandler St #G2	\$720,000
Horowitz, Leah	Oh, Hyesun H	15 Waltham St #B605	\$800,000
Collins, Sydney	2a4a Milford LLC	2-A Milford St #3	\$3,080,000
Farrokhi, Farid	Goodman, Jennifer C	251 Shawmut Ave #1	\$2,275,000
Lewis, Daniel R	Downes, James T	37 Union Park #2	\$1,275,000
Pcg 1993 Ft	Miller, Ellen E	6 Milford St #2	\$3,140,000
Rodriguez, Alejandro	73 Worcester Street LLC	73 Worcester St #4	\$875,000
Fauth, Jennifer	Deninno, Garrett	9-11 Worcester Sq #5	\$2,025,000
Wang, Lixia	Lozano, Aldo	108 Peterborough St #7F	\$750,000
Wu, Xueling	Xu, Hong	12 Stoneholm St #529	\$470,000
Hassan, Mohamed	Amr, Attawia M	56 Charlesgate E #149	\$475,000



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Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
BAY VILLAGE/SOUTH END/KENMORE			
Maliel, Jacob	Sandoval, Shane	82 Berkeley St #5	\$1,630,000
Lima, Bruna	Park, Min G	47-55 Lagrange St #7C	\$198,698
DOWNTOWN/WATERFRONT			
Rajgopal, Meena	Wang, Yu C	1 Franklin St #4508	\$2,235,000
William Coleman 2021 RET	Dimitruk, Paul A	1 Franklin St #4906	\$5,225,000
Jardin, Ian E	Kelly, Sarah T	137-139 Pearl St #1	\$900,000
Stearns, David S	Cheryl E Lillemoe Lt	2-1/2 Battery Wharf #4504	\$2,592,500
Allyson Moarie Vanek T	Brian J Curley Ft	346-354 Congress St #202	\$1,239,000
Saae Rt	Quinn South LLC	370-380 Harrison Ave #14H	\$2,949,000
Merabet, Lofti	Mcaf Winthrop LLC	240 Devonshire St #4310	\$2,450,000
Wright, Martin	Mcaf Winthrop LLC	240 Devonshire St #5509	\$3,100,000
Zhou, Zhenyi	Mcaf Winthrop LLC	240 Devonshire St #5703	\$2,900,000
Kuang, Tiffany	Dean, Steven	300 Pier 4 Blvd #5J	\$2,700,000

LEGAL NOTICES - legals@beaconhilltimes.com

LEGAL NOTICE
CITATION GIVING
NOTICE OF
PETITION FOR
APPOINTMENT OF
GUARDIAN FOR
INCAPACITATED
PERSON PURSUANT
TO G.L. c. 190B,
Section 5-304
Docket No.
SU25P2462GD
Commonwealth of
Massachusetts
The Trial Court
Suffolk Probate
and Family Court
24 New Chardon Street
Boston MA, 02114
In the matter
of: Peter Mason
of: Boston, MA
RESPONDENT Alleged Incapacitat-
ed Person
To the named Respondent and all
other interested persons, a petition
has been filed by Department of
Mental Health of Westborough, MA
in the above captioned matter al-
leging that Peter Mason is in need
of a Guardian and requesting that

(or some other suitable person) be
appointed as Guardian to serve on
the bond.
The petition asks the court to
determine that the Respondent is
incapacitated, that the appoint-
ment of a Guardian is necessary,
and that the proposed Guardian is
appropriate. The petition is on file
with this court and may contain
a request for certain specific
authority.
You have the right to object to this
proceeding. If you wish to do so,
you or your attorney must file a
written appearance at this court
on or before 10:00 AM on the
return date of 11/28/2025. This
day is NOT a hearing date, but a
deadline date by which you have
to file the written appearance if
you object to the petition. If you
fail to file the written appearance
by the return date, action may
be taken in this matter without
further notice to you. In addition
to filing the written appearance,
you or your attorney must file
a written affidavit stating the
specific facts and grounds of your
objection within 30 days after the
return date.

IMPORTANT NOTICE
The outcome of this proceeding
may limit or completely take away
the above-named person's right
to make decisions about personal
affairs or financial affairs or both.
The above-named person has the
right to ask for a lawyer. Anyone
may make this request on behalf
of the above-named person. If the
above-named person cannot afford
a lawyer, one may be appointed at
State expense.
WITNESS, Hon. Janine D Rivers,
First Justice of this Court.
Date: November 03, 2025
Stephanie Everett, Register of
Probate
11/21/25
BH

LEGAL NOTICE
COMMONWEALTH
OF MASSACHUSETTS
THE TRIAL COURT
PROBATE AND
FAMILY COURT
Suffolk Probate
And Family Court
24 New Chardon St.
Boston, MA 02114

(617)788-8300
CITATION ON
PETITION FOR
CHANGE OF NAME
Docket No.
SU25C0590CA
In the matter of:
Sophia Noelle Tomlinson
A Petition to Change Name of
Adult has been filed by Sophia
Noelle Tomlinson of Boston, MA
requesting that the court enter a
Decree changing their name to:
Sophia Noelle Tomlinson Rival
IMPORTANT NOTICE
Any person may appear for pur-
poses of objecting to the petition
by filing an appearance at:Suffolk
Probate and Family Court before
10:00 a.m.on the return date of
12/02/2025. This is NOT a hear-
ing date, but a deadline by which
you must file a written appearance
if you object to this proceeding.
WITNESS, Hon. Janine E. Rivers,
First Justice of this Court.
Date:
November 03, 2025
Stephanie L. Everett,
Register of Probate
11/21/25
BH

SEND US YOUR NEWS

The Times encourages residents to submit engagement, wedding and birth announcements, news releases, business and education briefs, sports stories and photos for publication. Items should be forwarded to our offices at 385 Broadway, Revere, MA 02151. We also encourage readers to e-mail news releases and photos to deb@reverejournal.com.

Beacon Hill Times
Pick-Up Locations

Antonio's	288 Cambridge St.
Simmon's Liquors	210 Cambridge St.
Jobi Liquors.....	170 Cambridge St.
7-Eleven.....	122 Cambridge St.
West End Library.....	151 Cambridge St.
Charles St. Liquors	143 Charles St.
U.S. Post Office.....	136 Charles St.
Gary Drug	53 Charles St.
Bank of America.....	39 Charles St.
Charles St. Supply.....	54 Charles St.
Cobblestones	30 Charles St.
DeLuca's	11 Charles St.
Beacon Hill Wine	Charles St.
UPS	Charles St.
Remax 119	Charles St.
Cheers.....	84 Beacon St.
Emerson Place	10 Blossom St.
Beacon Hill Market	61 Anderson
Beacon Capitol Market	30 Myrtle St.
City Convenience.....	23 Beacon St.
Capital Coffee House	122 Bowdoin St.
Richdale Food	Beacon & Bowdoin St.
River House.....	145 Pinckney St.
West End Place	150 Stanford St.

Apartment Building locations:

8 Whittier Place	1 Emerson Place
6 Whittier Place	0 Emerson Place
150 Stanford St.	45 Temple St.
1 Longfellow	10 Bowdoin St.
4 Longfellow	122 Bowdoin St.
5 Longfellow	144 Bowdoin St.
2 Hawthorne Place	130 Bowdoin St.
3 Hawthorne Place	45 Myrtle St.
9 Hawthorne Place	19 Myrtle St.
Emerson Place	65 Martha Rd.
4 Emerson Place	

Coastal climate resiliency issues at the center of the Massachusetts MBC annual hearing

Special to the Times

The Metropolitan Beaches Commission (MBC) and Save the Harbor/Save the Bay hosted their annual hearing at the Massachusetts State House on the condition of the 15 metropolitan beaches stewarded by the Department of Conservation and Recreation (DCR). DCR's new Commissioner, Nicole LaChapelle, testified on the agency's ongoing work to ensure the beaches are welcoming to all and strengthen the resiliency of DCR properties along the Boston coastline.

"Our coastline is vital to Massachusetts – it shapes our way of life, our economy, and who we are as a state," said LaChapelle. "Our first priority is to find out which beaches are at short-term risk from impacts of coastal storms and then work collaboratively towards a shared understanding of coastal resilience needs – rooted in equity, access, conservation, and suitability – that can be met efficiently and cost-effectively."

She also emphasized the importance of collaborating with multiple agencies, including the Army Corps of Engineers, the City of Boston, and the Office of Coastal Zone Management (CZM). "These partnerships are vital because tackling extreme weather requires everyone at the table. We need a 'One Massachusetts' approach to protect our communities and our coastline because extreme weather does not recognize geographic boundaries," LaChapelle noted.

"In the past two years, we've made significant strides in accomplishing the recommendations of the Breaking Barriers report and improving water quality at

some of our priority beaches," remarked MBC Co-Chair, Senator Brendan Crighton. "That's been the result of these fantastic partnerships between the Commission, Save the Harbor, and DCR."

LaChapelle shared that over the past year, DCR has invested \$15 million in capital improvements to the Metro Beaches and is on track to invest an additional \$12 million in the current fiscal year. The past year's investments include improvements to bathhouses, the harborwalk, playgrounds, and utility services.

The Breaking Barriers report was published in 2023 by the MBC to increase diversity, equity, and inclusion on the Metropolitan Region's public beaches from Nahant to Nantasket.

"When the Metropolitan Beaches Commission was founded, we focused on the foundational aspects of ensuring our beaches were safe and accessible," said MBC Co-Chair Rep. Adrian Madaro. "Now, almost 20 years later, with the impacts of climate change affecting our coastline, the Metro Beaches Commission will continue to be crucial to ensuring healthy beach access for our communities."

"I look forward to collaborating with Commissioner LaChapelle on our ongoing efforts to enhance climate resiliency and accessibility on America's first public beach, so it may continue to serve as a premier destination for residents across the Commonwealth," said MBC Commissioner Rep. Jessica Giannino.

Save the Harbor then testified on climate preparedness in relation to the release of the ResilientCoasts report.

"Last year the Commission-



Shown (left to right) are Metropolitan Beaches Commissioners Nicole McClain, Margaret LaForest, Rep. Adrian Madaro, Department Conservation and Recreation Commissioner Nicole LaChapelle, Save the Harbor/Save the Bay Executive Director Chris Mancini, Rep. David Biele, Rep. Joan Meschino, and Commissioner Susan Hamilton.

er requested beach vulnerability assessments for our region's public beaches," noted Chris Mancini, Executive Director of Save the Harbor/Save the Bay. "CZM came through with that information showing 16.6 miles—about 20 percent—of the MBC's publicly available beaches are vulnerable to short-term coastal erosion."

"We are also pleased to see the property buyback program featured in the ResilientCoasts Plan," Mancini added. "This demonstrates Massachusetts's forward-thinking regarding the rate of change on our shores."

MBC House Vice Chair Rep. Joan Meschino remarked, "This is a great moment for the Commission because [climate resili-

ency work] gives us a reason to invest in our city's beaches."

Staff from Save the Harbor highlighted the organization's collaboration with DCR to appropriate more funds from the Mass Ready Act towards climate adaptation and beach vulnerability assessments.

Between the Breaking Barriers report, the ResilientCoasts Plan, and the Mass Ready Act, Massachusetts is taking a multi-pronged approach to prepare itself for a changing climate.

In the meantime, people continued to flock to the beaches for rest and recreation, as evidenced by the continued success of the Better Beaches Program. This program aims to give decision-making power over community spaces directly to community members. This year, Save the Harbor and DCR distributed \$315,000 to 75 grantees to run 182 free cultural festivals, fitness and wellness events, beach parties, and more along DCR's beaches.

"Our public beaches belong to everyone, and together we can make sure that every visitor can see themselves reflected at each of our 15 metro beaches," stated LaChapelle.

About Save the Harbor/Save the Bay

Save the Harbor/Save the Bay is the region's leading voice for clean water and continued public investment in Boston Harbor, the region's public beaches, and

the Boston Harbor Islands. Since 1986, our mission has been to restore and protect Boston Harbor, Massachusetts Bay, and the marine environment, and share them with the public for everyone to enjoy.

Save the Harbor is committed to making Boston Harbor, the Islands, our beaches, and our programs inclusive, equitable, diverse, and accessible to everyone and anyone. We provide free programs, events and create opportunities for people to experience Boston Harbor and our spectacular urban natural resources first-hand, with an emphasis on breaking down barriers of race, language, income and ability.

About the Department of Conservation and Recreation (DCR)

The Massachusetts Department of Conservation and Recreation (DCR) oversees nearly half a million acres of land, making up one of the largest and most diverse state park systems in the country. Our work focuses on nurturing the vital connection between people and the environment by protecting, promoting, and enhancing our commonwealth of natural, cultural, and recreational resources for the well-being of all. To learn more about DCR, our facilities, and our programs, please visit www.mass.gov/dcr or contact us at mass.parks@mass.gov.

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craft
artisans
community
classes
NBSS

Open House Dec. 5-6
nbss.edu/openhouse

