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FRIDAY, JANUARY 9, 2026



# 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



MAYOR'S OFFICE PHOTO BY JOHN WILCOX

Mayor Michelle Wu stands with her family as she takes her Oath of Office from Judge Sarah G. Kim, Associate Justice of the Massachusetts Supreme Court during the Inauguration Ceremony at Symphony Hall. See pages 8 and 9 for more photos.

## City officials take oaths of office as Mayor Wu promises, 'Boston will be a beacon'

Staff Report

Boston Mayor Michelle Wu took the oath of office for the second time on Monday morning, Jan. 5, before a capacity crowd who witnessed the traditional pomp and ceremony of a mayoral inauguration at Boston Symphony Hall.

Ron Cobb, the official City Messenger, attired appropriately in a top hat and tails, opened

the official proceedings with an introduction of the participants and elected officials.

City Clerk Alex Geourntas, who served as the Master of Ceremonies, then introduced the Color Guards from the Boston Police, Boston Fire, and Boston EMS, as well as six student-athletes from the Boston public schools who led the audience in the Pledge of Allegiance. The National Anthem was sung by

Baird Lashley, an Emergency Medical Technician with Boston EMS.

Several religious members offered Interfaith Prayers. Among those offering the Interfaith Prayers were Father John Unni of St. Cecilia Parish; Bishop William E. Dickerson II, of Greater Love Tabernacle; Pastor Mima Concepcion de Rodriguez

See OATHS OF OFFICE Page 8

## BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

### Upcoming Meetings

Architecture Committee – Monday, January 12th, 5:30pm via Zoom

Board of Directors – Monday, January 12, 7pm via Zoom

Events Committee – Tuesday, January 20th, 6:30pm via Zoom

### Upcoming Events

Bricks & Bubbles – A Celebration of Preser-

vation – Thursday, March 5th, 7pm at the Liberty Hotel - Join us in our annual fundraiser to support the Beacon Hill Civic Association and our work to preserve this historic neighborhood. Tickets available to BHCA Members on January 15th.

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

## Looking back at '25 on the Hill

By Dan Murphy

2025 was yet another noteworthy year on Beacon Hill, marked by a number of milestones and memorable events in and around the neighborhood.

Coming on the heels of the fifth-year anniversary of the onset of covid, City Councilor Ed Flynn honored 75 Chestnut and its owner, Tom Kershaw, with an official resolution from the City Council on May 1 in acknowledgment of the longstanding neighborhood restaurant's pivotal role in helping to kickstart the

post-pandemic outdoor dining in the city.

During the Beacon Hill Civic Association's annual meeting on May 22 at Hampshire House, Keeta Gilmore, a former long-serving board member, as well as past president and chair of the group, received the 28th annual Beacon Award, which is given each year by the Civic Association to an individual or group deemed to have made a "sustained" and "significant"

See LOOKING BACK Page 4



COURTESY PHOTO

Event organizer Ann Heimlicher of Boston Spot-Lite (center) is seen with Beacon Hill Business Association members Jack and Cassie Gurnon, owners of Charles Street Supply Co.; Brian Maglione of Boston Antiques & Lamp Shades and event co-chair; and Laura Cousineau, owner of Upstairs Downstairs Home and event co-chair, are seen on April 29 during the Beacon Hill Business Association's Beacon Hill Concierge Stroll.

# EDITORIAL

## PROUD OF OUR MAYOR

As we were watching this past Monday's inauguration ceremonies of city officials, and then listening to the inspiring Inaugural Address of Mayor Michelle Wu, it really hit home for us the extent to which Mayor Wu and our City Council embody the moment in which we are living.

Mayor Wu's speech, though relatively short (about 20 minutes), starkly laid out in no uncertain terms the extent to which our democracy is under attack. Her clarion call to oppose the forces that threaten to destroy everything that our nation and our city have accomplished since our founding 250 years ago was more direct than anything that we hear from our tired and aging politicians in Washington, most of whom are more concerned about their own self-preservation than they are about the future of our country.

As the daughter of immigrants from Taiwan, it is obvious that Mayor Wu has both a firm grasp of the ideals that have made America great and a clear vision of what it will take to make Boston a model city as we enter the middle part of the 21st century.

We wish Mayor Wu the best as she embarks on her second term as our mayor, knowing fully well that her success will be ours.

## THANK YOU, STRANGER THINGS

The long-awaited conclusion of the hit Netflix series, *Stranger Things*, finally arrived over the holiday week.

It's hard to believe that it has been more than nine years since the show became a cultural phenomenon when the first season debuted in the summer of 2016.

The series is set in the 1980s, rekindling fond memories of that era for anyone who was around at that time. There were no cell phones or personal computers and kids gathered in their basements to play Dungeons and Dragons with playing cards, game pieces, and handwritten notebooks.

For those who grew up in that era, the show was a trip down memory lane. Although we were a bit older in the '80s than the show's main characters -- who were in middle school when the series began -- what resonated for us was the photographer for the high school newspaper who developed his black & white film and printed his own photos in his red-light dark room.

It reminded us of an era of our life, which we largely had forgotten, when we too, were printing our photos for our newspapers in the dark room in the basement of our newspaper office. Today of course, all of our photos are digital and are transmitted via the internet with a few keystrokes on our cell phones and laptops -- long gone are the spools of 36-photo rolls of film, chemical solutions, and printing paper, not to mention the hours we spent in the dark room making sure that our photos were shaded just right for the next day's newspaper.

The show also introduced us to one of our favorite new actresses, Millie Bobby Brown, and resurrected an old favorite, Winona Ryder, who herself was a teen in the 1980s.

On the surface, *Stranger Things* can be viewed as a straight-up horror movie involving a parallel universe (known as the Upside Down) that is populated by alien demons and oozing black vines, along with the requisite government conspiracy.

Metaphorically, the Upside Down can be viewed in any number of ways, from the spread of cancer in the human body to having been prescient of what has transpired in the world since 2016 -- the upside down nature of our political life, the onset of the coronavirus, or perhaps the ubiquity of plastics in everything we eat, drink, and breathe.

But in the last scenes of the series finale, the show reminded us that it was at its best when it focused on the loss of innocence that we all undergo -- and endure -- when we transition from childhood to adulthood on the journey from middle school through high school.

That is a universal theme that is applicable to every generation -- and that was captured so well by *Stranger Things*.

## OUR CHRISTMAS TREES MAY BE FORLORN, BUT ARE NOT FORGOTTEN

The holiday season is over, and the best evidence for that are the discarded Christmas trees that lie forlornly along the sidewalks in front of our homes as they await pick-up by our DPW workers.

We do not want to overstate it, but it seems incongruous for our Christmas trees to suffer such an ignominious fate. It was only a few days before that they stood as the center of attention in our homes, gaily decorated with ornaments and lights, shimmering throughout the day and night, and bringing immense joy for all to behold.

Back in the '60s and '70s, every discarded Christmas tree was still streaming with silver and gold tinsel. But we've noticed that Christmas trees these days do not have as much tinsel (if any at all) as when we were kids -- which is a good thing. The tinsel back then apparently was full of lead (ugh!) and today's tinsel is made of PVC, which is not recyclable.

But now our trees lie abandoned, devoid of any ornamentation and, depending on how long they've been without water, starting to turn brown.

Yet despite our trees' bare appearance on the cold, windswept sidewalks, one thing remains: The wonderful memories they created when our children -- and we ourselves -- scurried to the Christmas tree room on Christmas Day.

Those memories will last a lifetime, both for ourselves and our children -- for which we owe our now-abandoned Christmas trees our everlasting gratitude.

## Prevent a winter blood shortage: Give blood or platelets now

Special to the Times

The American Red Cross is teetering on a blood shortage this winter, which could lead to a disruption in lifesaving care. Donors are urged to make an appointment to give blood or platelets now.

The Red Cross blood supply is under pressure following a busy holiday season when winter weather and packed schedules made it even tougher to ensure hospitals have the blood products needed for critical care. Without immediate action, doctors may have to make difficult decisions about which patients receive blood transfusions and who will need to wait. Donors with types O, A negative and B negative blood are especially needed now.

Don't wait -- make an appointment to give blood or platelets now by visiting [RedCrossBlood.org](http://RedCrossBlood.org), downloading the Red Cross Blood Donor App or calling 1-800-RED CROSS.

For the seventh year, the Red Cross and the National Football League (NFL) are partnering in January for National Blood Donor Month to urge individuals to kick off 2026 with a blood donation. As a thank-you to

donors for helping address the need for blood during the critical post-holiday time, those who come to give Jan. 1-25, 2026, will be automatically entered for a chance to win an exciting Super Bowl LX giveaway. The winner and guest will get to enjoy Super Bowl LX in Santa Clara, California, access to day-of in-stadium pregame activities, tickets to the official Super Bowl Experience, round-trip airfare, three-night hotel accommodations (Feb. 6-9, 2026), plus a \$1,000 gift card for expenses. For full details, visit [RedCrossBlood.org/SuperBowl](http://RedCrossBlood.org/SuperBowl).

### Join a lifesaving team

The Red Cross and Pro Football Champion and blood donor Saquon Barkley are teaming up to remind donors that the best offense against a winter blood shortage is making and keeping blood donation appointments. The blood supply can drop quickly -- now's the time to get in the game and give blood or platelets.

"I gave blood once in college and that was the only time I had ever been asked to give, until the Red Cross reached out this fall," said Barkley. "It was a no-brain-

See SHORTAGE Page 3

# THE BEACON HILL TIMES

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# Boston man pleads not guilty in hit-and-run death of man and his dog on Comm. Ave.

By Dan Murphy

A 42-year-old Back Bay man is being held without bail after he pleaded not guilty on Monday, Jan. 5, in Boston Municipal Court to face charges alleging he caused a deliberate hit-and-run collision two days earlier on the Commonwealth Avenue Mall that left a venerable art collector and his dog dead.

Shortly after 8 a.m. on Sunday, Jan. 3, the suspect, later identified as William R. Haney Jr., drove a 2014 Toyota SUV on the mall's pedestrian walkway near Hereford Street, where he intentionally ran over the victim, John Axelrod, age 78, and his dog, said Prosecutor Ursula Knight.

Upon leaving a parking area on Marlborough Street, Haney stopped a passerby and asked them if they had seen an individual who was wearing a red jacket and with his dog (which was consistent with Axelrod's description at the time), said Knight, and after learning the nearby whereabouts of the party in question, Haney allegedly used a derogatory term in reference to the individual later identified as Axelrod. Soon afterwards, this witness reported they heard a bang, followed by a dog yelping.

Another witness described seeing Haney drive slowly up Commonwealth Avenue and then speed up before striking Axelrod and his dog. A third witness captured the vehicle's license plate, which was registered to Haney at a Marlborough Street address.

Minutes after the crash, video footage shows Haney stopping at Dunkin' at 1316 Beacon St.,

(AXELROD, Pg. 7)



D. MURPHY PHOTO

A park bench vigil for John Axelrod on the Commonwealth Avenue Mall, near Gloucester Street, is seen on the morning of Monday, Jan. 5.

where he removed and discarded a long rope from his front grill. This item, which was recovered from a trash receptacle by police, was reportedly a leash bearing the dog's name, along with Axelrod's phone number, according to Knight.

At about 8:17 a.m., Haney drove to a Brookline service station, where he sought repairs to his vehicle. The station, which wasn't an auto body shop, refused Haney's request. Haney then asked if he could store the car in one of the bays, but the station again refused his request, said Knight.

Haney subsequently abandoned his vehicle at the intersection of Thorndike and Harvard streets in Brookline, before meeting up with his brother. At 9:10 a.m., Haney and his brother walked into Brookline police headquarters, where Haney's brother told police that Haney had just been in an automobile accident.

Despite this claim, Knight said evidence demonstrates that the fatal crash was instead a "deliberate and premeditated murder with the defendant using his Toyota SUV as the murder weapon."

In a press release, Suffolk District Attorney Kevin Hayden said: "I extend my deepest sympathies to the family and friends of John Axelrod, a man devoted to enlightening society through his support of the arts, particularly by his outstanding donations of artworks by diverse and underrepresented painters and illustrators. We will provide his loved ones with full support

## SHORTAGE (from pg. 2)

er for me to give again. It only takes about an hour and once you realize in that short amount of time how much help it can bring – it's a beautiful thing."

Upcoming blood donation opportunities Jan. 5-31:

### Boston

1/9/2026: 9 a.m. - 4 p.m., Boston Blood Donation Center, 274 Tremont Street

1/9/2026: 10 a.m. - 3 p.m., Big Night Entertainment Group, 110 Causeway Street

1/10/2026: 8:30 a.m. - 3:30 p.m., Boston Blood Donation Center, 274 Tremont Street

1/11/2026: 8:30 a.m. - 3:30 p.m., Boston Blood Donation Center, 274 Tremont Street

1/12/2026: 12:15 p.m. - 7:15 p.m., Boston Blood Donation Center, 274 Tremont Street

1/13/2026: 12:15 p.m. - 7:15 p.m., Boston Blood Donation Center, 274 Tremont Street

1/14/2026: 12:15 p.m. - 7:15 p.m., Boston Blood Donation Center, 274 Tremont Street

1/15/2026: 12 p.m. - 7 p.m., Boston Blood Donation Center, 274 Tremont Street

1/16/2026: 9 a.m. - 2 p.m., Westin Copley Place, 10 Huntington avenue

1/16/2026: 9 a.m. - 4 p.m., Boston Blood Donation Center, 274 Tremont Street

1/17/2026: 8:30 a.m. - 3:30 p.m., Boston Blood Donation Center, 274 Tremont Street

1/18/2026: 8:30 a.m. - 3:30 p.m., Boston Blood Donation Center, 274 Tremont Street

1/19/2026: 12:15 p.m. - 7:15 p.m., Boston Blood Donation Center, 274 Tremont Street

1/20/2026: 9 a.m. - 2 p.m., Boston Public Library, 700 Boylston Street

1/20/2026: 12:15 p.m. - 7:15 p.m., Boston Blood Donation Center, 274 Tremont Street

1/21/2026: 12:15 p.m. - 7:15 p.m., Boston Blood Donation Center, 274 Tremont Street

1/22/2026: 1:30 p.m. - 6:30 p.m., Tufts Univ. - MedEd Bldg, 145 Harrison Ave

1/23/2026: 9 a.m. - 4 p.m., Boston Blood Donation Center, 274 Tremont Street

1/24/2026: 8:30 a.m. - 3:30 p.m., Boston Blood Donation Center, 274 Tremont Street

1/25/2026: 8:30 a.m. - 3:30 p.m., Boston Blood Donation Center, 274 Tremont Street

1/26/2026: 9 a.m. - 2 p.m., Hilton Boston Park Plaza, 64 Arlington Street

1/26/2026: 10 a.m. - 3 p.m., Northeastern University Curry Building, 360 Huntington Ave

nue

1/26/2026: 12:15 p.m. - 7:15 p.m., Boston Blood Donation Center, 274 Tremont Street

1/27/2026: 10 a.m. - 3 p.m., Northeastern University Curry Building, 360 Huntington Avenue

1/27/2026: 10:30 a.m. - 3:30 p.m., State House, 24 Beacon Street

1/27/2026: 12:15 p.m. - 7:15 p.m., Boston Blood Donation Center, 274 Tremont Street

1/28/2026: 12:15 p.m. - 7:15 p.m., Boston Blood Donation Center, 274 Tremont Street

1/29/2026: 12 p.m. - 7 p.m., Boston Blood Donation Center, 274 Tremont Street

1/30/2026: 9 a.m. - 4 p.m., Boston Blood Donation Center, 274 Tremont Street

1/31/2026: 8:30 a.m. - 3:30 p.m., Boston Blood Donation Center, 274 Tremont Street

1/31/2026: 9 a.m. - 2 p.m., Twelfth Baptist Church, 160 Warren St

### How to donate blood

Simply download the American Red Cross Blood Donor App, visit RedCrossBlood.org, call 1-800-RED CROSS (1-800-733-2767) or enable the Blood Donor Skill on any Alexa Echo device to make an appointment or for more information. All blood types are needed to ensure a reliable supply for patients. A blood donor card or driver's

license or two other forms of identification are required at check-in. Individuals who are 17 years of age in most states (16 with parental consent where allowed by state law), weigh at least 110 pounds and are in generally good health may be eligible to donate blood. High school students and other donors 18 years of age and younger also have to meet certain height and weight requirements.

Blood and platelet donors can save time at their next donation by using RapidPass® to complete their pre-donation reading and health history questionnaire online, on the day of their donation, before arriving at the blood drive. To get started, follow the instructions at RedCrossBlood.org/RapidPass or use the Blood Donor App.

The American Red Cross shelters, feeds and provides comfort to victims of disasters; supplies about 40% of the nation's blood; teaches skills that save lives; distributes international humanitarian aid; and supports veterans, military members and their families. The Red Cross is a non-profit organization that depends on volunteers and the generosity of the American public to deliver its mission. For more information, please visit redcross.org or CruzRojaAmericana.org, or follow us on social media.

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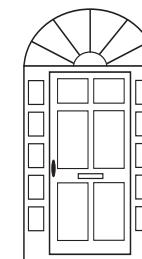


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## LOOKING BACK (from pg. 1)

positive impact on the community.

That same month, the Nichols House Museum received national recognition when it was selected by the editors of Yankee Magazine as a 2025 Best of New England award winner.

In June, the longstanding Gary Drug Co. was the sole Beacon Hill establishment among 30 businesses citywide recognized by the city as Legacy Business Award winners for contributing to the fabric of their respective neighborhoods over an extended period of time.

On July 9, longtime Beacon Hill resident and venerable bridge designer, Miguel Rosales, was honored when the city declared 'Miguel Rosales Day' in his honor via a resolution sponsored by District 8 City Councilor Sharon Durkan in recognition of his significant role in shaping Boston's skyline.

In our parks, the Esplanade continued to transform, with the Esplanade Association breaking ground in May on the new Charles River Esplanade campus, which will reimagine the 2-acre site of the former Lee Pool complex as a year-round, universally accessible facility.

The fully ADA-accessible Gronk Playground was then unveiled on the Esplanade in Aug. 19, made possible via a partnership involving former New England Patriots star Rob Gronkowski and his Gronk Nation Youth Foundation, together with the Esplanade Association and the state's Department of Conservation and Recreation.

The Friends of the Public Garden, which works in partnership with the Boston Parks Department to care for and enhance the



CARY SHUMAN PHOTO

Jay Livingstone.

Public Garden, the Commonwealth Avenue Mall, and the Boston Common, also embarked on a new chapter in May, when Liza Meyer, who previously served as Interim Parks Commissioner and Chief Landscape Architect for the City of Boston, officially started in her new role as the Friends group's third leader and new president.

And in city politics, Mayor Michelle Wu clinched a second term after securing an easy victory over political newcomer Josh Craft in the Sept. 9 primary election.

So with '25 now on the books, we invite readers to look back on the events of this past year.

- On Jan. 1, Rep. Jay Livingstone was sworn in for another term at the State House.

Rep. Livingstone has represented the Suffolk 8th District since 2013, when he won in a Special Election to succeed Marty Walz. He has been reelected six times since then, in 2014, 2016, 2018, 2020, 2022, and 2024, respectively.

- On Jan. 10, the Nichols House Museum celebrated Rose Standish Nichols' birthday a day early, with cake and a free community open house.

- On Jan. 13, the Beacon Hill Civic Association board held its first meeting of the year virtually.

- On Jan. 16, the Beacon Hill Architectural Commission virtually held its first monthly public hearing of the year.

- On Feb. 12, the city's Planning Department convened a virtual meeting to discuss plans for the redevelopment of the West End Branch Library, including its affordable housing component.

- On March 5, Mayor Michelle Wu defended Boston's sanctuary city policies during her testimony before Congress in Washington, D.C.

- On April 2, the City Council voted 11-2 to pass an ordinance that beginning in January 2026, will require third-party food delivery drivers to obtain permits to work in Boston.

- On April 19, Mayor Michelle Wu joined the Boston Parks and Recreation Department and the Paget family to host the first ride of the 48th season on the Swan Boats at the Boston Public Garden Lagoon.

- On April 29, the Beacon Hill Business Association resumed its Beacon Hill Concierge Stroll, after nearly a decade-long absence.

The event, intended to intro-



D. MURPHY

On April 14, Officer Jason Richardson, Captain Richard Driscoll, and Officer Frank Ciampa of Boston Police Area A-1 (seen left to right), along with representatives from Suffolk County District Attorney Kevin Hayden's office, were on hand for a public safety-focused portion of the Beacon Hill Civic Association's monthly board meeting at 74 Joy St.

duce members of the Boston hotel and hospitality industry to the neighborhood's shops, restaurants, and other businesses, was largely organized by Ann Heimlicher, president of Boston Spot-Lite and co-founder of the Greater Boston Concierge Association.

- In May, the Nichols House Museum was selected by the editors of Yankee Magazine as a 2025 Best of New England award winner.

Every year, the magazine recognizes the region's "restaurants, attractions, and lodging properties that create unforgettable experiences for travelers." The winners are announced in the May/June issue's annual travel guide to New England.

- On May 1, Liza Meyer, who previously served as Interim Parks Commissioner and Chief Landscape Architect for the City of Boston, officially started in her role as the third leader and new president of the Friends of the Public Garden.

- On May 1, the longstanding neighborhood restaurant, 75 Chestnut, held an intimate 'patio party' to mark the fifth anniversary of its outdoor dining program's launch, as well as the opening of its patio for the season.

In acknowledgment of the five-year milestone for 75 Chestnut's outdoor dining program, City Councilor Ed Flynn presented the restaurant with an official resolution from the City Council.

- On May 2, Beacon Hill Nursery School hosted its annual auction gala at The Newbury Boston.

Co-Chairs, Katie Norris and Amanda Currey, were then joined by school administrators, teachers, and current, incoming, and alumni BHNS parents. This community highlight of the year at BHNS provides essential support for financial aid, the purchase of classroom materials, and teacher professional development opportunities.

- On May 13, the Esplanade Association broke ground on the new Charles River Esplanade campus, which will transform the 2-acre site of the former Lee Pool complex into a year-round, universally accessible destination in the park.

Made possible via a nearly 25-year public-private partnership between EA and the state's Department of Conservation and Recreation (DCR), the new campus will be highlighted by the year-round Smith Family

See LOOKING BACK Page 5



MAYOR'S OFFICE PHOTO BY JOHN WILCOX

Mayor Michelle Wu joined the Boston Parks and Recreation Department and the Paget family to host the first ride of the 48th season on the Swan Boats at the Boston Public Garden Lagoon.



COURTESY OF FRIENDS OF THE PUBLIC GARDEN

Liza Meyer, who on May 1 officially started in her role as the third leader of the Friends of the Public Garden.

## LOOKING BACK (from pg. 4)



COURTESY OF MOMENT MARKETING CO. BOSTON

Tom Kershaw, chairman of the Hampshire House Corporation (center), is seen flanked by Markus Ripperger, president, CEO, and corporate chef of the Hampshire House Hospitality Group (at left); and City Councilor Ed Flynn, who offered 75 Chestnut an official resolution from the City Council on May 1 in acknowledgment of the five-year milestone for the restaurant's outdoor dining program.

Pavilion at Charlesbank.

- On May 15, the Beacon Hill Garden Club held its 96th annual Hidden Gardens of Beacon Hill tour amid inclement weather.

The annual tour, which typically sells out well in advance, is expected to return next year to its traditional time of the third Thursday in May.

- On May 15, Mayor Michelle Wu brought her annual Neighborhood Coffee Hour for Back Bay and Beacon Hill on Thursday, May 15, to the Copley Branch of the Boston Public Library. (The event was originally scheduled to take place at its typical location on the Commonwealth Avenue Mall.)

Each year, the Mayor's Neighborhood Coffee Hours allows opportunities for residents from across the city to meet and hear from their neighborhood liai-

sons, as well as to connect with city leadership and staff from the Community Engagement Cabinet.

- On May 20, Hill House honored its 2025 Award Winners during the organization's annual meeting at the Mount Vernon Street Firehouse, including Noah Lucia, recipient of this year's Duane Lucia Instructor of the Year Award; Sarah Donovan and Laura Ziewacz, who both received the Ellen Heath Plapinger Board Award; and Colin Zick, who received the Meredith Clapp Community Outreach Award.

- On May 22, Keeta Gilmore received the 28th annual Beacon Award, which each year, publicly honors an individual or group whose leadership has made a sustained and significant positive impact on quality of life in the neighborhood, during the Bea-



COURTESY OF MICHÈLE GOLDBERG, HAMPSHIRE HOUSE HOSPITALITY GROUP

Tom Kershaw, chairman of Hampshire House Corporation, cuts the ribbon on the bench dedicated to him in the Public Garden, alongside Markus Ripperger, president, CEO, and corporate chef of Hampshire House Corporation.



PHOTO BY CONNOR FROM STUDIO LEWIS  
Beacon Hill Nursery School Board Chair Kate Lakin and BHNS Executive Director Deb Sullivan seen at the school's annual auction on May 2 at The Newbury Boston.

con Hill Civic Association annual members' meeting at Hampshire House.

- On June 1, the 35th annual Beacon Hill Art Walk returned with numerous local artists plying their wares in the neighborhood's alleyways, courtyards, and gardens, along with volunteer musicians performing in various gardens throughout the day.

The annual event is traditionally held on the first Sunday in June.

- On June 3, Mayor Michelle Wu recognized 30 longstanding, independent businesses citywide as this year's Legacy Business Award winners for contributing to the fabric of their respective neighborhoods.

The sole winner from Beacon Hill was Gary Drug Co. at 59 Charles St., which has served the neighborhood and surrounding area since 1934.

- On June 10, the staff of Hampshire House Hospitality Group dedicated a bench in honor of Tom Kershaw, the organization's chairman, in the Public Garden.

The occasion marked the 56th anniversary of Kershaw assuming ownership of Hampshire House.

- On June 21-22, the Beacon Hill Business Association held its annual Summer Sidewalk Sale on Saturday, with local shops plying their wares outside along the neighborhood's streets.

The event was moved from the originally scheduled June 7-8 due to inclement weather.

- July 9 was officially declared 'Miguel Rosales Day' in the City

of Boston per a resolution sponsored by District 8 City Councilor Sharon Durkan in recognition of the transformative and indelible impact the venerable architect and longtime Beacon Hill resident has made on the city's infrastructure and skyline.

- On Aug. 19, four-time Super Bowl champion Rob Gronkowski, in partnership with the Gronk Nation Youth Foundation (GNYF), the Esplanade Association (EA), and the Massachusetts Department of Conservation and Recreation (DCR), unveiled the fully ADA-accessible Gronk Playground on the Charles River Esplanade.



D. MURPHY

On Oct. 25, even the iconic Make Way for Ducklings sculpture in the Public Garden, created by renowned artist Nancy Schön of West Newton, along with a number of Charles Street businesses, went pink in support of the Ellie Fund.

Official election results, incumbent Mayor Michelle Wu garnered nearly 72 percent of the ballot (66,398 votes) in the Sept. 9 election, while Kraft, a 58-year-old political newcomer who has worked in the nonprofit sector and is the son of New England Patriots owner, Robert Kraft, trailed her with just over 23 percent of the ballot (21,324 votes).

Domingos Darosa, a community activist, came in third in the four-way race, with under 3 percent of the ballot (2,409 votes), ahead of a perennial candidate for public office, Robert Cappucci, with just over 2 percent of the ballot (2,074 votes).

- In late September, the organization formerly known as Fen-

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DREW DOBECK

Gov. Maura Healey pushing Rob Gronkowski down the football slide at Gronk Playground on Aug. 19, during the opening celebration for the new facility on the Esplanade.

## NEIGHBORHOOD ROUNDUP

### ONLINE SEMINAR SET FOR JAN. 13 FOCUSES ON NUTRITION FOR OLDER ADULTS

Beacon Hill Village presents a virtual program, 'Living Well Ending well Back to Basics: Nutrition for Older Adults' on Tuesday, Jan. 13, at 2 p.m. via Zoom.

For this session of Living Well Ending Well, the discussion will focus on the importance of nutrition as we age, both for physiological and psychological changes, a brief overview of nutrition, including both macro and micro-nutrients, and the importance of staying well hydrated. Finally, the discussion will turn to the importance of staying physically active to maintain both muscle mass and balance.

The speaker, Sandra Allonen, has a B.S. in Food and Nutrition and a Master's of Educa-

tion in Nutrition Education. She has been working as a dietitian for over 20 years, and her current role is Ambulatory Clinical Dietitian at Beth Israel Deaconess Medical Center.

This Zoom webinar is part of Beacon Hill Village's Living Well Ending Well series presented in partnership with the Boston Public Library. Registration is required; visit [www.beaconhillvillage.org](http://www.beaconhillvillage.org) for more information.

### COMING UP IN JANUARY AT THE WEST END MUSEUM

The West End Museum is continuing the new year with several public events in January.

On Jan. 17, spend your Saturday evening with a glass of wine and a paintbrush while taking a peek at images from Boston's vintage burlesque scene. Be

inspired by vaudeville and burlesque show posters and let the wine flow. This event is 21+.

Learn how urban renewal affected one small city in Pennsylvania with Lafayette College Professor Andrea Smith's talk on Jan. 21. Easton, PA's urban renewal project destroyed an integrated multi-ethnic neighborhood. See how a familiar story played out in an unfamiliar city.

Finally, the museum welcomes back its West End Museum book club. This month's pick is 'From Plotzk to Boston,' a story of one young immigrant's journey to the United States. On Jan. 27, a discussion on Mary Antin's memoir will fill your mind. A limited number of paperback copies will be available to participants.

More information and links to purchase tickets can be found on the museum's website at [www.westendmuseum.org/programs](http://www.westendmuseum.org/programs).

### JANUARY EVENTS CONTINUE AT MGH BLUM CENTER

The Blum Patient and Family Learning Center (Blum Center) at Massachusetts General Hospital is hosting several educational and wellness sessions, which are free and take place at the Blum Center (MGH Main Campus, White 110), including Acupuncture, Reiki, and Sound Therapy Healing Event on Tuesday, Jan. 20, from 11 a.m. to 1 p.m.; Understanding Dementia, with a Spotlight on Alzheimer's Disease on Monday, Jan. 26, from noon to 1 p.m.; Clarity & Connection: A Guided Mind-Body Experience for the New Year on Wednesday, Jan. 28, from 5 to 6 p.m.

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@gmail.com](mailto:Audrey.Tedeman@gmail.com) or [Sandy.Connor\(ssconnor46@gmail.com\)](mailto:Sandy.Connor(ssconnor46@gmail.com).

### LOOKING BACK (from Page 5)

way CDC (Community Development Corporation) officially changed its name to Fenway Forward, following a year of strategic planning and input from community members.

The name change for the 52-year-old nonprofit, which offers affordable housing, resident services, and workforce development programs in the Fenway neighborhood and beyond, coincided with the release of its four-year strategic plan (2026-2029).

On Oct. 25, Charles Street and even the iconic Make Way for Ducklings sculpture in the Public Garden went pink again as many of its businesses showed their support for the Ellie Fund in its mission to provide Massachusetts breast cancer patients with non-medical essential services.

Since 1995, Ellie Fund has provided non-medical essential services, including grocery gift cards, healthy prepared meals, transportation to appointments, childcare, housekeeping, and integrative therapies, to breast cancer patients throughout Massachusetts to allow them to focus on spending time with their families and healing. (Every breast cancer patient in active treatment in Massachusetts is eligible.)

Visit [www.elliefund.org](http://www.elliefund.org) for more information on the Ellie Fund.

- On Oct. 30, City Hall was lit green to commemorate former Mayor Thomas M Menino (Dec. 27, 1942 – Oct. 30, 2014).

- On Nov. 4, all four incumbent City Councilors at-Large up for reelection clinched the four open seats in the general election.

According to the city's unofficial election results, Council President Ruthzee Loujeune topped the bill, garnering 9.23 percent of the ballot (54,503 votes cast). Trailing her were Councilor Julia Mejia, with 16.74 percent of the ballot (47,422 votes cast); Councilor Erin Murphy, with 16.36 percent of the ballot (46,360 votes cast); and Councilor Henry Santana, with 15.49 percent of the ballot (43,904 votes cast), respectively.

Meanwhile, Mayor Michelle Wu ran unopposed and easily secured a second term, garnering 93.23 percent of the ballot (78,384 votes cast).

- On Dec. 4, Beacon Hill Business Association once again welcomed neighbors and visitors to its annual Beacon Hill Holiday Stroll, which also included the annual tree lighting at the corner of Mt. Vernon and Charles streets.

- On Dec. 4, immediately following the annual Holiday Tree



COURTESY OF THE NICHOLS HOUSE MUSEUM

A group of friends enjoy the Nichols House Museum's annual Holiday House Tour on Dec. 14.

Lighting on the Boston Common, Mayor Michelle Wu joined the Friends of the Public Garden and the Committee to Light Commonwealth Avenue Mall to light up Commonwealth Avenue Mall for the holidays.

- On Dec. 14, the Nichols House Museum sponsored its annual Beacon Hill Holiday House Tour.

- On Dec. 24, the Beacon Hill Ringers offered its long-running, annual holiday performance, ringing bells and singing carols for an enthusiastic crowd in Louisburg Square.

## BEACON HILL ARCHITECTURAL COMMISSION

### Notice of Public Hearing

The Beacon Hill Architectural Commission will hold a ZOOM public hearing on January 15 at 5 p.m.

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, reviews of architectural violations, and such businesses as may come before the commission, in accordance with Chapter 616 of the Acts of 1955 of the Massachusetts General Law as amended. Applications are available by request. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

Attention: This hearing will only be held virtually and NOT in person. You can participate in this hearing by going to the Zoom Hearing or calling 1 (929) 205-6099 and entering meeting id # 160 638 4583. You can also submit written comments or questions to BeaconHillAC@boston.gov.

I. Ratification Of November 20, 2025 and December 18, 2025 Public Hearing Minutes

II. Violation Review Hearing  
APP # 26.0534 BH 31 Charles

### Street

Applicant: Jean-Raphael Comte; Sisley Cosmetics Proposed Work: Ratification of unapproved window decals.

III. Design Review Hearing  
APP # 26.0515 BH 127

### Mount Vernon Street

Applicant: Daryl Ramdehal  
Proposed Work: Replace existing intercom system.

APP # 26.0516 BH 8 Walnut Street

Applicant: Gina Usechek  
Proposed Work: Install garage door keypad.

APP # 26.0520 BH 40 Joy Street

Applicant: Michael Fay; Street & Company

Proposed Work: Replace existing intercom system.

APP # 26.0541 BH 59 Chestnut Street

Applicant: Zaid Mongell  
Proposed Work: Repaint front door Louisburg Green-HC-113.

APP # 26.0551 BH 29-31 Brimmer Street

Applicant: Timothy Burke; Timothy Burke Architecture

Proposed Work: Remove thin brick on the party wall shared with 33 Brimmer Street and install new 12" wide flat seam aluminum panels.

### IV. Administrative Review/Approval

In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:

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

execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

Please Note That Following Issuance Of An Approval Letter By Email No Further Correspondence Will Be Issued For The Applications Listed Below. The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for two years from the date of the approval letter. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.1935 or BeaconHillAC@boston.gov Thank you.

APP # 26.0572 BH 8 Louisburg Square: Replace one non-historic rear entrance door and one front elevation (under the stairs) door. The rear elevation door is visible from West Cedar Street. The new door would be wood, true divided, 15 light, with no low-e glass to more align with the existing home and original pane configuration. Paint in kind. The front door under the granite stairs is non-historic, and proposed for replacement in wood, true-divided light. Nine light upper section and two inset panel lower section. All the existing solid brass custom hardware would be re-used: Mail slot, mortise, lockset & knob. The existing steel grille on the inside would be restored & rehung on the new door. No existing masonry would be altered. Exterior of the door would be painted semi-gloss black to match.

APP # 26.0417 BH 51 Anderson Street #3: Replace three non-historic windows on front facade in unit #3. Windows will be 1 over 1, wood with no low-e glass.

APP # 26.0566 BH 70 Charles Street: Replace door hardware.

APP # 26.0571 BH 33 Chestnut Street: Replace existing storm window at second floor front.

APP # 26.0525 BH 2 Louisburg Square (Adjacent): Install three new tree guards using pre-approved design.

APP # 26.0550 BH 17 Louisburg Square: Replace all 15 non-historic front elevation sash sets keeping the original jambs, brick moldings & wood sills. New cedar shutters painted black to replace the existing non-original shutters & plastic hardware. New shutter pins & tie backs will be metal & match to an original design. Nine new sash sets will be bowed and 6 over 6. These will be templated to original masonry & jamb for exact bow. Six flat sash sets. All new sash will be fabricated from mahogany, true divided light, 13/16" interior muntin profile width. Clear glass and glazed at the exterior. All sash sets are 6 over 6 pane configurations except the 2nd floor which will be three 6 over 9's to match the existing. All new sash, jambs, brick moldings and shutters will be painted black at the exterior.

APP # 26.0374 BH 25 Revere Street: At side facade facing Rollins Place, replace one, 1 over 1, non-historic window with one, 1 over 1, wood, with no low-e glass.

APP # 26.0563 BH 4 West Cedar Street: Replace shutters in kind.

V. Staff Updates

### AXELROD (from pg. 3)

as this case moves forward."

Besides being a longtime supporter of the Museum of Fine Arts who donated nearly 700 works to its collections, Axelrod also served as an honorary advisor to the MFA and on its diversity committee. A gallery at the MFA, named in Axelrod's honor, is home to several of his donations.

Defense Attorney Keith Halpern said Haney has suffered from severe mental illness for most of his adult life and had recently changed medications.

Attorney Halpern also main-

tained that Haney and the victim had been strangers prior to the fatal incident, according to published reports.

Dr. Heather Jackson, a court psychologist, told Judge Joseph Griffin that Haney didn't appear to understand the charges he now faces, which include first-degree murder and animal cruelty.

Judge Griffin ordered Haney held without bail and transported to Bridgewater State Hospital for psychiatric evaluation. Haney has a status hearing scheduled for Jan. 23.



After 25 years in business at 20 Charles St., The Upper Crust pizzeria has closed its longstanding Beacon Hill location.

In 2020, Streetlight Ventures, spearheaded by local restauranteur, Anthony Ackil, assumed ownership of The Upper Crust's then-six locations, including its Charles Street outpost. The Upper Crust had previously faced myriad challenges under the prior ownership.

Today, The Upper Crust continues to operate locations in the South End, as well as in Brookline and Lexington, according to the company's website.

D. MURPHY

## OATHS OF OFFICE (from pg. 1)

of Nueva Vida United Methodist Church; Imam Abdulqadir Farah, Islamic Society of Boston Cultural Center; and Rabbi Elaine Zecher, Temple Israel.

Emmanuel Oppong-Yeboah, the city's Poet Laureate, who is the school librarian at the Joseph Lee School in Dorchester, read his original poem, titled Boston Sonnet, that he said was inspired by the origin of the name of the City of Boston in Boston, Lincolnshire, England.

After the showing of a video that highlighted Mayor Wu's first term, City Clerk Geourntas presented the official Certification of Election of Mayor Wu. Judge Sarah G. Kim, Associate Justice of the Massachusetts Superior Court, then administered the Oath of Office to the mayor, who was accompanied by her husband and three children.

Geourntas next announced the Certification of Election for the members of the Boston City Council: Councilors-at-Large Ruthzee Louijeune, Julia Mejia, Erin Murphy, and Henry Santana and Ward Councilors Gabriela Coletta Zapata, Edward Flynn, John Fitzgerald, Brian Worrell, Enrique Pepén, Benjamin Weber, Rev. Miniard Cul-

peper, Sharon Durkan, and Liz Brendon.

Mayor Wu then swore-in the councillors.

The program concluded with Wu presenting her inaugural address. She noted that Boston Symphony Hall, which was designed by renowned architects and a Harvard professor, is the most acoustically-perfect hall of its kind in America that reflects a "uniquely Boston blend of science and the arts."

Wu thanked the elected state and federal officials on hand for their partnership and the city's workers "for making everything we do possible," a remark that drew extended applause from the audience.

She noted that 250 years ago, Henry Knox embarked on his epic winter journey that transported the heavy cannons from the captured Ft. Ticonderoga in upstate New York to Dorchester Heights, an against-all-odds feat that ultimately enabled George Washington to force the British fleet and occupying army to withdraw from the city on March 17, 1776, for the remainder of the Revolutionary War.

Wu highlighted some of the major accomplishments of her



Mayor Michelle Wu administering the oath of office to the Boston City Council.

PHOTOS BY MARIANNE SALZA

first term, including the reduction of gun violence in the city to an all-time low, the construction of 4,200 affordable new homes with 2,000 more in the pipeline, and the expansion of pre-K education for 5,000 families.

"We've seen how much is possible because of how far we've pushed forward together. But we need to keep pushing," Wu said, "because in some ways right now, the world feels helplessly stuck. We know what problems need fixing, but we've lost faith that we can fix them."

"Today the forces we face are not British troops on the Common or ships in our harbor, but they demand no less ingenuity. Isolation, polarization, and misinformation are fraying our connection to trust, truth, and each other. And against this backdrop, the federal government is taking aim at the ways in which we take care of each other," Wu continued, citing the federal cutbacks

in emergency management, research, and housing, as well as what she termed, "the abduction of our neighbors off our sidewalks and outside our schools... and the illegal deployment of our troops against our own families and neighbors in peaceful American cities. This federal administration has plundered our economy, ravaged our reputation, torched our institutions, and destroyed the lives of our people.

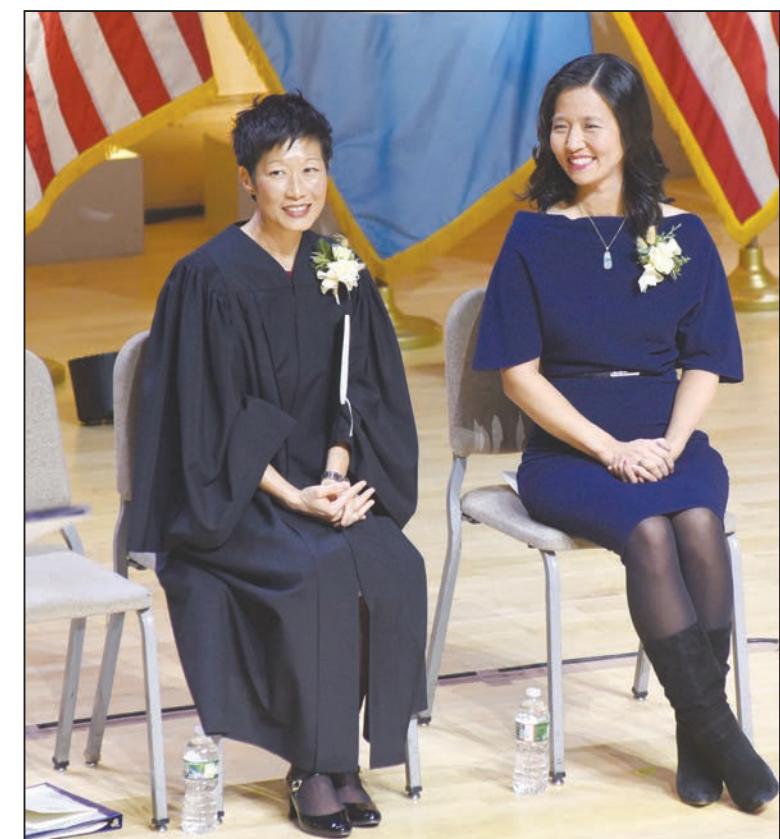
"Boston will be a beacon," Wu said to a standing ovation, "and we will not wait for permission to build the world our families deserve."

Wu also promised that her second term will focus on making the city safer and improving the city's parks, playgrounds, streets, services, and schools, as

well as streamlining the city's permitting processes.

"We will work to address the housing needs of our families and seniors, focusing on solutions they want and can afford," Wu said. "Over the next four years, we will continue inventing new ways to use public planning, public finance, and public land to create the homes our residents need, because we know that housing is a public good. We will not be defeated by the affordability crisis of the present."

"If we can invent America, then we can be the city that forges the path forward in this moment. If we are willing to try, with a little help from each other, we can build the future that our families deserve," Wu concluded.



Judge Sarah G. Kim, Associate Justice of the Massachusetts Supreme Court, and Mayor Michelle Wu.

LUNCH  
AND  
DINNER

**ANTONIO'S**  
CUCINA ITALIANA

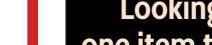
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## CITY OF BOSTON INAUGURAL CEREMONY 2026

PHOTOS BY MARIANNE SALZA



Boston City Councilors honoring the Pledge of Allegiance.



Mayor Michelle Wu presenting her inaugural address.



Mayor Michelle Wu, with her husband, Conor Pewarski, and children, Blaise, Cass, and Mira.

## Breadon elected City Council President

Coletta Zapata withdraws her candidacy

Staff Report

In a major political development that stunned residents, Liz Breadon was elected the new president of the Boston City Council at its first meeting of the year Monday following the inauguration ceremonies.

Local observers were expecting District 1 Councilor Gabriela Coletta Zapata, who represents East Boston, Charlestown, and the North End, to be elected to the top leadership position on the 13-member board. In the weeks leading up to the vote, Coletta Zapata appeared to have garnered the support from her colleagues for the presidency. But Coletta Zapata withdrew her name from the election Sunday, one day before the vote.

"Upon further reflection, I decided not to seek the nomination for city council president. I'm thankful for those who supported me and I look forward to serving my next term focused on my constituents, protecting Bostonians from divisive federal attacks, and in the health and well-being of my growing family," said Coletta Zapata.

"I respect the outcome and I remain focused on the work ahead in partnership with Councilor Breadon as our new president," added Coletta Zapata.

Breadon, the District 9 councilor who represents the Allston and Brighton neighborhoods, defeated District 4 Councilor Brian Worrell, 7-6, in the vote for the council presidency.

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# Boston Planning Department advances zoning reforms

Special to the Times

The City of Boston Planning Department this year made its first substantial changes to the development review process in decades, continued comprehensive zoning reform of the City, and made progress on revitalizing Downtown Boston. Staff also made progress in creating more housing, including through the Office to Residential Conversion Program, the Neighborhood Housing initiative, and approval of projects by the BPDA Board.

Staff advanced 60 new development proposals and 27 notices of project change amounting to 5.8 million net square feet worth approximately \$4.8 billion of investment in our City. This includes 3,773 net residential units, of which 1,278 or 29 percent will be income-restricted. The projects approved this year are estimated to generate 5,987 net construction jobs and 3,776 net permanent jobs. Development projects newly approved in 2025 will generate approximately \$9.8 million in Linkage fees to support affordable housing, and approximately \$1.9 million in Linkage fees to support job training programs.

Continuing to elevate planning and zoning, staff also rezoned Roslindale Square with Squares + Streets zoning districts to expand areas in Roslindale that allow and welcome more housing opportunity and small business activity. This updated zoning has already resulted in approval of an all-affordable senior housing development with ground floor retail in Roslindale Square, with an additional four projects currently under review.

The Planning Department also continued to advance specific public goals this year on over 750,000 square feet (17+ acres) of underutilized, public land across Boston. These public sites will produce a variety of public benefits and include space for affordable and mixed-income housing, marine industrial and blue tech uses, a community-based non-profit, public libraries, gardens and public outdoor space, and a fire station. Notable new project sites in 2025 included Pier 5, Parcel M, and Welcome Home, Boston Phase 3. Major project milestones included the conveyance of land for the new Chinatown Boston Public Library branch and affordable housing proj-

ect at Parcel R1, and the Alma Wright Zen Garden at Parcels S-20 and S-21. Upgrades to Pier 10 in the Raymond L. Flynn Marine Park enabled a new commuter water shuttle stop in partnership with the Massachusetts Convention Center Authority and the Seaport Transportation Management Association (TMA), which opened this summer. These redevelopment efforts further the recommendations made in the City's 2022 land audit to maximize the potential for underutilized sites across Boston to meet goals of producing affordable housing and other community needs.

The Coastal Resilience Delivery Team also released a draft plan for resiliency measures at Long Wharf this fall. This project will recommend solutions to current and near-term flooding, guidelines to retrofit and protect individual structures on Long Wharf, and a set of alternative designs that will contribute to planning and delivering a comprehensive coastal flood protection system through Downtown and the North End.

The sections below provide more detail on major accomplishments and progress of the Planning Department to help make Boston a home for everyone, and tackle Boston's greatest challenges today: resilience, affordability, and equity.

## Planning takes steps to create a more vibrant, residential Downtown through rezoning and office conversions

Following almost two years of zoning-focused engagement with the community, in addition to a multi-year planning process, the Zoning Commission adopted new comprehensive zoning for Downtown Boston in October for the first time in more than 30 years. The zoning meaningfully prioritizes the ability to build new housing and mixed-use development across Downtown in response to the ongoing housing shortage, enabling increased density at the core of Boston's transit network where it can be best supported. Residential uses are now legal throughout the new zoning districts, whereas large hotel, lab, and office uses will require further zoning approval. The zoning also eliminated outdated and prohibitive land-use restrictions to encourage new and diverse businesses like coffee houses, bakeries, fit-

ness studios, and entertainment uses to thrive, fill empty storefronts, and help drive foot traffic and activity Downtown.

Building off of the success of the City's Office to Residential Conversion Program, the new zoning supports historic preservation by eliminating barriers to convert or adapt existing buildings, and also provides extensive design guidelines to ensure sensitivity and preservation of historic areas.

The City of Boston also extended the application period for the Office to Residential Conversion Program through the end of 2026, due to its success since its last extension in the summer of 2024. The program, which formally launched in October of 2023, has received 22 applications to convert 1.2 million square feet of office space across 27 buildings into 1,517 new homes, including 284 income-restricted units, far exceeding initial city goals. Five projects totaling 306 units are currently under construction, and one of the first buildings to apply for the program at 281 Franklin Street has already been fully tenanted with 15 units. The goal of this program is to support owners and developers of older commercial office buildings in converting them to housing, and to help stabilize the office market downtown while also increasing the housing stock in Downtown Boston. The program is also designed to respond to post-pandemic economic shifts that will prioritize expanding housing options Downtown, creating an 18-hour, mixed-use neighborhood.

## Planning makes first substantial changes to development review process in 30 years

In August, the Zoning Commission approved amendments to Article 80 of the zoning code recommended by the Planning Department to improve the predictability and consistency of the development review process, and lay the groundwork for future reforms as part of the Article 80 Modernization Action Plan. The amendments: change the thresholds and procedures for Boston Civic Design Commission (BCDC) review; make it easier to renovate existing buildings, including rehabilitation for sustainability upgrades and conversions; modernize communication methods with the public; and

improve coordination between city departments. Overall, these amendments made the development review process more efficient for housing projects, internal renovations, and sustainability upgrades.

In addition, staff are currently piloting new engagement tools within the review process including: an early engagement toolkit for developers, new training and forms to support increased transparency and clarify expectations for Advisory Group members, signage on the site of a proposed project to better inform the public about new development in their community, and improvements to public meetings to make them more clear and concise. Beginning in July, all new projects began the modernized review process.

All of these improvements will fully go into effect in 2026. Together with the zoning changes, continued operational improvements will lead the city toward a development review process that is easier to use, consistent with existing practice, and set up for future reform.

## City releases Anti-Displacement Action Plan

The City of Boston adopted its first ever Anti-Displacement Action Plan, *A Place to Thrive*, this summer, which lays out a two-year plan for City departments to help stabilize residents, small businesses, and cultural organizations that may face direct or economic displacement, helping to ensure all Bostonians can thrive and flourish here. The City's anti-displacement efforts are grounded in four main tenets: protect, preserve, produce, and prosper. The City is working to stabilize households by protecting people – particularly lower-income and vulnerable renters and homeowners – from displacement; preserving existing housing; producing new housing for people at all income levels; and promoting prosperity through homeownership.

As part of the Plan, the Planning Department will pilot the first ever Direct Displacement Disclosure. Developers will be asked to notify any current tenants on site of their proposed project 30 days before filing the project with the City, and to notify the City of any possible direct displacement of residential, commercial or cultural tenants that may occur as a result

of their project. Displacement impacts will be reviewed and, in certain cases based on the unique circumstances of each project, the City may request displacement mitigation measures as part of the project's overall mitigation strategy. This will be piloted for the next year as part of the modernized Article 80 development review process. Staff will evaluate the impact of this new policy, share results, and refine as needed.

## Roslindale Square rezoned with Squares + Streets zoning districts

The Zoning Commission approved new Squares + Streets zoning districts in Roslindale Square in May on the recommendation of the Planning Department. This followed a year-long community process.

The new Squares + Streets zoning districts are aimed at creating a more mixed-use neighborhood center and connecting streets that support walkability, small businesses, outdoor gathering spaces, and new housing growth. The new zoning districts support creating more transit-oriented housing in the plan area. In addition, new zoning will make it easier to: build more housing in the area, make modifications to existing housing that will help preserve the existing supply and build generational wealth, create a backdrop for community development by allowing new cultural anchors in the plan area, and allow new growth and opportunities for small businesses.

This is the second area of the city where Squares + Streets zoning districts are now implemented. The first location to be mapped with Squares + Streets zoning was Mattapan Square, following the completion of PLAN: Mattapan.

The Zoning Commission also adopted two new Squares + Streets Districts this year that add a new commercial typology and a mixed-use typology with reduced height, in response to a zoning petition by Hyde Park residents submitted during the Squares + Streets planning process for Cleary Square. Now that these districts have been added to the zoning code, the Cleary Square draft plan and zoning map will be released in January 2026. This plan will include a range of strategies and recommendations aimed at fostering

**ZONING** (from pg. 10)

economic vitality, enhancing public spaces, and supporting the unique character of the Square.

Planning for key corridors is an early phase of citywide zoning reform, focusing on high-impact, near-term, and targeted recommendations that can be implemented through zoning changes and capital investments. As Boston's population continues to grow, these corridors play a critical role in connecting neighborhoods and ensuring every Bostonian has access to affordable, sustainable, and equitable places to live, work, and play. Additional corridor locations will be announced on a rolling basis.

**Net Zero Carbon Zoning goes into effect**

The City this year adopted Net Zero Carbon Zoning to create decarbonization requirements for new development projects that advance the City's goal of being carbon-neutral by 2050. Implemented in July, these updates continue Boston's leadership in the transition to a more sustainable, low-carbon future for both building materials and energy aligned with the City's Building Emissions Reduction Disclosure Ordinance (BERDO). Under NZC, projects subject to Article 80 review will minimize

energy use, carbon emissions and use renewable electricity to annually achieve net zero carbon emissions. Three projects, all with income-restricted housing, have already been approved under this new zoning this year, and five others are under review. These projects demonstrate the Mayor's and City's leadership in moving us closer to our carbon neutral 2050 goals, and proving we can build next generation buildings today.

**Enabling Accessory Dwelling Units (ADUs) and home renovations**

As of September, there were 51 ADUs permitted in Boston in 2025, compared with 34 through all of 2024. Building off the momentum from the ADU Guidebook released last November, the Planning Department this year began meeting with residents in West Roxbury, Hyde Park, and Roslindale about the Neighborhood Housing initiative. This zoning will expand the types of housing allowed to be built in Boston citywide, including ADUs, thereby helping the city more effectively respond to the housing shortage. In addition, this new zoning will legalize and simplify the upkeep and renovation of homes. A first draft

of new zoning districts in these neighborhoods will be released in early 2026.

**Planning in Allston-Brighton**

The Planning Department hosted an Ideas Reception this summer for the Allston-Brighton Community Plan, and staff anticipate releasing a draft plan and zoning in 2026. The plan is based on the Allston-Brighton Needs Assessment that identified needs such as more accessible and affordable housing, and convenient public open space, among other things.

In parallel, the Beacon Park Yard Regional Framework Plan is guiding the long-term redevelopment of this former rail yard into a new mixed-use district, with a focus on housing, job creation, open space, and improved connections to surrounding neighborhoods. The Harvard Enterprise Research Campus (ERC) Plan complements this effort by establishing a framework for a major research- and innovation-focused campus, supporting economic development while advancing transportation improvements, sustainability goals, and public realm investments that benefit the broader Allston-Brighton area. Both of

these plans will be released in early 2026.

**Boston Design Vision produces 'Color Flows on Winter Street'****activation downtown**

The Planning Department launched 'Color Flows on Winter Street' in the fall of 2025, a multi-week public art and public space activation program with fun, interactive events in Downtown Crossing. Winter Street was transformed by colorful art installations, food trucks, and cultural programming, as part of the City's broader effort to reimagine how Boston's streets and pedestrian zones can be safer, more engaging, and enjoyable for all. 'Color Flows' was one of the first implementation projects coming out of the Boston Design Vision. The activation tested new approaches to transforming public spaces as hubs of community, culture, and economic investment. During the time 'Color Flows' was running, 80 percent of the area businesses surveyed reported an increase in foot traffic, and 60 percent reported an increase in sales. In addition, 90 percent of people surveyed during the activation reported feeling safer in Downtown Crossing. Staff are now exploring which neighborhood

streets might be good candidates for this type of programming in 2026.

**Community Benefits**

The Planning Department this year presented more than \$433,000 in community benefit grant funds disbursed to 42 local non-profits from projects located Downtown, in South Boston and in Dorchester. The organizations awarded serve the community in a variety of ways including community development, youth programming, and arts and culture.

The City of Boston's Planning Department shapes growth that serves Boston's residents and centers their needs. Our mission is to address our City's greatest challenges: resilience, affordability, and equity, and to take real estate actions and prioritize planning, development, and urban design solutions that further these priorities. We seek to build trust with communities through transparent processes that embrace predictable growth and shape a more inclusive city for all. Learn more at [bostonplans.org](http://bostonplans.org), and follow us on Twitter and Instagram @BostonPlans.

**BEACON HILL HOTEL AND ITS RESTAURANT CLOSES FOR 'WINTER RENOVATIONS'**

The Beacon Hill Hotel and its restaurant at 25 Charles St. (formerly the Beacon Hill Hotel & Bistro) closed Jan. 2 for "winter renovations," but are slated to reopen this spring, according to the website. Representatives for the establishment couldn't be immediately reached for comment.

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## SCENES FROM BOSTON'S FIRST NIGHT PARADE AND FIREWORKS

MAYOR'S OFFICE PHOTO BY JOHN WILCOX

Mayor Michelle Wu attends First Night Parade and Fireworks. Boston rang in the New Year with parades, ice skating, fireworks, and performances at City Hall as the City celebrated 50 years of First Night.



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## Wu announces community benefits agreement with Kraft Group for Everett Stadium

Special to the Times

Mayor Michelle Wu recently announced that the City of Boston and the Kraft Group have agreed on financial and operational terms of a community benefits package totaling nearly \$48 million over the next 15 years and additional commitments around project design review, local hiring, and regional transportation coordination. In addition to annual payments, the Kraft Group will make substantial infrastructure improvements in Sullivan Square in Charlestown prior to the stadium's opening and fund all public safety and transportation management costs for stadium events. This agreement comes after months of negotiations throughout 2025, in which Mayor Wu pursued a project mitigation package that would appropriately address the stadium's impacts on Boston. This final agreement — \$13 million in direct payments and a new, permanent per-ticket revenue source for the City, which is expected to total \$34 million in the first 15 years — follows the Kraft Group's initial offer of \$750,000 in a one time payment for mitigation funds for the City. The deal was reached pursuant to provisions of the Mass Leads Act, the state's 2024 economic development bill, which required the Kraft Group to secure a community benefits agreement with Boston and Everett in order for the stadium project to move forward.

"The City fought for a fair deal for Boston and our residents, and that is what we have achieved through this agreement," said Mayor Michelle Wu. "After months of negotiations, we have secured commitments addressing the needs of Charlestown residents and feedback from community partners. This stadium will enhance Boston's position as the sports and entertainment capital of New England while transforming a blighted site on our doorstep. I'm grateful to all our neighborhood leaders and community advocates who helped us reach this important step, and the legislative leaders who ensured Boston would be at the table. We will continue to engage with the project as it advances to the next stage of review."

"The language we passed into law made clear that the communities most affected by this project should have a voice in how this development moves for-

ward," said Senator Sal DiDomenico. "I want to thank the cities of Everett and Boston, and the Kraft Group for coming together on agreements that address the needs of the communities and will have a positive and lasting impact in both Everett and Charlestown. I am happy to see the Revolution soccer stadium reach this critical step in making this transformational project a reality. The millions of dollars of investments in our communities continue to show that this stadium will result in economic and environmental wins for our residents."

To support the Charlestown neighborhood, which will be most impacted by the stadium, the Kraft Group will make an initial payment of \$3 million over six years which will be directed to the Charlestown Community Impact Fund. The Fund was created in 2016 to distribute annual community mitigation funds from the Encore casino and annually supports a range of Charlestown organizations. The City also announced that of future annual ticket revenues, anticipated to be \$2 million per year, at least half will be directed to Charlestown-specific municipal projects.

The City and the Kraft Group also agreed to a set of terms to ensure the stadium will be a good neighbor to Boston. These include a commitment to establish an annual Traffic and Parking Management Plan to be approved by the City of Boston; a construction management plan executed with the City of Boston to reduce impacts on Charlestown during stadium construction; annual monitoring of traffic impacts; the creation of a ferry service dock at the stadium for water transportation; the construction of the stadium at 2070 flood resilience standards; prioritization of stadium design features in compliance with zero net carbon operational goals; noise and light pollution mitigation requirements; prioritized hiring for Boston residents for stadium jobs; a commitment to solicit 25% of both construction and ongoing contracts from local minority, woman owned, and/or veteran owned companies; and an agreement for the Kraft Group to participate in regional working groups to address regional transportation concerns.

"I want to thank Mayor Wu and her team for their tireless efforts in getting the best possi-



Artist rendering of the proposed soccer stadium and waterfront park.

ble deal for Charlestown on this transformative project," said State Representative Dan Ryan. "There is still a long way to go in this process but the community agreement between the City of Boston and the New England Revolution is a good first step in ensuring that the infrastructure needs of this part of the region are addressed and that Charlestown benefits from this transformation."

"Charlestown has been clear that a project of this scale must come with real mitigation," said City Councilor Gabriela Coletta Zapata. "After months of negotiations, the City secured nearly \$50 million in payments over 15 years, up from an initial \$750,000 proposal, along with funding for public safety, traffic management, and major infrastructure improvements in Sullivan Square and surrounding corridors. These investments will deliver necessary improvements for Charlestown residents before the stadium opens and make clear that major developments in Boston must deliver meaningful benefits to the neighborhoods they impact. Thank you to Mayor Wu, our state delegation, and residents who advocated for what our one-square-mile deserves."

"The strength of our cities are the people we serve and how they continue to work and live while our communities expand with economic development," said Revere Mayor Patrick Keefe. "We are grateful to Mayor Wu and her team for recognizing the regional mayor's coalition and leading this effort to make sure all can benefit from increased access to public transportation and regional multi-modal transit improvements - it's a good deal for business and much needed investment for our residents."

The agreement incorporates financial guarantees, transportation and public safety requirements, design and climate resilience standards, and community benefits before and during construction as well as while the stadium is operational:

### Financial Details:

- Upfront Community Payments:** Upon completion of the MEPA permitting process, the Kraft Group will make an immediate \$1.5 million community impact payment, followed by \$300,000 annually for five years (totaling \$3 million in upfront impact funds).

- Infrastructure Improvements:** The Kraft Group will perform at least \$5 million in safety and access improvements to roadways, sidewalks, bike paths, intersections and transit facilities in Sullivan Square, Main Street, and along Route 99 before opening day.

- \$5 million Transportation Fund:** The Kraft Group will pay \$333,000 annually for 15 years to the City of Boston for ongoing transportation infrastructure improvements in Charlestown.

- Ticket Surcharges:** To address ongoing community impacts, \$1.00 per soccer ticket (increasing with CPI) and 1.5% of every concert ticket sold will be paid to the City in perpetuity, which the parties estimate will generate \$2 million in the first year of operation, and approximately \$34 million over the first 15 years.

### Transportation and Public Safety

- Traffic Management:** An annual Traffic and Parking Management Plan (TPMP) must be approved by the City, with a primary goal of preventing stadium-related traffic from cutting through Sullivan Square.

- Operational Costs:** The Kraft Group will reimburse the City for all event-day costs, including the deployment of approximately 38 Boston Police Officers per event.

- Ongoing Transit:** The Kraft Group will install a water ferry dock, fund annual traffic data monitoring, and sponsor a Blue-bikes valet service on event days.

### Design and Climate Resilience

- Neighborhood Mitigation:** Designs will include shielding to prevent field lights from shining into Charlestown and acoustic engineering to ensure noise levels remain below the 70-decibel limit set by the Boston Noise Ordinance. The Stadium will also monitor noise levels during events, operate a hotline for complaints, and perform ongoing mitigation to comply with the noise ordinance limit.

- Coastal Flooding:** The stadium will be built to 2070 flood resilience standards, effectively closing the current flood path between Route 99 and the site.

- Sustainability:** The project includes a comprehensive storm-water plan, waste reduction strategies, and a commitment to analyze feasibility for net-zero carbon operations.

### Operations and Community Benefits

- Event Levels:** The stadium anticipates holding 17-20 soccer matches and up to 20 concerts per year. Any increase would be discussed with the City.

- Local Sourcing Goals:** 25% of construction and ongoing operational contracts targeted for local MWBE/Veteran-owned businesses.

## Real Estate Transfers

### BUYER 1

Bornstein, Devin W  
Unit 1412 Rt  
Barry, Caroline  
230 West Newton LLC  
Cao, Zhefei  
Mcconaghly, Lori J  
Sawlit, Lisa J  
Jill Ann Tanzi RET  
Tang, Shirley S  
437 Boylston St Boston LL  
Li, Zhen  
Birly, Shana  
Zelayrn LLC  
Lowellcorrell Ft  
Bowers, Krista  
Little, Joshua  
Barnwell, Richard

### SELLER 1

#### BACK BAY

SELLER 1	ADDRESS	PRICE
Biondolillo, Madeleine	197 Commonwealth Ave #1	\$835,000
Susan S Priem RET	220 Boylston St #1412	\$2,850,000
Kozyrytska, Kateryna	228 Beacon St #1	\$795,000
Barry Tepper T	230-232 W Newton St #B	\$1,000,000
Leavitt Ft	250 Commonwealth Ave #11	\$975,000
Unit 1206 Rt	300 Boylston St #1206	\$5,000,000
Edwardsen, Kurt W	336 Marlborough St #2	\$460,000
Putnam, Kathy	363 Marlborough St #5	\$1,183,000
Lu, Xiaowei	390 Commonwealth Ave #812	\$1,228,000
Sloane Enterprises LLC	431-439 Boylston St	\$10,250,000
Fpg Lagrange Owner One L	47-55 Lagrange St #11B	\$669,000
Fpg Lagrange Owner One L	55 Lagrange St #1504	\$1,050,000
Fpg Lagrange Owner One L	55 Lagrange St #1905	\$1,300,000
Fpg Lagrange Owner One L	55 Lagrange St #2004	\$2,049,000
Okayev, Assanbek	778 Boylston St #6D	\$1,525,000
Eugenio, Enrikson	90 Boylston St #1	\$799,900
Desimone, Dana	96 Broadway #105	\$1,400,000

#### BEACON HILL

### BUYER 1

Capicorn Equity LLC  
Orellana, Deni O  
James G Martorell T  
Silverstein, David

### SELLER 1

SELLER 1	ADDRESS	PRICE
Am Project 169 Nws LLC	169 N Washington St	\$1,310,000
Dello Russo Ft	27-29 Temple St	\$1,050,000
Mansour, Michael K	45 Province St #1103	\$1,100,000
Lot Oz Rt	53 Garden St #2	\$647,000

#### BAY VILLAGE/SOUTH END/KENMORE

Kazimi, Omar  
Kalliath, Matthew A  
Fahey, Ross H  
Dowling, Ruth  
Befurt, Rene  
43 Worcester T  
Smith, Melinda  
Harmon, Kristyn  
Nardella, Gillian R  
Fotouhi, Parvine  
Stavis, Joshua  
Stavis, Joshua  
Wolf, William J

Jeong, Hu Y	100 Shawmut Ave #704	\$1,685,000
Lackner, Andrew M	150 Appleton St #2A	\$1,300,000
Woo, Michael H	20 Dwight St #2	\$2,003,000
Bennett, Melissa	296 Shawmut Ave #2	\$3,395,000
Kursh, Logan	312 Shawmut Ave #6	\$1,710,000
Gaston, Jeffrey	43 Worcester St #1	\$1,900,000
Hare, Edward G	66 Chandler St #2	\$760,000
Mendelsohn, Robert M	67 Worcester St #1	\$705,000
A&e 2016 T	93 Pembroke St #1	\$2,882,000
Modarres, Leila	1313 Washington St #312	\$800,000
Cohen, Steven	1313 Washington St #S10A	\$225,000
Cohen, Steven	1313 Washington St #S10B	\$225,000
Gonzalez, Nelson H	580 Washington St #14F	\$1,435,000

#### DOWNTOWN/WATERFRONT

Singh, Rishi P  
Royce, Celeste  
Mcmillen, David H

Bofise, Giovanni	1 Franklin St #2903	\$3,150,000
Chu, Benson	12 Zamora St	\$2,250,000
Savage, Christine	346-354 Congress St #204	\$644,000

## Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

### THIS WEEK'S ANSWER



The door hardware in the last clue is on 82 Mount Vernon Street, built circa 1822. Door hardware is one of the distinctive details on many of the neighborhood houses. As you wander the streets, enjoy looking for the many ways doors are decorated with locks, door bells, knockers, and interesting doorknobs.

Do you have a favorite building or detail you would like featured? Email [Penny@BostonZest.com](mailto:Penny@BostonZest.com) with your suggestion.

### THIS WEEK'S CLUE



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## STADIUM (from pg. 13)

- Local Hiring Goals: 25% of permanent stadium jobs targeted for Boston residents via preferential hiring.

- Supplier and Workforce Advisory Group: the Kraft Group and the City of Boston will convene an advisory group to assist with achieving the targets established above.

- Community Access: The City of Boston may use the stadium for community events four times per year. The Revolution will also host at least six free youth soccer clinics annually in Boston.

## Other Commitments

- Construction Management Plan: The Kraft Group will execute a comprehensive construction management plan with the City of Boston to reduce local impacts during stadium construction.

- Stadium Plan Review: The Kraft Group will submit stadium plans for the review to the staff of the Boston Planning Department to ensure compliance with this agreement

- Regional Coordination: The Kraft Group and Boston commit to participating in regional working groups to address regional transportation impacts and promote investment in multi-modal

public transit improvements

Underscoring the importance of Charlestown residents' feedback, the City of Boston engaged with community members to understand their concerns. From December 2024 through February 2025 the City received input from Charlestown neighborhood leaders and stakeholders representing climate and transportation advocacy groups in preparation for negotiations. Additionally, on March 11, 2025, Mayor Wu, along with City officials from the Boston Transportation Department, the Planning Department, and Office of Neighborhood Services, attended a community meeting on the proposed stadium hosted by the Charlestown Neighborhood Council to hear directly what the group hoped to see the City negotiate for on behalf of the neighborhood.

Since August, the City and New England Revolution negotiating teams have had the support of former MassPort CEO Tom Glynn and Rebecca Kaiser, who served as the designated mediators.

A spokesperson for the Kraft Group said, "The Kraft Group has reached agreements with the cities of Everett and Boston, marking an important

milestone in our effort to transform a long-neglected industrial site along the Mystic River into a vibrant, publicly accessible waterfront destination and the future home of the New England Revolution. These agreements reflect years of collaboration with city leaders and community stakeholders to ensure the project delivers meaningful, lasting benefits for residents while addressing transportation, environmental, and municipal impacts. We are especially grateful for Mayor Carlo DeMaria's leadership and vision. At its core, this is an investment in Everett and its future. In addition, it provides improved access and an enhanced neighborhood experience by removing a physical and visual barrier for the residents of Charlestown and we appreciate Mayor Michelle Wu and her team's partnership.

Under the agreements, we will undertake significant environmental remediation and demolition of the long-vacant powerplant, invest in extensive traffic and transportation improvements, and deliver substantial community benefits, including millions of dollars towards infrastructure improvements. The project will open the waterfront with the creation of a new

public park, strengthen pedestrian and bicycle connectivity, and enhance access to public transit. We will also support Everett Public Schools, expand local employment opportunities, and make the stadium and waterfront park available for community and school events. Our shared commitment to Everett and Boston residents includes prioritizing local hiring, youth

soccer clinics, and community programming. This project is intended to be a true neighborhood asset."

"I want to thank the dedicated negotiating teams from the City, the New England Revolution, and our mediators, Tom Glynn and Rebecca Kaiser, who all worked through the holidays to achieve a fair deal for the people of Boston," said Mayor Wu.

## 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	

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Date of Death: October 15, 2025  
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Code without supervision by the  
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entitled to notice regarding the  
administration from the Personal  
Representative and can petition  
the Court in any matter relating to  
the estate, including distribution

of assets and expenses of admin-  
istration. Interested parties are  
entitled to petition the Court to  
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# NeighborHealth appoints veteran healthcare leader Jamie Hazard as President and CEO

Special to the Times

NeighborHealth has recently announced the appointment of Jamie Hazard as its new President & Chief Executive Officer, following his nine months of service as Interim CEO. A long-time leader in community health system finance and strategy, Hazard has spent more than a decade at NeighborHealth guiding the organization through major growth, financial transformation, and operational innovation.

Hazard steps into the role with a deep understanding of what makes NeighborHealth unique – its roots in community, its people-first culture, and its belief that great care happens when patients, families, and providers are deeply connected.

"Jamie understands NeighborHealth from the inside out, not just the numbers, but the mission, the people, and the communities who count on us every day," said Rita Sorrento, Chair of NeighborHealth's Board of Directors. "At a defining moment for our organiza-

tion, Jamie brought stability and a renewed sense of purpose. His leadership reflects our values of respect and openness, grounded in community, and a commitment to delivering care that goes beyond the clinic."

Hazard's tenure as Interim CEO came at a pivotal moment for community health centers nationwide. Amid industry-wide challenges, Hazard stabilized NeighborHealth's financial position, strengthened employee engagement, and advanced several mission-critical initiatives. By prioritizing listening, collaboration, and clear communication, his approach fostered strong connections and confidence across staff, providers, the board, and community partners.

"NeighborHealth is a part of the social fabric of Greater Boston, and serving as Interim CEO allowed me to see our organization through a different lens," said Hazard. "What struck me most was the resilience of our team and the extraordinary trust our patients place in us. Stepping into this permanent role is both a privilege and a responsibility I



Jamie Hazard.

take to heart."

Hazard's 13-year tenure as Executive Vice President & Chief Financial Officer positioned NeighborHealth for success, increasing annual revenue from \$75 million to more than \$300 million, and advancing key expansions in services, facilities, and community partnerships. He also led the financial integration of the South End Community Health Center, secured complex financing for new facilities, and implemented transformative technology systems that improved operational efficiency and patient experience.

Looking ahead, Hazard's vision builds on the belief that care in community is essential for true health. He plans to expand innovative care models, grow technological and operational capabilities, and continue strengthening the culture so every employee feels valued and every patient feels seen.

"Our mission has always been to create a compassionate, culturally aligned environment that meets people where they are," said Hazard. "We belong to these communities, and together we can shape a healthier future, built on connection, dignity, and access for everyone."

Hazard will begin his role as President and CEO of NeighborHealth on December 19, 2025.

Hazard earned a Bachelor of Science in Accounting and Finance from Boston College, a Master of Business Administration from the University of Massachusetts Boston, a Master of Science in Finance from the University of Massachusetts Boston, and a Master of Science in Business Analytics (MSBA) as a McDonough Scholar from Georgetown University. He also serves on multiple boards and committees, including Boston Medical Center's Boston HealthNet, the Community Health Center Committee, the Boston Accountable Care Organization Finance and Contracts Commit-

tee, Advocates for Community Health in Washington, D.C., and Community Health Best Practices, LLC in Santa Fe, New Mexico.

NeighborHealth, formerly East Boston Neighborhood Health Center, is one of the nation's largest Federally Qualified Health Centers (FQHCs) and the largest community-based primary care health system in Massachusetts, serving over 130,000 people and recognized by the Health Resources and Services Administration (HRSA) as a 2025 National Quality and Cancer Screening Leader. For more than 50 years, NeighborHealth has offered access to comprehensive primary care, specialty care and emergency care for patients in the Commonwealth. In a first-of-its-kind merger in 2020, East Boston Neighborhood Health Center joined forces with the South End Community Health Center and expanded services to patients who live and work in Boston's South End and Roxbury neighborhoods. With nearly 2,000 employees, NeighborHealth champions innovative care models to actively bridge health equity gaps in our low-income and immigrant communities with services unique from other healthcare providers in our state. For more information, visit [www.neighborhealth.com](http://www.neighborhealth.com).

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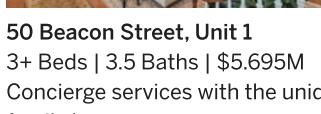
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## Celebrate Catholic Schools Week 2026

January 25 - January 31  
#CSW26



Catholic Schools  
United in Faith and Community

National Catholic Schools Week (CSW) is the annual celebration of Catholic education in the United States.

CSW runs from the last Sunday in January through the following Saturday.

The Catholic Schools Week (CSW) 2023 – 2026 theme is "Catholic Schools: United in Faith and Community."

Catholic schools have an irreplaceable role in the Church's evangelizing mission. Building on the central goal of Catholic schools to form saints, Catholic schools teach and embrace the whole person, body, mind and spirit.

The fact that all members of a Catholic school community share the Christian vision of faith that Christ is the foundation of Catholic education is what unites the school as a faith-filled community.

While faith is the binding element in Catholic schools, the Church reiterates that parents are the first teachers of their children. Holding this tenet, Catholic school communities expand beyond the walls of school buildings to envelop the family as an integral part of the school community. Together teachers, administrators, staff, students and parents fuel the light of faith by integrating culture with faith and faith with living.

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**Deadline: Friday, January 16th**

Email your rep. or call 781-485-0588

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