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FRIDAY, FEBRUARY 27, 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



## THE BLIZZARD OF '26

PHOTO COURTESY OF ROB WHITNEY

Shown (above) contractor working on Garden Street between Phillips and Cambridge streets removed all of the accumulated snow and hauled it away in just a few hours on Wednesday, Feb. 18 – just a few days ahead of the Blizzard of '26.

In the photo to the right, the snow and the wind added a hat to the garden statue.

See Page 16 for more photos.



COURTESY PHOTO

## Remembering Rose Brigade founder China Altman

By Dan Murphy

China Altman, a longtime Back Village resident who died Feb. 2 at age 93 in hospice care at Massachusetts General Hospital, could never have imagined the Rose Brigade she established nearly four decades ago to tend to the rose beds in the Public Garden would grow into what is reportedly the longest, sustained volunteer group operating in the city.

“It has seemed to me that the people who have come and gone over the years – we have about 250 alums – fell out of the sky,” said Ms. Altman at a 2017 ceremony in the Public Garden honoring her and the group. “I feel astonishment and love in my heart when I think about all of

them and all of you who make up the Rose Brigade now.”

Upon that occasion, the Friends of the Public Garden commissioned a hybrid rose named the ‘China Altman’ and officially dedicated it in her honor.

Born Mary Helen Altman on Dec. 20, 1932, Ms. Altman, grew up in Waycross, Ga., as the second of five siblings.

Ms. Altman, who outlived all her siblings, told The Boston Globe in 1974, she adopted the name ‘China,’ after leaving college as “part of [her] youthful rebellion.”

She relocated to Boston in the late 1950s to work for the wire service office for United Press

See **ALTMAN** Page 7



COURTESY OF FRIENDS OF THE PUBLIC GARDEN

China Altman, founder of the Rose Brigade (at right), with Henry Lee, late president emeritus of the Friends of the Public Garden, inside the Public Garden.

## BEACON HILL CIVIC ASSOCIATION COMMUNITY CORNER

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and friends who simply love

See **BHCA** Page 3

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# EDITORIAL

## WE ARE SO DONE WITH WINTER

When winter finally released its icy grip last week, with temperatures reaching above freezing for the first time in weeks, we had figured the worst of this winter season was behind us.

Needless to say, that was wishful thinking.

As native New Englanders, by no means were we so naive as to believe that Mother Nature would fail to have a few surprises remaining for us.

When March 1 starts to roll along on the calendar, we always are reminded of the proverb we first learned as young children at Our Lady of Grace parochial school in Everett: "March comes in like a lion and goes out like a lamb."

So we were well-aware that nasty weather still lay ahead. We were braced for a lion, but we weren't expecting a prehistoric beast.

So we were both incredulous and exasperated as we listened to the weatherman's increasingly-dire predictions for a major weather event headed our way as this weekend approached.

We've all become familiar with the relatively-recent meteorological term of "bombogenesis" to describe the rapid intensification of a storm system that seems to take on a life of its own.

But we did not anticipate the fury of this week's blizzard that had such a wide impact and that caused so much misery for so many of us.

We well remember the Blizzard of '78, the No Name Storm of 1991 (also known as The Perfect Storm), and the Snowmageddon Winter of 2015.

We took all of those major weather events in stride. As impactful as they were, they were simply annoyances for us at the time. But we were younger then, and youth has a way of brushing aside even the harshest of circumstances -- a four-foot drift looks like a playground instead of a back injury waiting to happen.

Despite the frigid temperatures, we still ran outside almost every day throughout this winter, even in the face of daily, single-digit wind chills. We were determined not to let Ol' Man Winter get the better of us.

But truth be told, this winter season of 2026 has pushed us over the edge. The "lion" finally bit us -- and Florida suddenly seems very appealing.

## WHY HASN'T THE NHL BANNED FIGHTING?

Our love of hockey dates back to the 1960s, the golden era when "Bobby Orr and the Big, Bad Boston Bruins" (that was the title of a book that we've had since our youth) ruled the hockey world and the B's were the toast of the town.

We recall the bad blood between the Bruins and some of their notable opponents, the Canadiens and the Rangers (among others), and well recall the game when Derek Sanderson got into a fight with a member of the Chicago Black Hawks -- Sandy pulled off an opponent's jersey and then, while skating around the rink, jersey in hand as if it were a trophy, tossed it into the stands (in Chicago!).

Fighting was not merely just a part of the game, it was even expected. Each team had its "enforcer" who could be expected to take a run at the other team's star player, which in turn would trigger a retaliatory run by the enforcer on the other side, and mayhem inevitably would be the result.

We were just youngsters at the time and just accepted it as "part of the game." It was a time when goalies still didn't wear masks and certainly no player wore a helmet.

Times have changed. Goalies wear expensive masks and every player is helmeted. Teams no longer devote a roster spot to an enforcer and rates of fighting have decreased significantly.

But fighting remains a part of the game and is tolerated to an extent not seen in any other sport. The fans still lust for blood and cheer with every punch. ESPN shows the highlights of every fight.

We were thinking about this as we were watching -- and thoroughly enjoying -- the Olympic hockey matches these past two weeks. It was so nice to watch a game with no flights and none of the chippiness and illegal hits that are trademarks of the NHL. The teams just skated relentlessly up and down, without the long delays caused by brawling and fighting.

Fighting remains a vestige of pro hockey's brutal past -- and in our view, the sooner the NHL bans it all together (which it could easily do with harsher penalties than just a five-minute major), the better.

The time has come to retire the Rodney Dangerfield joke, "I went to a fight the other night, and a hockey game broke out."

## LETTER TO THE EDITOR

### HILL HOUSE BOARD OF DIRECTORS THANKS KATHERINE SNIDER

Dear Hill House community

We are writing to share important news regarding a change in leadership at Hill House.

Katherine Snider recently informed the Board of Directors that she will step down as CEO of Hill House, effective April 3. The Board has accepted her resignation.

We thank Katherine for her dedicated and focused leadership over the last 14 months, and we wish her nothing but the best in her future endeavors. We are especially grateful for Katherine's commitment to ensuring a thoughtful leadership transition, as evidenced by her willingness to remain available to the Hill House Board and leadership in a consulting capacity beyond her last official day and through summer 2026.

During her time as CEO, Katherine led multiple initiatives to strengthen Hill House's ties to Boston's urban and nonprofit communities, furthering our place as one of the city's most well-known and respected providers of programs, services, and activities to meet the diverse needs of individuals and families residing in Boston's downtown neighborhoods. Highlights of Katherine's tenure include helping solidify our financial and operational foundation, advancing capital improvements to the Firehouse, launching new programs for children and adults, expanding enrollment for our Summer Camp, deepening our community partnerships, and growing our scholarship

initiative to ensure equitable access to our programs. She also helped create a new Corporate Sponsorship program for athletics and initiated the new Hill House Partners Giving Circle.

A brief note from Katherine to our community appears at the end of this message.

With Katherine's departure, Jamie Kelly, Hill House's current programs director, will lead the organization through this brief period of change -- with ongoing support from Katherine and our dedicated staff -- as we prepare for our 27th summer camp season. Many of you know Jamie through our youth programming and summer camps.

Moving forward, the Board has already launched a formal search process for Hill House's next permanent leader. The search is being led by a special board-appointed search committee and aided by the expertise of Kittleman & Associates, an external search firm that has worked with Hill House in the past and has more than 65 years of experience supporting nonprofit organizations like ours. If interested in reading more -- or if you know someone who might be a good fit for this position -- the formal job posting is now available on Kittleman's web site.

Please know that this leadership transition will not impact or interrupt Hill House's programming or our ongoing commitment to enhancing the quality of life of downtown Boston's families through social, educational, cultural, recreational programs and services. Through this tran-

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## THE BEACON HILL TIMES

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## NEIGHBORHOOD ROUNDUP

### NICHOLS HOUSE MUSEUM TO OFFER UPCOMING TOURS

The 1804 Nichols House Museum at 55 Mount Vernon St. was home to an early 20th-century family of artists and activists, along with their domestic staff. The house was preserved as a museum by Rose Standish Nichols, a pioneering woman landscape architect. It is furnished with an original collection, including works by the sculptor Augustus Saint-Gaudens, as well as furniture and textiles handcrafted by Rose and her sister Margaret. Tours are offered on Thursday through Saturday at 10 and 11 a.m., and noon; on Sundays at 11 a.m., noon, and 1 p.m.

For more information, tickets, and to register, visit: [nicholshousemuseum.org](http://nicholshousemuseum.org)

### UPCOMING EVENTS 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 Preparing for Your Medical Appointments on Wednesday, March 11, from 4-5 p.m.; Alzheimer's Disease and Dementia Caregiver Education Series: Building Foundations of Caregiving on Thursday, March 12, from noon to 1 p.m.; Aging and Skin Health: Supporting Healthy Skin Over Time on Monday, March 23, from 2-3 p.m.; Loneliness and Health: How Social Connections Impact Our Well-Being on Tuesday, March 24, from noon to 1 p.m.; and Managing Your Medicines with Confidence on Wednesday, March 25, from 4-5 p.m.

For more information, call the Blum Center at 617-724-7352.

### BHCA'S ANNUAL FUNDRAISER SET FOR MARCH 5 AT THE LIBERTY HOTEL

The Beacon Hill Civic Association's annual fundraiser, 'Bricks & Bubbles: A Celebration of Preservation,' is scheduled for 7 p.m. on Thursday, March 5, at The Liberty Hotel.

To purchase event tickets and learn about sponsorship opportunities, visit: <https://bhcivic.charityproud.org/EventRegistration/Index/26021>

### WECA MEETING SET FOR MARCH 12 AT WEST END NEIGHBORHOOD CENTER

The next meeting of the West End Civic Association (WECA) takes place on Thursday, March 12, at 6 p.m. in the West End Neighborhood Center on Thoreau Path

The guest will be Kairos Shen, Chief of Planning for the City of Boston. All West End residents are welcome to attend.

### COME PLAY MAH JONGG AT THE WEST END COMMUNITY CENTER

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

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

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

### MONTHLY LECTURE AT MGH RUSSELL MUSEUM

The Paul S. Russell, MD Museum of Medical History and Innovation at Massachusetts General Hospital invites you to its next walking tours and hybrid lecture. "Public Health and the Courage to Lead" will be presented by Robbie Goldstein, MD, Commissioner, Massachusetts Department of Public Health, on Tuesday, March 10, from 6-7 p.m., in person at 2 North Grove St., or on Zoom.

The history of public health in Massachusetts is a story of innovations. Leaders in this

new arena emerged early during the Revolutionary War and advanced significantly over the next 250 years. Join Commissioner Goldstein as he examines the trajectory of public health, research and treatment developments, as well as the state of public health across the country today.

To register for this free event (either in person or virtually), go to <https://mghmuseumpublichealth.eventbrite.com>. A Zoom link will be sent to all attendees closer to the event through your Eventbrite registration.

You can watch our previous museum lectures going back more than a decade at: <https://www.russellmuseum.org/lecture-archives-1>.

For more information about the museum and our upcoming events, visit <https://www.russellmuseum.org>.

### BOSTON WARD 5 DEMOCRATIC CAUCUS SET FOR MAY 30 IN WORCESTER

On Saturday, March 14, beginning at 9 a.m., the Boston Ward 5 Democratic Committee will host the 2026 Boston Ward 5 Democratic Party Caucus ("Caucus") to elect delegates and alternates for the 2026 Massachusetts Democratic Convention—which will be held on Saturday, May 30, at the DCU Center in Worcester.

The Caucus will take place at the Old South Church, 645 Boylston St., in Copley Square. Persons wishing to attend the Caucus may arrive beginning at 9am. This event is open to the public. However, only those persons who reside in Ward 5 and have previously registered to vote as Democrats, or are 16 years of age by Feb. 19, and have pre-registered to vote as Democrats, will be eligible to sign in to the Caucus and be permitted to vote and/or be elected as delegates, or alternates, during the Caucus.

Ward 5 includes Beacon Hill, Back Bay, Bay Village, Fenway and parts of Chinatown and the South End. You can check your voter registration status (and whether you live in Ward 5) at: [www.sec.state.ma.us/VoterRegistrationSearch/MyVoterRegStatus.aspx](http://www.sec.state.ma.us/VoterRegistrationSearch/MyVoterRegStatus.aspx).

### BHCA (from pg. 1)

our neighborhood. It's an evening of reconnecting, making new friends, and celebrating the community that makes Beacon Hill feel like home.

2. Because What We Protect Today Shapes Tomorrow

Every ticket supports the mission and work of the Beacon Hill Civic Association.

#### Your support helps us:

- Preserve the historic character of our streets and homes
- Advocate for thoughtful and appropriate development
- Maintain the historic fabric that makes this neighborhood special

3. Because Preservation Looks Even Better in Person

There is no better backdrop for a celebration of preservation than our venue, the beautiful The Liberty Hotel.

A stunning example of historic preservation done right, the former Charles Street Jail was transformed into the Liberty Hotel, one of Boston's most iconic spaces. It's proof that history and modern life can coexist beautifully when we care enough to protect what came before us.

Bricks & Bubbles isn't just a party. It's an investment in the future of Beacon Hill. See you there!

We'd like to thank all of our sponsors and raffle item donors. Without them, this event would not be possible.

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Yard-Aid

Upcoming Meetings & Events  
Meet & Greet - Monday, March 2nd, 6pm; 75 Chestnut  
Zoning & Licensing Committee - Wednesday, March 4th, 6pm; via Zoom

Board of Directors - Monday, March 9th, 7pm at 74 Joy Street  
Traffic & Parking - Thursday, March 12th, 6pm via Zoom

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

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# BHAC makes design progress on project proposed for Charles and Cambridge streets

By Dan Murphy

The Beacon Hill Architectural Commission unanimously denied without prejudice an ambitious redevelopment project planned for the site at the intersection of Charles and Cambridge streets, which is now home to CVS Pharmacy, during the commission's monthly public hearing held virtually on Thursday, Feb. 19.

The revised project proposes razing the existing single story structure to make way for a five-story, mixed-use building, with a "stepped-back" sixth-floor penthouse to conceal the enclosed mechanicals, said Eric Robinson, principal and



D. MURPHY PHOTOS

The building at the intersection of Charles and Cambridge streets, which is now home to CVS Pharmacy.

co-founder of Boston-based RODE Architects.

The side of the new building facing Cambridge Street would comprise a "very long cantilever" on the first five floors, said Rob-

inson, and it will have a varied window configuration featuring larger bay windows, along with a "curved piano shape" on the first floor. The Charles Street side would in contrast have narrower windows, he said, arranged in a more linear fashion.

"I envision this as a fully brick, sculptural building," said Robinson, adding that all of the windows would have a "setback window frame."

The new building's retail component, comprising one or two spaces, would be located mostly on Cambridge Street, he said.

Echoing comments made by William Young, a historic consultant on the project, Robinson said the project ultimately intends to "mend" that end of Charles Street, and to construct a "bold building befitting" of the site, which serves as the gateway not only to Beacon Hill but also to the City of Boston coming from Cambridge across the Longfellow Bridge into Charles Circle.

In an advisory review last March, the commission heard preliminary plans to replace the existing building at the intersection of Charles and Cambridge streets with a six-story, mixed-use building, including approximately 13 residential units.

The latest project iteration comes in response to comments raised by commissioners at that time, along with additional community feedback received, and both Chair Mark Kiefer and Commissioner Maurice Finegold commended the project team for making significant improvements to the proposed design.

Chair Kiefer instructed the applicant to "create a signage package that's consistent on this building," which would indicate locations and other instructions for future on-site signage.

Robinson responded: "We do want to manage the signage on this building for certain, and our client, Egeria, is lockstep with us



The Charles Street Meeting House.

on this."

The Egeria Group, an Amsterdam-based capital management firm, also owns the adjacent 151 Charles St., as well as The Whitney Hotel, located directly across the street at 171 Charles St.

Chair Kiefer put forth a motion to deny this design review application without prejudice to allow the applicant time to "make further refinements to the design in keeping with commissioners' comments from this evening"; it was unanimously supported by himself, Vice Chair Arian Allen, and Commissioners Finegold and Sandra Steele.

(Applications that have been denied without prejudice can return to the commission with some changes.)

Since a portion of the proposed building would still overhang the property line, the project would still also need a final approval from the city's Public Improvements Commission as well, noted Chair Kiefer.

In another matter, the commission unanimously approved as submitted a design review application for the Charles Street Meeting House to modify a pair of out-swinging, three-paneled doors facing Charles Street.

The set of doors serve as the second point of egress for Tatte Bakery and Café, which is expanding its existing retail space in the Meeting House into two unoccupied, adjacent storefronts, as well as the sole point of egress for the other remaining retail tenant, Kodomo, a children's clothing store, said Don Mills, the project architect.

The motion to approve this application as submitted, put

forth by Chair Kiefer, came with several provisos, including that the final design reflect a "no protrusion" option presented at the hearing, and that the final design be submitted to staff (Nicholas Armata) for final approval.

The commission unanimously approved a design review application as submitted for proposed new signage comprising a wood sign with carved lettering for Willie's, an incoming pizzeria to 20 Charles St., which will replace the recently closed Upper Crust pizza shop at that location.

Likewise, the commission unanimously approved a new blade sign and three new awnings emblazoned with the company logo for Sisley Paris Boutique's incoming shop on Charles Street.

Sisley Paris Boutique, which sells luxury skin-care products and cosmetics, intends to open a retail store in a street-level retail space at 31-33 Charles St. last occupied by Benefit Cosmetics Boutique & Browbar "sometime in June," said Jean-Raphaël Comte, manager in operations and financial development for the company, during the commission's last monthly public hearing held virtually on Jan. 15.

Likewise, the commission unanimously approved as submitted a separate design review application for 31-33 Charles St. to repaint the corner building's storefront portion on the first floor and ground level in jet black glossy.

In another matter, the commission unanimously approved a portion of a design review application for the installation

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# The Rose Kennedy Greenway Conservancy announces its 2026 winter programming lineup

Special to the Times

The Rose Kennedy Greenway Conservancy announced its 2026 winter programmatic lineup, featuring interactive light displays, seasonal attractions, and new family-friendly experiences designed to bring energy, wonder, and community to Downtown Boston throughout the cold-weather months.

Continuing the Conservancy's commitment to vibrant place-making year-round, this winter's programming transforms The Greenway into a playful, illuminated landscape where residents and visitors alike can explore, connect, and celebrate the season.

## WINTERACTIVE on The Greenway: Trumpet Flowers by Amigo & Amigo

As part of Downtown Boston Alliance's annual WINTERACTIVE exhibition, the Conservancy is excited to present Trumpet Flowers by acclaimed design studio Amigo & Amigo at Dewey Square through March 2026. Trumpet Flowers is supported by the Greenway Business Improvement District (BID), and features luminous, trumpet-shaped blooms inspired by vintage gramophones and musical instruments. The glowing

sculptures will create a warm and whimsical gathering place, inviting passersby to pause, interact, and experience art in an unexpected winter setting.

## The Frostival Ferris Wheel on The Greenway with Extended Carousel Hours

For the first time, the Greenway Conservancy plans to host a 76-foot gondola Ferris Wheel adjacent to the Greenway Carousel during the month of February 2026, as part of Meet Boston's city-wide winter campaign, Boston Frostival. The Frostival Ferris Wheel on The Greenway will offer riders sweeping views of Boston Harbor and the North End, adding a spectacular new winter attraction to Downtown Boston.

To complement the Frostival Ferris Wheel on The Greenway, the Greenway Carousel will extend its season through February, giving families another whimsical way to experience the park during Boston Frostival and enjoy harbor-inspired rides in the heart of winter.

Both the Greenway Carousel and the Frostival Ferris Wheel will feature complimentary community days courtesy of Highland Street Foundation, where riders both young and old can enjoy a spin on either attraction

for free.

The Carousel will be free to ride on Thursday, February 19, from 12 to 8 p.m., and the Ferris Wheel will be free to ride on Friday, February 20, from 12 to 9 p.m.

If your organization is interested in sponsoring a free day of fun, you can reach out to us at [eventproposals@rosekennedy-greenway.org](mailto:eventproposals@rosekennedy-greenway.org).

## Introducing the Greenway Winter Playway Map

This winter, the Conservancy will debut a new Greenway Winter Playway Map, designed to help families explore The Greenway and Downtown Boston even as temperatures drop and snow begins to fall. The playful guide will highlight winter-friendly routes, activities, and points of interest, encouraging children and caregivers to stay active and curious all season long. A limited number of printed copies will be available for a limited time at the Greenway Carousel, and families can also download a printable version via the link above.

## Winter Lights in the North End

To brighten the darker months, festive Greenway Winter Lights will return to the North End, sponsored by the



PHOTO COURTESY GREENWAY CONSERVANCY STAFF

The Frostival Ferris Wheel.

Greenway Business Improvement District (BID), transforming the park into a glowing evening destination. The illuminat-

ed displays will enhance the seasonal atmosphere and provide a

See GREENWAY Page 10

# Chef Girshman joins nine

Special to the Times

The nine restaurant is thrilled to welcome Kevin Girshman as the new Chef de Cuisine. Girshman will be joining the staff on March 3, from Chicago's renowned culinary scene. Girshman credits Marcos Campos as a pivotal mentor, having worked alongside him during openings and transformations at celebrated concepts such as Mama Delia—which rebranded from Black Bull—and the one-Michelin-starred Porto. His résumé also includes time at Michelin-starred standouts Oriole and Moody Tongue. After years immersed in French, Japanese, and Spanish cuisines—crafting bold flavors and unforgettable dishes—Chef Girshman brings passion, creativity, and a fresh perspective to our kitchen. Get ready for innovative menus, seasonal ingredients, and memorable dining moments at nine.

Located at the iconic 9 Park Street Place in Boston's historic



Kevin Girshman

Beacon Hill, nine is a neighborhood restaurant redefining fine dining. Guests can expect exceptional food and beverage paired with the highest standard of service in an inviting atmosphere. nine's approach to hospitality blends old-school fine dining values with a modern sense of accessibility and personality. The nine team does not view hospitality as just a service standard, but rather as a philosophy that they live by and incorporate into every aspect of the restaurant experience.

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# Downtown Boston records region's fastest office-market recovery rate

By Times staff

Downtown Boston is currently experiencing the fastest post-pandemic office market recovery of all primary office districts in the region, according to a new report released last week by the Downtown Boston Alliance (DBA).

The DBA service area, which comprises Downtown Crossing and much of the Financial District, recorded its sixth consecutive quarter of declining vacancy, according to the Newmark Q4 2025 Office Report. Since reaching its pandemic-era peak, the district's vacancy rate has improved by 3.3 percent. This recovery rate is more than double the 1.5 percent improvement seen in the Back Bay while also significantly outpacing Kendall/East Cambridge and elsewhere.

"The data is clear: Downtown Boston is recovering faster than any other major office hub in the area, and there is a palpable new

energy as more companies and workers enter the neighborhood more often," stated Michael J. Nichols, president of the DBA, in a press release. "Now, intuitively, the region's most accessible office district is also the most rapidly healing one from the scars of the pandemic."

Added Liz Berthelette, head of Northeast Research and National Life Science Research for Newmark: "Downtown Boston's office core is quietly putting together one of the most durable recoveries in the region, with the Downtown Boston Alliance area posting several consecutive quarters of improving fundamentals. Positive tenant movement from firms like HarbourVest and Schneider Electric, together with the steady repositioning of obsolete office assets to alternative uses, have meaningfully reduced vacancy and reinforced the appeal of the submarket. Looking ahead, the DBA area is poised to build on this momentum, as a

constrained development pipeline, ongoing office-to-residential activity, and strong, transit-oriented demand set the stage for continued strengthening of office market fundamentals."

The DBA area distinguished itself in the fourth quarter as the only submarket in the region, which also includes the Back Bay, Kendall/East Cambridge, and the Seaport District, to achieve a 'trifecta' of encouraging indicators, including simultaneous positive net absorption; declining vacancy; and increasing asking rents, respectively.

The completion of Winthrop Tower (with 812,000 square feet of now almost-entirely-leased Trophy/Class A+ office space) and the reinvestment of several property owners, including Synergy Investment at 101 Arch and DivcoWest at 1 Lincoln, also show the neighborhood is rapidly aligning with post-pandemic tenant demands.

Furthermore, 1.2 million

square feet of DBA-area office buildings are in the process of converting to other uses, including residential, hotels, and experiential retail, out of the 16.6 million square feet. Two projects are now complete, with another 15 "office-to-everything" conversion projects in the pipeline.

"We've always believed in the strength and resilience of Boston," said David Greaney, Chief Executive Officer of Synergy. "The latest Newmark report shows meaningful signs of stabilization downtown, and our recent acquisitions of 99 High and 101 Arch reflect our continued confidence in the city's resurgence and our commitment to shaping its next chapter. The fundamentals that make Boston exceptional - its world-class institutions, leading universities, and unparalleled talent base - aren't going anywhere. As innovation accelerates, particularly in AI and founder-led growth, we see Boston uniquely positioned

to lead, and we intend to invest alongside that momentum."

Other factors cited for the area's rapid recovery rate by tenants include its transit performance as subway ridership at DBA-area stations increased every quarter of 2025, surpassing 4.4 million rides in Q4.

Also, city-supported initiatives like Color Flows, Boston Blooms, and the DBA's Winter-active art exhibition, which drew 800,000 visitors in 2025, along with overall year-round programming, have helped boost the area's foot traffic toward a milestone of 3 million monthly.

Moreover, tenant interest has risen as city-sponsored programs, like the S.P.A.C.E. grant program and Creative Enterprises initiative and the DBA's own business-attraction efforts, have led to a 50-percent decline in retail vacancy.

# Licensing Board approves five liquor license upgrades for beer and wine applicants

Special to the Times

The Boston Licensing Board recently approved five applications from beer and wine licensees upgrading to non-transferable all alcoholic beverages licenses. The approved applicants include Life Time and Trident Booksellers in the Back Bay, Mi Pueblito Orient Heights in East Boston, and Little Sage and Pappare Ristorante in the North End. The Licensing Board will send the five applications to the Alcoholic Beverages Control Commission for investigation and final approval.

"These upgraded liquor licenses will strengthen our communities, connect our residents to more vibrant spaces and expand opportunities for our entrepreneurs," said Mayor Michelle Wu. "I'm thrilled for these businesses and continue to encourage restaurants to take advantage of this upgrade and apply for an available liquor license. As these businesses continue to grow and thrive, the City will continue to do all we can as a partner to make this process easy and convenient for businesses across neighborhoods."

As part of the Fiscal Year 2026 Massachusetts State Budget, the State Legislature gave municipalities across Massachu-

sets the opportunity to opt into legislation that allows licensees permitted to sell only wines and malt beverages to trade in their license for a non-transferable all alcoholic beverages license.

Mayor Michelle Wu introduced this legislation to the City Council, and on September 20, the City Council approved the adoption of this legislation. On October 21, the Boston Licensing Board held an informational hearing to receive public feedback from licensees and opened a public comment period, which closed on December 3. On January 8, the Board voted on the final regulations. The guidelines include eliminating the need for a community process for anyone who has already completed the process in the past two years. On January 29, the Board approved the first five beer and wine upgrades—these businesses were the first in Massachusetts to take advantage of this legislation.

"We are grateful for the opportunity the City is providing with the upgrade to an all alcohol license," said Courtney Flynn, Co-Owner of Trident Booksellers and Cafe. "As a family-owned small business for 40 years, we are always looking for ways to better serve our community. We believe this upgrade will provide a more robust exper-

ience for our customers, whether they are attending one of our events, hosting a private party, or dining solo. The license will help us continue to grow and maintain our place as a vibrant, welcoming space in the heart of Back Bay."

"This is exactly how the new legislation was intended to work," said Kathleen Joyce, Chair of the Boston Licensing Board. "We have created a pathway for existing beer and wine establishments to expand. We're pleased to see strong interest and will continue reviewing applications and moving them through the approval process."

The beer and wine upgrades, alongside the 2024 influx of new liquor licenses, enhance the City's ability to support diverse local entrepreneurs and boost economic growth.

After Mayor Wu and the Boston City Council filed a successful Home Rule Petition, Governor Maura Healey signed legislation on September 11, 2024, bringing 225 new liquor licenses to Boston. This batch was the single largest addition to Boston's liquor license quota since the end of Prohibition. With this influx, the City is able to support diverse local entrepreneurs and boost economic growth. Specifically, the legislation created:

195 zip code-restricted licenses (both all alcohol and beer and wine) in Charlestown, Dorchester, East Boston, Hyde Park, Jamaica Plain, Mattapan, Roslindale, Roxbury, South End, and West Roxbury, to be granted to the City over three calendar years

15 all alcohol licenses for community spaces, including non-profits, small theaters, and outdoor spaces

12 transferable all alcohol licenses

3 all alcohol neighborhood restricted licenses in Oak Square, Brighton

On December 18, the City of Boston Licensing Board approved the first three transferable all alcohol licenses. The Board approved applications from Ama, the new restaurant in Allston from Comfort Kitchen's Pearl & Law Hospitality Group; Leather District coffeeshop Gracenote; and Merengue Express in Mission Hill.

In total, the Board has approved over 60 liquor license applications. In early 2025, the Licensing Board approved 37 new liquor licenses. During the summer, the Licensing Board approved 21 neighborhood restricted licenses and three community space licenses. This fall, the Board approved four neigh-

borhood restricted licenses, and on December 18, approved the first three transferable all alcohol licenses.

Potential applicants—both for new licenses and those interested in upgrading beer and wine licenses—are encouraged to start the process as soon as possible. The Mayor's Office of Licensing and Consumer Affairs, the Office of Neighborhood Services, and the Office of Small Business staff will continue to support potential applicants. The City of Boston Licensing Board hosts virtual office hours addressing the liquor license application process. Applicants can also make a drop-in appointment with the Boston Licensing Board at City Hall, Room 809 by contacting 617-635-4170 or emailing licensingboard@boston.gov.

When reviewing additional applications, the Board will continue to factor in evolving neighborhood needs, market realities, the strength and sustainability of an establishment's business plan, and the applicant's ability to further economic growth for surrounding businesses.

Learn more about applying for a liquor license or upgrading an existing license on the Licensing Board website.

# Winning proposals of the participatory budgeting initiative announced

Special to the Times

Mayor Michelle Wu and the Office of Participatory Budgeting (OPB) announced the winning projects of the second cycle of the Participatory Budgeting Initiative, “Ideas in Action.” The eight winning proposals reflect priorities identified and selected by Boston residents and will direct \$2.2 million in community-driven investments across the City.

The winning proposals include: Immigrant Legal Defense Fund, Neighborhood Fresh Food Access Initiative, Bridging the Gap: Assistance for Housing Stability, Immigrant Career Pathways: Bridging Language and Employment, Green My Block, Workforce Training Programs Focused on Trades, Youth Financial Literacy and Empowerment Workshops, and Small Business Development Resource Program.

As part of the participatory budgeting process, residents submitted ideas for how the City should allocate \$2.2 million. Community members then helped shape and refine proposals alongside city staff for the voting phase. Following a public

voting period, residents selected the projects that will receive funding beginning the spring of 2026.

“Participatory budgeting continues to demonstrate what is possible when residents have a direct voice in shaping Boston’s future,” said Mayor Michelle Wu. “The projects selected this year reflect our communities’ focus on housing stability, immigration support, workforce opportunity, youth empowerment, small business growth, and climate resilience. We are grateful to every resident who participated and look forward to implementing these investments across our neighborhoods.”

Participatory budgeting was established following voter approval of a ballot measure in 2021. Mayor Wu and the Boston City Council adopted the ordinance establishing the office in 2023. Each year, funding from the City’s operating budget is invested in one-time and non-recurring community-driven projects across Boston.

The process is open to all Boston residents aged 11 and older, regardless of citizenship status. Voting is available in multiple languages and accessible both

online and in person, with outreach conducted in partnership with community-based organizations and City departments to ensure broad participation. This cycle, a total of 4,841 votes were collected from residents across the city.

“Through collaboration with community partners, guidance from the Office’s External Oversight Board, and partnerships with City departments, we worked to build on the success of the inaugural cycle and strengthen accessibility and equity in this second round,” said Renato Castelo, Director of the Office of Participatory Budgeting. “We look forward to advancing implementation to ensure these investments are delivered effectively and translate into measurable progress across the city.”

Each of the eight winning proposals will receive dedicated funding, and relevant departments will oversee its implementation. Details on each proposal are to the right.

The Office of Participatory Budgeting will work with the lead departments on next steps for implementation later this year.

The Office of Participatory

Rank	Votes	Proposal	Funding	Lead Department
1	3733	Immigrant Legal Defense Fund	\$400,000	Office of Immigrant Advancement
2	3035	Neighborhood Fresh Food Access Initiative	\$500,000	Office of Food Justice
3	2805	Bridging the Gap: Assistance for Housing Stability	\$200,000	Mayor’s Office of Housing
4	2091	Immigrant Career Pathways: Bridging Language and Employment	\$300,000	Office of Workforce Development
5	1930	Green My Block	\$100,000	Office of Green Infrastructure
6	1661	Workforce Training Programs Focused on Trades	\$300,000	Office of Workforce Development
7	1556	Youth Financial Literacy and Empowerment Workshops	\$250,000	Center for Working Families
8	1202	Small Business Development Resource Program	\$150,000	Office of Small Business

Budgeting (OPB) provides an official point of entry for Boston residents to contribute to the City’s budget process. OPB continues to advance its mission by furthering public engagement and direct democratic

involvement, building collective capacity on issues of racial and social justice, and aligning with the City’s goal of achieving and embedding equity and inclusion into City practices.

## BHAC (from Page 4)

of new vestibule lights and new mailboxes at 105, 107, and 109 Charles St., respectively, with a proviso that the color and lettering of the new mailboxes match those of the existing intercom systems as closely as possible.

The commission simultaneously denied without prejudice another portion of application that proposed relocating the HVAC equipment and leader lines at the rear elevation of 107 Charles St. to allow the applicant time to explore an option where all the lines are bundled together and left uncovered, as well as another option where the covering for the conduits is a darker color that more closely resembles the color of brick to better obscure it from sight.

The commission unanimously approved as submitted a design review application to replace the wall and blade signs at Blank Street, a coffee shop at 282 Cambridge St., to reflect the company’s new branding colors (i.e. from black to green), as well as to omit the word ‘coffee’ to

reflect the new, amended company name. The same hardware will be reused in the installation of the new sign, said the applicant.

Per a design review application for 14 Beacon St., the commission unanimously approved as submitted the proposed replacement of nine severely deteriorated marble spandrel panels with matching cast stone.

“We have to do something this year for safety reasons,” said Scott Winkler, the project architect, adding that using real marble would entail a much-more costly and lengthy process.

Chair Kiefer noted the commission had previously approved design review applications in which cast stone was used to replace damaged or missing ornamental details, “though in those cases the original elements were usually made of brownstone.” He also mentioned that the panels in question are located high up, and that they are located some distance from the street.

The motion to approve this application came with a proviso that one new panel be constructed and inspected by staff; that staff can inspect any additional panels prior to installation; and that if staff isn’t entirely satisfied with the results for any reason, the matter can be sent back before the full commission for further deliberation.

The commission unanimously approved as submitted a design review application to install a new vent within the front-door vestibule at 43 Bowdoin St., with a proviso that shop drawings showing exact dimensions, as well as proposed materials and colors, be submitted to staff prior to installation.

The commission also unanimously approved a design review application to repaint the existing primary and secondary front entry doors and window shutters at 4–6 Lime St. The existing painted finish is black, according to the applicant, while the proposed new color is Amish Green (DHC 094).

## ALTMAN (from pg. 1)

(later United Press International).

Credited for being the first female radio talk-show host in Boston, Ms. Altman later moderated her award-winning ‘Generation’ talk show on WRKO-AM and WROR-FM. She also wrote for Life and People magazines, among other publications, during her illustrious career in journalism.

In 1988, Ms. Altman founded the Rose Brigade, which is sponsored by the Friends of the Public Garden and works in collaboration with the Boston Parks and Recreation Department. The group cares for the park’s four rose beds that span 4,150 square feet and consist of around 280 bushes from mid-March through early December and every Tuesday during the summer months.

“China showed us that beauty thrives when people care enough to show up, rain or shine, season after season,” said Liza Meyer, president of the Friends group,

in a statement. “Through every volunteer she inspired and every rose she lovingly tended, she reminded us that community is built one moment at a time. As we mourn her loss and celebrate her life, we will honor her legacy through the continued work of the Rose Brigade and by creating opportunities for people to feel more connected to their parks and to one another.”

Ms. Altman admitted she knew nothing about roses at the time of the Brigade’s inception but soon began to become more knowledgeable after spending countless hours exploring the subject at the Copley Branch of the Boston Public Library.

“I loved doing the research – I am a nerd -- and I even wrote myself a report on how to do it,” Ms. Altman told this reporter in 2017. “And of course, my research has continued all these years, from many sources, and most of all from the roses themselves.”

## BEACON HILL WOMEN'S FORUM HOSTS GUEST SPEAKER MEREDITH GOLDSTEIN

Photos & Story by Marianne Salza

Associate editor for The Boston Globe, Meredith Goldstein, presented "Love in the Modern Age: Insights from an Advice Columnist" during the February 10 Beacon Hill Women's Forum at The Union Club of Boston. The feature writer shared her relationship perspectives, and how her work has changed in this digital age since she began her "Love Letters" column, and later, podcast, in 2009.

"Opinions I have have radically changed. Back then, I was like, 'Be polite. You can't ask someone out by text,' and now I would say, 'Call them? They're going to think there's an emergency,'" exclaimed Goldstein. "The boundaries and the way people talk have changed so much."

Born in New Jersey and raised in Maryland, Goldstein attended Syracuse University, where she met many people with ties to Boston. Their love for their home, and investment in the city's news coverage attracted Goldstein.

At the difficult time when Goldstein began her journalism career, organizations were starting to shrink; but she convinced The Boston Globe of the value in the topic of love. For hundreds of years, advice columns have been historical commentary on the dynamics of domestic life and relationships.

"Love Letters" was one of the first features in The Boston Globe to be reverse published: questions were posted and commented on first, and then published in print.

"The internet is a meaner, scarier place now, but it can also be wonderful," admitted Goldstein. "2009 was a beautiful time. When we first started 'Love Letters' I would post a question,

and people would comment, but we were manually approving the comments. Then it became automated. Some days I think we should go back."

The "Love Letters" storytelling podcast highlights the unique experience of individual stories and has become popular, with the majority of listeners being women between the ages of 25-45. Fifty-percent or more of guest speakers are coupled, but some are single. Goldstein hopes to share a broad range of stories from people of all ages.

"I think couples are looking for virtual community through a podcast, a parasocial relationship with people they don't know, and answers on how to keep their lives bigger," said Goldstein.

Considering the comments that she receives from wives mentioning that "Love Letters" is the first column their husbands read in the morning, and from men who do not yet accept themselves as her demographic, Goldstein estimates that readers of her column are predominantly

male between the ages of 55-70.

"This excites me," embraced Goldstein. "I also think there's some sexism and misogyny. I think, back in the day, there was

some assumption that it wasn't important. In 2026, I don't face that anymore. I think everybody at The Boston Globe thinks there are more important things than

'Love Letters' but understands how love and how we love each other is tied to everything."

Topics range from the loneli-

See BHWF Page 9



Beacon Hill Women's Forum members gathered at The Union Club of Boston for the February 10 presentation by Boston Globe reporter, Meredith Goldstein.



Meredith Goldstein, feature writer for The Boston Globe's "Love Letters" column and podcast, describing love in the digital age.



Julie Madjar, Mary Beth Kelley, Meredith Braunstein, and Mimi Sun.



Linda Blessing, Meredith Braunstein, and Perla Fernandez, BHWF Vice President and Graphic Designer.



New BHWF members, Jen Corapi, Kaitlyn Bricker, and Jackie DiPersio.



Grace Lee, BHWF Program Co-Director, and Ying Cao.

**BHWF** (from pg. 8)

ness epidemic, health insurance laws, public policy, and finances, to break-ups and lessons learned, as well as gender, infidelity, relationship structure, privacy, happiness, and the search for love.

“I happen to think there’s a ‘Love Letters’ story on every person’s beat,” said Goldstein, who compared the week leading up to Valentine’s Day to her Super Bowl.

Goldstein recalled having read an early 20th century Yiddish advice column based in New York. Some issues, like suddenly stopping communication – referred to as ghosting today – are relatable at any time in history.

Social media-related problems; however, are different. With the prominence of remote work, people often have difficulty connecting.

“Feeling lonely because the internet tells you you are lacking is a problem,” Goldstein stressed. “When apps became the primary way people were dating, what I saw was a level of dating fatigue that I felt was like a health condition. People would say to me, ‘I’m so tired, but I feel like if I don’t swipe all night, I could be missing someone.’”

Goldstein, who has been reporting on love for 17 years, considers herself to be a more passive advice columnist who will ask a guest how he or she feels about a relationship, basing her response on the fragment of relationship information she receives.

“Universally, loss is horrible. Grief is hard,” Goldstein explained about a common theme she observes. “A lot of people now don’t know if they’re doing okay. This has long been a thing. There’s not a lot that celebrates what we have, and that can skew our perspective of all the great things we have.”

In addition to her successful “Love Letters” column, Goldstein – who lives in Boston with a collection of romance books and a cotton candy machine -- is the author of young adult novels, “Chemistry Lessons,” and “Things that Grow,” as well as the memoir, “Can’t Help Myself: Lessons and Confessions from a Modern Advice Columnist.”

Read or submit to Meredith Goldstein’s “Love Letters” column by visiting [Boston.com/LoveLetters](http://Boston.com/LoveLetters).



Meredith Braunstein, Perla Fernandez, BHWF Vice President and Graphic Designer, Janine Jay, BHWF Co-President, and Rachel Von Neida, BHWF Vice President & Special Events Co-Director.



Linda Blessing, Maryellen Callanan, BHWF Book Group Co-Director, and Dina Yorke.



Danielle Bodley, Pam Bugbee, Sarah Perry, Sharon Cantor, and Annie Newman.



Grace Lee and Nancy Chabot, BHWF Program Co-Directors, with speaker, Meredith Goldstein, and Janine Jay, BHWF Co-President.

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**“Who Were Saint Patrick, and St. Brigid of Kildare?”**

On March 5<sup>th</sup> at 6:30 at the Charlestown Branch Library, Professor Richard Kearney will explain.

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# More snow shoveling? Don't let blizzard cleanup blow out your back

## Tips you may not know to avoid injury when shoveling back-to-back snowstorms

Special to the Times

Winter is here with a vengeance, and at this point in the season a lot of shovelers are already feeling it in their aching backs and other body parts. Those living along the East Coast who are experiencing the bombogenesis blizzard are surely dreading cleanup after yet another winter storm. To avoid putting too much stress on the body, an expert at the University of New Hampshire offers some little-known tips on how to stay physically safe when digging out.

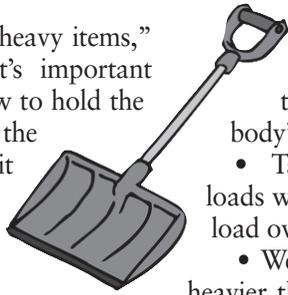
Storm after storm, repetitive shoveling can take a toll on not only the back but also the knees, shoulders, wrists and heart. To avoid any serious injuries, Dain LaRoche, professor of kinesiology and associate dean for research at UNH, shares some do's and don'ts that you may not know to stay physically safe at any age.

"While it seems simple, shoveling is actually a deceptively high-risk task, similar to other occupational tasks that require

frequent lifting of heavy items," said LaRoche. "It's important to be aware of how to hold the shovel, how to lift the snow and to take it slow."

Here are some things most people don't realize:

- The Shovel:
  - The shovel head should be kept as close to the body as possible to reduce impact on the lower back.
  - Try to keep the torso as vertical as possible and lift with the legs.
  - Ergonomic shovels that have a bend allow the shovel head to be closer to ground and can help minimize bending.
  - How to Shovel:
    - Pushing snow is better than lifting.
    - Avoid twisting to throw snow sideways, try to shovel snow straight ahead.
    - Try to minimize how high you lift the snow which can increase the workload on back and shoulders. Avoid lifting above the waist.



- Swap arms periodically to distribute the weight across the body's muscles.
- Taking smaller shovel loads will reduce the muscular load over time.
- Wet snow is significantly heavier than fluffy dry snow so take smaller 'bites' on the shovel to keep the load manageable.
- Warm up:
  - Ease into shoveling until muscles warm up - muscles and tendons are less elastic when cold and may be more susceptible to injury.
  - Wearing proper clothing is important to prevent overheating, sweating and causing additional strain on the cardiovascular system. Layer and remove layers as you get warm, put them back on if you get cold.
  - Take a Break:
    - Be sure to take breaks. If there is a lot to shovel, break it up into sections.
    - Stop when feeling fatigued, strained or weak - when mechanics might be compromised.
    - Heed Heart Warnings:

• Stop shoveling If you feel lightheaded, have chest pains, irregular heartbeat, dizziness, shortness of breath, joint pain or other significant discomfort.

• Shoveling is heavy work that people may not be used to and can cause increased stress on heart, lungs and muscles.

"Shoveling makes the heart work harder because the upper body is doing intense effort while the lower body stays mostly still, which can cause blood to pool in the legs," said LaRoche.

This elevated demand underscores the importance of taking precautions during extreme winter weather events, particularly for individuals with underlying health conditions. Overall, LaRoche reminds that ideally people should engage in strengthening, stretching and cardiovascular exercises throughout the year to stay healthy and help condition the body so shoveling is not so burdensome.

LaRoche has expertise in physiology, biomechanics, technology and human performance.

His work bridges fundamental discovery with real-world application, examining how exercise and technology can enhance health and functional capacity across the human lifespan, from optimizing elite athletic performance to promoting mobility, independence, and vitality in older adults.

The University of New Hampshire inspires innovation and transforms lives in our state, nation and world. More than 15,000 students from 50 states and 87 countries engage with an award-winning faculty in top-ranked programs in business, engineering, law, health and human services, liberal arts and the sciences across more than 200 programs of study. A Carnegie Classification R1 institution, UNH partners with NASA, NOAA, NSF, and NIH, and received over \$250 million in competitive external funding in FY24 to further explore and define the frontiers of land, sea and space.

### GREENWAY (from pg. 5)

welcoming backdrop for winter strolls, neighborhood visits, and after-dinner walks through the city.

The REDNOSE Holiday Lights & Decor team installed the lights in the park and used more than 3,000 bulbs to illuminate the pergolas in the North End! The lights will be on view through February 23.

"We hope these winter programs inspire families to bundle up and rediscover the beauty of our city's green spaces," said Eileen Ong, Director of Pro-

grams and Outreach at the Rose Kennedy Greenway Conservancy. "The Greenway becomes something truly special in winter, and these fun, festive experiences invite people of all ages to explore, play, and make memories together."

#### Discover The Greenway in Every Season

While many associate The Greenway with warmer months, the park remains an inviting destination all winter long. Visitors can enjoy the unique beauty of

the Conservancy's gardens as they transition into dormancy, revealing winter interest such as evergreens, textured seed pods, ornamental grasses, and vibrant pops of color from winterberry and holly bushes that attract birds throughout the colder months.

Open lawns across the park also provide space for spontaneous winter fun, from snow play to peaceful seasonal strolls after a fresh snowfall.

No matter the weather, The Greenway offers visitors countless opportunities to explore and engage with Public Art, and this winter is no exception. In Chinatown, Misa Chhan's Year of the Snake is on display, encouraging visitors to reflect on the themes of legacy and resilience of Cambodian diasporic communities, as well as a series of flags featuring the Chinese character fu, meaning 'blessing' and 'luck'. Chhan's installations are on display through the end of January 2026.

In Dewey Square, Jewery Gibson's your spirit whispering in my ear continues to shine bright in the heart of downtown Boston

with its brilliant colors and geometric designs. Featuring the artist's own handwritten text and a series of found objects from his materials archive, the mural invites viewers to find inspiration in past and present generations, the planet, the universe, and all living things surrounding us. Gibson's mural is on display through April 2026.

Farther north, near the intersection of Atlantic Avenue and Seaport Boulevard, Ja'Hari Ortega's Big Hoops to Fill continues to delight park goers both young and young at heart, and remains open throughout the winter months, paying homage to the door knocker bamboo hoop earrings popularized in the 80s and 90s. This working swing set is a tribute to the themes of rest and play and an invitation to reclaim recreation and relaxation as a practice of radical care. Ortega's installation is on display through October 2026.

In addition, a lighting and pathways improvement project led by MassDOT is currently underway and will continue over the next several weeks. These enhancements will improve vis-

ibility, safety, and accessibility throughout the Dewey Square and Fort Point Channel areas of the park, creating a brighter, more welcoming experience for winter visitors.

#### Stay Connected

Please note that all programming is subject to weather conditions and final permitting. The Conservancy's calendar is updated regularly with the latest information. Follow the Greenway Conservancy on Facebook and Instagram (@rosekennedygreenway) and sign up for the weekly e-newsletter to stay informed.

The Rose Kennedy Greenway is a contemporary public park in the heart of Boston and one of the most visited attractions in the Commonwealth, welcoming millions of visitors annually. The Greenway is managed by the Greenway Conservancy, a non-profit responsible for the care and activation of the park. The majority of the Conservancy's annual budget is made up of generous community donations that help cultivate a gathering space where all are welcome and celebrated.

## OBITUARIES

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# Wu backs Ed Markey for Senate, praising record of delivering for Boston

Special to the Times

Boston Mayor Michelle Wu announced her endorsement of Ed Markey for re-election to the Senate, citing his unwavering leadership, progressive vision, and record of delivering for the city of Boston.

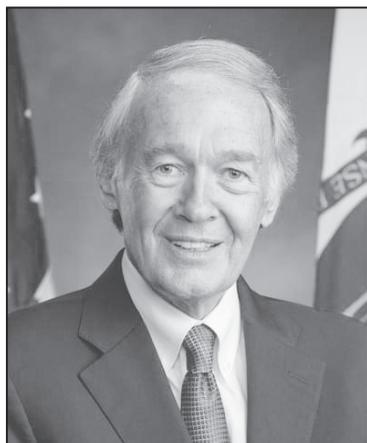
“Senator Markey has been a longstanding partner for Boston families, standing strong on our values and delivering results by bringing resources and solutions,” said Boston Mayor Michelle Wu. “He is a bold leader on national issues like climate, health care, and economic justice, while also delivering reliable and responsive constituent services for residents every day.



Mayor Michelle Wu

I am grateful for our continued partnership here in Boston and pleased to endorse him for re-election.”

Since Mayor Wu took office,



Senator Ed Markey

Senator Markey has worked hand-in-hand with her administration to deliver major federal investments to Boston – strengthening transit infrastruc-

ture, including \$472 million to replace the North Station Draw One Bridge and modernize rail capacity at North Station, advancing clean energy and climate resilience efforts, supporting improvements in Franklin Park, and backing neighborhood initiatives that serve working families and young people. In partnership with Mayor Wu, Senator Markey and Congresswoman Ayanna Pressley introduced the Freedom to Move Act to build on Boston’s fare-free transit pilots.

“Mayor Michelle Wu is one of the boldest and most visionary leaders in America today. I am deeply honored to earn Michelle’s endorsement,” said

Senator Ed Markey. “Michelle leads with courage, clarity, and compassion – always putting working families first and never backing down from a tough fight. Michelle and I don’t just share values – we deliver results. From confronting the climate crisis to protecting our immigrant communities, to expanding affordable housing and building a city where every neighborhood can thrive, she is shaping the future of Boston with urgency. Together, we will continue to fight back against Donald Trump’s chaos, protect our neighborhoods, and make sure Boston stays No. 1 – in innovation, in equity, and in opportunity.”

## LETTERS (from Page 2)

sition and beyond, our staff – in partnership with the Board – will continue to focus on bringing the community together through high quality, fun, and inclusive activities.

As we begin our 60th year of operations, we – along with supporters like you – will continue to work together in partnership to preserve and strengthen our organization and our community offerings for generations to come.

Meanwhile, if you have any questions, please feel free to reach out to Board co-presidents Lisle Albro (lisleleonard@gmail.com) or Aaron Sawchuk (aaron@beechwoodcapital.com).

In community,  
The Hill House Board of Directors

## HILL HOUSE IS WELL POSITIONED FOR ITS NEXT CHAPTER

Dear Hill House Supporter,

After thoughtful consideration and personal reflection, I have decided to step down as CEO of Hill House, effective April 3.

When I joined Hill House in December 2024, I stepped into a moment that required focus, discipline, and care. Now, 14 months later, I am deeply proud of what we have accomplished together.

Hill House is well positioned for its next chapter because of the progress we’ve made this year – from making capital improvements to launching new and innovative programming to growing scholarship and spon-

sorship opportunities through our new corporate sponsorship programs and the Hill House Partners Giving Circle. This organization is very fortunate to have such a committed Board and talented team, each of whom are focused on the organization’s long-term stability and impact. And at the heart of all of this work is something simple and enduring: the joy of serving children and families. The energy, curiosity, and promise of the young people who walk through our doors each day remind us why this work matters and why Hill House’s mission continues to resonate so deeply with so many people.

I am confident that Hill House’s mission remains at the center of every decision being

made, which is why it will continue to serve families and the broader community with excellence for many years to come. In addition, Hill House continues to be buoyed by its strong partnerships in the community, including the Beacon Hill Civic Association, the Esplanade Association, and the Friends of Teddy Ebsersol Red Sox Fields, among others.

As we look ahead to the next few months, I remain committed to supporting a smooth transition and will be staying on in a consulting capacity to assist the Board and leadership team through summer 2026.

Thank you for your continued partnership, trust, and belief in Hill House.

Katherine Snider

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## FRESH AND LOCAL

## Eat your roots

By Penny &amp; Ed Cherubino

This column began as guidance on eating seasonally by including lots of root vegetables in your winter menus. Then Ed suggested we also include the ties that many cultures have to specific root vegetables.

He was right. His Italian family never included rutabaga in their meals. However, it was often on the tables of Penny's Irish family, and it was a must for holiday meals. Moreover, her family often referred to it as "Swede."

## Familiar Roots

You may not have considered how many of your food choices come from family history. Most of us have a few universally loved roots in our pantry: potatoes, carrots, onions, garlic, beets, and sweet potatoes, which are having their moment in the sun.

If you have Asian ancestors, your supplies might include ginger, galangal, turmeric, ginseng, water chestnut, lotus root, and

daikon.

Climate and growing conditions often make root vegetables a staple in a given area. In Eastern Europe and the Scandinavian countries, ancestors survived on what they could grow and store for their diets. Those diets are heavy in potatoes, turnips, parsnips, and beets.

Some tropical cultures embrace cassava, jicama, yams, and salsify. Without realizing it, you may be using other root preparations like arrowroot, tapioca, and horseradish.

## New Flavors

Shopping trips to supermarkets and stores catering to other cultures have enabled us to try Jerusalem artichokes, kohlrabi, rutabaga, turnips, celeriac, parsnip, and burdock. Some of these are popping up in traditional produce sections, making it easy to buy a sample to add variety to your winter roots.

## Root Preparations

We most often roast, boil, and

mash our root vegetables, or add those that can be eaten raw, such as radishes, carrots, turnips, rutabaga, kohlrabi, and celeriac, to slaws and salads.

However, as you venture into unfamiliar territory, check because some roots, such as cassava, are toxic unless cooked properly. Cassava, like many roots, has multiple names. Some people know it as yuca, manioc, mandioca, and tapioca.

You might introduce new root combinations, such as mashed potato and rutabaga. We use this to top baked dishes like shepherd's pie. And the next time you make coleslaw, consider enhancing the celery flavor with celeriac and adding color and tang with radishes and shredded daikon.

In soups and stews, root vegetables add bulk, nutrition, and color. Cut a new root to a size that will cook at about the same time as your carrots and potatoes, or add a new flavor, such as fennel, to the base of onions and



Rutabaga is a root vegetable we always keep on hand for soups, stews, or as a mashed side dish.

celery as you sauté them.

Roasted whole potatoes and sweet potatoes serve as the base for a meal when we stuff them with everything from canned beans and sausage stuffing to leftovers.

## Ancestral Dialogue

In Food and Wine, Chef Kevin Gillespie explained how a trip to Scotland changed his attitude toward cooking. "It reframed my cooking not as personal expression, but as ancestral dialogue. To be a future ancestor, I realized, is to carry forward not only one's own story, but the stories of those who endured, adapted, and

fed others before us."

As you choose the root vegetables and recipes to cook, share the stories of your personal connection to some of them with your friends and family. If, like us, you love learning about other food traditions, expand your selections to include those of other cultures and pass them forward as well. Cooking and dining can be a form of armchair travel and mini-adventures into history and the unknown.

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

## Boston nonprofit awarded \$1.5 million to link high school learning opportunities to in-demand careers

Special to the Times

EdVestors, a longtime Boston-based school improvement nonprofit organization, announced it has been awarded \$1.5 million to strengthen its city-wide effort to scale career-connected learning opportunities and deepen students' sense of purpose, belonging, and social capital. The grant is made by the Pathways Impact Fund, a national initiative of StriveTogether.

"Boston's young people bring tremendous assets, and it is our responsibility to help them see and pursue the full range of opportunities available," said Marinell Rousmaniere, CEO of EdVestors. "This investment strengthens our collective work across our city to connect students' talents and interests to real-world pathways and expand access to experiences that open doors after high school."

Anchored by over two decades of partnership with Boston Public Schools (BPS) and backed by a growing body of research, EdVestors is a critical local connector focused on driving the

systems-level alignment needed to put BPS's 46,000 students on a path to economic mobility. Core to EdVestors' strategy is the recognition that students need not just skills but experiences to help them make informed choices and build connections to put those skills to work after high school. Through the New Skills Boston network, which EdVestors facilitates, enrollment in pathways programs, including health care, life sciences, and business finance has doubled in the last five years, and nearly half of the BPS Class of 2024 completed an internship by graduation.

Over the next three years, EdVestors will expand access to high-quality career pathways for thousands more Boston students while strengthening advising, career-connected learning, and accelerated coursework across the system. Working with key partners, EdVestors will support deeper student engagement and stronger postsecondary transition supports, so more young people enroll in and complete college or career training.

"EdVestors has been a valued

partner to Boston Public Schools for more than two decades, helping us strengthen the citywide partnerships that ensure our students graduate prepared for college, career, and life beyond the classroom," said Boston Public Schools Superintendent Mary Skipper. "This continued support advances our shared commitment to expanding access to meaningful, career-connected learning experiences so every BPS student can discover their path and pursue their goals with confidence."

This grant award to EdVestors is part of the Pathways Impact Fund's \$7.5 million commitment to regional intermediaries working to scale high-quality pathways across five states. Backed by several of the nation's largest philanthropies, the Fund's strategy focuses on ensuring that more young people have access to high-quality advising, accelerated coursework, and career-connected learning that lead to purposeful pathways and economic mobility.

"EdVestors understands that pathways aren't just about career

skills—they're about helping young people discover who they are and who they can become," said John Garcia III, executive director of the Pathways Impact Fund. "We're investing in their continued growth because this is exactly the kind of coordinated, student-centered approach we believe can transform pathways work across the country."

EdVestors' mission is to advance equitable, meaningful education that prepares every Boston student to activate their power and shape their future. EdVestors is a school improvement organization that combines strategic investments, content expertise, and collaborative implementation to drive system-level impact in Boston schools. EdVestors works at the classroom, school, and district level, serving as a connector that partners across sectors, a champion that shines a light on the bright spots in Boston schools, and a catalyst for systems change. Since 2002, EdVestors has raised and invested over \$57 million in school improvement efforts. Learn more at [www.edvestors.org](http://www.edvestors.org).

org.

About Pathways Impact Fund  
The Pathways Impact Fund, backed by several of the nation's largest philanthropies, is a national effort to ensure more young people are on pathways with purpose, gaining the experiences beginning in high school that build momentum to fulfilling, well-paying careers and economic mobility.

StriveTogether is a national network of community partnerships that bring together neighbors, including youth and families, nonprofits, businesses, schools and more, to work toward a future where youth can thrive in their communities. Cradle to Career Network members change the way their communities work together by building connections, sharing resources and using data to put more young people on a path to economic mobility. Our work helps young people meet seven key life milestones so that they have the opportunities they need to reach their goals, and, ultimately, thrive. Learn more at [StriveTogether.org](http://StriveTogether.org).

## REVOLUTIONARY SPACES INVITES THE PUBLIC TO ITS MARCH EVENTS

Special to the Times

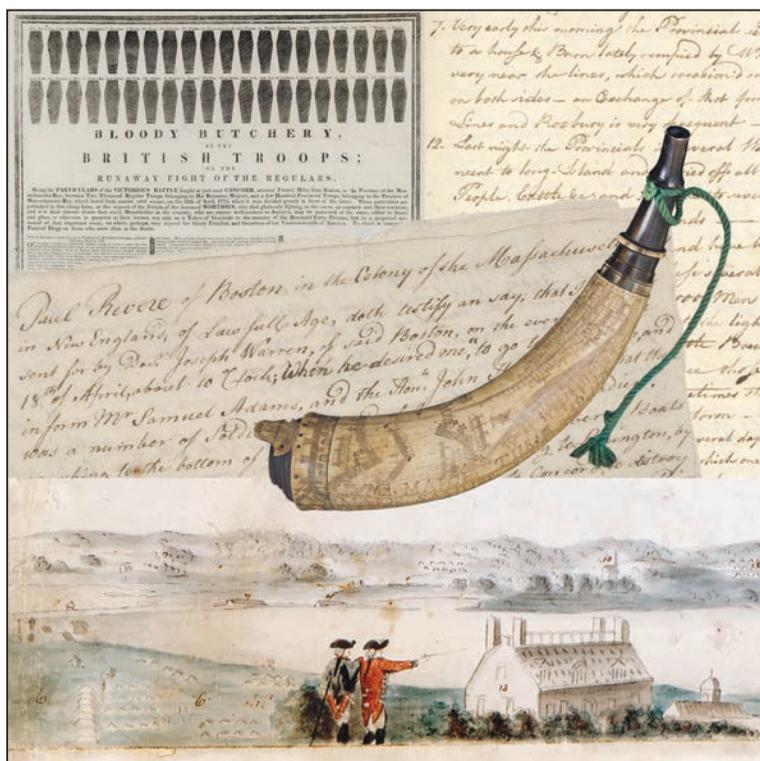
Revolutionary Spaces invites the public to its March events at the Old State House and Old South Meeting House. Please find details below, and I'm happy to coordinate interviews.

Sunday, March 1 & March 8 – Boston Family Days (Free Admission) – In partnership with Mayor Wu's Boston Family Days, free admission for Boston school-aged children and up to two guests on the first and second Sundays of the month. Register online at <https://www.boston.gov/family-days-signup#/forms>.

Wednesday, March 5 | 10:30 AM – Crispus Attucks Day & 256th Anniversary of the Boston Massacre – Public wreath-laying ceremony at the Boston Massacre commemorative plaza outside the Old State House honoring the five men killed on March 5, 1770. For more info, contact [info@revolutionaryspaces.org](mailto:info@revolutionaryspaces.org).

Saturday, March 14 | 10:30 AM–2:30 PM – Hands-On History Day: 250th Anniversary of Evacuation Day – Family-friendly activities at both historic sites, including crafts, games, gallery talks, music, and more. Included with general admission; free for children 12 and under.

Sunday, March 21 | 9–10 AM – Sensory-Friendly Mornings at the Old State House – Early-access hour at the Old State House with adjusted lighting and sound, limited attendance, and hands-on activities for visitors who benefit from a quieter museum experience. Register online at



<https://revolutionaryspaces.org/visit/sensory-friendly-mornings/>.

All Month – The Road to Revolution is a new exhibition at the Old State House, developed

with the Massachusetts Historical Society, featuring a rare 1776 printing of the Declaration of Independence. On view through January 2027.



### Old North Illuminated presents “Puritan New England... 2026?”

Join Old North Illuminated for an engaging online conversation with historian Lori Rogers-Stokes exploring what modern-day New Englanders inherit from the Puritans. Set for Wednesday, March 25, from 7 to 8:30 p.m., this virtual event will examine how the religious movement most closely associated with New England shaped the region in lasting ways. While the English religious group known as the Puritans migrated to South America, the Caribbean, and Canada, it was in New England that their culture became both well-defined and dominant. Centuries after the last Puritan lived here, their influence continues to echo across the region. Dr. Rog-

ers-Stokes will highlight three important ideas from the 17th century that New Englanders are still practicing today, inviting participants to reconsider the enduring legacy of these well-known but often misunderstood people. The program is part of Old North Illuminated's ongoing commitment to public history and community dialogue. This virtual event is accessible with a donation of any amount to support Old North Illuminated, the nonprofit that stewards Old North Church Historic Site. The 2026 Speaker Series is brought to you in part by HUB Town Tours. To register, please visit: <https://www.oldnorth.com/events/>.

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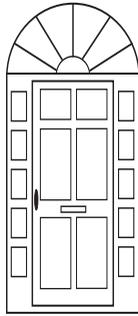
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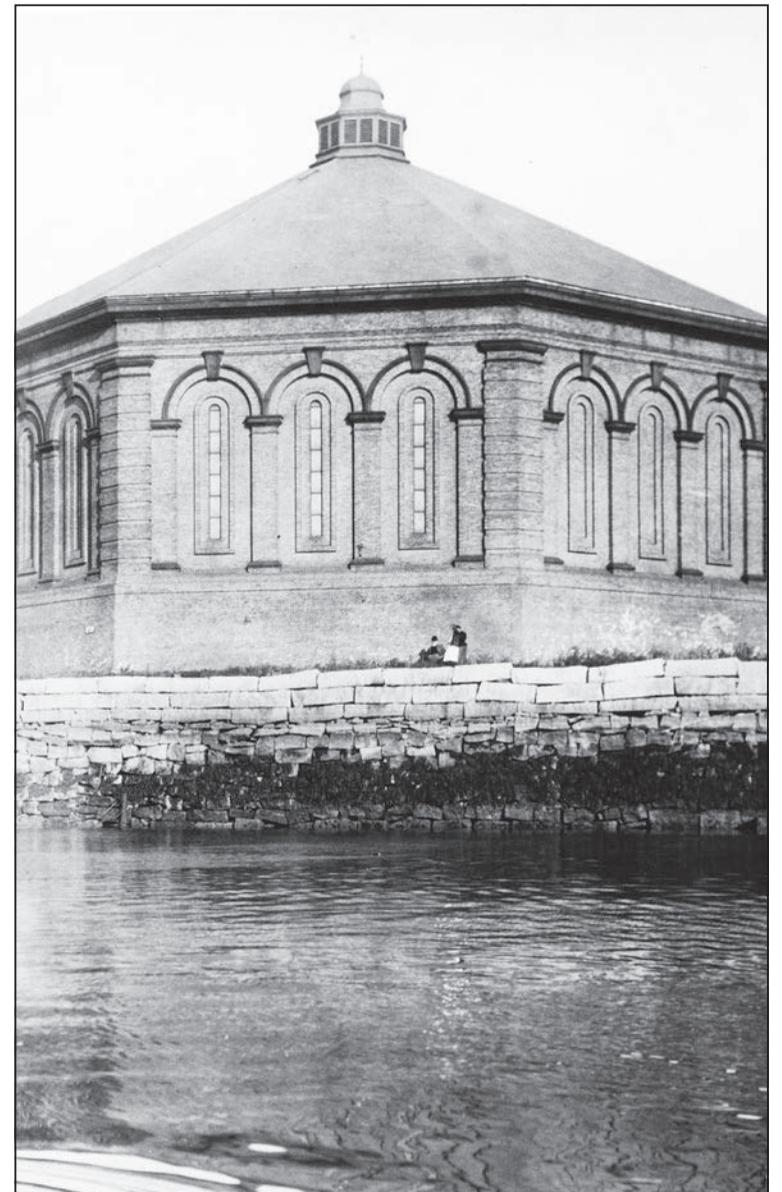
## Real Estate Transfers

## Attention to Detail

PHOTOS AND TEXT BY PENNY CHERUBINO

THIS WEEK'S ANSWER

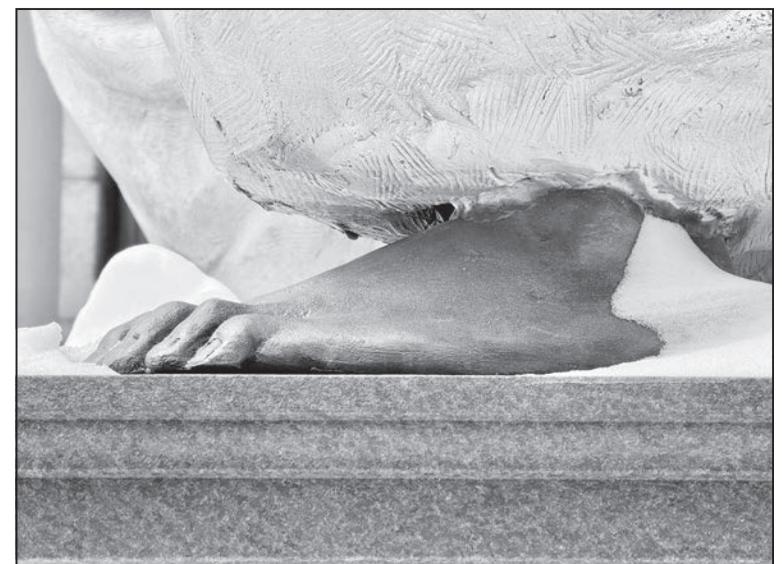
BUYER 1	SELLER 1	ADDRESS	PRICE
<b>BACK BAY</b>			
Palumbo, Michael J	Reiser, Hans	18 Arlington St #53	\$1,800,000
1945 Columbus Avenue LLC	Larosa Dev Corp	1945 Columbus Ave	\$1,532,697
Myerberg, Jonah	408 Hexagon LLC	408 Beacon St #1	\$3,650,000
Vitt, Ursula A	Lacaprucia, Joyce D	570 Massachusetts Ave #5	\$925,000
Jewell, Timothy	Blodgett, Mark S	74 Commonwealth Ave #9	\$649,000
Fitzgerald, Mark R	80 Beacon Street Rt	80 Beacon St #32	\$550,000
<b>BEACON HILL</b>			
Welsh, Peter	Ladakh Realty LLC	142 Chestnut St #11	\$4,900,000
Kwon, Young-Min	Thompson, Harris E	145 Pinckney St #404	\$685,000
Trae Tremont LLC	Dianne R Rottenberg RET	165 Tremont St #1401	\$2,300,000
Dmcc Properties LLC	Zhao, Valerie Z	668 Tremont St #3	\$540,000
Stormcastle Auto LLC	Ladakh Realty LLC	70 Brimmer St #128	\$625,000
<b>BAY VILLAGE/SOUTH END/KENMORE</b>			
116 Concord LLC	Dunhouse, Steven	116 W Concord St #4	\$900,000
Milford House LLC	4 Milford Street LLC	4 Milford St	\$2,000,000
<b>DOWNTOWN/WATERFRONT</b>			
Ohanley, Ronald P	Rowes Wharf 309 Rt	20 Rowes Wharf #309	\$3,700,000
236 Lewis Wharf LLC	240 Lewis Wharf LLC	28-32 Atlantic Ave #236	\$750,000
Schwartz Jr, Robert C	33 Pearl Street LLC	33 Pearl St #4	\$1,100,000
Tavarez, Joel	Figueroa, Cristina	88 Hudson St #609	\$227,225



The gate in the last clue stands in front of the Liberty Hotel as a reminder of this building's past as the Charles Street Jail. Today's answer is from a 1904 photo of the jail in its original form, as designed by architect Gridley James Fox Bryant.

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

### THIS WEEK'S CLUE



## SEND US YOUR NEWS

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

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# Flynn to hold a hearing on purchasing snow melting machines

On Tuesday, March 3, at 2 p.m. in the Iannella Chamber at City Hall, Boston City Councilor Ed Flynn will hold a hearing to discuss the City of Boston purchasing snow melting machines. The hearing will also cover hearing orders from Councilor Brian Worrell and Councilor Enrique Pepén on other snow removal strategies and the creation of a snow corps.

Residents who would like to testify at the hearing in-person, or virtually via Zoom, are invited to please contact shane.pac@boston.gov. If you would like to also provide written testimony, you can email the committee at ccc.csit@boston.gov or email ed.flynn@boston.gov. Neighbors are also invited to watch the livestream of the hearing at the following link: www.boston.gov/city-council-tv.

Following a significant storm with over 23 inches of snow, Councilor Flynn wrote a letter to both Mayor Wu and Interim Chief of Streets Nick Gove to thank dedicated city employees

who worked under extremely difficult conditions. At the same time, Councilor Flynn relayed the areas of opportunity and improvement for the city's response. Due to the feedback he received from dozens of calls, emails, and letters from residents and businesses to their elected officials and public servants, Councilor Flynn advocated for the City of Boston to explore the potential purchase of snow melting machines.

Specifically, Councilor Flynn highlighted reports that New York City deployed eight snow melting machines to remove snow from streets, sidewalks, and bus stops that would have otherwise taken weeks to melt. New York City has used these melting hot tubs for nearly 20 years, which remove 60-120 tons of snow per hour. In the difficult winter of 2015, the City of Boston rented machines at a cost of approximately \$600,000, while Massport purchased two snow melters for \$555,000 at that time. The city also benefit-

ed from New York state lending two for free.

Councilor Flynn noted that District 2 neighbors continue to provide feedback on public safety issues, including difficulties navigating streets and sidewalks and limited accessibility for all (our seniors, persons with disabilities, and young families with strollers), along with restricted access to fire hydrants and catch basins. Neighbors shared reports of difficulties with road accessibility for first responders (an ambulance on Huntington Avenue), the inability of neighbors and families to return to park cars on snow emergency routes following removal of the parking ban (L Street, First Street, Dorchester Street), and the difficulties of residents to utilize MBTA bus stops (Tremont Street).

In 2015, Boston experienced significant snowfall, with 24.6 inches from January 26-27th, 16.2 inches on February 2nd, and 23.8 inches from February 7-9th. Councilor Flynn echoed the concerns of many con-

stituents on calls for a similar response to the winter of 2015, when many two-way streets were also turned one-way for weeks.

“With significant snowfall an inevitability in Boston, it's critical that the city explores investment in snow melters, and any other equipment, to ensure accessible pathways and roads for all - including first responders, our seniors, persons with disabili-

ties, and young families,” said Councilor Flynn. “On account of the many concerns I've heard on public safety, accessibility, and quality of life - I believe it is critical that we deliver these enhanced basic city services to support both our neighbors and Boston's local economy as well.”

For more information, please contact Councilor Flynn's office at 617-635-3203 or Ed.Flynn@Boston.gov.

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- 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.

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- 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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A will has been admitted to information probate.  
Michelle E Kenney of Foxboro, MA has been informally appointed as the Personal Representative of the Estate to serve without surety on

the bond.

The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court.  
Inventory and accounts are not required to be filed with the Court, but interested parties are 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

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A copy of the Petition and Will, if any, can be obtained from the Petitioner.

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SCENES OF SNOW ON CHESTNUT STREET

COURTESY PHOTOS

The City of Boston's snow removal crew was out in full-force during Monday's snow storm.

Boston had 17.1 inches, according to the National Weather Service's official measurement site at Logan Airport. This put the city over 60 inches for the winter. It's the first above average snowfall season in four years.



Shown (in the photo left) residents enjoyed walking and snow boarding on Chestnut Street in the hours following the blizzard of '26.

Residents (above) Will Achtmeyer, Alli Achtmeyer, (center) and Margaret Brady take Lapis Lazuli out for a walk in the snow.

Snow and wind (top right) cover trees and the facades of the buildings.

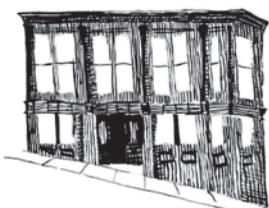
Ruslan Quigley (bottom right) gets ready to remove the snow from his car.



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