Transactions Show Mission Hill Real Estate Remains Hot

The past six months have seen a flurry of real estate transactions, approved projects, and future proposals in Mission Hill. The biggest recent sale was the historic mixed-use McCarthy Building across from Mission Church at 1556-1542 Tremont St. Seth Firestein added it to his Groma Realty portfolio in July for $5.7 million. Other transactions included a flurry of real estate transactions, approved projects, and future proposals in Mission Hill.

The condominiums at 3-5 S. Whitney St. sales for $459,000 and $490,000. Another for $700,000. And the Oliver Loft St. also had two sales, one for $950,000 and $625,000. The Bullfinch Condos at 841 Parker two sales: #613 for $1.2 million and #811 for $1.27 million and 154-156 Hillside St. for $1.79 million.

Landlords with multiple buildings also made deals. Aly Kantar, R.E. Boston LLC, added 120-122 Hillside St. to its holdings for $1.3 million, while Calumet Street Partners (Paul and Greg Grant with Alex Pelesinan) sold 212 and 216 Calumet St. to out-of-town investors.

Projects approved by the BRA’s board of directors include the Rowan Tenants of Harvard’s 757 Huntington Ave. tower. The 13-story building will include a mix of 111 income-restricted rentals and income-restricted and market-rate condos.

The Bullfinch Company’s plans for a research and development office and lab at 804-812 Huntington Ave. and 23 condos at the rear of the property on Hillside Street also advanced. The Boston Landmarks Commission waved demolition delay for 2 and 4 Terrace Place, allowing Mathew O’Hara’s 47-condo project to proceed.

Permitted new construction included 0 Hillside (25 Sachem St.), vacant land at the corner of Hillside and Sachem.

New projects, currently under review (and with anticipated public meetings) would add 586 rental apartments to the neighborhood. They include:
- 80 and 100 Smith St. (218 units)
- Five Apartments on St. Alphonsus and Worthington streets (590 units)
- 110-128 Terrace St. (79 units)
- A seven-story building at 1558 Tremont St. (139 units)

At a Sept. 21 meeting of the Community Alliance of Mission Hill, attorney Joe Hanley and Bruner Cott architect Jason Lewask presented plans to transform the Chabad-owned building at 1615-1617 Tremont St. into a five-story social hall with 12 hospitality suites. The building would be much larger than the adjacent rowhouses on Wigglesworth and Tremont. The site sits within the historic Triangle Architectural Conservation District.

City zoning defines a lodging house as five unrelated residents not living as a single unit; kitchenettes are optional. Executive suites are different and must have 10 occupants or fewer. Mission Hill’s zoning allows lodging houses as a conditional use, which requires a zoning variance, but forbids executive suites.

Short-term rentals—for 28 or fewer days—are an entirely separate category and have their own requirements. If there is a contract with a business or institution for an extended period, then the rental is not considered short-term.

All three Mission Hill buildings owned by the Chabad—5 Worthington St., 1615-1617 Tremont St. are either currently vacant or being used for short-term stays.

And transitional housing is proposed for the residential three-family subdistrict at 130 Fisher Ave. The project entails an addition and alteration on the back of the hill costing more than $1 million. Nearby residents have heard about the plan for single occupancy units from workers at the site, but owner Mario Ricciandelli has not yet approached the Alliance.

Alison Pulitnas lives in Mission Hill.

Emerging Artist Exhibition

The annual Fay Chandler Emerging Artist Exhibition at Boston City Hall features works by artists starting their career, working, or create in Greater Boston. Two exhibitors this year have Fenway connections. West Fans artist Lisa Fay has an oil painting piece [shown], and Sara Theophali, who works at the Peterborough Senior Center, has a collage entitled “Burden of Resilience.” Through Oct. 28 on the third floor of City Hall.

Seniors Remembered

On Sept. 8, more than 40 seniors met in Palmer Park in the West Fens for a day of remembrance, hosted by the Peterborough Senior Center, for more than 20 residents who have died over the past 25 years. To mark the occasion, PSC staff members Tracey Hunt and Christy Thomas presented a slide show of the deceased on a three-paneled memorial board with names and date of death beneath each photo.

Some of the seniors depicted included Kaye McGee—first president of the Peterborough Senior Club, as the group was once known; Lisa Finn Weidin—first director of the PSC; Richard Barry; Barbara Boger; Pat Boulos; Sandra Brant; Barbara Brooks Simonsen; Stephen Brophy; Joyce Ellis; Clare Fleury; Joyce Foster; Elizabeth Gillis; Harold Gregory; Phyllis Hames; Lois Johnston; Christine Kleckley; Roman Koebel; Pauline Mack; Joe Matthieu; Richard Parker; Gloria Platt; Evelyn Randali; Helen Singleton; Maiti Spencer; and Anne Tobin.

—HELEN COX

FCC Begins Search for New Executive Director

On Sept. 10, dozens of protesters gathered in Copley Square to raise awareness of the humanitarian crisis in the Tigray region of Ethiopia. According to speakers at the event, the Ethiopian government refused to allow western journalists into the country, so they have only received information about the crisis from family members on the ground. According to the UN’s refugee agency, the crisis is growing out of a military dispute between the national government and the regional government—which has displaced hundreds of thousands of Ethiopians since fall 2020, and left more than 9 million people in Tigray and two neighboring provinces with little or no food. In addition to keeping journalists away so they can’t verify reports of atrocities, the warring parties have also hampered work by international agencies attempting to provide food, medical care, and temporary housing for internal refugees.

Protest Spotlight Humanitarian Crisis in Ethiopia

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After State’s 2022 Climate Bill, Where Next on Climate?

R
cent Massachusetts legislation and federal legislation will
together lead to significant reductions in carbon dioxide
emissions—the cause of climate change.
I’d like to talk about what worries me and where we have more work to do.
Massachusetts has set a goal to cut our emissions to zero by 2050, and getting there sooner would be better. That means we need
to cut current emissions by roughly one third in the next 10 years.
The consensus strategy is simple: electrify everything and convert electric power-generation sources to renewables.
I’m hopeful about electrifying vehicles. Most of the vehicles in use today will be gone by 2050. Governments around the world have put in place incentives for consumers to purchase electric vehicles, and manufacturers to transition their fleet production to electric vehicles. The global auto manufacturers are all responding, and there is huge momentum toward electric vehicles.

Some worry about mineral supplies for batteries. Others worry about availability of fast charging stations. But I believe that these problems will be solved and, soon enough, most of us will be driving electric vehicles.
By contrast, most of the housing in place now will still be in use in 2050. In fact, at least in Massachusetts, most of the housing that will be in use in 2050 has already been built.
We will have to retrofit all our existing buildings to use electrified heat. To avoid expensive electric bills, we have to make sure that these buildings are reasonably energy efficient.
The challenge is that every building is a little different. In general, the prescription to improve insulation, windows, and sealing, and to replace fossil heat sources with electric heat pumps, is easy to do. However, this is much more complicated than it sounds.
Unless a building is already efficient and already has ducted hot-air heat (which can be easily connected to a heat pump), homeowners and building managers have to sort through some problems. But nobody is saying that is impossible, and the costs and permitting challenges for new transmission lines aren’t fully understood.
A final concern is reliability. Where do we get our power if the weather is calm for a couple of weeks in the dark winter months? Some of the technologies available today really answers that question. Batteries and hydro power don’t work at the right scale and national transmission lines that might bring power from other areas will be hard to build. The easy answer is to maintain our fossil fuel generation on standby for rare use, but that is the possibility that they might be used too often.
Finally, it’s important to acknowledge that the renewable transition may not be smooth. In Massachusetts, we are accustomed to buying our fuel from other places. If we produce our energy here using renewables, we are going to have to get used to seeing a lot of solar panels and wind turbines.
We live in the decade in which we’ll find out whether we have the will and the technology to achieve deep emission reductions. For all that we have done legislatively, we still have a lot more to do.

Will Brownberger represents the Back Bay, Fenway, Allston, Brighton, Watertown and Belmont in the state senate. His website is willbrownberger.com.

Carl “Rick” Richter, 1955–2022

R
ick Richter led a life
well spent. He loved
connecting with others,
whether it was around sports, music or green space. Rick managed to find commonality with just about everyone he met.
Rick moved to Boston from Charleston, South Carolina, in 2008. An avid cyclist, shortly after arriving, he took a bus tour south to the Arnold Arboretum during Columbus Day weekend. He enjoyed riding along the Southwest Corridor and made early-
morning and afternoon rounds of the Fenway Victory Gardens for which he served as section coordinator and vice president of the park.
Rick’s North Carolina roots were deep. He crewed at Duke and helped organize the Jimmy V Golf Classic fundraiser, named in honor of North Carolina State coach Jim Valvano who died of cancer. He volunteered in launching the Festival for the Eno, an annual folk and arts gathering in Durham dedicated to preserving the environment and culture of the Eno River basin.
Rick believed that community organizations should not work as silos unto themselves, but if they could share what they felt was important with others, great things could be accomplished.
He helped bring services to the unhoused and addicted and advocated for parks and green space at numerous coffee hours, while obtaining services for those in need through Pine Street Inn, the CareZone mobile health van, and Communicate and Connect, an initiative of Berklee’s Neighborhood Improvement Committee.
When Boston police suggested that creating more foot traffic and activity in the Fenway Victory Gardens could help curtail crime, he fostered the idea of a community butterfly garden. With Elizabeth Bertolozzi, the Kelly Fund for life and civic service, he secured funding from the Fenway Honduras Community Project Community Benefit Fund, obtaining the Garden Society’s largest grant in an 80-year history. The Pollinator Garden opened last month.
The mark of a true leader, Rick led by example.
He rolled up his sleeves to barbecue at FenFest, organized a Duke Alumni clean-up of the Emerald Necklace, and knocked on doors of local businesses to solicit FenFest raffle prizes.
During the pandemic in 2020, he switched to an all-
vegetable garden, starting 150 tomato plants in his apartment. He grew and collected vegetables from fellow gardeners for the Women’s Lunch Place, the daytime shelter and advocacy center.
Rick was a recipient of the “South End Community Service Award” from Mayor Walsh and Police Commissioner William Gross. He was recognized with Elizabeth Bertolozzi for their volunteer work in the Fenway and South End.
An adopted son of Massachusetts, Rick once took note from John F. Kennedy: “We are the premier community garden in the country. We are proud and honored to be able to garden in the heart of Boston. We also have a responsibility to each other.
Ask not what your Garden can do for you, ask what you can do for the Gardens.”

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or to help the park. He loved to volunteer up rather than tearing them down. When who spent time building things and people his friends that way, too! Thank you, Rick—about: care of the land, camaraderie behind something larger—a landmark in the city of While I was no stranger to gardening, Rick something familiar and to contribute to I

BY LESLIE POND AND STEVE WOLF

I met Rick by way of the Fenway Garden Society. Originally from the Midwest, I joined FGFS as a way to connect with something familiar and to contribute to something larger—a landmark in the city of Boston. At the time, Rick was on the board of directors, and I learned many Garden and community efforts in the Fenway area. While I was no stranger to gardening, Rick was an incredible rule model; he taught me what a steward of the park really was all about: care of the land, camaraderie behind a better understanding of what's around. In better condition than when you found it. Little did I know, he cared for his friends that way too. Thank you, Rick—

for your last impression on the Gardens and for leaving them (and me) in better condition than you found them.

—JOE NORDWICK

Former board member, Fenway Garden Society

I read the article in the last Fenn Wests Fen Wests Fen Wests Fen Wests Fen Wests...
I n our daily lives, maps help us locate the people and places we care about and navigate between them. They are also a wonderful way to engage with our environment on a different scale, such as a bird’s-eye view. They allow us to visualize data such as income, race, noise levels, or even odors. And maps reveal past choices and plans for the future.

“I think about maps as extraordinary visual devices that open up questions and invite us to consider our identities, how we relate to one another, the shape of our communities, and how they change over time,” says Garrett Dahl Nelson, president and head curator of the Leventhal Map & Education Center at the Boston Public Library.

The exhibition More or Less in Common: Environment and Justice in the Human Landscape focuses on the overlap between social and environmental issues. It asks the question, “Is the environment something we all have in common?” and shows through maps and additional objects why the answer is “more or less.” The maps reveal how people and the natural world are intrinsically connected, and how the relationship has changed over the past 150 years.

The exhibition also includes contemporary maps and highlights environmental justice advocacy and activism. The curators feature next-generation designers who contributed work to a Green New Deal Superstudio and ask us to consider actions we can take to break the cycle of social and environmental injustice.

Visitors to the exhibition—more than 23,000 in person and thousands more online—have included city, state, and national experts, such as representatives from the Environmental Protection Agency, and student groups of all ages.

“One of the most rewarding things for us is to see people who hadn’t thought about the environment as a social issue have an ‘aha moment’ when they spend time with the maps on display,” says Nelson.

He explained that, “a story that captures many of the exhibition’s themes is about the shifting fortunes of two bays in Boston.”

One map illustrates the sites of offensive odors in 19th-century Boston. Decisions made to manage the problem, such as constructing the Emerald Necklace, led to the Back Bay as an affluent neighborhood with plenty of green space. In stark contrast, the South Bay continues to be used for industrial purposes, is home to lower-income communities and communities of color, and is more impacted by air pollution and heat islands. A map from 1897 shows the Columbia Road parkway, a part of Olmsted’s plan for the South Bay section of the Emerald Necklace that was never built.

This disparate outcomes raise the challenging questions of how to address inequities and bring green amenities to the parts of Boston that lack them, without causing displacement. “Over and over again, we see that communities who have been socially marginalized get geographically marginalized, and the fact that they’re on the geographic margins makes them more socially vulnerable,” says Nelson.

Two large floor maps, created by the Map Center for this exhibition, are well worth seeing in person: “A Shared Problem, An Unequal Burden” is a world map that shows how climate change knows no boundaries and how interconnected we are on a global scale. It reveals how our individual choices, considered together, matter beyond our own space. A second map, “A City of Unequal Risks,” zooms in on Boston’s neighborhoods and layers in data from the City’s 2019 Climate Ready Boston report, which included the heat-island effect, coastal flood risk, and open space ownership. It also included information on the groups identified as most vulnerable to climate hazards: older adults, children, people of color, and people with limited English proficiency, limited incomes, disabilities, or social isolation. Parts of the Fenway, Longwood, and Mission Hill have three or more of these categories of social vulnerability and are subject to higher temperatures than nearby areas.

“This map invites us to consider where Bostonians most impacted by climate change are and ask questions like where they would go if they were unable to live where they live now. It would be great to see a future map that includes data from cities and towns around Boston,” says Ezra Acevedo, visitor and exhibition services assistant and gallery tour leader.

“A central part of the Map Center’s mission,” says Nelson, “is to use maps to promote civic engagement. Environmental justice is one of the key questions that connects our landscapes to social, political, and economic questions, both historically and in the future,” says Nelson.

What will future maps of Boston reveal about our choices—as individuals, communities, and organizations—and the effect that these choices have on advancing environmental justice? How will we as Boston’s residents come together across neighborhood boundaries to help implement climate change solutions and support the communities that are already most burdened by environmental impacts and most at risk for climate change impacts?

Leslie Pond lives in the West Fens.

BPL Exhibit Explores How Maps Can Reveal Political, Social, and Environmental Meaning

BY LESLIE POND

This map of “Offensive Odors Perceived in Boston” dates to 1878 and shows sewage outfalls, sewage-laden mudflats, and “places of offensive trades,” all of which gave off unpleasant smells that affected different neighborhoods based on wind direction.

This exhibition has breadth and depth, spanning global, national, and local scales and the past, present, and future. The historical maps allow us to recognize how choices made decades ago have led to pollution and social and geographical marginalization that continue to impact people today.

The curators feature next-generation designers who contributed work to a Green New Deal Superstudio and ask us to consider actions we can take to break the cycle of social and environmental injustice.

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Leslie Pond lives in the West Fens.

COMMUNITY

MEETINGS

• View the exhibition through December 28. For info on hours and gallery tours, visit www.leventhalmap.org/digital-exhibitions/more-or-less-in-common. The website includes the digital exhibition, K-12 lesson plans, and much more, and will remain available after the physical exhibition closes.

• The exhibition is part of the celebration of Frederick Law Olmsted’s 200th birthday. For more information, visit www.olmstednow.org.

• For articles on this and other exhibitions, including Ezra Acevedo’s on “Mapping depictions of oil,” visit www.leventhalmap.org/tags/exhibition.

• This semester, the Myra Kraft Open Classroom at Northeastern’s School of Public Policy and Urban Affairs offers a course connected to the exhibition. It explores the policies, practices, ethics, metrics, and outcomes related to achieving environmental justice. The course is free, open to the public, and offered in-person and by livestream. For details visit cash.northeastern.edu/policschool/events/open-classroom-fall-2022.

MORE EXHIBIT RESOURCES

MON, OCT. 3
Kenzie Bok hosts OFFICE HOURS at Penguin Pizza (375 Huntington Ave.), 4–6pm. Sign up for a slot at tinylurl.com/tuejawaj.

TUE, OCT. 4
The BPD hosts a 110-128 Terrace Street Impact Advisory Group VIRTUAL MEETING to discuss the Draft Project Impact Report received on Sept. 16. Register in advance at bit.ly/3D3DfTG. Call in at (833) 568-8864 (meeting ID # 161 268 0422). Contact Quinn Valcich at quinn.w.valcich@boston.gov with questions. 6–8pm.

TUE, OCT. 11
The BPD hosts a 110-128 Terrace Street VIRTUAL PUBLIC MEETING to discuss the Draft Project Impact Report received by the BPD on Sept. 16. Register in advance at bit.ly/3Dei6QG. Call in at (833) 568-8864 (meeting ID # 161 362 4169). Contact Quinn Valcich at quinn.w.valcich@boston.gov with questions. 6–8pm.

THU, OCT. 13
Join the Fenway CDC for its monthly ORGANIZING COMMITTEE MEETING. Interested in campaigns for affordable housing and a chance to develop skills as an advocate? All are welcome; visit tinylurl.com/FCDCorganizing to register. Contact Cassie White at cwhite@femwaycldc.org or (857) 217-4370 with any questions. 6–7:30pm.

KAI ASO STUDIO CONCERTS

Mikiko Sato
Japanese Singer-Songwriter/Composer & Concert Series Director at Kaji Aso Studio

Monday, October 10 at 12:30pm and 1:30pm
PART OF THE OPENING OUR DOORS FESTIVAL FREE IN-PERSON OPEN TO THE PUBLIC AT KAJI ASO STUDIO 40 ST. STEPHEN STREET

INTRODUCING

KAIJ ASO STUDIO, Institute of the Arts, announces a new year-long concert series. Enjoy music in a gallery atmosphere.

www.kajiassostudio.com
A public forum in 2005, according to the Boston Groundwater Trust, last held and eventually pilings can collapse. The pilings must remain submerged in water; otherwise, they can pull apart. The Boston Groundwater Trust established in 1986 by a European method of supporting foundations with wood pilings was widely adapted. The pilings must act as porting foundations with wood pilings focused on holding stormwater in the soil with recharge wells. The wells take water run-off from rooftops, paved areas, and roads; filter it; and send it underground to raise the water table. With increased knowledge of the location of buildings supported on wood pilings and new monitoring wells, GCOD zoning has been updated to cover more neighborhoods. The zoning requires the Trust to make recommendations to the Zoning Board of Appeal and the IPDAs about impacts from construction and new development on the water table.

The Boston Groundwater Trust Forum took place at the Boston Public Library’s Rabb Hall, where Mayor Michelle Wu said that preventing groundwater depletion as Boston experiences extreme weather variations with heat, drought, and intense rain represents an effort to preserve Boston for future generations.

She noted that East Boston will experience both sea-level rise and groundwater depletion, which will affect many buildings that rest on wood pilings—a “double whammy,” as surface flooding doesn’t solve groundwater depletion. Impervious pavement and expected long droughts make absorption much harder.

The prelude to the panel included introductions from multiple speakers, limiting the time allotted for the invited guests. Each panelist had only a few minutes to share their story. They varied in their approach and were both academic and creatively optimistic.

Kate England, head of the City’s new Green Infrastructure office, spoke of porosity in the public right of way; for example, creating bioswales [small vegetated trenches] at street corners when sidewalks are widened. Her goal is making sure we integrate green infrastructure intentionally through policy.

Boston Water and Sewer Commission Chief Engineer John Sullivan explained that the Commission plays a significant role in managing stormwater. Old, cracked pipes are everywhere, he said, and he aims to solve for leaky pipes and redirect stormwater. The harder problem to solve—according to a report released this summer by a UMass Boston group—is that Boston’s sewer system wasn’t designed to handle the intense rainfalls expected with climate change.

Former City Councillor Matt O’Malley now works for Vicinity Energy (formerly Veolia, and before that Trigen), which operates district-energy systems nationally. He described their plans for turning steam condensate into groundwater recharge. Locally, the power plant on Scotia Street in the Back Bay serves as a backup for the downtown substation on Kneeland Street, but future expansions are likely. O’Malley praised the district-energy concept with electrified boilers heating the steam as a future carbon-reduction strategy for the city.

Dr. Vandana Rao, state director of water policy, was emphatic: “Land use matters!” She said climate change will make Massachusetts’s future weather like North Carolina’s current weather.

Other speakers included Dr. Jayne Knott, a hydrologist on the City-State working group, and Wilko Koning, a Dutch engineer who participated virtually from Amsterdam.

However, no unified plan for measurable goals and successful strategies was presented, and there was no time for questions.

What exactly is the established State-City working group doing now? Our government is monitoring groundwater much more broadly than decades ago, but organizing a collective effort with multiple agencies is complex.

The forum title was euphemistic: there’s no doubt climate change threatens the foundations of Boston. Because of limited time at the forum, Christian Simonelli asked that follow up questions be sent to him at csimonelli@bgwt.org.

Alison Pultinas lives in Mission Hill.

Fensfest Tradition Continues

The crowd was a bit thinner, but Garden Society members and friends brought back much of the spirit of FensFest on Sept. 10 at the front of the Victory Gardens. This year’s festival featured music, desserts, drinks, a white elephant table, and a small awards ceremony.
State regulations forbid disturbing the riverbed, where sediments contain lead, cyanide, and PFAS—the forever chemicals—among other toxic chemicals. shore fishermen and watermen, who need a novel way to filter the water. Danielle Ibrahim, a recent BU graduate with a degree in environmental engineering and the design, came up with the solution: a heavy-gauge chain, staked to each bank and anchored by floats, from which hang 32 evenly distributed 25-pound bags of phosphorus-filtering clay. Phosphorus acts to accelerate the growth of cyanobacteria [aka blue-green algae], which now appears annually in the Charles River basin and blooms earlier this year in Jamaica Pond and other waters that drain into the Muddy. It can come from cars, streets, fertilizer, and animal waste, and levels in the river exceed EPA recommendations. River-borne phosphorus also promotes red tide outbreaks in the ocean.

We’ve got all the big plans to open the Muddy River to the Charles [at Charlestown Park],” says NWI co-founder Caroline Reeves. “We’re not even doing the basic science to understand what the conditions are in the river. With the boom in place, NWI volunteers immediately began sampling the water from the Ipswich Street and Boylston Street bridges that WTI needs to sample—taken from three points on each bridge every week—to Alpha Analytical, an environmental consulting firm in Westminster, for testing. Michael Berger, a chemistry professor at Simons with expertise in environmental hazards, designed the sampling program and will help evaluate the results from the lab. [Turnaround time at the lab means MWDI doesn’t yet have solid results to report.] NWI uses a low-tech sampling method developed by the Charles River Watershed Association. From each bridge, volunteers use scoops to lower baskets with bottles attached into the water. “People ask them all the time if they’re fishing or magnet fishing,” says Reeves, laughing. Reeves understands the seriousness of the sampling regimen. By sticking to a consistent schedule, following state protocols, and using a recognized lab, the Water Initiative aims to generate high-quality data that both public agencies and academia will recognize as reliable. But the data won’t do much good if it’s not easily accessible, so NWI has recruited another Simons faculty member, Adam Krespi, to help it create an online archive of test results. Reeves remains passionately focused on cleaning the river. Society, she says, has neglected urban waterways for too long, failing to recognize the environmental, recreational, and aesthetic services they deliver—and how much more they could benefit us if we took better care of them. Reeves argues for a more deliberate approach to cleaning and remediation. “Let’s wait until it’s too late,” she says, citing Superfund. NWI in its efforts to clean the Muddy. On Aug. 18, MWI—whose licenses would rise to 18 licenses on the portion of a person’s annual taxable income above $1 million. on a 4 percent state income surtax on alcohol purchases. by 2031. The question also would also designate out-of-state drivers’ licenses as valid identification for purchasing alcohol.  

• QUESTION 1 proposes establishing a 4 percent state surtax on the portion of a person’s annual taxable income above $1 million. The measure, which would amend the state constitution, would reserve the revenue raised for education and transportation.  

• QUESTION 2 would regulate dental insurance so that providers of dental insurance spend at least 83 percent of premiums on dental expenses, not administrative costs.  

• QUESTION 3 would raise the state sales tax on the number of retail alcohol licenses any one retailer can own or control. Under the proposal, the current limit of licenses would rise to 18 licenses for too long, failing to recognize the environmental, recreational, and aesthetic services they deliver—and how much more they could benefit us if we took better care of them. Reeves argues for a more deliberate approach to cleaning and remediation. “Let’s wait until it’s too late,” she says, citing Superfund.

When you head to the polls in the upcoming election, you’ll find four initiative questions on the ballot. Here’s a brief overview:  

• QUESTION 1 proposes establishing a 4 percent state surtax on the portion of a person’s annual taxable income above $1 million. The measure, which would amend the state constitution, would reserve the revenue raised for education and transportation.  

• QUESTION 2 would regulate dental insurance so that providers of dental insurance spend at least 83 percent of premiums on dental expenses, not administrative costs.  

• QUESTION 3 would raise the state sales tax on the number of retail alcohol licenses any one retailer can own or control. Under the proposal, the current limit of licenses would rise to 18 licenses.
Partnership Plans Housing at Holy Trinity

Expect a formal BPDA filing soon by the partnership of Trionc Real Estate’s Peter Spellios and Ted Lutz of TIER Acquisition/ Harbor Run Development to build 111 apartments on land owned by Holy Trinity Orthodox Cathedral at 165 Park Drive. The parcel will be submitted allowing the church to remain on a separate lot. The proponents are working on the Northampton Residents, a new condo project at the rear of the recently renovated Newcastle-Saranac housing, owned by the Fenway CDC.

Kilmarnock Lot Gets Three More Years

At its Sept. 27 meeting, the Zoning Board of Appeal extended existing zoning for the 15-space parking lot at 101 Kilmarnock Street owned by Stanhope Garage. The extension allows the triangular lot north of Holy Trinity to remain in use until 2025. Maggie Van Sooy of the Mayor’s Office of Neighborhood Services stated that no opposition had been raised at an abutters’ meeting. Architect Timothy Burke said the fence and landscaping of the lot have improved recently and the signs have been updated. (The decision came a day after Mayor Michelle Wu announced a major overhaul of the ZBA’s membership, nominating 11 new members to sit on the 14-member board, which annually reviews hundreds of proposals that require a variance from the zoning code.)

BPL Sponsors Diploma-Completion Program

The Boston Public Library now offers Gale Presents: Excel Adult High School, an accredited online diploma-completion program. The library began a pilot of the program—available at no cost to those who qualify—in late 2021. Learn more at www. exceldiploma.com/library/bpl.

YMCA Names Teixeira New Director

The Huntington Avenue YMCA has named Karina Teixeira its new executive director. Teixeira started her YMCA career in child development, leading summer camp and out-of-school time programs. She currently serves the organization as executive director of teen development and previously served as the director of operations for the Oak Square branch. Teixeira also co-chairs the Latino Resource Network Group and supports global diversity efforts on behalf of the YMCA of Greater Boston.

TRASH & RECYCLING PICK-UP

• BACK BAY: Trash and recycling on Monday and Thursday
• FENWAY: Trash and recycling on Tuesday and Friday
• MISSION HILL: Trash and recy- cling on Tuesday and Friday

Street cleaning (and towing) resumed on April 1. For more information, check the City’s web page with temporary transportation information, https://bit.ly/2KJ3TKV.

TREES COME TO LIFE IN ED STITT’S PAINTINGS

BY LISA FAY

Painted in oil, Ed Stitt continues his growing success with his latest exhibition, “Larz in the City” at Gallery NAGA on Newbury Street.

Stitt devotes most of the show to three paintings that were already focused on Brookline’s Larz Anderson Park. Anderson was an early diplomat in London. His wife Isabel was an author of 40 books. Both were influential persons who fought for the rights of women. It’s also a revolutionary war heroine. She bequeathed her estate to the town of Brookline.

The Larz trees come alive when Stitt paints them. The paintings are looking down a slope, as if the tree and its surroundings are being admired. Even though these trees were not painted in the winter, I can imagine the trees with snow on the ground. The show also presents simple, low-tech American medicine, it remains in use around the world. A section on midwifery in the rural South, showing how ho-hum objects represent the end of a long chain of unexpected, rarely considered, and sometimes painful choices.

Steve Wolf lives in the West Fens. “Designing Motherhood” remains on view through December 18. Entry is free; the museum is open Thu, 12-8pm; Fri, 12-5pm; Sat-Sun, 11am-5pm.

New Hours, Free Days at MFA

The Museum of Fine Arts has changed its hours and ended free admission on Wednesday afternoon—but it will offer several free-entry opportunities this fall. Now free hours 11am–5pm on Wed, Sat, and Sun. On Thu-Fri, the museum will stay open until 10pm. The museum will be closed on Tuesdays. Take advantage of free admission on Mon., Oct. 10, for Indigenous People’s Day and Opening Our Doors. On Thu, Oct. 27, enter for free 5:10pm in celebration of the Diwali. On Thu, Dec. 15, enter free 5:10pm as part of a Hanukkah celebration co-sponsored with the Jewish Arts Collaborative.

MassArt Exhibit Digs Into The Maternity-Industrial Complex

The touring portraits of Barack and Michelle Obama began their stop at the MFA on Oct. 10. Timed entry tickets are required and you must reserve a spot through the museum’s online exhibit of works from young local artists, “Portraits of Leadership: A Response to the Obama Portraits,” also on view on Oct. 30.

Neighborhood ARTSline

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Neighborhood Newsline

DASHBOARD

By Steve Wolfe

This is the first part of a two-part series. Part II will be published next week.

The team behind the exhibit included two “thought partners”—a soon-to-open midwifery center in Boston and a Philadelphia group that helps low-income and immigrant families navigate pregnancy, birth, and getting kids off to a healthy start. As an example of the show’s scope, an early section called “Exam” (as in, pelvic) reproduces a speculum found in Pompeii, a nasty-looking gadget clearly designed for pelvic exams. A 19th-century American doctor, one of the first gynecologists, devised a better version of the speculum in 1845. The show also presents simple, low-tech solutions for common birth-related needs. The Scottish Baby Box, for example, is a cardboard carton filled with essential care products and safety needs. The Scottish Baby Box, for example, is a cardboard carton filled with essential care products and safety needs. The Scottish Baby Box, for example, is a cardboard carton filled with essential care products and safety needs. The Scottish Baby Box, for example, is a cardboard carton filled with essential care products and safety needs.
The pandemic hammered local restaurants. Because independent eaters do so much to define our community, we collaborated with the Mission Hill Fenway Neighborhood Trust to create the Eat Here! campaign. It starts with full-page ads that will run in our next 12 issues and list roughly 80 non-chain, local restaurants. So...Eat Here! and help our neighborhood restaurants thrive. That will keep them contributing to everything that makes the Fenway, Mission Hill, and Audubon Circle such special places to live.