

Have a wonderful Holiday season
and a Great New Year!

WHAT'S HAPPENING ON MAIN STREETS — PG. 4

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Mission Hill GAZETTE

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JANUARY 2, 2026 — FEBRUARY 5, 2026

BOSTON CITY COUNCIL PRESIDENT RUTHZEE LOUIJEUNE HOLDS HOLIDAY PARTY



Boston City Council President Ruthzee Louijeune held a Holiday Party at Savor on Lincoln Street in Downtown. Shown, Boston City Council President Ruthzee Louijeune talks about her work giving the best service on representing Boston at-large and the challenges ahead in 2026. See Pages 8 and 9 for more photos.

CAMH hears plans for Heath Street residential development

BY ADAM SWIFT

The Community Alliance of Mission Hill heard plans for the proposed construction of a five-story, 14-unit residential development at 87 Heath St. at its December meeting.

The plan is scheduled to be back before the CAMH at its January meeting, where several Alliance members said they hope to hear from the building owner to address questions such as the

potential for AirBnB rentals at the building and on-site parking.

The building is slated to include two affordable units, according to project attorney Richard Lynds.

"This involves the redivision of some existing lots," said Lynds. "We are proposing to create a new lot which will have a little over 6,100 square feet of area. We are proposing to construct a new 14-unit residential unit. The units are anywhere from 760

to 1,900 square feet depending upon which level they are on."

The plans show parking on the ground level, with the residential units on the top four floors. The unit mix includes six one-bedroom units, four two-bedrooms, one three-bedroom, and a four bedroom, with the size of the two affordable units to be determined.

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Wu announces inauguration 2026 week of programming and community events

SPECIAL TO THE GAZETTE

Mayor Michelle Wu recently announced a week-long series of programming to mark the City of Boston Inauguration 2026 and create space for Boston families to celebrate in community. The events and activations will provide an opportunity to engage with residents as the City sets a vision for continuing the work to make Boston a home for everyone.

"This series of events to ring in the new year and new term will bring together residents and families across our neighborhoods," said Mayor Michelle Wu. "As we kick off the new year, these events and activations will create space for joy, belonging and celebration while elevating the community voices and partners who are shaping Boston's present and future. I'm grateful to all of our partners for their leadership to ensure the 2026 Inauguration Week includes events for all, and I encourage every resident to join in the celebrations and be a part of Boston's next chapter."

This year's inauguration programming will deliver events that spark belonging and civic pride, highlight the vibrancy of Boston's neighborhoods, elevate community voices and partners, and offer residents meaningful interaction with City services and leadership.

The City of Boston Inauguration 2026 Week consists of the following events, activations and programming:

Boston Family Days Celebration

**Sunday, January 4, 2026
and January 11, 2026**

Boston Family Days is a city-wide celebration designed to bring families together through free access to 14 of Boston's world-class cultural institutions, highlighting Mayor Wu's signature initiatives for families while marking the excitement of Inauguration Week. This family-focused program invites residents to explore museums and cultural spaces throughout the city. This week's Boston Family Days will

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Mike's Donuts, a classic donut shop offering more than just sweet treats

By EVA MAZZARA

Rich Johnson spreads Smucker's orange marmalade across his doughy, old-fashioned donut and takes a careful sip of his steaming coffee. Around him, the aroma of cinnamon, sugar, and the comforting scent of baked goods permeates Mike's Donuts, where Mission Hill residents have gathered for caffeine and conversation for more than 50 years.

"We feel proud, very proud of it (the establishment)," said Owner Maria Weinograd.

She never planned to own a donut shop. But more than a half-century ago, her husband Bruce was looking for an accounting position when a mutual friend offered him a job at the Tremont Street business. The

Weinograds continued working at the shop as the neighborhood grew, until the work became more than just a temporary job. Eventually, they bought the business.

"The people, the neighborhood – we knew that was something we loved," Maria Weinograd said. "We just settled there and we were sure that's what we loved."

The expansive menu offers more than just a sweet treat – customers have the option to choose a savory salad, sandwich or soup.

Weinograd's involvement in Mission Hill extends beyond Mike's Donuts. She serves as one of the directors for the Mission Hill Neighborhood Housing Services, and established the Mission Hill Crime Committee's first meetings in 1985.

"We got involved in everything we could be involved in," she said. "We have to be active and care for the strangers."

When customers first step into Mike's Donuts, Weinograd hopes they are enveloped in the loving environment the couple aspired to nurture since day one.

Johnson, who has been a regular customer for more than a decade, said the shop serves as a community gathering space. "It's been here for a very long time, so it's a known entity," he said. "It's where people go to commune, but also to have their daily coffee."

While donuts aren't Johnson's first choice, he said he returns for the quality of the food and service. "It's the only place in the neighborhood that actually bakes anything – they're very fresh."

Johnson says Mission Hill is

a vibrant and diverse neighborhood that has maintained its slower pace. For Weinograd, the biggest reward is seeing her customers enjoy the food and fellowship. "The consistency of customers coming back, their reviews, their comments, or their smiles is everything you wish to see," she said.

Over the years, some customers say the donut shop has become a reference point for family memories.

"Sometimes a customer will tell me they've been coming here since third grade," said Weinograd. "As the kids grow up, they come back with their children – and that's my reward."

Although the store is often packed with long-time customers, newcomers frequently walk in. "The environment and the setup is less overstimulating

(compared to other establishments)," said Kate Esteban, a student at Massachusetts College of Pharmacy and Health Sciences, and a first-time customer. "This is a classic donut shop, and when you walk in, you know that and can see that."

On a recent afternoon, the shop's Christmas decor and pink and green theme evoked a vintage feel. "It's been here for so long, and I feel like people are more drawn to that rather than these new modern places," Esteban said. "It's timeless."

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

Events

Continued from page 1

also welcome City partners and community organizations to join in the celebration, offering free access to thank partners for their work in making Boston a home for everyone.

Neighborhood: Citywide at partner institutions participating in the Boston Family Days program.

Inauguration of Mayor Michelle Wu and the Boston City Council

Monday, January 5, 2026

The City of Boston will host the inauguration of Mayor Michelle Wu and the Boston City Council at Boston Symphony Hall. The event will begin at 10:00 a.m. The City of Boston Cable Office

will stream the program live on boston.gov/inauguration.

Neighborhood: Symphony Hall, 301 Massachusetts Avenue, Fenway

Media interested in attending are asked to RSVP by 5:00 p.m. on Friday, January 2, 2025.

Boston Reads: Make Way for Storytime!

Various storytimes held throughout week of January 5

A citywide celebration of reading, designed for young children, toddlers, and their families. As part of the City's Boston Reads initiative, this program brings families into Boston Public Library branches across neighborhoods for a special storytime featuring the beloved book "Make Way for the Ducklings." Each participating library branch will

host interactive readings and activities, providing children and families with an opportunity to engage with literature, explore their local library, and connect with their community. Families who attend will receive a passport to encourage visits to each library branch fostering early literacy and the joy of reading. Additional information regarding the storytime events can be found here.

Neighborhood: Citywide across multiple BPL branches every day

Morning of Hope: Gathering of Faith and Community

Tuesday, January 6, 2026

Mayor Wu will host a citywide gathering bringing together faith leaders, community safety partners, and City leadership to reflect, pray, and celebrate Boston as a safe, inclusive, and welcoming city for all. The speaking program will include prayers from interfaith leaders, Mayor Wu and Commissioner Cox.

Neighborhood: Roxbury

Rooted in Boston: Celebrating Neighborhood Businesses

Wednesday, January 7, 2026

This celebration, hosted by Mayor Wu and the City's Economic Opportunity and Inclusion Cabinet, will honor the small businesses that anchor Boston's neighborhoods and reinforce the City's continued efforts to help them thrive. This event will bring together grantees from the City's Supporting Pandemic Affected Community Enterprises (SPACE) Grant program and awardees of the City's Legacy Business program. In addition to the Mayor honoring their cultural and economic impact, this gathering will also highlight various partners who support their growth.

Neighborhood: East Boston

Bloom Boston: A Floral Design Event for Seniors

Thursday, January 8, 2026

Mayor Wu and the City's Age Strong Commission will honor Boston's older adults by offering a joyful, hands-on floral arrangement experience that nurtures creativity, intergenerational connection, and a sense of belonging. Led by Boston Flower

Co., a Boston SPACE grantee, this workshop also spotlights local entrepreneurship while providing older adults with a calming, confidence-building activity rooted in nature and community pride.

Neighborhood: South End

Teen Takeover: The Future of Boston

Friday, January 9, 2026

Mayor Wu will join the Office of Youth Engagement and Advancement to host a celebration bringing teens from across the City together for an evening of creativity, music, art, games while welcoming youth input into the administration's second-term priorities through an interactive visioning activity. Through interactive stations, art-driven expression, and celebratory moments—including a raffle drawing announced by Mayor Wu—the event uplifts teen voices as essential to shaping a Boston that is safe, thriving, and welcoming now and for generations to come.

Neighborhood: BCYF Mattapan, 100 Hebron Street, Mattapan

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State public health officials alert residents about potential exposure to measles

SPECIAL TO THE GAZETTE

The Massachusetts Department of Public Health (DPH) confirmed that an out-of-state adult visitor who spent time in Boston and Westborough earlier this month was diagnosed with measles and was present in a number of locations. This could have resulted in other people being exposed to measles virus.

On December 11 at 2:39 p.m., the visitor arrived at Boston Logan Airport on American Airlines flight 2384 from Dallas-Fort Worth, TX. The visitor stayed at the DoubleTree by Hilton Hotel Boston-Westborough in Westborough and departed the state on December 12 via Logan Airport at 9:19 p.m. on JetBlue flight 117 to Las Vegas, NV.

DPH is working with the US Centers for Disease Control and

Prevention (CDC) and local partners to identify and notify those who may have been exposed to measles from this individual.

“Measles is a highly contagious, airborne disease, which has increased significantly in the United States because of the unfortunate decrease in vaccination rates. It is also a preventable disease,” said Public Health Commissioner Robbie Goldstein, MD, PhD. “This current situation serves as an important reminder of the critical role vaccination plays in protecting our communities. While Massachusetts has not had a measles case this year, 2025 saw the highest number of nationwide cases in more than a decade – nearly 2,000 in 44 jurisdictions, and sadly, three deaths. Fifteen years ago, measles had been considered eliminated in the United States, but

that tremendous progress is at risk. Vaccines are one of the most important public health interventions ever – they are safe, effective, and lifesaving.”

Measles is very contagious. However, the risk to most people in Massachusetts is low because the vaccination rate in the state is high. People who are not immune and visited any of the locations on the following dates and times may be at risk for developing measles.

Exposures to this individual may have occurred at the following locations and times:

- Logan Airport Terminal B, Boston, MA, 2:30 p.m.-4:45 p.m., Thursday 12/11
- DoubleTree by Hilton Hotel Boston-Westborough, Westborough, MA, between 3:30 p.m., Thursday 12/11 and 9 p.m., Friday 12/12
- Logan Airport Terminal C, Boston, MA, 6 p.m.-11:30 p.m., Friday 12/12

Those who could have been exposed and begin to develop symptoms of measles should call their healthcare provider before visiting an office, clinic, or emergency department. Visiting a healthcare facility may put others at risk and should be avoided if possible. Anyone who has had measles in the past or has received two doses of the Measles, Mumps, and Rubella (MMR) vaccine is unlikely to

develop measles even if exposed.

Early symptoms of measles occur 7 to 21 days after exposure and may resemble a cold (with fever, cough, runny nose, and red eyes). A rash occurs on the skin 2 to 4 days after the initial symptoms develop. The rash usually appears first on the head and then moves downward. The rash typically lasts a few days and then disappears in the same order.

People with measles may be contagious up to four days before the rash appears and for four days after the rash appears.

“This case is a reminder that everyone should be vaccinated against measles to protect themselves and others from this highly infectious disease. With multiple measles outbreaks across the country and increased travel around the holidays, now is an important time to ensure that you and your family are protected. Two doses of MMR vaccine are 97% effective at preventing measles and provides protection against mumps and rubella infection,” said Dr. Bisola Ojikutu, MD, MPH, FIDSA, Commissioner of Public Health for the City of Boston. “Children should receive the vaccine at 12-15 months of age and again before kindergarten to ensure strong immunity. Children who are at least 6 months old who are traveling internationally or to areas of the

US with active outbreaks should receive an early dose of vaccine before traveling. It is never too late for children or adults to get the measles vaccine even if they are past the recommended age.”

According to the CDC, as of December 23, a total of 1,988 measles cases have been reported in 44 jurisdictions across the United States in 2025. The majority were unvaccinated or had unknown vaccination status (93 percent), 3 percent had one dose of the MMR vaccine, and 4 percent had two doses. There have been three confirmed deaths in the US from measles this year.

Due to the increase in measles cases nationally, DPH urges anyone who has not been vaccinated or does not know their measles immunization status to contact their healthcare provider to get vaccinated with at least one dose of the MMR vaccine. Measles vaccine given within 72 hours of exposure may prevent measles disease. Vaccination beyond this window will provide protection from subsequent exposures.

Health care providers who suspect measles should call DPH at 617-983-6800 immediately for recommendations and testing guidance. Providers in Boston should call the Boston Public Health Commission at 617-534-5611.

Learn more about measles on DPH’s website.

New BCCE rates, providing energy savings to residents and small businesses

SPECIAL TO THE GAZETTE

The City of Boston announced new electricity rates for the Boston Community Choice Electricity (BCCE) program, allowing Boston residents and small businesses to save money on their energy bills. These rates, which go into effect this month, are lower than current and upcoming Eversource rates, providing residents and small businesses electricity bill savings and renewable energy. Between February 2021 and December 2024, Boston residents using BCCE averaged savings of \$200 per year on their electricity bills, in comparison to the Eversource Basic Service, saving Boston residents and small businesses nearly \$260 million over those three years. BCCE’s new rates will remain in effect for the next two years.

The City encourages all residents and small businesses to check their electricity bill to confirm their enrollment in Boston Community Choice Electricity. Many residents who are not enrolled in BCCE are unknowingly paying too much for electricity because they are receiving electricity from a third-party supplier. Third-party electricity suppliers often take advantage of low-income residents and people of color through offering low introductory rates, significantly

raising the rates later, and by charging high termination fees. To get help checking your energy supplier or to enroll in BCCE, contact the City of Boston’s BCCE team by scheduling an appointment, emailing BCCE@boston.gov or calling 617-635-3850.

“The new electricity rates through Boston Community Choice Electricity give Boston residents an opportunity to reduce their utility bills at a time when many families are struggling with our country’s affordability crisis,” said Mayor Michelle Wu. “This program proves that here in Boston, energy savings and bold solutions to tackle climate change go hand-in-hand.”

About 65 percent of all Boston rate payers are currently enrolled in BCCE, and new utility account holders are automatically enrolled in the program. The BCCE Basic and Standard rates are both lower than the Eversource Basic Commercial and Residential rates. Below is a comparison of the cost savings per kilowatt hour, as well as the updated BCCE rates for 2026.

A comparison of current Boston Community Choice Electricity rates to Eversource’s upcoming Basic Residential rate.

Eversource’s winter rates are

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City of Boston
Planning
Department

Virtual Public Meeting

JAN
7

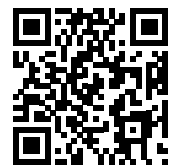
6:00 PM
-
8:00 PM

ONE BRIGHAM CIRCLE PDA AMENDMENT

Register: bosplans.org/OneBrighamCircle-0107

Toll Free: (833) 568 - 8864

Meeting ID: 160 375 8802



PROJECT PROPONENT: CPT Brigham Circle, LLC

Conversion of existing office space of approximately 66,700 square feet to new healthcare clinic space on second and third floor of existing building. PDA No. 52 One Brigham Circle established in 2001 must be amended to add a Clinic Use to Exhibit C Allowed Uses of the PDA.

Website:
bosplans.org/OneBrighamCirclePDA

Mail to:
Tyler Ross
Planning Department
One City Hall Square, 9th Floor
Boston, MA 02201
617.918.4214
tyler.ross@boston.gov

BostonPlans.org | [@BostonPlans](https://twitter.com/BostonPlans)

Teresa Polhemus, Executive Director/Secretary

Hill Happenings

By MAURICE 'MOSSY' MARTIN

Wonderful people, along with great food and drink, made for a joyous party as the Mission Hill Veterans Post 327 celebrated Christmas last month at Victory Point Restaurant in Quincy.

Our Commander, Col. George Rollins, who is a history buff, gave a riveting oration on the Revolutionary War from the Boston viewpoint.

Brigadier General Enoch "Woody" Woodhouse, as usual, spoke beautifully about our country and love for each other. Woody will celebrate his 99th birthday Jan. 14. We love you, Woody.

Our City Councilor Sharon Durkan also spoke cheerfully about our veterans and our city.

We don't convene during the winter months, but the M.H. Post is always looking for good men and women to become members. If not a veteran one can join as a S.A.L (Sons of American Legion Post).

I also attended a Christmas party in the Community Room at Charlesbank Apartments, where I live. It's always nice to interact with so many nice people in our building, and thanks go to energetic Peg Maynard for



Jamaica Plain ladies Randace Rauscher and Kacy Hughes celebrating Christmas at Brendan Behan Pub.

organizing the cheerful event, which featured great food and Christmas music.

At Brendan Behan's last week, Brian, a talented crooner, and his backup singer, Kacy Hughes, sang 'Have Yourself a Merry Little Christmas' in concert with the Irish ensemble, which prompted a standing ovation.

I was having a coffee last month at Mike's Donuts, wearing my West Point hat, when the guy sitting next to me inquired

about my cap.

The hat was given to me years ago by Col. George Rollins who played football at West Point for a few years, before injuries curtailed his gridiron days.

By the long arm of coincidence, the gentleman, Gary May, who was in town visiting his friend, Father Philip Dabney at Mission Church, also played football for Army. He graduated in 1976, three years after the Colonel.

Gary and I engaged in a captivating conversation, and I later learned he was a terrific defensive back for Army. Speaking of West Point, the 1915 class ("The Class the Stars Fell On") produced 59 Generals (of 164 graduates) including five-star Generals Dwight Eisenhower and Omar Bradley. Both of these World War II heroes played on the 1915 Army football team.

Congratulations to Mihir Parikh, the new owner of Mission Hill Liquors. I stopped in the store to wish him luck, and after I told Mihir I worked at M.H. Liquors for 15 years, we chatted a bit, and he's a really nice guy.

Mission Hill Liquors is due for



Photo courtesy Katy Dallas

Mission Hill Post members Christmas party at Victory Point Restaurant, Pedro Spivakovsky-Gonzalez, Col. George Rollins, holding replica Revolutionary War musket, and Enoch Woodhouse.

a big scratch-ticket hit. It was 30 years ago when we sold a \$1,000 per week winning ticket.

Someone once said, "Chess is the gymnasium of the mind," and 15-year-old Jackson Welch is becoming well structured at that great game.

Back in the old days of our Mission Hill Youth Center at Saint Alphonsus Hall, chess was popular, and I recall Bill Mullin defeating 'Big Jim' Moynihan in the finals to win the chess tournament.

Besides the chess games at St. Alphonsus Hall, we played whist, ping pong, and pool, and we had an ancient bowling alley upstairs, built before the invention of mechanical pinsetters. We were fortunate kids to have

such a terrific recreation center, which was run by Paul McCafrey. Paul also organized our Summer Basketball League in the project and tag rush football tournaments. I have glowing memories of the rough-and-tumble, five-on-five football games in the winter on snowy Smith Street Playground.

It was wonderful that Mission Church was nearly full for the Christmas Eve mass.

Back in the old days, large crowds at our majestic church were common for Mass and for Wednesday Novenas with Father Manton, who arrived at Mission Church in 1939 and stayed for 59 years.

Fr. Manton was known as the 'Novena Priest,' and during World War II, the six Wednesday Novenas were attended by thousands of parishioners.

I recall playing Little League baseball at Smith Street Playground in the early '60s, and I could hear Father Manton's booming voice from the church.

Happy New Year.

Maurice can be reached at mossymartin2@gmail.com.

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FRESH AND LOCAL

Jacket Potatoes

By PENNY & ED CHERUBINO

In this country, we call them baked potatoes, while in the UK they're called jacket potatoes. We can learn a lot from our friends across the water when it comes to cooking and topping these easy and tempting additions to our menus.

Some of the best-known food trucks in the UK are "Spud Bros" and "Spud Man." They both serve humongous portions of personalized jacket potatoes to lines of happy customers. When it's your turn, the vendor will dish up a steaming-hot, well-baked potato from the oven, pop it open, and begin cutting into the fluffy interior.

Then, the rapid-fire questions begin: what kind of butter, what type of sauce, what fillings, what toppings. Popular choices include garlic butter, beans and cheese, chile con carne, cole slaw, tuna salad, chicken curry, and bolognese. The cost for a loaded spud ranges from \$4.50 to \$7

USD, making these a fast, filling, and relatively inexpensive meal option.

Home Made

We have yet to see a spud truck in our area, and listings of potato options with toppings are not on cafe menus here yet. However, with a few tips and some pantry or freezer items, you can explore the world of jacket potatoes at home. And one of the best parts is that you can make Jacket potatoes for one person or a crowd.

First, you need the right potato variety. Russets are the closest thing we have to the Maris Piper or King Edward potatoes used in the UK. Next, you have to relearn how to bake potatoes. Set your oven or air fryer to 400 degrees. Scrub the potato, either poke holes in it with a fork or cut a seam down the middle to prevent it from bursting, oil and salt it, and roast it for 45 minutes to an hour until the skin is crunchy and a fork will go through the

thickest part with no resistance. Do not wrap it in foil, which will destroy the crispy skin.

We often change things up by using sweet potatoes for our jacket potato meals. While the potatoes bake, you can have fun deciding on toppings. We made one of our recent favorites from frozen Thanksgiving leftovers. We topped sweet potatoes with a base of sausage stuffing, a layer of frozen peas, and shredded turkey. We served turkey gravy on the side. It was delicious and a nice change from our usual leftover options.

Stock Your Pantry and Freezer

Jacket potatoes can help you avoid food waste. Thanksgiving leftovers aren't the only thing you can use as potato toppings. The next time you make chili, curry, or another family favorite, create some one-potato-sized portions to freeze. Then, when you need an easy meal, roast your spud and thaw the top-



Here's a jacket sweet potato created from Thanksgiving leftovers of sausage stuffing, frozen peas, and shredded turkey with gravy on the side.

ping. Look around your canned goods, and see what you have that would tempt you on a jacket potato. We would include cans of flavored tuna or salmon to add protein, beans are a popular UK option, and you can also add seasoning to the beans and change up the cheese to create new flavors. Do you have leftover Indian or Chinese takeout on hand? Turn it into a fresh meal by serving it as a potato topping.

For more guidance on this

topic, we suggest visiting Poppy O'Toole's (aka Poppy Cooks) YouTube channel and website. She is a Michelin-trained chef who has taken on the self-titled "Potato Queen" of the internet. She is fun, funny, and stuffed full of great potato ideas.

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

MISSION HILL MAIN STREETS

Would like to wish you a very
Happy Holiday Season and a Happy New Year!

Mission Hill Main Streets

1542 Tremont Street

Boston, MA 02115

617-232-0182

Missionhillmainstreetsboston@gmail.com

<https://explore.missionhillmainstreet.com>

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Boston Planning Department advances zoning reforms in support of housing, small businesses

SPECIAL TO THE GAZETTE

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

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

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

The Planning Department

also continued to advance specific public goals this year on over 750,000 square feet (17+ acres) of underutilized, public land across Boston. These public sites will produce a variety of public benefits and include space for affordable and mixed-income housing, marine industrial and blue tech uses, a community-based non-profit, public libraries, gardens and public outdoor space, and a fire station. Notable new project sites in 2025 included Pier 5, Parcel M, and Welcome Home, Boston Phase 3. Major project milestones included the conveyance of land for the new Chinatown Boston Public Library branch and affordable housing project at Parcel R1, and the Alma Wright Zen Garden at Parcels S-20 and S-21. Upgrades to Pier 10 in the Raymond L. Flynn Marine Park enabled a new commuter water shuttle stop in partnership with the Massachusetts Convention Center Authority and the Seaport Transportation Management Association (TMA), which opened this summer. These redevelopment efforts further the recommendations made in the City's 2022 land audit to maximize the potential for underutilized sites across Boston to meet goals of producing affordable housing and other community needs.

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

flood protection system through Downtown and the North End.

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

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

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

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

The City of Boston also extended the application period for the Office to Residential Conversion Program through the end of 2026, due to its success since its last extension in the summer of 2024. The program, which formally launched in October of 2023, has received 22 applications to convert 1.2 million square feet of office space across 27 buildings into 1,517 new homes, including 284 income-restricted units, far exceeding initial city goals. Five projects totaling 306 units are currently under construction, and one of the first buildings to apply for the program at 281

Franklin Street has already been fully tenanted with 15 units. The goal of this program is to support owners and developers of older commercial office buildings in converting them to housing, and to help stabilize the office market downtown while also increasing the housing stock in Downtown Boston. The program is also designed to respond to post-pandemic economic shifts that will prioritize expanding housing options Downtown, creating an 18-hour, mixed-use neighborhood.

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

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

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

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

City releases Anti-Displacement

ment Action Plan

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

As part of the Plan, the Planning Department will pilot the first ever Direct Displacement Disclosure. Developers will be asked to notify any current tenants on site of their proposed project 30 days before filing the project with the City, and to notify the City of any possible direct displacement of residential, commercial or cultural tenants that may occur as a result of their project. Displacement impacts will be reviewed and, in certain cases based on the unique circumstances of each project, the City may request displacement mitigation measures as part of the project's overall mitigation strategy. This will be piloted for the next year as part of the modernized Article 80 development review process. Staff will evaluate the impact of this new policy, share results, and refine as needed.

Roslindale Square rezoned with Squares + Streets zoning districts

The Zoning Commission approved new Squares + Streets zoning districts in Roslindale Square in May on the recommendation of the Planning Department. This followed a year-long community process. The new Squares + Streets zoning districts are aimed at creating a more mixed-use neighborhood center and connecting streets that support walkability, small businesses, outdoor gathering spaces, and new housing growth. The new zoning districts support creating more transit-oriented

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Continued on page 7

Zoning

Continued from page 6

housing in the plan area. In addition, new zoning will make it easier to: build more housing in the area, make modifications to existing housing that will help preserve the existing supply and build generational wealth, create a backdrop for community development by allowing new cultural anchors in the plan area, and allow new growth and opportunities for small businesses.

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

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

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

Net Zero Carbon Zoning goes into effect

The City this year adopted Net Zero Carbon Zoning to create decarbonization requirements for new development projects that advance the City’s goal of being carbon-neutral by 2050. Implemented in July, these updates continue Boston’s leadership in the transition to a more sustainable, low-carbon future for both building materials and energy aligned with the City’s Building Emissions Reduction Disclosure Ordinance (BERDO). Under NZC, projects subject to Article 80 review will minimize energy use, carbon emissions and use renewable electricity to annually achieve net zero carbon emissions. Three projects, all with income-restricted housing, have already been approved under this new zoning this year, and five others are under review. These projects demonstrate the Mayor’s and City’s leadership in moving us closer to our carbon

neutral 2050 goals, and proving we can build next generation buildings today.

Enabling Accessory Dwelling Units (ADUs) and home renovations

As of September, there were 51 ADUs permitted in Boston in 2025, compared with 34 through all of 2024. Building off the momentum from the ADU Guidebook released last November, the Planning Department this year began meeting with residents in West Roxbury, Hyde Park, and Roslindale about the Neighborhood Housing initiative. This zoning will expand the types of housing allowed to be built in Boston citywide, including ADUs, thereby helping the city more effectively respond to the housing shortage. In addition, this new zoning will legalize and simplify the upkeep and renovation of homes. A first draft of new zoning districts in these neighborhoods will be released in early 2026.

Planning in Allston-Brighton

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

In parallel, the Beacon Park Yard Regional Framework

Plan is guiding the long-term redevelopment of this former rail yard into a new mixed-use district, with a focus on housing, job creation, open space, and improved connections to surrounding neighborhoods. The Harvard Enterprise Research Campus (ERC) Plan complements this effort by establishing a framework for a major research- and innovation-focused campus, supporting economic development while advancing transportation improvements, sustainability goals, and public realm investments that benefit the broader Allston-Brighton area. Both of these plans will be released in early 2026.

Boston Design Vision produces ‘Color Flows on Winter Street’ activation downtown

The Planning Department launched ‘Color Flows on Winter Street’ in the fall of 2025, a multi-week public art and public space activation program with fun, interactive events in Downtown Crossing. Winter Street was transformed by colorful art installations, food trucks, and cultural programming, as part of the City’s broader effort to reimagine how Boston’s streets and pedestrian zones can be safer, more engaging, and enjoyable for all. ‘Color Flows’ was one of the first implementation projects coming out of the Boston Design Vision. The activation tested new approaches to transforming public spaces as hubs of community, culture, and economic investment. During the

time ‘Color Flows’ was running, 80 percent of the area businesses surveyed reported an increase in foot traffic, and 60 percent reported an increase in sales. In addition, 90 percent of people surveyed during the activation reported feeling safer in Downtown Crossing. Staff are now exploring which neighborhood streets might be good candidates for this type of programming in 2026.

Community Benefits

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

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

WHERE TO FIND THE GAZETTE?

Name	Address
7-Eleven Store	415 Center / Huntington Ave
Levinson Bldg	835 Huntington Ave
Neville Building.....	Huntington Avenue
Robert & Theresa Parks	
Community Building.....	Mission Park Drive
Flynn House.....	805 Huntington Ave
Huntington Market.....	818 Huntington Ave
Huntntgton Pizza	784 Huntington Ave
Carman's Beauty Salon...	764 Huntington Ave
Green Coffe Shop	750 Huntington Ave
Davos Wine & Spirits	754 Huntington Ave
Flames.....	746 Huntington Ave
Solid Ground Cafe	742 Huntington Ave
Udb Uq	738 Huntington Ave
Halal Indian Cuisine.....	766 Huntington Ave

Name	Address
Brigham Liquors.....	732 Huntington Ave
Brighman Circle Chines...	728 Huntington Ave
The Mission Pub	724 Huntington Ave
Stop & Shop	Tremont & Huntington
Walgreens	Tremont & Huntington
J P Lick's.....	Tremont & Huntington
Bank Of America	Tremont & Huntington
Citizens Bank	Tremont & Huntington
Puddingston Tavenen	1592 Tremont St
Tremont House Of Pizza.....	1590 Tremont St
Subway Sandwiches	1578 Tremont St
Mini Mart.....	1576 Tremont St
Boston Property	1570 Tremont St
Elen Real State	1568 Tremont St
Spinney Auto Insurance	1560 Tremont St

Name	Address
Mikes Donut.....	1524 Tremont St
Lillys Gourmet	1528 Tremont St
Crispy Dough Pizza.....	1514 Huntington Ave
Discount Auto Part	1486 Tremont St
Laundromat	1460 Tremont St
Dunkin Donut	1631 Tremont St
Solstice Café.....	1623 Tremont St
Mission Hill Liquors	1623 Tremont St
Flann O'brien 'S.....	1621 Tremont St
Mission Hill American Legion..	1617 Tremont St
Mission Hill Properties	1607 Tremont St
Mission Hill Post Office.....	
	1575 Tremont St/ 1575 Longwood
Street Apts	1575 Tremont St
Needham Bank	Tremont St
Bruggels Bakery	375 Longwood Ave

CITY COUNCIL PRESIDENT RUTHZEE LOUIJEUNE HOLDS HOLIDAY PARTY

Derek Kouyoumjian photos



Boston City Council President Ruthzee Louijeune talks about her work giving the best service on representing Boston at-large and the challenges ahead in 2026.

Boston City Council President Ruthzee Louijeune held a Holiday Party at Savor on Lincoln Street in Downtown. Fellow elected officials joined constituents in celebrating the Holiday Season with her.



Ruth St Louis supports Boston City Councilor At-Large Ruthzee Louijeune.



Boston City Council President Ruthzee Louijeune with Michele David.



Boston City Council President Ruthzee Louijeune (center) with Larry Keegan and Larry DiCara.



Boston City Council President Ruthzee Louijeune (center) with Derrick Young Jr and Jonathan Allen.



Former Boston City Council President Larry DiCara talks about the current City Council President Ruthzee Louijeune.



Attendees of the Holiday Party.

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CITY COUNCIL PRESIDENT RUTHZEE LOUIJEUNE HOLDS HOLIDAY PARTY

Derek Kouyoumjian photos



Boston City Council President Ruthzee Louijeune with Joseph Lafontant.



Boston City Council President Ruthzee Louijeune (center) with her campaign's Communications Director Hodan Hashi and Cisnell Baez.



Boston City Council President Ruthzee Louijeune with Gabriela Coletta-Zapata talks about working with City Council President Ruthzee Louijeune.



Boston City Council President Ruthzee Louijeune has a celebratory dance with supporter Alexis Steel.



Franklin Park walking group Family and Friends Living Healthy members Rakiem and Rochelle are happy to support Ruthzee Louijeune.



Ruth St Louis and Boston City Council President Ruthzee Louijeune.

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JANUARY

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Healey-Driscoll Administration Energy and Environmental Agency releases yearly report

SPECIAL TO THE GAZETTE

The Healey-Driscoll Administration released the Executive Office of Energy and Environmental Affairs (EEA) 2025 Annual Report, highlighting key milestones and accomplishments from its agencies. Over the past year, EEA's organizations have engaged residents and partners across the state through intentional environmental initiatives. These efforts include legislation to lower energy costs for families, investments in extreme weather preparation, and strategies to protect nature. Together, this work has contributed to creating more resilient and sustainable communities in Massachusetts.

“Our agencies are at the forefront of protecting our natural resources, making energy affordable, building resilient and

prepared communities, and expanding outdoor accessibility,” said EEA Secretary Rebecca Tepper. “I extend my heartfelt gratitude to our commissioners and the over 3,000 dedicated staff members who tirelessly serve the residents, ecosystems, and wildlife of Massachusetts.”

This year, Governor Maura Healey released an Energy Affordability Agenda, as well as filed the Energy Affordability, Independence & Innovation Act to reduce costs for residents and businesses. The proposed legislation saves customers money, brings more energy into Massachusetts, and drives innovation. Key reforms included eliminating and reducing certain charges on the bill and reducing barriers to new nuclear technologies. An independent analysis found the legislation could save customers

\$13 billion.

In addition to increasing energy affordability for residents, this year the Healey-Driscoll administration introduced the Mass Ready Act, a historic bill proposing \$3 billion to strengthen infrastructure and protect communities from extreme weather events. This legislation aims to upgrade roads, dams, and bridges, and establishes a Resilience Revolving Fund for similar projects. It also streamlines permitting for priority housing, culvert replacements, and restoration projects that protect communities from flooding. Additionally, the bill invests in farming and coastal economies and provides communities with resources to reduce flood and heat risk.

Massachusetts is pioneering initiatives to restore ecosystems

and strengthen coastal resilience by rebuilding wetlands, upgrading culverts, removing outdated dams, and improving habitats. The Healey-Driscoll Administration set nation-leading Biodiversity Goals for Massachusetts. The Massachusetts Department of Fish & Game, alongside many partners, has developed a 25-year plan to protect and restore nature, sustain farms and fisheries, boost local economies, and connect people with nature. Likewise, the Massachusetts Office of Coastal Zone Management (CZM) released the ResilientCoasts Plan, a statewide strategy to support coastal communities in preparing for storms, flooding, sea level rise, and erosion. The plan aims to save taxpayers billions by guiding smart coastal management decisions and preserving natural

buffers to reduce flood risks.

In 2025, EEA and its agencies distributed more than \$237.9 million in grants across 70+ programs, supporting over 1,600 individual awards statewide. Investments supported programs for environmental justice, recycling, outdoor recreation, farmland preservation, drought management and much more.

In 2026, the Healey-Driscoll administration is looking forward to continuing its commitment to protecting and enhancing the state's environmental resources while ensuring a clean energy future for residents.

Read the full end of year report. Printed copies are available upon request.

Governors to Secretary Burgum: Lift the offshore wind stop work orders

SPECIAL TO THE GAZETTE

Governor Maura Healey joined with Governor Kathy Hochul, Governor Ned Lamont, and Governor Dan McKee in sending a letter to Interior Secretary Doug Burgum to demand an immediate lifting of the stop work orders for five offshore wind projects, including Massachusetts' Vineyard Wind. The Governors make clear that the Trump Administration's actions will raise energy bills and kill jobs, and demand a classified briefing to review the unexplained national security threats used to place the stop work orders.

“We demand an immediate classified briefing for our cleared

personnel to review this supposed evidence and all information related to this purported rationale,” write the Governors. “It strains credulity to believe that vital, substantial projects that underwent many federal reviews and processes, including by the DoD, all of a sudden present new, existential, unforeseen threats. Erratic, unpredictable, irrational actions like these are no way to govern, let alone plan for power generation capacity decades into the future.”

“This is a moment for leadership, not obstruction. True national and economic security cannot be achieved by hollowing out our industrial base or leaving our power grid vulnerable to collapse. It requires the courage

to build,” the letter continues. “We urge you to look beyond bureaucratic games and recognize the real battle being waged: the global race for energy independence, economic dominance, and national security preeminence. Do not be the administration that handed the future to our adversaries by turning off the power at home. Rescind these suspensions immediately. Let us get back to the work of powering this great nation.”

Governor Healey is working closely with other states and developers to counter DOI's stop work order to Vineyard Wind. Vineyard Wind has been producing power since January 2025 and has nearly completed construction, capable of producing

572 MW of power. This stop work order means Massachusetts is losing out on new, additional power generation that could power over an additional 200,000 homes and businesses this winter, saving people money on their bills during our coldest months. Offshore wind has its highest output in the coldest winter months when the New England grid is most constrained. If these additional turbines are allowed to come online, Massachusetts ratepayers would save at least \$13 million in direct wholesale energy market costs between January and March 2026.

In its most recent annual economic impact report to the state, Vineyard Wind demonstrated that the project has largely ex-

ceeded its targets. The project has supported nearly 4,000 jobs to date. Over 3,300 workers have been employed during the construction phase, boosting the economies of Barnstable, Martha's Vineyard, and New Bedford. The project has surpassed its local union labor hiring goals, with over 70 percent of union workers residing in Southeastern Massachusetts, many of whom relocated to Massachusetts to work on the project and the remainder largely coming from nearby Rhode Island. Overall, Vineyard Wind has delivered \$623 million in labor income, and \$1.94 billion in total economic output.

CAMH

Continued from page 1

Because of when the project was filed with the city, Lynds said the project is subject to Article 79, which handles the affordable housing component for all projects over seven units in the city.

Because the project is under 20,000 square feet and 15 units, Lynds said it is not subject to Article 80, small project review.

“It is simply subject only to the zoning code for purposes of any of the items cited by ISD (inspectional services) for relief,” said Lynds.

The items which require zon-

ing relief from the city for the project include minimum lot area, additional lot area per unit, floor area ratio, building height, usable open space, rear yard setback, and the number of parking spaces. Under current zoning, one parking spot is required per unit, with seven proposed at 87 Heath St.

One CAMH member also requested that the developers conduct a shadow study for the project.

CAMH member Dave Greenup said he would like to see conditions limiting the use of the units as short-term rentals and as rental units for undergraduate students.

“On the short-term rental, I

think that is an easy one,” said Lynds. “Under the Boston housing ordinance, you can only have short-term rentals under certain circumstances. This 14-unit building would not be eligible for short-term rentals; that is a specific zoning designation that would have to be put in place for this.

“We are looking for multi-family residential, not short-term rental zoning, so that should not be an issue at all.”

Greenup noted that the short-term rental ordinance is not properly enforced, and that in Back Bay, Fenway, and Beacon Hill there are high-rise buildings where short-term rental companies block rent a number of units

at a time.

In other business, the CAMH heard a proposal from the owner of 69-71 South Huntington St. to convert those buildings from three- to four-unit buildings by adding units to the basement levels. The owner of the properties said he was not attempting to pack students into his proper-

ties, but to provide housing for the neighborhood.

The CAMH also heard a presentation from the owner of 37 Calumet St., who is seeking to convert an existing three family home into a four-family home by adding a residential unit in the basement.

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Stop & Shop to help feed 2,000 Boston students during the two-week holiday break

SPECIAL TO THE GAZETTE

Stop & Shop is partnering with the YMCA of Greater Boston on a special holiday food distribution to ensure Boston students have access to nutritious meals during the extended two-week holiday break. 70% of Boston Public School (BPS) students are characterized as low income and depend on free school breakfast and lunch programs, but can be left without consistent access to food during extended school closures. To help bridge the gap for these families in need, the Stop & Shop School Food Pantry Program is donating more than \$65,000 worth of nonperishable food items to be distributed across 20 BPS schools, prioritizing 2,000 Boston students and families who can benefit the most. In total, Stop & Shop is donating over 22,000 meals to nourish BPS students and their families over the holiday break.

“For students who rely on free school meals, an extended break can create real anxiety about when and where their next meals will come from. Stop & Shop wanted to help bridge that meal gap so students can set aside those worries and fully enjoy their time off with their families,” said Roger Wheeler, President of Stop & Shop. “We know the holidays can be financially challenging for many, and we hope this donation can help families focus on the joy of the season rather than the cost of food.”

The holiday food bags were assembled by volunteers from Stop & Shop, the YMCA of

Greater Boston, Boston Public Schools and Mayor Wu’s Community Engagement Cabinet at the Greater Boston Collaborative Food Hub, a 27,000-foot warehouse established to address the need for greater cold storage and strengthen the city’s food access network. Each bag contains non-perishable food items including canned proteins, pasta, fruit cups and other healthy pantry staples to create approximately 11 meals. In partnership with the Y’s Hunger Prevention Program, the completed bags were delivered to the 20 BPS schools where they will be distributed to students before December 19th, when Boston school’s close for the two-week holiday break.

“No one should have to face uncertainty about their next meal but unfortunately, this is occurring for too many of our neighbors. Thanks to the partnership of Stop & Shop, Boston Public Schools, and Hub Schools, we can help thousands of Boston families bridge the gap and meet needs and be there for each other” said David Shapiro, CEO YMCA of Greater Boston.

“Boston Public Schools is committed to ensuring that our students have access to free, healthy, nutritious meals throughout the school year so students come to school ready to learn,” said Eric Stevens, Interim Executive Director of Food and Nutrition Services, Boston Public Schools. “We extend our gratitude to Stop & Shop for their partnership as we work together to expand access to the resources that support the well-being of our students and families.”

The Stop & Shop School Food



The holiday food bags were assembled by volunteers from Stop & Shop, the YMCA of Greater Boston.

Pantry Program has partnered with BPS Schools for 6 years serving 18 schools through in-school pantries, and the program’s donations total nearly \$800,000 to date. The Stop & Shop School Food Pantry Program was established in 2019 to limit barriers impacting students’ ability to succeed in the classroom by making sure that they have consistent access to food. The program currently serves over 280 schools across the northeast, including 84 in Massachusetts. It is one of the largest school food pantry programs in the country.

In addition to the holiday distribution, Stop & Shop hosted a holiday celebration at the Mattahunt Elementary School, a BPS Hub School and Stop & Shop School Food Pantry partner, providing cookies and milk for the entire school. Students were able to take photos with Wally the Green Monster, who was dressed in a Santa hat and holiday jersey. The Mattahunt

school received 125 of the holiday bags distributed for winter break.

A neighborhood grocer for more than 100 years, Stop & Shop is focused on delivering a wide assortment of fresh, healthy options at a great value through strong weekly sales and everyday low prices. Its new GO Rewards loyalty program delivers personalized offers and allows customers to earn points that can be redeemed for gas or groceries every time they shop. Stop & Shop customers can choose however they want to shop - whether it’s in-store or online, which offers both delivery and same day pickup. The company is committed to making an impact in its communities by fighting hunger and working to ensure no students has to go to school hungry through its Stop & Shop School Food Pantry Program. Headquartered in Quincy, Massachusetts, The Stop & Shop Supermarket Company LLC is

an Ahold Delhaize USA Company and employs nearly 50,000 associates and operates more than 350 stores throughout Connecticut, Massachusetts, Rhode Island, New York, and New Jersey. To learn more about Stop & Shop, visit www.stopandshop.com.

The YMCA of Greater Boston, one of Massachusetts leading nonprofits and America’s first Y, is dedicated to enhancing the mind, body, and spirit of individuals and families in our communities. For more than 170 years, the Y has been developing skills and emotional well-being through education and training, welcoming and connecting diverse populations, preventing chronic disease and building healthier communities. We provide welcoming, belonging, and opportunity for all. For more information visit Home - YMCA of Greater Boston (ymcaboston.org), or follow us on Linked In, Facebook, and Instagram.



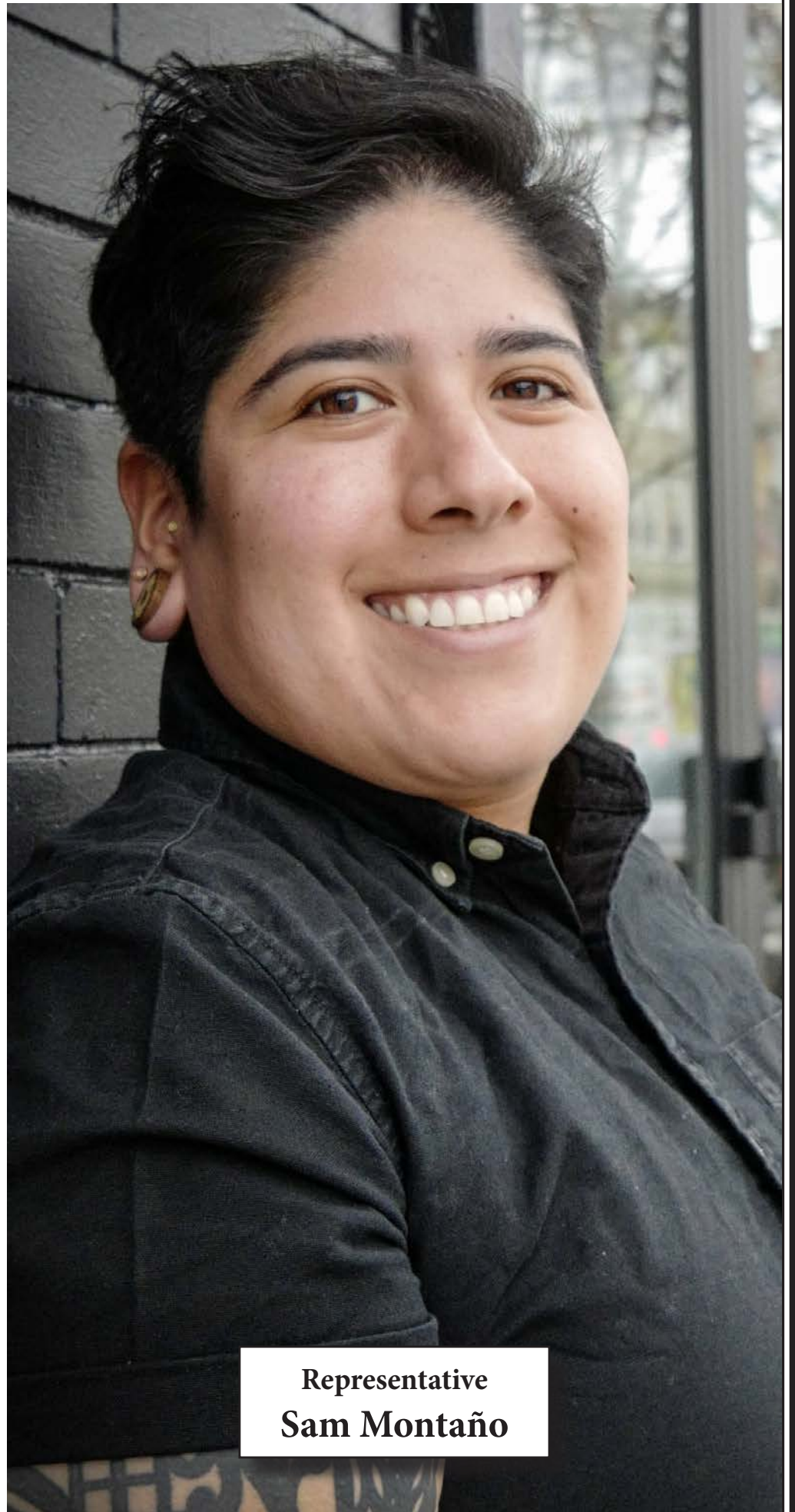
Thank You!

Rep. Sam Montañó has been an unwavering advocate on Beacon Hill, standing side by side with public school educators to make sure every child in Massachusetts has access to the best possible education. **THANKS!**

This is the time of year to reflect on what we are grateful for, and this year, educators are extremely grateful for **Rep. Sam Montañó** and their work to strengthen public education in our community.



Paid for and authorized by: Massachusetts Teachers Association,
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Representative
Sam Montañó

EDITORIAL

The mass shooting in Australia: Shocking, but sadly, not surprising

The recent tragic shooting in Australia at a Hanukkah festival once again has demonstrated to the world the pernicious and evil effects of anti-semitism, which is the world's oldest form of prejudice.

Anti-semitism may have reached its peak with the Holocaust in Nazi Germany in the 1930s and '40s, but it still remains the number one source of hate in the world today.

In the United States, acts of anti-semitism have spiked exponentially in the past 10 years (long predating the war in Gaza). According to the Anti-Defamation League, there were 9,354 anti-semitic incidents in 2024, the highest number since it began tracking the data in 1979, representing a 344% increase over the past five years and an 893% increase over the past decade.

The stark nature and depth of anti-semitism in our country was on full display in the August, 2017, white nationalist demonstration in Charlottesville, Virginia, when a group of white supremacists marched with candles chanting, "The Jews will not replace us."

New York City's Police Commissioner, Jessica Tisch, speaking on Sunday about the shooting in Australia, unequivocally stated the extent of the scourge of anti-semitism: "This is not an isolated incident. It is part of a wider assault on Jewish life. Jewish communities are being forced to confront a threat that is persistent, adaptive and, as evidenced yet again today, global in scope."

Every synagogue and temple in our country now has armed security guards, something that would have been unimaginable even 10 years ago.

Up until this past weekend, Bondi Beach in Sydney had been a world-famous destination, known for its surf and long stretch of beautiful beach. But now it will be forever remembered as a place where scores of innocent people were gunned down for one reason and one reason only: They were Jews.

A long, hard winter lies ahead

We didn't need a weatherman to tell us that December has been unusually cold. So it was not at all surprising when we recently read that this has been the coldest start to December in our area in 17 years.

We've been pretty fortunate in our little corner of the world to have had mild Decembers for quite a while. Winter isn't that tough to take when it's only the months of January and February that dish out wintry weather.

We recall that even the Snowmageddon Winter of 2015 was not really all that bad. We had about six weeks of record-breaking snowfall (115 inches), but that was it (although the mounds of snow lingered until well into the spring on playgrounds and parking lots).

Last winter was oppressive for most of January and February. The daily high temperatures barely broke 30 and the wind chills every morning were in the single digits. But we had plenty of sunshine and that made our daily run on the sandbar near our home (at low tide) easy-enough to take.

We would even go so far as to say that enduring six or seven weeks of blustery winter days makes us feel alive and truly appreciative of the nicer weather when it arrives.

But these past few weeks of below-normal temperatures since Thanksgiving have broken the recent pattern of easing us into winter. Winter's grip already feels oppressive, thanks to the cold and the constant winds that have sent the wind chills dipping into the low single (and even below zero) digits. In addition, the sun has been absent more often than not.

And with our heating bills already going through the roof, spring seems like a long, long time away.

LETTER

CBS: A Newsroom or a PR Firm?

Dear Editor,

I am disappointed by CBS News' spineless decision this past Sunday to pull its investigation into the "Inside CECOT" mega-prison in El Salvador. This was not a failure of journalism; it was a failure of nerve. And an irrefutable sign that "freedom of the press," as guaranteed by our First Amendment is clearly in danger.

The report, led by correspondent Sharyn Alfonsi, documented the "brutal and torturous" conditions facing migrants deported by the Trump administration to a facility described as a living hell. According to internal reports, the story was screened five times and fully cleared by both CBS legal and standards departments. Yet, at the eleventh hour, Editor-in-Chief Bari

Weiss spiked it, claiming it needed "additional reporting"—specifically, an interview with the very administration responsible for the deportations despite the fact that Alfonsi had previously requested comment from the White House and relevant agencies.

When a news organization allows a government's refusal to comment to act as a veto over the truth, they have, as Alfonsi put it, handed the state a "kill switch" for any story deemed inconvenient.

In Massachusetts, where we pride ourselves on a history of speaking truth to power, this kind of corporate cowardice is particularly galling. CBS didn't pull the story because it was inaccurate; they pulled it because it was uncomfortable. By choosing political safety over revealing

the truth about the suffering in CECOT, CBS has traded its "gold standard" reputation for political appeasement and a week of quiet. In America, every person on our soil has fundamental rights to fair legal treatment, including court hearings and processes, ensuring they aren't deprived of life, liberty, or property without due process of law, meaning even non-citizens facing deportation have rights to fair hearings.

We deserve better from our public airwaves.

Our neighbors to the north in Canada aired the roughly 15-minute segment, which was quickly spread online. For those who want to see the reporting CBS was too afraid to air, you can find the segment here: <https://archive.org/details/60mins-cecot>

Kane DiMasso-Scott

New BCCE rates, providing energy savings to residents and small businesses

SPECIAL TO THE GAZETTE

The City of Boston announced new electricity rates for the Boston Community Choice Electricity (BCCE) program, allowing Boston residents and small businesses to save money on their energy bills. These rates, which go into effect this month, are lower than current and upcoming Eversource rates, providing residents and small businesses electricity bill savings and renewable energy. Between February 2021 and December 2024, Boston residents using BCCE averaged savings of \$200 per year on their electricity bills, in comparison to the Eversource Basic Service, saving Boston residents and small businesses nearly \$260 million over those three years. BCCE's new rates will remain in effect for the next two years.

The City encourages all residents and small businesses to check their electricity bill to confirm their enrollment in Boston Community Choice Electricity. Many residents who are not enrolled in BCCE are unknowingly paying too much for electricity because they are receiving electricity from a third-party supplier. Third-party electricity suppliers often take advantage of low-income residents and people of color through offering low introductory rates, significantly

raising the rates later, and by charging high termination fees. To get help checking your energy supplier or to enroll in BCCE, contact the City of Boston's BCCE team by scheduling an appointment, emailing BCCE@boston.gov or calling 617-635-3850.

"The new electricity rates through Boston Community Choice Electricity give Boston residents an opportunity to reduce their utility bills at a time when many families are struggling with our country's affordability crisis," said Mayor Michelle Wu. "This program

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The opinions expressed on these pages are not necessarily those of this newspaper.

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Savings

Continued from page 14

proves that here in Boston, energy savings and bold solutions to tackle climate change go hand-in-hand.”

About 65 percent of all Boston rate payers are currently enrolled in BCCE, and new utility account holders are automatically enrolled in the program. The BCCE Basic and Standard rates are both lower than the Eversource Basic Commercial and Residential rates. Below is a comparison of the cost savings per kilowatt hour, as well as the updated BCCE rates for 2026.

A comparison of current Boston Community Choice Electricity rates to Eversource's upcoming Basic Residential rate.

Eversource's winter rates are \$0.15065/kWh for the Residential plan, and \$0.14466/kWh for Commercial. Eversource has also filed a Basic Service Cost Adjustment with the Massachusetts Department of Public Utilities

which, if approved, may increase the Eversource Basic Service rates by an additional \$0.00565/kWh.

Despite federal cuts to eliminate renewable energy projects, Boston continues to prioritize clean energy and remains focused on reaching carbon neutrality by 2050. This month, the BCCE Program increased the enrollment cap for commercial and industrial accounts from 1.5 million kWh/yr to 2 million, allowing more Boston businesses to enroll in BCCE, save money on utility costs, and switch to renewable energy. Between 2021-2024, BCCE reduced Boston's Carbon footprint by nearly 200,000 tons of CO₂, the equivalent of taking approximately 46,000 gasoline-powered passenger vehicles off the road for a year.

“Boston Community Choice Electricity is putting money back in the wallets of Boston residents,” said Oliver Sellers-Garcia, Environment Commissioner and Director of the Green New

Deal for the City of Boston. “Our program shows that clean energy is a win-win for our community, reducing pollution in our neighborhoods while saving our families and small businesses money.”

Energy Cost Saving Opportunities for Boston Residents

In October, Mayor Michelle Wu announced the launch of Boston Energy Saver, a new City service helping Boston renters, homeowners, and small businesses upgrade their buildings and lower their energy bills. Currently, there are many energy programs available to consumers, but it can be difficult to understand where to start. Residents can visit boston.gov/save or call 617-635-SAVE (7283) for a 1-on-1 consultation about available discounts and building upgrade options to save money on energy costs. Potential upgrades include rebates and low-cost financing for energy upgrades, building weatherization, heat pumps, induction stoves, and energy bill check-ups to make sure residents are not being overcharged, among others.

Avoid Scams this Winter

Scammers posing as utility representatives are on the rise. Beware of sophisticated scams that ask you for sensitive information or require immediate payment in the form of gift cards or face utility shutoff. Direct Energy (the energy supplier for BCCE), the City of Boston, and local utilities will never contact you making these requests. Residents can contact BCCE at 617-635-3850 or email bcce@boston.gov with any questions about scam attempts.

Energy

Continued from page 3

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Visit MissionHillGazette.com

Fifth Annual Rally 4 Nally Polar Plunge set for Jan. 3 at Carson Beach

SPECIAL TO THE GAZETTE

To honor the life and legacy of Cathy Nally and support families impacted by ALS (amyotrophic lateral sclerosis), siblings Dan and Betsy Nally will host the 5th Annual Rally 4 Nally Polar Plunge on Saturday, January 3, 2026, at Carson Beach. Proceeds from the event will benefit Compassionate Care ALS (CCALS) and The Peter Frates Family Foundation, continuing Cathy's mission to ensure families facing ALS receive compassionate care, critical resources, and hope.

Cathy Nally, of Westwood and Boston, passed away in August 2022 after a courageous two-year battle with ALS. Since its inception, Rally 4 Nally has raised more than \$430,000 to support individuals and families living with the disease and to advance critical care and research initiatives. Organizers expect the 2026 event to push total fundraising past \$500,000, marking a significant milestone in the fight against the disease.

Event Details

Event: Rally 4 Nally Polar



Supporters pictured at a previous Rally 4 Nally Polar Plunge.

Plunge & Reception

Date: Saturday, January 3, 2026

Time: Registration opens at 10:00 a.m.; plunge at approximately 11:00 a.m.

Location: Carson Beach Boat-house, William J. Day Blvd., Boston, MA

Post-Plunge Reception: 12:00 p.m. at Loco Taqueria, 412 West Broadway, Boston, MA

To register or donate, visit <https://givebutter.com/rally4nally>.

"It's hard to believe that January 3, 2026 will mark our fifth Annual Rally 4 Nally," said Dan

Nally. "This event has grown into something far bigger than we ever imagined. With the continued generosity of our community, we're hopeful that this year will bring us past \$500,000 raised for Compassionate Care ALS and The Peter Frates Family Foundation."

Nally added that the milestone carries special meaning given the realities of ALS. "Every year, approximately 5,000 people in the United States are diagnosed with ALS, and the average life expectancy is less than five years. With no cure and limited options to slow progression, families need

immediate support. These two organizations are dedicated to providing grants, equipment, education, and peace of mind so families can focus on cherishing time together."

Compassionate Care ALS (CCALS) is a nonprofit organization that supports individuals living with ALS, along with their families, caregivers, and health-care providers, through comprehensive services addressing both physical and emotional needs. The organization became a lifeline for the Nally family early in Cathy's diagnosis, providing hands-on guidance and support

throughout her journey. The Peter Frates Family Foundation is a grant-based organization that assists families with the overwhelming cost of in-home care as ALS progresses. Founded in honor of Pete Frates—diagnosed with ALS at age 27—the foundation continues his legacy of advocacy and action. A former Boston College baseball captain, Frates helped launch the viral Ice Bucket Challenge in 2014, which raised more than \$225 million worldwide for ALS research and family support. Funding from that effort contributed to new treatment development, including Relyvrio, approved by the FDA in September 2022.

To mark the fifth anniversary, the Nally family has set an on-line fundraising goal of \$55,000, with additional proceeds raised through a silent auction, raffle prizes, and a post-plunge celebration. Community members are invited to take the plunge, donate online, or support the effort from afar in Cathy Nally's memory by visiting <https://givebutter.com/rally4nally>.



WE WISH OUR NEIGHBORS, PARTNERS, & FRIENDS A SAFE, HEALTHY, AND JOYFUL HOLIDAY SEASON WITH LOVED ONES. WE LOOK FORWARD TO BUILDING NEW OPPORTUNITIES FOR OUR COMMUNITIES TOGETHER IN 2026!

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