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CHELSEA RECORD

YOUR HOMETOWN NEWSPAPER SINCE 1890

VOLUME 132, NO. 51

THURSDAY, FEBRUARY 20, 2025

35 CENTS

GREAT EFFORT BY THE RED DEVILS



BOB MARRA PHOTO

Brouk Ephrem is in control of this rebound during the Wednesday, February 12 game against East Boston. The Red Devils played a hard game against the Jets, but fell short 61-51 at the end. See pages 8 and 9 for more photos.

120-unit apartment building proposed for Park Street

By Adam Swift

Several zoning board of appeals members expressed concerns about the size of a proposed mixed-use development on Park Street at the board's regular meeting last week.

The ZBA held the initial public hearing on a 120-unit, five-story residential building with seven retail spaces at 105-115 Park St. The project is seeking several variances for side and rear setbacks, as well as a special permit for parking. There are 50 parking spaces proposed split between the podium and underground levels of the project.

The site at 115 Park Street is the former home of the Pollo Campero restaurant, which was destroyed by a

fire in 2019. The Park Street property was purchased by 115 Park St., LLC in 2024 for just over \$3 million.

Of the 120 units, 15 are slated as two-bedrooms, 10 as three-bedrooms, and 95 as one-bedrooms, according to Anthony Rossi, the attorney representing the developer. There will be 18 affordable units as a part of those 120 units, Rossi added.

"The city would like to see a little bit of a mixture of two and three (bedrooms), but the one bedrooms will allow it to be developed because we don't have enough parking if we did a lot of twos and threes," said Rossi.

With the one bedroom

See ZBA Page 2

Licensing Commission approves extended hours, entertainment licenses

By Adam Swift

The Licensing Commission approved extended hours for the Los Amigos Diner at 92 Washington Ave. at its regular meeting last week.

The vote allows the diner, previously the Victoria Diner, to open from 8 a.m. to midnight every day except Sunday, when it will close at 11 p.m.

The restaurant's owner said he is hoping to add a

dinner service to breakfast and lunch at the diner, providing more of a restaurant vibe in the p.m. hours. He said also may look at applying for a liquor license in the future.

The commission also extended the entertainment license hours to match the hours of operation. While the commission approved the karaoke, radio, and tv licenses, commission mem-

See COMMISSION Page 2

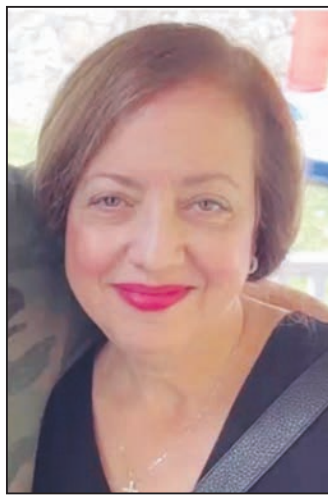
Chelsea Public Schools' Kokinidis named School Counseling Administrator of the Year

Special to the Record

Chelsea Public Schools Director of School Counseling Ellen Kokinidis was named Administrator of the Year by the Massachusetts School Counselors Association (MASCA) in recognition of her dedicated service to CPS students, staff and school communities.

CHELSEA, Mass. — Ellen Kokinidis, Chelsea Public Schools' Director of School Counseling and a dedicated CPS administrator and staff member for nearly three decades, was named Administrator of the Year by the Massachusetts School Counselors Association (MASCA).

Kokinidis learned she received the honor at a virtual event on the evening of Thursday, February 6. She has been an employee at Chelsea Public Schools for 28 years, with three additional years of experience as a clinician who supported



Ellen Kokinidis

Chelsea youth. In total, Ellen has been impacting the lives of CPS students for 31 years.

"Being nominated by my colleagues and ultimately winning this prestigious award is truly humbling. I believe this recognition is a reflection of the tremendous work happening in the field of School Counseling and, more specifically, within Chelsea Public Schools," commented Kokinidis.

"Ellen is a champion for students and families and empowers the counselors under her leadership. For her decades of selfless service and excellence, Ellen is the most deserving can-

didate of the 2024-2025 MASCA Administrator of the Year award," added CHS Lead School Counselor Nina Davidson.

In 1994, Kokinidis began working with students, families and school staff as a clinician, providing therapy and support services. In three years' time, "Ms. Ellen" as she is fondly known transitioned to a full-time role at CPS as the Guidance Counselor at the Kelly School. She served in this role until 2012 when she became CPS' District Counseling Lead, maintaining a caseload of students while overseeing guidance activities for Chelsea's secondary schools, coordinating exam administration (PSAT and AP), leading the oversight of all 504 plans and much more.

As the leader of the district's school counseling efforts, Kokinidis elevated to the Coordinator of School Counseling in 2021 and Director of School Counseling in 2023. While maintaining her other duties, Kokinidis led the growth of the school counseling department that has seen four counseling positions at the elementary schools, three at the mid-

dle schools and three at the high schools added in recent years.

Her impact is felt in so many areas in CPS, having had roles in the district's Early College and Equity initiatives in addition to her leadership of the school counseling department. She has overseen professional development and the continued improvement for CPS school counselors across the district, building a team that effectively supports students and families each and every day. She has spearheaded Chelsea's counseling efforts to promote educational equity, prepare students for post-secondary success and know all students by name, strength and story.

"Ellen's leadership is defined by humility, integrity, and a deep care for her team. She consistently advocates for the well-being of her counselors, ensuring they have the support they need to succeed. Her commitment to both students and staff is unparalleled, and her impact on our district is undeniable," said Early College Lead Counselor Kristi-

See KOKINIDIS Page 2

ICE ON THE MYSTIC



Rob Henthorn has lived in Admiral's Hill, Chelsea, for more than 30 years. He said, "It is quite rare to see ice form on the Mystic River due to its fast currents. Last week, I took this picture of seagulls actually standing on the ice - a truly uncommon occurrence."

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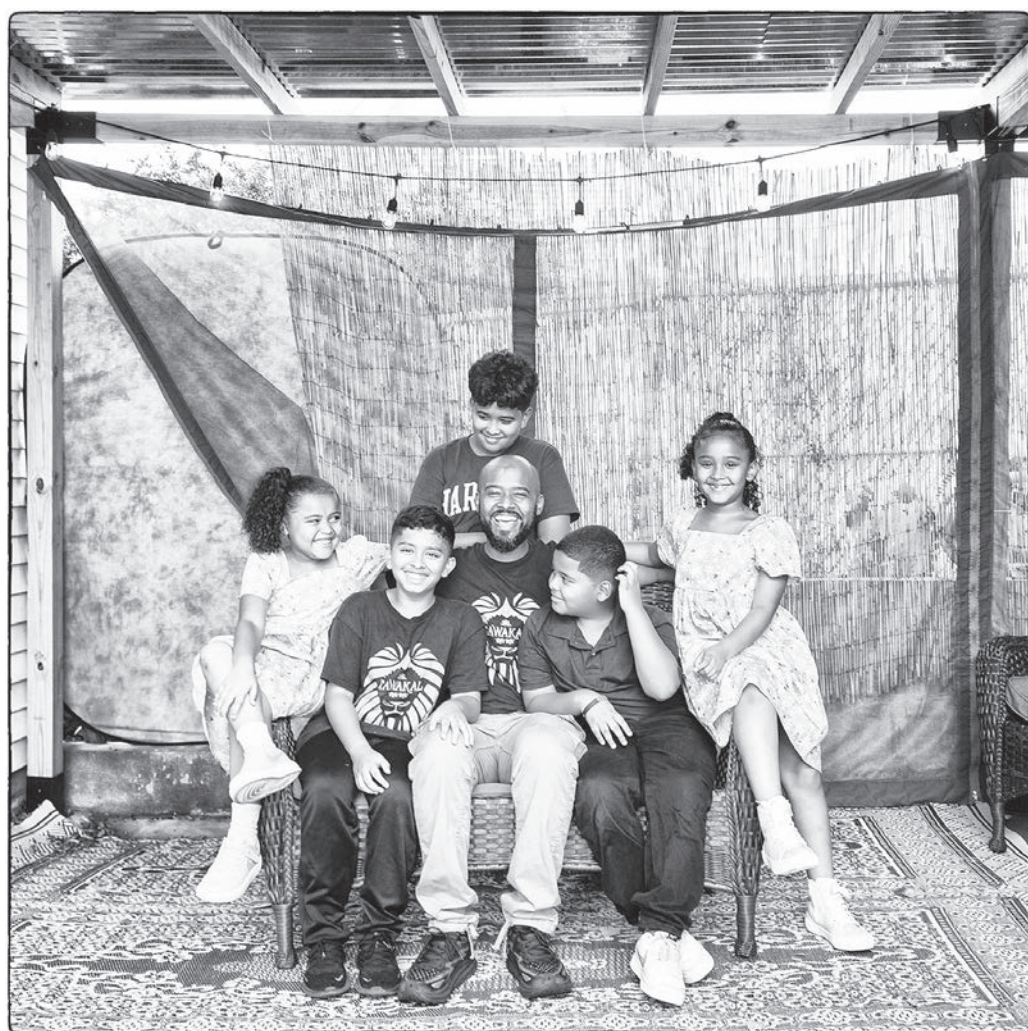
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PEOPLE OF CHELSEA

YAHYA NOOR AND HIS CHILDREN, OWNER TAWAKAL HALAL CAFE 2024



For me, Chelsea feels like the village where we grew up, whether it was in Somalia or in the refugee camp. It was a close knit community where everyone knew each other and lent a hand when needed. Growing up, food was often scarce, but when we had it, it was made with love, and that kept us going. Food has a way of bringing people together, no matter the language they speak. It's how we welcome others into our homes. I opened a restaurant to share the essence of Somali food. In this business, it's not about making money, it's about sharing a love for food and, most importantly, for people.

Tips to prevent winter wandering for those caring for loved ones with dementia

Special to the Record

Many parts of the U.S. are expected to be impacted by a winter storm over the next couple of days. The Alzheimer's Foundation of America (AFA) wants to remind caregivers of those living with dementia how to protect them from the potential dangers of wandering during this time when they may experience frigid temperature, snow, and ice.

Wandering is a common and potentially dangerous behavior in individuals with dementia. Someone who wanders can quickly become lost or disoriented, unable to remember how to get back home, or know how, or who, to call for help. They may also leave the home without dressing appropriately for the weather. Cold winter weather adds to the dangers of wandering with the risks of hypothermia, injuries from slipping on ice or snow, and reduced visibility.

Older adults also face greater challenges with cold weather due to factors such as diminished compensatory mechanisms and medications that can interfere with normal temperature regulation. Additionally, Alzheimer's disease can impair their ability to recognize when they are too cold or at risk of hypothermia.

AFA encourages family caregivers to follow these five steps to protect their loved ones:

Watch for nonverbal cues. Wandering often stems from an unmet need or desire (i.e., hunger, thirst, a need to use the bathroom, a wish to engage in an activity). Looking for a signal that the person may need something (i.e., tugging on pants can be a sign that the person may need to use the bathroom) and quickly addressing it can reduce the chances of wandering. Sometimes, wandering can be a form of communication, especially if the person's verbal skills are impaired. Watch for signs that loved ones may be frightened, anxious, stressed, or overstimulated, and take action to soothe and reassure them.

Safeguard the home. Objects such as car keys, jackets, and purses, especially when left near a door, can provide motivation for the person to leave suddenly. Avoid keeping these items out in the open. Install electronic chimes or doorbells on doors so someone is alerted if the individual tries to exit. Consider utilizing a smart doorbell with an app that can notify you when someone is entering or exiting the home.

Know your loved one's

patterns. Know what times of the day may be more triggering than others and provide activities during those periods. Encourage healthy sleep habits to reduce chances the person might leave in the middle of the night. If your loved one does wander, keep a record of their patterns (frequency, duration, time of day, where they were found, etc.) to help guide you in the future.

Develop a safety plan. Compile pertinent information (i.e., recent close-up photo, medical information, a list of places the person may go) so that it can quickly be provided to first responders in an emergency. Maintain a list of people to contact if the person goes missing and ask neighbors to call you if they see the person out alone. When possible, encourage and incorporate input from the person when developing your plan.

Connect with your local public safety agency. Many communities have programs, such as Project Lifesaver, that allow you to voluntarily enroll your loved one to receive locating technology that first responders can activate if the person goes missing. Contact your local public safety agency to see if they offer this service or one that is similar.

NEWS IN BRIEF

CITY SEEKS FEEDBACK ON VOKE PARK PLAYGROUND DESIGN

The City of Chelsea Department of Housing and Community Development (HC+D) is inviting residents to help shape the design of a new accessible play structure at Voke Park for children ages 2-5 by participating in an online survey. Voke Park is located on Washington Avenue in the Pratville Neighborhood. The survey is available in English and Spanish at www.chelseama.gov/openspace.

To ensure the play equipment is inclusive and accessible, and that children with disabilities can enjoy the space, HC+D staff are particularly invested in including equipment to enable children in wheelchairs to play alongside their peers.

The department encourages families, caregivers, and local residents to take part in the survey to ensure the new playground meets the needs of all children.

A community meeting to collect input on the design was held on Feb. 11, where HC+D staff presented attendees with a project overview that included proposed design alternatives. To view this presentation, visit www.chelseama.gov/openspace.

For more information, to share feedback, or request a physical copy of the survey, please contact Sarah Han, Project Manager for the Chelsea Department of Housing & Community Development, at shan@chelseama.gov.

CHELSEA'S ANNUAL STREET SWEEPING PROGRAM BEGINS MARCH 1

The City of Chelsea's Annual Street Sweeping Program will begin March 1 and will run through Dec. 31.

Once the program begins, street sweeping will take place on a designated day of the week between 8 a.m. and 12 p.m.

Community members are urged to look at the street signs in their area to see

their streets' scheduled days for street cleaning. Vehicles parked in active sweeping zones will be ticketed.

The schedule for the Street Sweeping Program is available at www.chelseama.gov/streetsweeping or by dialing 311 (or 617-466-4209 if outside of Chelsea).

On February 24, the City will alert the community about the start of the program by sending a reverse 9-1-1 message via its Resident Alert System. Through this system, the City notifies subscribers of information quickly in a variety of situations, such as severe weather, unexpected road closures, missing persons and evacuations of buildings or neighborhoods.

To sign up to receive alerts through the Resident Alert System, visit www.chelseama.gov/signup.

Once subscribed, residents will receive time-sensitive messages however they specify, including to their home, mobile or business phones, email addresses, text messages and more. Community members pick where and pick how.

ZBA // CONTINUED FROM PAGE 1

apartments, Rossi said there is generally not as great a demand for parking spaces as with larger units.

If the project is approved with the parking relief requested, residents would not be eligible for on-street parking stickers.

Rossi said the developer is seeking to build seven smaller retail spaces on the first floor of the project because they will be easier to lease. However, Rossi said there would be the ability to combine the retail space to create larger units.

"We worked with the city with what the city wanted to see, and we thought it made sense to have many differ-

ent types of businesses," said Rossi.

ZBA member Marilyn Vega-Torres said the proposed building is beautiful to look at, but added that it looks enormous for the area.

"There is already a lot of traffic happening there," she said, adding that she had concerns about parking for the retail shops.

City Manager Fidel Maltez submitted a letter to the ZBA in support of the project, stating he did understand that there are parking and traffic concerns. He added that there is a planned redesign of the traffic flow in the area scheduled for 2027 which could address

some of the issues.

ZBA member Joan Cromwell said she also had concerns about 120 residential units and the retail spaces adding to the already congested traffic in the area.

"I think the only saving grace is what the city manager mentioned about the area eventually being done over ... but today, it is crowded and compact," Cromwell said.

The project will be going before the planning board on Feb. 25 and is scheduled to be back before the ZBA on March 11 for a potential vote on the variances and special permit.

Kokinidis // CONTINUED FROM PAGE 1

na Russo-Gardner.

Kokinidis added, "This award is not just mine – it belongs to the amazing students and families who have allowed me the privilege of being a part of their journey. It is also a testament to the

outstanding school counseling team I work with, whose dedication and passion inspire me every day to be better and do better. I am deeply grateful for the support of my colleagues, who continually guide me, and

for the unwavering belief and trust of the Central Office staff in my decisions."

Ellen will also be honored by MASCA at an in-person ceremony, which will occur later this spring.

Commission // CONTINUED FROM PAGE 1

bers suggested the business reapply for a DJ license at a later date to see if the noise from the establishment causes any issues in the residential neighborhood.

The commission also approved several other entertainment licenses at its meeting last week.

The entertainment license for the Harbor House Collective retail marijuana dispensary will now match its later closing hours of 11 p.m. Richard Su, Harbor

House's chief compliance officer, said the license allows the business to play background music through a bluetooth speaker on the sales floor.

Responding to a question from Chelsea Police Sgt. Star Chung, Su said the business is working to address an issue with a faulty motion sensor at Harbor Collective that has led to a number of false alarms.

The commission previously approved the later

closing hours from 9 p.m. to 11 p.m. at the dispensary.

Su said the later hours have allowed some of the traffic at the store to even out, and that there are a healthy amount of customers from 9 p.m. to 11 p.m.

The commission also approved an entertainment license for background music at the new Starbucks at 1100 Revere Beach Parkway in the Chelsea Commons.

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SATURDAY MARCH 8

ALL PROCEEDS TO BENEFIT CHELSEA COMMUNITY CONNECTION COALITION!

CHELSEA BLACK HISTORY MONTH OPENING RECEPTION FEATURING ARTIST TOWANA WRIGHT

Chelsea Black History Month held the opening reception Feb. 5 at City Hall featuring artist Towana Wright and "The Struggle Continues" exhibit.

Deputy City Manager For Finance Michael Mason brought the official greetings of City Manager Fidel Maltez, "congratulating the Chelsea Black Community and Tawana Wright for this incredible work."

"This is a great honor that we present The Struggle Continues," said Mason. "For those who don't know Tawana, it might be hard to imagine that she discovered her artistic gifts during the pandemic. Since then, she has embarked on an incredible journey full of boldness, bright colors, and a style uniquely her own and quickly becoming a powerful voice in the community.

"At a time when diversity and inclusion is under attack, celebrating Black History Month and this exhibit also represents the city's commitment to being a place for all, a city that embraces the diverse voices, experiences, and talents of every single resident," said Mason, noting how proud he was to work in the city in which he grew up and to become the first Black deputy city manager in Chelsea.

Mason thanked CBC President Joan Cromwell and all the members of the Chelsea Black Community "for their tremendous work keeping events live even during uncertain times."

Cromwell welcomed the many guests in attendance to the beginning of Chelsea Black History Month.

"Whether it's at a federal level or a state level, we know at a local level that we are here as one, and CBC's slogan is One Strong Voice, and that's who we are and what we are as a community," said Cromwell. "I'm happy we're here in the halls of City Hall in Chelsea

See HISTORY Page 10



Chelsea historian Stacey A. Smith, featured artist Tawana Wright, and City Councillor Lisa Santagate.



Joan Cromwell, Lisa Santagate, Claudia Dias, Stacey Smith, Adonis Rome Brody, Maureen Lee, Tina Torres, Majore Chapman, Nicole McKoy, CeeCee Starwood, and Celeste Williams.



Deputy City Manager for Operations Devon Fields and Planning Board Member Sarah Ritch.



Artist Tawana Wright, Arts, Culture, and Creative Economy Manager Lourdes Alvarez, and CBC President Joan Cromwell.



Assistant Secretary for Communities and Programs Juan Vega, City Councillor Calvin T. Brown, Police Officer Jonathan Maldonado.



CBC Members Maureen Lee and Sharon Caulfield, former Associate Dean at Bunker Hill Community College.



Deputy City Manager for Finance Michael Mason, artist Tawana Wright, and Arts, Culture, and Creative Economy Manager Lourdes Alvarez.



CBC Member Beverly Martin-Ross (left) and great-grandson Majore Chapman, School Committeewoman Dr. Sarah Elizabeth Neville, with her son, Roby Jimenez Rivera.



Beverly Martin Ross, Paula Cromwell, Stacey Smith, Dennis Smith, and Tina Torres.



CBC President Joan Cromwell and Marlene Tyler.



CBC President Joan Cromwell, Police Officer Jonathan Maldonado, Police Capt. Tom McLain Jr., Police Officer Nicole McLaughlin, Police Sgt. Star Chung, and Devra Zobot of Clark Ave Productions.



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Forum

STATE OFFICIALS SHOULD SUPPORT AUTONOMOUS VEHICLES ASAP

Last week in this space we expressed our view that legislation to allow communities to install speed-detecting cameras is ill-advised and not a great use of resources, although we suggested that red light cameras would be more efficacious for improving traffic safety.

However, if our state and local officials really want to improve auto safety in this state, they should be doing everything they can to encourage the pioneering company Waymo to bring its autonomous-vehicles to Massachusetts.

It is ironic that we in Massachusetts consider ourselves a hub for technological innovation, but we are badly lagging other states across the country in bringing these computer-operated cars, which are the wave of the not-too-distant future, to the Commonwealth.

Autonomous cars offer a number of advantages over human-operated motor vehicles on our roadways.

First and foremost, they are far safer. Waymo, the Google subsidiary that has operated in San Francisco for many years and that has expanded into Austin, Phoenix, and Miami, among other places (with more on the way soon), has a safety record that far exceeds human drivers.

Consider these statistics from an insurance company study that was published just last month and that analyzed more than 500,000 claims and over 200 billion miles of driving:

- 90% fewer bodily injury claims than human drivers;
- An 85% reduction in crash rate involving any injury;
- An 88% reduction in property damage claims; and
- A 92% reduction in bodily injury claims.

Those statistics are astonishing and make clear that every day that state officials delay in bringing Waymo here adds another day of needless tragedies on our roadways.

Second, Waymo uses electric vehicles that will greatly reduce air pollution. With every public official in our state espousing that we need to do everything we can to combat climate change, the lowest-hanging fruit -- with no cost to the taxpayers and no trade-offs for individuals -- is to bring Waymo's electric vehicles here.

Third, fleets of Waymo vehicles will be a godsend for those who cannot afford the high cost of owning and maintaining a motor vehicle. Imagine a future with no car payments, no insurance premiums, no maintenance, no gasoline expense, and no hassles with the Registry of Motor Vehicles. For many people, especially those who drive very seldomly, the convenience, reliability, and safety of Waymo would represent a hugely-affordable alternative to the ever-rising costs of owning a motor vehicle.

Fourth, autonomous vehicles will be a salvation for senior citizens, many of whom are unable to drive or for whom driving is ill-advised, but for whom autonomous vehicles will be a tremendous option, whether for doctor's visits or trips to the grocery store. Autonomous vehicles would be especially useful for seniors in the suburbs surrounding Boston where public transportation is not available. In our best-of-all-worlds scenario, the state proactively would do everything possible to reach out to seniors to make it easy for them to access Waymo rides.

Finally, with Waymo offering an alternative to owning a car, this will have the added benefit of reducing the parking problem that exists in almost every community in the Greater Boston area.

We have written in the past about our wonderful experience with Waymo vehicles when we recently visited San Francisco. Our view mirrors that of everyone else who has used them -- they cannot say enough good things about Waymo's autonomous vehicles.

In short, we have seen the future and it is here.

But in Massachusetts, we are still stuck in the mid-20th century.

So whether it is Waymo or Elon Musk's promised Tesla robo-taxis, we urge our state officials to do whatever they can to bring this technology and these vehicles to Massachusetts. Our roads will be safer, our air will be cleaner, and there will be huge cost savings for our state's citizens once the widespread adoption of autonomous vehicles is underway.

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School bus camera motion fails to pass city council

By Adam Swift

A motion that could have paved the way for the school district to allow the installation of cameras on school buses to ticket safety violations failed to gain a majority at last week's town council meeting.

Councilor-at-Large Roberto Jimenez Rivera introduced the motion requesting the council adopt a new general law authorizing the city to accept a new state law allowing the installation and operation of a school bus monitoring system that could enforce fines.

"Right now, until we do this, there is no way for the district or city or anyone to install cameras in the city of Chelsea to enforce traffic violations," said Rivera. "So if a bus is pulled over, has its stop sign out and somebody runs that stop sign, there is no way now to enforce that violation unless there is an officer that sees it happen. This would eventually allow for the use of camera equipment to send that person a fine and allows us to better protect our children and better protect our pedestrians."

However, several councilors requested the motion be sent to a subcommittee on conference. That motion failed, but with three councilors absent at the end of last week's meeting, the main motion also failed.

Councilors Todd Taylor, Leo Robinson, and Calvin Brown all stated they wanted further discussion of the motion in subcommittee and voted against the main motion. Councilors Giovanni Recupero, Manuel Teshe, and Melinda Vega were absent for the vote, and with five votes in favor, the motion failed to capture a majority of 11 councilors.

"We have a bus company, and we have no authority to ask them to put cameras on their equipment, and if they decide to put cameras on their equipment, there will be a cost to the city," said Robinson. "They are not going to absorb the cost, that is why I want to be able to send this to conference so we can flesh some things out."

District 4 Councilor Tainari Garcia voiced her sup-

port for Rivera's motion, noting that moving forward with a plan for the safety of students should be a no-brainer.

"There are not many buses and this is a small city and something doable and an expense I am willing to say yes to," said Garcia.

District 5 Councilor Lisa Santagate noted that the council vote was a first step in the process, and that the school district would be allowed to have a conversation with the bus company or anyone else about moving forward with the cameras.

"I don't think this is about us funding anything, it is just letting a conversation go forward in the school department," said Santagate.

Taylor noted that the motion on the bus monitoring systems is part of a bigger issue he has seen in recent months about a reluctance to discuss issues in subcommittee.

"I would ask my colleagues to please let's talk to each other, let's have a discussion," said Taylor. "You may have an opinion

already, but we need to listen to each other and respect each other enough to have a discussion about these things. I don't know why recently there is this thing about shoving everything without any type of conversation about everything."

Taylor said he was going to vote no on the motion because he didn't like stuff showing up on the council agenda without there being an opportunity for further discussion.

"If there were any additional costs, this would be an order that would go through the appropriate process, there would be a ways and means hearing on additional appropriations if they were city appropriations," said Rivera. "If they are school appropriations, there would be a process through the school committee and they would have to assign it through their budget. This does not appropriate any funds nor does it commit us to appropriating any funds."

With the motion failing, the council will not be able to bring it back on the agenda for six months.

City provides information on parking sticker program

Chelsea residents are down to the final few weeks before their 2024 residential parking stickers expire on Feb. 28. The renewal period for the stickers opened on Jan. 1.

Stickers will be free in January and February; however, beginning March 1, they will cost \$10, no exceptions per City Ordinance, "Section 13-4.2. Residential parking stickers." Stickers will remain free year-round for those 65 years and older, residents with disabilities, and veterans.

Residents can submit their renewal applications online through the City's Parking Pass Portal at chelseama.cmpay.com. To proceed with an online application, residents must create a new Parking Pass Portal account due to a portal upgrade to improve the user experience for Chelsea residents.

Three Ways to Renew:

1. Online (Recommended) -- Save time and avoid the lines by renewing stick-

ers online at chelseama.cmpay.com.

2. By Mail -- Mail an application to the Parking Department, Chelsea City Hall, 500 Broadway, Room 209, Chelsea, MA.

Please note: Due to the unpredictability of the United States Post Office (USPS), the City cannot guarantee residents who wait until February to renew their stickers will receive their 2025 sticker before February 28, 2025. Residents can make sure their name is on their mailbox to better ensure mail delivery by the USPS.

3. In Person -- Visit the Parking Department at Chelsea City Hall, but be prepared for long wait times, and be aware that the line could close early at the discretion of the City Clerk.

To accommodate a high-volume of customers during the renewal period, the Parking Department will observe the following extended hours of operation: February 24, 26 and 27:

from 4 - 6 p.m. in the City Clerk's office.

March 3, 5 and 6: from 4 - 6 p.m. in the City Clerk's office.

City Hall's regular hours of operations are Monday, Wednesday, and Thursday 8 a.m. - 4 p.m.; Tuesday 8 a.m. - 7 p.m.; and Friday 8 a.m. - 12 p.m.

Eligibility Requirements: To qualify for a Chelsea Residential Parking Sticker, applicants must be a resident of Chelsea and the registered owner of the vehicle. They will need to provide:

A valid MA registration; and
A valid driver's license (with your current Chelsea address); or

A utility bill (no older than 60 days) if your driver's license is not current. Credit card and bank statements -- or any other bill -- will not be accepted.

Municipal Residential Parking Stickers Price Comparison

Everett: Parking stickers are free during the months of January and February, and \$10 beginning March 1.

Revere: Resident stickers are \$10; For 65+ they are free

Somerville: Resident stickers are \$40

Medford: Resident stickers are \$10; For 65+ they are free

Malden: Resident stickers are \$10; For 65+ they are free

Lynn: Resident stickers are \$20; For 65+, those with disabilities, and veterans they are 25% off.

For questions about the 2025 Renewal Process for Chelsea's Residential Parking Stickers, please contact Chelsea 311 at 617-466-4209.

CHELSEA RECORD

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

LOCAL ORGANIZATIONS DONATE TO CHELSEA SOLDIERS' HOME VETERANS

Members of local organizations gathered at the Chelsea Yacht Club for a celebratory dinner and generous donation ceremony for veterans of the Chelsea Soldiers' Home.

Knights of Columbus Grand Night David Morency, whose club originally launched the philanthropic initiative three years ago as a Sock Drive (50 boxes of toiletries were donated in this year's drive) opened the speaking portion of the program.

"I'm very thankful and blessed for the circle of friends we have down here," said Morency, esteemed leader of the Knights for the past 23 years. "The Knights of Columbus would not be where we are today if it weren't for the Yacht Club," credited Morency. Thank you very much to everyone who contributed to this drive."

Morency made it a point to single out the veterans, stating, "Thank you to the veterans," a salute that drew extended applause from the guests in attendance.

City Councilor Melinda Vega, whose district includes the Soldiers Home, said, "I am super honored and privileged to be here and partner with you, the Knights of Columbus, and the Yacht Club. This has been a successful event that I've been able to observe. When I called Jennifer Hassell [executive director of the Chelsea Chamber of Commerce and a key supporter of the drive] this time around, I definitely wanted to make sure that I do a little extra. I'm honored to do this as a united front for Chelsea and for our veterans, and among the lovely people here [tonight]."

Morency thanked the contributors to the charity drive



Distinguished guests at the event, Knights of Columbus members Brian Sullivan and Tommy Hogan.



Veteran Edwin Feliciano, Chelsea Police Officers Jonathan Maldonado and Nicole McLaughlin, Police Sgt. Star Chung, Veteran Alfred Godfrey III, Veteran Thomas J. Miller, City Councilor Melinda Vega, Chamber of Commerce Executive Director Jennifer Hassell, and Grand Knight David Morency.



Grand Knight David Morency, City Councilor Melinda Vega, and Chelsea Chamber of Commerce Executive Director Jennifer Hassell.



CYC Recording Secretary surprised CYC member D. Bruce Mauch with a birthday cake at the dinner.



CYC Recording Secretary Dawn Griffin, Chelsea Soldiers Home veterans Charles W. Lewis (back), Edwin Feliciano, Alfred Godfrey III, and Thomas J. Miller, City Councilor Melinda Vega, Chelsea Chamber of Commerce Executive Director Jennifer Hassell, and Chelsea Knights of Columbus Grand Knight David Morency.



Chelsea High alumni, Maria Santiago, sports great John Hassell, Jennifer Hassell, and Marco Loiacono.



Enjoying the Charity Drive dinner and donation ceremony are (clockwise from left) Johnny Perez, Karim Perez, Michelle Mirthes, Carolyn Boumila-Vega, and Jennifer Hassell, and Carlos Samayoa.



Sgt. Star Chung (second, from left) of the CPD Community Services Division brought the full support of the Chelsea Police Department to the charity drive in the company of Police Officers Jonathan Maldonado (left) and Nicole McLaughlin (right). Also pictured is Chamber of Commerce Executive Director Jennifer Hassell, who had a key role in the success of the charitable endeavor.

Sports

CHS BOYS BASKETBALL FALLS TO EAST BOSTON 61-51

The Red Devils played like a championship was at stake but in the end fell short against a strong East Boston Jets team, 61-51 in the neighboring cities' annual rivalry game Wednesday, February 12 at East Boston

High. Trailing 24-17 at the half, Chelsea appeared done after a cold third period had them down by 16, 42-26 entering the fourth quarter. But the plucky Red Devils were not finished as Geovany Brito got a hot hand

registered 10 of his game high 22 points in Chelsea's 25-point fourth quarter that saw them pull within five points in the final minute. But they could not get over the final hurdle before falling 61-51.

BOB MARRA PHOTOS



Roify Otanez DelRosa reaches for a loose ball in front of East Boston's Justin Aiken.



Moe Osman and Makhi Brown (32) tangle with East Boston's Justin Aiken for a rebound that ended up bouncing out of play.



It's a race for a loose ball between Chelsea's Geo Brito (2, left) and East Boston's Caleb Florence (12, right).



Roify Otanez Del Rosa works his way past East Boston's Robin Cartegena.



Christian Colon fights his way past the tight defense of East Boston's Geovany Angelico.



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CHS BOYS BASKETBALL FALLS TO EAST BOSTON 61-51



Moe Osman (22) and Roify Ortanez Del Rosa have East Boston's Xander Boutros looking for some help.



Geovany Brito works his way between East Boston's Robin Cartegena (left) and Caleb Florence.



Moe Osman sets his sights on the basket.

CHS Roundup

CHACON-ARCENA, RAMIREZ-VILLATA WINS MEDALS AT STATE D-3 MEET

Two members of the Chelsea High boys and girls indoor track and field teams brought home medals at this past Friday's MIAA Division 3 State Track Meet that was held at the Reggie Lewis Track and Athletic Center in Roxbury.

For the boys, Ariel Chacon-Aracena earned a second-place medal in the shot-put with a throw of 47'-8.75", a distance that was 14.75" further than Ariel's second-place effort at the Greater Boston League (GBL) championship meet the week before.

Red Devil teammates who also competed in the meet (for which competitors must achieve a qualifying time or distance during the

indoor season) were Xavier Guzman in the 600m with a superb 11th-place finish in a time of 1:28.07. Sherwin Kim also competed in the 600m and finished in 27th spot with a clocking of 1:35.35.

The Chelsea 4 x 400 relay quartet of Kim, Joao Cassim, Bryan Amaya, and Guzman came across the line in 20th place with a time of 3:46.51.

On the girls' side, Kiara Ramirez-Villata scored a fourth-place medal in the shot with a toss of 35'-4.5", a superb throw that was 16.5 inches further than her winning performance at the GBL championship meet the week before.

CHS sophomore Thania Simon competed in the 300 meter dash and finished in 15th place with a clocking of 43.67.

CHS BOYS HOOP WRAPS UP SEASON

The Chelsea High boys basketball team was scheduled to wrap up its 2025 season this week.

Cesar Castro and his Red Devil crew were scheduled to compete in a tournament at Lynn Tech over the weekend and hosted Greater Boston League foe Lynn Classical yesterday (Wednesday) in their season finale.

CHS GIRLS WIN TWO CONTESTS

The Chelsea High girls basketball team concluded its season on a positive note with a pair of victories in their final week of the season. The Lady Red Devils defeated Pioneer Charter School of Science, 49-38, on February 3 and then came back the following night to top Excel Academy, 41-29.

BRUINS Beat by Bob Morello

NHL 4 NATION FACE-OFF CHAMPIONSHIP SET

The stage is set for the final showdown between Team USA and Team Canada, the two finalists of the NHL's 4 Nation Face-Off preliminary-round play. Thursday at 8pm on TD Garden ice, USA and Canada will face each other in the championship game, with the winner earning country bragging rights. It was Team Canada's 5-3 win over Finland that set up this confrontation, one that many had expected since the drop of the puck to begin the NHL's 4 Nation Face-Off. Bruins' captain Brad Marchand summed up his thoughts following Team Canada's victory over Finland, so set up the championship match, "It's going to be intense, they've (Team USA) shown the type of game they can play, they don't give up much. They are going to be ready to compete hard on Thursday, and we're going to be the same. We're really excited about having another crack at these guys, it's going to be an intense game for sure."

Also a factor in the win, was the play of Team Canada captain Sidney Crosby who set up Nathan MacKinnon for the eventual game-winner, but with Finland just a goal back 4-3, after Mikael Granlund had put the puck behind Canada's Jordan Binnington twice in 23-seconds and in the games last couple of minutes, Crosby

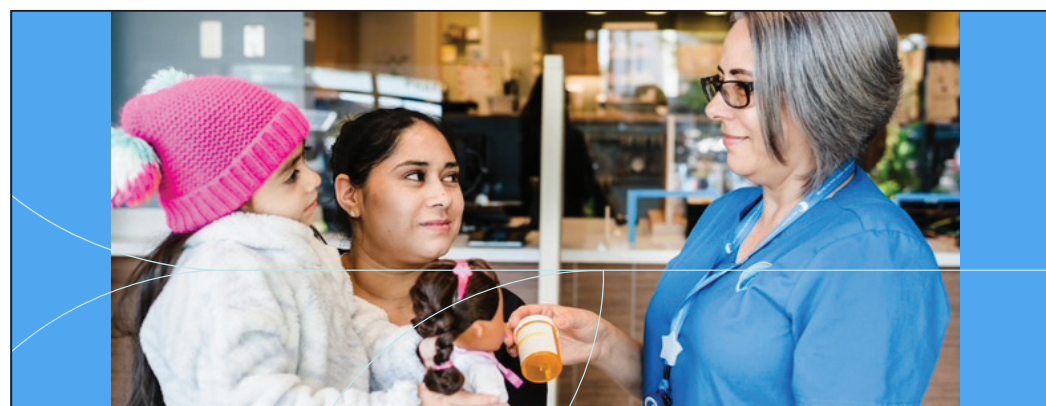


nailed Granlund knocking him off the puck, and a return pass found Crosby who found the net from out near the red line. Following the game, the ever modest Crosby looked ahead to the final with, "It'll be a great challenge, you look at the last game and the intensity, and both teams got to know each other pretty well, pretty quickly, knowing what we're up against, it's an opportunity. I think we did a great job today of being a little bit better, learning from some things, and we'll look to do that Thursday."

It is highly unlikely that we will witness an opening of this pair's last meeting, in which Team USA defeated Team Canada, as three fights were contested in the nine seconds, following the game-opening puck drop. While the date and opponent have been set, the projected Team USA lineup is certainly not. Injuries to Charlie McAvoy, Matthew Tkachuk, Brady Tkachuk, and captain Auston Matthews, had three of these key players missing from the roster in the team's 2-1 loss to Sweden on Monday, with Brady out of the game early, leaving many ques-

tions unanswered. McAvoy, according to reports, has an upper-body injury, and had been admitted to Mass. General Hospital. In the loss to Sweden, Brady Tkachuk crashed into the side of the net's post, causing him to leave the game early in the first period, and did not return. At press time (Tuesday) the Boston Bruins have issued the following medical update on McAvoy: The Boston Bruins have issued the following update on defenseman Charlie McAvoy: Charlie was admitted to Massachusetts General Hospital on Monday to undergo testing related to an upper-body injury sustained during the 4 Nations Face-Off and is currently being evaluated by Boston Bruins Head Team Physician Dr. Peter Asnis. He will not play for Team USA in the 4 Nations Face-Off Championship Game on Thursday at TD Garden.

Connor Hellebuyck was the Team USA net minder for the first two games, and performed solidly, for game three, Sullivan chose Jake Oettinger to man the net, giving Hellebuyck a rest, with Bruin's Jeremy Swayman backing up. Former Bruin Linus Ullmark was originally due to guard the goal for Team Sweden, but was scratched due to illness prior to game time, replaced by Samuel Errson. Let The Game Begin!



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NEWS FROM AROUND THE REGION

MAVERICK STREET PROJECT PRESENTED TO GSNA

EAST BOSTON -On Monday, attendees at the latest Gove Street Neighborhood Association (GSNA) meeting heard plans for a project at 261 Maverick Street, which would reuse the current building and bring several units to the area.

According to Richard Lynds, the attorney who presented the project to the GSNA, the proposal, subject to Article 80 review, would include a vertical and horizontal addition to the existing building, creating a four-story building with 24 units.

The proposal also includes plans to maintain retail space at ground level and to have five parking spaces.

Regarding zoning and how this project complies with local regulations, Lynds said that the project is intended not to require zoning relief.

It should also be noted that while this project is being billed as a four-story building, it is projected to be five levels.

The building's height is about 54 feet, which exceeds the 50-foot maximum in the East Boston Residential (EBR)-4 zoning subdistrict.

However, Lynds said, "Because this property is located in what we call a Coastal Flood Resilience Overlay District (CFROD), the calculations for building height are actually different and distinct than the typical measurements that you may see elsewhere in the city."

"So, in this case, even though if this building were not located in what we call a CFROD district, we would be measuring the height of the building from the sidewalk. Instead, we have to measure the building from what we call design flood elevation, and that's an area basically above the area that we can actually use for habitable space or for functional space in the building."

Essentially, measuring from the design flood elevation drops the height of the building — for zoning purposes — to 50 feet, which is compliant.

The CFROD also impacts the number of stories from a zoning standpoint. Lynds indicated that since the first level is not 65% above the design flood elevation, it is not technically considered the first story. Therefore, the building is referred to as a CFROD-compliant four-story building, which complies with the maximum number of stories in the EBR-4 subdistrict.

As the presentation continued, Lynds provided an overview of floor plans. Later, the project architect, Eric Zachrisson, spoke about how this project's design aligns with another project in the area at 265 Maverick Street, which Lynds presented to the GSNA a few months ago.

"This is a pretty rare opportunity where we get to represent two clients next to each other, and so we have talked to both of them about how the buildings need to — want to — in some way relate to each other," said Zachrisson. For example, he mentioned trying to use similar materials for each of the projects.

Other aspects of this project include the units being rentals, and Lynds foresaw being required to include four inclusionary development policy (IDP) units. Plans also include adding street trees in the area and a roof deck.

As noted, this project is subject to Article 80 review, and there will be a public meeting regarding the project after the team files a project notification form.

The next GSNA meeting is scheduled for February 24th. For more information about the association, visit its website at <https://www.govestreet.org/>.

NEGOTIATIONS ON EVERETT SOCCER STADIUM DRAW CONSIDERABLE ATTENTION

EVERETT - The issue of the Kraft Group building a new soccer stadium in Everett for its New England Revolution team is back in the spotlight following successive Boston newspaper stories on negotiations between the Kraft Group and Mayor Michelle Wu over mitigation agreements.

Boston media did reveal that the City of Everett, led by Mayor Carlo DeMaria, has signed a very productive, preliminary agreement with the Kraft Group. That agreement would result in a \$5 million payment for the construction of a year-round community center, \$10 million for a housing stabilization fund, a \$1 million annual payment to the City of Everett from ticket revenues, a new waterfront park that would totally transform and enhance the environment along the Mystic River, and 75 parking spaces on the site. According to the Boston Globe story, an offer was reportedly made to the City of Boston in the amount of \$750,000, which would go to the improvement of athletic fields in Charlestown.

The tax revenues from the new stadium would also be a huge boost financially for Everett, not to mention the prestige and glamour of having a world-class casino/resort (Encore Boston Harbor) and an MLS soccer franchise, led by the NFL's six-time Super Bowl champion ownership team, operating on adjacent properties in the City of Everett.

DeMaria comments on CBA

Mayor DeMaria spoke about the successful negotiations with the Kraft Group and the preliminary Community Benefits Agreement (CBA) that was signed on November 6, 2023.

"Previous discussions

with the Kraft Group have been productive, but there is still much work to be done," said Mayor DeMaria. "We look forward to collaborating with stakeholders to ensure that the needs of the City of Everett, its residents, and businesses are fully considered and reflected in the future community benefits agreement."

The DeMaria Administration noted that there is a full understanding by the parties (Kraft Group and the City of Everett) that additional items will be negotiated into the final CBA. The purpose of the initial CBA was, essentially, to set a framework for a future CBA and was crafted in preparation for the State Legislature to review while contemplating the legislation to remove the parcel from its Designated Port Area (DPA) status. Therefore, it is accurate to say that future negotiations with the Kraft Group are going to occur as the project progresses, but that conversations and commitments made thus far have been productive.

Sen. DiDomenico weighs in on community agreements

Sen. Sal DiDomenico, who championed the legislation to bring a new soccer stadium to Everett, said, "I am hopeful that all parties, the cities of Everett, Boston, and the Kraft Group, can come together and produce a Community Benefits Agreement for both cities that will reflect the needs and wants of our communities. I know this project will provide tremendous economic and environmental benefits to our area, and I look forward to the day we can all come together and finalize an agreement that everyone will be happy with."

Councilor Van Campen seeks community meetings on stadium

Ward 5 Councilor Robert Van Campen, who just completed a one-year term as council president, is hoping that Everett will hold community meetings to discuss the agreements before they are finalized.

"While I have learned through media reports about certain items already negotiated that appear beneficial to our community, it is imperative that the Administration conduct community meetings and seek input from those directly impacted before any agreements are finalized," said Van Campen. "The people of Everett deserve a voice at the bargaining table."

Councilor-at-Large Katy Rogers said she has submitted a request for an update on the soccer stadium for the Feb. 11 Council meeting agenda.

Charlestown Neighborhood Council seeks meeting with the Kraft Group

Crystal Galvin, secretary of the Charlestown Neighborhood Council (CNC) and a member of the Soccer Stadium Subcommittee, said the CNC is seeking a meeting with representatives of the Kraft Group to discuss



Ice sculptures created by artisans during the Revere Beach Partnership's 2nd Annual Winter Wonderland, on display at the foot of Markey Bridge.

the preliminary mitigation agreement and quality-of-life issues relating to the new soccer stadium that is being proposed for Everett.

"I read the reports that the City of Boston is being offered \$750,000 that would go to the improvement of Charlestown athletic fields," said Galvin.

The CNC has not discussed the \$750,000 offer specifically at a meeting, "but the reaction to the figure, as expected, was that it was significantly low and won't meet any of our expectations."

Galvin said the CNC subcommittee has met on two occasions, the most recent a Jan. 28 session with Rep. Dan Ryan, to learn what was next in the legislative process concerning the proposed soccer stadium project. Ryan has been closely monitoring the issue, recognizing the major impacts that the 24,000 seat stadium would have on his constituents.

"We discussed with Rep. Ryan how we can organize and raise issues such as the stadium's impact on the quality of life and mitigation in particular," said Galvin.

The CNC was set to meet with Boston City Councilor Gabriela Coletta Zapata Tuesday (Feb. 4) at the CNC's general monthly meeting.

"I'm sure Councilor Coletta will be asked about the soccer stadium," said Galvin Monday. "On our side, it's a very topical issue as we watch the process on the legislative level unfold while also trying to have a seat at the table to get in on the conversations from the ground-level about the impact the soccer stadium will have on the lives of residents."

Galvin indicated that New England Revolution soccer team officials are willing to speak at a CNC meeting, "but honestly, we're just waiting for the legislation conversation first, rather than having it become a debate about people's preference for soccer and lose sight of the focus."

Galvin said residents are welcomed to join the still-forming subcommittee that is being led by CNC Chair Tom Cunha. CNC Vice Chair Mary Boucher and Treasurer Tim McKenna are other members who have taken on an active role on the subcommittee.

Galvin said while a meeting with the Kraft Group was most preferable, "we would like to meet with anyone that has the best interest of Charlestown residents in mind."

"There's been a lot of interest in getting MassDOT to the table and hopefully trying to hear from Mayor Wu's office about their negotiation process [with the Kraft Group]," said Galvin. "There's the issue of the traffic impacts in Sullivan Square. It's been kick-the-can with Sullivan Square for

years. Nobody wants responsibility for it, and here we are, just trying to live with the current situation."

BOARD OF HEALTH HEARS UPDATE FROM MAPC

REVERE -The Revere Board of Health held its first regular meeting of the new year on January 23 in the City Council Chambers. On hand for the session were the board's three members, chairperson Dr. Drew Bunker, Kathleen Savage, and Viviana Catano, and Board of Health Clerk Paula Sepulveda.

Director of Public Health Lauren Buck presented the monthly communicable disease report which covered the period since the board's last meeting on October 24. Buck noted that the city is amidst the flu and respiratory illness season and said that there were 307 reported cases of the flu, 118 for COVID-19, and one Mpox case.

She also spoke briefly about the avian flu, noting that although risk of exposure for humans presently is at a low level, the CDC is monitoring the situation. Buck warned that persons who keep chickens should be on the alert for possible infections among their flocks.

Michael Wells, the city's Health Agent/Director of Inspectional Services (ISD), then presented his report, which covered the most recent period.

Wells said that ISD issued 46 certificates of fitness for housing units; performed 13 reinspections; and investigated 21 interior complaints. In the food department, ISD performed 27 routine food inspections, seven reinspections, three complaint inspections, and one pre-opening inspection.

In the exterior sanitation division, ISD agents issued 22 citations for accumulation of trash, litter or debris; three for carts out at improper times; one for a commercial vehicle in a residential neighborhood, 29 for overflowing dumpsters; 186 for improper placement of trash and bulky items; eight for improper storage of garbage and trash; one for junk heaps; one for multiple unregistered vehicles; and 34 for sump pump violations/failure to remove snow and ice.

Wells reminded all residents and business owners that they are obligated per the city ordinance to remove snow and ice from the sidewalks in front of their homes and businesses sufficiently wide for a stroller to pass.

The board then heard a presentation, which included a slide deck, from Barry Keppard, the Director of the Health Dept. for the

Metropolitan Area Planning Council (MAPC) who also is a member of the North Suffolk Public Health Collaborative that includes Chelsea, Revere, and Winthrop.

He said that the collaborative came together in 2016 because those communities face significant public health problems and suffer from a higher rate of chronic diseases, such as diabetes, heart disease, and asthma, as well as higher levels of mental health and substance abuse disorders, compared to the rest of the state.

He pointed out that one of the purposes of the collaborative is for the three communities to share staff in order to more effectively address the issues they face and to develop regional health programming, such as the recent successful childhood vaccination efforts.

He noted that the collaborative benefited the three communities by working together to bring state funding to the communities during the COVID-19 pandemic.

In response to a question from Bunker, Keppard said that the funding for the collaborative initially came from the three communities, but now it comes from state grants. Keppard also noted that a new part of the program will require each of the three communities to send a member from its board of health to the collaborative's quarterly meetings in order to contribute to the future decision-making process of the collaborative.

The last piece of business before the board pertained to the renewal of Body Art Licenses for both businesses and individual practitioners for the coming year. Buck informed the board that all 16 of the applicants passed their recent inspections and have met the necessary requirements for the renewal of their licenses.

The members accepted Buck's recommendations and unanimously voted to renew all of the licenses for 2025.

NEW FIREHOUSE BUILDING COMMITTEE GETS DOWN TO BUSINESS

WINTHROP -The town's newest Firehouse Building Committee held its first meeting Monday night in preparation for a debt exclusion vote for the construction of a new fire station at the old middle school site on Pauline Street on Saturday, April 5.

The members heard from architects from Kaestle Boos on the conceptual plans for the three-story, 27,000-square-foot building

Real Estate Transfers

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CITY PAWS

Test your training

By Penny & Ed Cherubino

We're devoted readers of the Whole Dog Journal and consider the Founding Editor, Nancy Kerns, one of the most knowledgeable dog writers today.

In the February 2025 issue, she confessed that she considered having her two dogs take the ASPCA Canine Good Citizenship test. She set up a trial run and found that her dogs would not succeed in three required behaviors.

She wrote, "... I do feel challenged now to sign up for the next local offering of this test, and actually train and practice for it. Though

I feel that the expectations of the test should be within every dog's easy ability to accomplish, clearly they take a bit more training and practice to pass, even with very well behaved dogs!"

We suggest following her example. This test allows dog guardians (experts and regular folks alike) to improve on specific aspects of training. You can find a copy of the test online and have a friend with a dog help you do a run-through.

The test for awarding a Canine Good Citizen certificate requires that a dog accept the approach of a friendly stranger and sit po-

litely for petting. The pups must lie down, stay on command, and then come when called. The dog must walk on a loose lead, including walking through a crowd and reacting appropriately to distractions. Finally, it must allow basic grooming procedures and, hardest of all, calmly endure supervised separation from its guardian.

Urban Canine Good Citizen Test

The ASPCA developed a more specific set of behaviors for urban residents needed to earn a good citizen certificate. Here is a simplified list of the tasks.

- Exit and enter doorways with no pulling
- Walk through a crowd on a busy urban sidewalk
- React appropriately to city distractions (horns, sirens, etc.)
- Wait on leash and cross streets under control
- Ignore food and food containers on the sidewalk
- Allow a person to approach on the sidewalk and pet the dog
- 3-minute down and stay in the lobby of a dog-friendly building
- Safely negotiate stairs and elevators
- Must be housetrained



Could your dog pass the "3-minute stay-down test?"

- Enter, exit, and ride dog-friendly transportation (e.g., car, subway, or cab)

Ready, Set, Train!

Winter is an excellent time to work on your dog's skills inside your building. Although our dog Poppy can not pass the test requirements, we can improve her behavior in specific areas. Training doesn't end with puppyhood; our 12-year-old Westie is always learning new behaviors.

Some people partici-

pate in a formal program, while others train dogs independently. Consider your specific goals if you want your dog to be welcome in typical social settings. If you opt for private behavioral training, ensure the trainer uses positive reinforcement techniques rather than punishment methods such as shock collars or choke chains. Fortunately for us, Poppy is extremely food-driven, and a tiny training treat reward is all it takes to have her instantly

respond to "Come to Me."

The MSPCA has classes to put your dog's paws on the path to the Canine Good Citizenship certification. They begin with Puppy Kindergarten for the youngest trainees, Good Manners Classes, and training and testing for the Canine Good Citizen certifications.

Do you have a question or topic for City Paws? Email Penny@BostonZest.com with your request.

NeighborHealth appoints Dr. Sebastian Hamilton VP and Chief Pharmacy Officer

Special to the Record

NeighborHealth announced the appointment of Dr. Sebastian Hamilton, BSPHarm, RPh, PharmD, MBA, 340B ACE, as Vice President, Chief Pharmacy Officer. A nationally recognized leader in pharmacy and healthcare strategy, Dr. Hamilton brings over two decades of experience overseeing large-scale pharmacy operations, expanding service lines, and mentoring the next generation of pharmacy professionals. In this role, he will lead NeighborHealth's growing pharmacy operations, including brick-and-mortar locations, specialty pharmacy services, and the statewide delivery program, ensuring seamless access to affordable medications for patients across Massachusetts. Dr. Hamilton will also implement other key innovative strategies like artificial intelligence that will be instrumental in enhancing NeighborHealth's operational efficiencies.

Prior to joining NeighborHealth, Dr. Hamilton served as Chief Pharmacy Officer of Operations and Community and Ambulatory Partnerships at Boston Medical Center, where he led a team of more than 300 professionals and managed operations generating approximately \$900 million in annual revenue. His leadership extended beyond operations, spearheading innovative workforce development programs, including a pharmacy technician trainee internship for high school students and an ASHP Health-System Pharmacy Administration and Leadership residency program in collaboration with the University of North Carolina.

"Dr. Hamilton is an exceptional leader who brings not only deep expertise in pharmacy operations and strategy but also a passion for community-driven care and workforce development," said Greg Wilmoth, President and CEO of NeighborHealth. "We are fortunate to have him join an already outstanding pharmacy team, and I look forward to seeing how his leadership and vision will further enhance our pharmacy services, ensuring our



Dr. Sebastian Hamilton

patients receive the medications they need, when they need them."

Dr. Hamilton's personal and professional journey fuels his commitment to equitable healthcare access. "Growing up in Harlem and the Bronx, I learned early on the importance of creating your own narrative and breaking barriers," said Dr. Hamilton. "Joining NeighborHealth allows me to align my career with my core values—serving diverse communities that remind me of where I started. I'm honored to work alongside such a dedicated pharmacy team, and together, we will continue expanding access to high-quality, affordable care."

In addition to his leadership in health system pharmacy, Dr. Hamilton has extensive public service experience, having served 15 years with the U.S. Department of Veterans Affairs. He is also a former President and Vice President of the Delaware State Board of Pharmacy and the Massachusetts Board of Registration in Pharmacy, where he continues to serve on to help shape pharmacy policy and practice across the state.

Dr. Hamilton earned his Bachelor of Science in Pharmacy from Long Island University in Brooklyn, New York, his MBA in Health Care Administration from Wilmington University, and his Doctor of Pharmacy degree from the University of Florida.

"I want to ensure that those who need the most help receive the best care," Dr. Hamilton added. "I relate to this community—it's how I'm wired. I'll always be that guy from the Bronx, committed to making a difference."

LEGAL NOTICE



Re:Shadow Hospitality, LLC d/b/a The Chelsea Station Restaurant 105 Everett Avenue, Chelsea, MA Chelsea Licensing Commission, March 20, 2025

Notice is hereby given that a public hearing will be held by the Chelsea Licensing Commission on Thursday, March 20, 2025 at 6:00 p.m. at the City Council Chambers, 500 Broadway, Chelsea, MA. For New Categories (Disc jockey, Use of Amplification, Jukebox, Live Shows, Theatrical/Movies, Video Amusement Devices and Karaoke Machine) on an Amusement & Entertainment License application for Shadow Hospitality, LLC d/b/a The Chelsea Station Restaurant at 105 Everett Avenue, Chelsea, MA. Please be advised that you must notify, via Certified Return Receipt mail, all abutters to the licensed premise. CHELSEA LICENSING COMMISSION Naomi Libran Licensing Administrator 2/20/25, 2/27/25 C

LEGAL NOTICE



NOTICE OF TIER II CLASSIFICATION 41 - 43 Orange Street Chelsea, Massachusetts RTN 3-38591 A release of oil and/or hazardous materials has occurred at this location, which is a disposal site as defined by M.G.L. c. 21E, § 2 and the Massachusetts Contingency Plan, 310 CMR 40.0000. The site has been classified as Tier II pursuant to 310 CMR 40.0500. January 27, 2025, a Tier II Classification Submittal was filed with the Massachusetts Department of Environmental Protection (MassDEP) for the 41-43 Orange Street properties. To obtain more information on this disposal site, please contact Adam Ray LSP, Nobis Engineering Inc., 585 Middlesex Street, Lowell, Massachusetts 01851, 978-683-0891. The Tier II Classification Submittal and the disposal site file can be reviewed at MassDEP, 436 Dwight Street, Springfield, MA, (413) 784-1100 or online at: https://eeaonline.eea.state.ma.us/portal/dep/wastesite/ Additional public involvement opportunities are available under 310 CMR 40.1404. 2/20/25 C

LEGAL NOTICE



NOTICE In accordance with Section 6-3 (b) of the Chelsea City Charter notice is hereby given that at a Regular Meeting of the Chelsea Traffic and Parking Commission held on February 4, 2025, the Commission voted to approve the following regulations: To post a handicap sign at 93 Bellingham Street. Jeannette Cintron White Parking Clerk 2/20/25 C

LEGAL NOTICE



NOTICE OF HEARING Case No. 2025-01 Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on: Tuesday, March 11, 2025 Chelsea City Hall - 500 Broadway - City Council Chambers, 3rd Floor 6:00 p.m. With reference to the application of: Carolina E. Linares, Trustee of Linares Family Revocable Trust For Special Permit and Variance seeking approval to establish two (2) additional residential units by constructing a third and fourth floor above the existing residential space which does not meet the minimum requirements side yard setback, rear yard setback, usable open space, number of off-street parking, front yard setback, lot size, and frontage as well as maximum requirement for floor area ratio at the premises known as: 82-84 Marlboro Street A copy of the application and petition is available for review at: City Clerk's Office during normal business hours: Monday, Wednesday and Thursday 8 a.m. to 4 p.m. - Tuesday, 8 a.m. - 7 p.m. - Friday, 8 a.m. to noon 2/20/25, 2/27/25 C

LEGAL NOTICE



NOTICE OF HEARING Case No. 2025-02

Notice is hereby given in accordance with the Massachusetts Zoning Act, Chapter 40A that a Regular Meeting of the Chelsea Zoning Board of Appeals will be held on: Tuesday, March 11, 2025 Chelsea City Hall - 500 Broadway - City Council Chambers, 3rd Floor 6:00 p.m. With reference to the application of: Elmer Castillo For Special Permit and Variance seeking approval for the subdivision of the below-referenced property and the construction of a two-family dwelling at 18 Grandview Road with an existing one family dwelling to remain at 24 Grandview Road which fails to meet the following: Lot 1 - 24 Grandview Road, fails to meet the minimum requirements for lot size. Lot 2 - 18 Grandview Road, fails to meet the minimum requirements for lot size, frontage side yard setback, combined side yard setback, front yard setback, and off-street parking as well as maximum requirement for lot coverage at the premises known as: 18 and 24 Grandview Road A copy of the application and petition is available for review at: City Clerk's Office during normal business hours: Monday, Wednesday and Thursday 8 a.m. to 4 p.m. - Tuesday, 8 a.m. - 7 p.m. - Friday, 8 a.m. to noon 2/20/25, 2/27/25 C

LEGAL NOTICE COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT

Suffolk Probate And Family Court 24 New Chardon St. Boston, MA 02114 (617)788-8300 CITATION ON PETITION FOR CHANGE OF NAME Docket No. SU25CO081 CA In the matter of: Perla Rosa Rosado-Flores A Petition to Change Name of Adult has been filed by Perla Rosa Rosado-Flores of Chelsea, MA requesting that the court enter a Decree changing their name to: Perla Rocio Chinchilla IMPORTANT NOTICE Any person may appear for purposes of objecting to the petition by filing an appearance at: Suffolk Probate and Family Court before 10:00 a.m. on the return date of 03/13/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance if you object to this proceeding. WITNESS, Hon. Brian J. Dunn, First Justice of this Court. Date: February 11, 2025 Stephanie L. Everett, Register of Probate 2/20/25 C

responsible bank or trust company. Or a bid bond duly executed by the bidder as principal and having as surety thereon a surety company approved by the City, all in the amount of 5% of the bid payable to the "City of Chelsea." The City of Chelsea reserves the right to accept any proposal, to reject any or all proposals and to waive minor irregularities and/or formalities as it deems to be in the best interest of the City. In accordance with our Minority Business Enterprise Plan, we are inviting all qualified women and minority business firms to respond. The City of Chelsea is an Equal Opportunity Employer. This Invitation for Bids is in accordance with M.G.L. Chapter 149. Dragica Ivanis Chief Procurement Officer 2/20/25 C

LEGAL NOTICE



CITY OF CHELSEA REQUEST FOR QUALIFICATIONS Feasibility Study for a New Intergenerational Recreation Community Center The City of Chelsea, Massachusetts, through its Chief Procurement Officer, is seeking Request for Qualifications for "Feasibility Study for a New Intergenerational Recreation Community Center". Request for Qualifications will be available on or after February 13, 2025 by visiting the City's website at https://www.chelseama.gov/departments/purchasing/current_bids_solicitations.php. Proposals must be sealed and clearly marked "Feasibility Study for a New Intergenerational Recreation Community Center" and submitted to the Office of the Chief Procurement Officer no later than 11:00AM on Thursday, March 13, 2025. The City of Chelsea reserves the right to accept any proposal, to reject any or all proposals and to waive minor irregularities and/or formalities as it deems to be in the best interest of the City. In accordance with our Minority Business Enterprise Plan, we are inviting all qualified women and minority business firms to respond. The City of Chelsea is an Equal Opportunity Employer. Dragica Ivanis Chief Procurement Officer 2/20/25 C

LEGAL NOTICE



CITY OF CHELSEA INVITATION FOR BIDS HVAC Service and Repairs - City The City of Chelsea, Massachusetts, through its Chief Procurement Officer, is seeking sealed bids for all labor and materials for "HVAC Service and Repairs - City". Invitation for Bids will be available on or after February 20, 2025 by visiting the City's website at http://www.chelseama.gov/purchasing/pages/current-bids-solicitations. Bids must be sealed and clearly marked "HVAC Service and Repairs - City" and submitted to the Purchasing Office, Room 204, no later than 11:00AM on Thursday, March 13, 2025. General bidders must be certified by the Division of Capital Asset Management and Maintenance (DCAMM) in the following category of work - HVAC and must submit a current DCAMM Certificate of Eligibility and signed DCAMM Prime Update Statement Each bid must be accompanied by a certified check, issued by a

LEGAL NOTICE



Re:House of Ermias, LLC. d/b/a House of Ermias 267 Broadway, Chelsea, MA Chelsea Licensing Commission, March 20, 2025 Notice is hereby given that a public hearing will be held by the Chelsea Licensing Commission on Thursday, March 20, 2025 at 6:00 p.m. at the City Council Chambers, 500 Broadway, Chelsea, MA. For a Change of Ownership and Control of a Cannabis License application for House of Ermias, LLC. d/b/a House of Ermias at 267 Broadway, Chelsea, MA. 02150. Please be advised that you must notify, via Certified Return Receipt mail, all abutters to the licensed premise. CHELSEA LICENSING COMMISSION Naomi Libran Licensing Administrator 2/20/25, 2/27/25 C

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OBITUARIES

Thomas H. "Tut" Dunn

Retiree of the State Division of the Department of Conservation & Recreation

Thomas H. "Tut" Dunn, a late resident of Somerville, formerly of Chelsea, passed away unexpectedly at home. He was 71 years of age.

Born and raised in Chelsea, he was the son of the late John and Thelma (Rosselli) Dunn. Tut attended Our Lady of Grace parochial school as a child and graduated from Chelsea High School. He retired from the State Division of the Department of Conservation & Recreation. While at DCR, Tut most enjoyed tending to the skating rinks and driving the Zamboni at the rink in Somerville.

Tut was an avid sports fan and he enjoyed his years spent coaching Chelsea Youth Baseball. During his retirement Tut enjoyed taking trips to the casino. He will be forever cherished by all who loved him.

He was the beloved father of Thomas H. Dunn Jr. of Derry, NH, dear brother of John "Jack" Dunn and his wife, Maureen of Chelsea, Joan Addonizio and her husband, Louis "Butchie"



of Chelsea and Linda Stearns and her husband, Michael of Stoneham. Tut was also lovingly survived by two granddaughters, Briana Lucey and Michelle Dunn.

Relatives and friends attended visiting hours in the Carafa Family Funeral Home, 389 Washington Ave., Chelsea on Saturday, February 15 followed by a Funeral Service in the Funeral Home. Interment was at Woodlawn Cemetery in Everett.

We encourage family and friends to visit carafafuneralhome.com to offer condolences by means of the online guest book or to send a personalized sympathy card.

Maritza Rivera Costa

February 28, 1964 - February 11, 2025

It is with deep sorrow that we announce the passing of Maritza Costa, who left us unexpectedly at the age of 60 on Tuesday, February 11th. Born on February 28, 1964, in Jayuya, Puerto Rico, Maritza was the beloved daughter of the late Nicolas Rivera and Maria Milagros Rodriguez Rivera. She was one of nine siblings, a testament to a family rich in love and closeness.

Maritza received her early education in Puerto Rico before embarking on a new chapter in Chelsea, where she became a dedicated and certified Nurse's Assistant. Her compassionate spirit shined brightly throughout her career in the nursing and rehabilitation field, where she touched the lives of countless individuals. A long-time resident of Chelsea, Maritza made her mark on the community, infusing it with joy and warmth.

Maritza is remembered fondly as a high-spirited and charitable individual. Her love for salsa music and dancing was infectious, as was her favorite saying, "Don't mess with my beer, I will fight you!" This vibrant personality endeared her to many and her absence will be felt deeply by all who knew her.

She was the devoted mother of five children: Marisol Arroyo, Rafael Arroyo, Nicolas Arroyo, Johnny Costa Jr., and Stephanie Costa. Maritza also cherished her role as a grandmother to Edwin Arroyo, Skittlez Dillard, Emani Sullivan, Jarileny Arroyo, Jarel



Arroyo, Jeremiah Villalona, and Araiya Villalona. She is survived by her former spouses, Johnny Costa and Rafael Arroyo, as well as her loving siblings: Gladys Rivera, Iris Rivera, Arnaldo Rivera, William Rivera and Tony Rivera. She was predeceased by her siblings: Migdalia Rivera, Jose Rivera and Freddy Rivera.

Maritza leaves behind an extended family of cousins, nieces, nephews, and friends who will carry her memory forward. She will be profoundly missed but forever remembered in the hearts of those she loved, and who loved her in return.

In recognition of her life and the indelible mark she made, relatives and friends joined in remembrance of Maritza Costa. Calling hours were held at Welsh Funeral Home, 718 Broadway, Chelsea, on Wednesday, February 19th when all were welcomed and came together to celebrate her life and legacy.

To send expressions of sympathy, visit www.welshfh.com.



Micheal T. Foley

June 3, 1988 - February 6, 2025

It is with deep sorrow that we announce the passing of Micheal T. Foley, a cherished son, father, fiancée, brother, uncle and friend who unexpectedly left us at the age of 36 on February 6th, at the Whidden Hospital in Everett. Born in Dorchester, Micheal was the beloved son of Johanna Lobo and Walter Hagan.

He spent his formative years in South Boston and later moved to Chelsea, where he resided for the past 20 years.

Micheal was a caring father to his children, Dezaray Foley of Revere and Jasmine and Emily Foley of Florida. His love for family knew no bounds, and he took great joy in nurturing and supporting his loved ones. A deeply spiritual man, he often shared his devotion to God and his savior, Jesus Christ. He was known for his enthusiastic spirit, having taken a memorable road trip with his brother to visit family in Indiana—a testament to his love for connection and camaraderie.

Micheal's interests were diverse; he harbored a passion for music, particularly the iconic sounds of the 80s and 90s, spanning genres from hip-hop to rock. In addition, he enjoyed playing video games.

He is survived by his devoted mother, Johanna Lobo and her husband, Carlos of Chelsea and his father, Walter Hagan, along with his wife, Nancy of Peru, Indiana. Micheal is also mourned by his fiancée, Lisa Parks, siblings,



Gregory, Glenn and Jessica Hagan, his maternal grandmother, Maria Ramsahai and the late Henry Gongora. He was predeceased by his paternal grandparents, Della and James Hagan. Micheal also leaves behind a beloved aunt, Magaly Karakostas and her husband, George and cousins including Jimmy and Tanya Hagan and Christopher and Kersten Karakostas.

A gathering of family and friends took place to honor Micheal's life. Calling hours were held at the Welsh Funeral Home, 718 Broadway in Chelsea, on Friday, February 14th. Family and friends attended services and celebrated the memory of a remarkable man whose spirit and love will be profoundly missed.

In this time of reflection and remembrance, let us cherish the moments shared and the indelible impact Micheal had on all who knew him. His legacy of love, faith, and family will remain forever in our hearts.

To send expressions of sympathy, visit www.welshfh.com



Region // CONTINUED FROM PAGE 8

and the potential cost of the project.

In addition, the members discussed the length of a potential debt exclusion for the project.

The members sworn in for the new building committee included Fire Chief Scott Wiley, Deputy Fire Chief Steve Calandra, Council President Jim Letterie, Jill Door, Karin Chaviz, Shannon Poulos, Kim Dimes, Joe Hanlon, Marc Wallerice, Paul Flanagan, and honorary member Richard Bang.

Larry Trim from Kaestle Boos reviewed the current conceptual plans for the building and the site.

"We have kept the gymnasium, the related locker rooms, and some mechanicals to keep the functionality of the rink as well as to keep that facility alive for the town," said Trim.

The site plan also preserves the existing parking for the gymnasium.

The concept for the fire station itself calls for a main apparatus bay with four doors and an auxiliary bay with two doors. The main entrance would be to the right of the building and the watch/radio room would be near the entrance. The entrance would also be near the elevator which would access office and living spaces on the second and third floors.

The area for turnout gear, decontamination, and other essential services would be to the rear of the first floor. A mezzanine area with a three-story training tower would separate the main bays from the auxiliary bays. The main bays would be drive-throughs so fire apparatus would not have to back into the bays from the road, but be able to access the bays from the parking lot.

The bunk rooms would be on the second floor over the apparatus bay doors with access to the kitchen, dining, and shower areas. The fire prevention office would also be on the second floor.

The third floor would include the administration and command offices and some conference space.

Wiley said the apparatus bays would be sufficient to store and handle the department's current apparatus, as well as allow for possible expansion.

The long-term plan, Wiley said, is to provide medical services through the fire department. The auxiliary bays would provide room for an ambulance, he said.

"This is a concept, and we are looking for feedback from the building committee to help us shape this as we make it more of what you are looking for," said Trim.

Michael McKeon of Kaestle Boos reviewed what he referred to as the opinion of probable costs. Taking into account construction costs, owner's indirect costs such

as design and owner's project manager fees, and equipping costs for furniture, technology, and other items, McKeon said the total estimated cost was just under \$41 million.

However, Letterie noted that the estimate included \$3.69 million for the relocation of a stormwater pipe that was later determined to be under the gymnasium. He said that pipe relocation would not be part of the fire station project, but that there should be a \$1 to \$1.5 million line for other drainage-related costs.

Letterie said he estimated the total project cost would be around \$38.5 million.

"These numbers are going to be finetuned and we are going to feel comfortable about them when we are going out for the debt exclusion," said Letterie. "We are trying to make as conservative an estimate as we can."

Letterie said there have also been discussions about the potential length of the debt exclusion.

"We are looking at approximately \$38 million of borrowing at 25 years versus 30 years," he said. "We have usually been borrowing for 30 years."

At 30 years, Letterie said the property tax bill for a homeowner, based on the average home assessment of \$689,000 in Winthrop, would see an increase of \$445 per year.

"At 25 years, this \$445 would go to about \$475," Letterie said. "It would be an extra \$30 per year."

But Letterie said the shorter borrowing window would save the town and taxpayers between \$8 million to \$9 million because of the shorter period of time and slightly lower interest rates.

Because all of the borrowing for the fire station would not be done at once but as needed, Letterie said the full assessment of \$445 per year would not hit the tax rolls until Fiscal '27. By the time Miller Field comes off the tax roll, Letterie said the increase would effectively be about \$300 per year for the average homeowner.

Committee members also discussed the campaign to get out the word for the debt exclusion vote.

"Everybody knows how desperately we need a fire station," said Wiley.

The fire chief pointed to a study from 1993 that outlined the need for a new station. Wiley added that even more than 30 years ago, the study showed that rehabilitating the town's two existing fire stations would not provide the room needed for a modern fire department.

"The entire footprint of both of those stations compared is about 12,000 square feet," said Wiley. "We are looking at a 27,000-square-foot building."

History // CONTINUED FROM PAGE 3

to celebrate Black History Month, to celebrate a Black artist, Tawana Wright, that just hits this right on the nose with The Struggle Continues, because it actually does."

Cromwell thanked Lourdes Alvares, telling the guests that, "she's everything. She's brought it a long way. This is really Lourdes behind the scenes, and this is what she does. And this is what she brings

into our house [City Hall]."

Saying she was "overwhelmed" by Chelsea's support and its response to her artwork, Ms. Wright thanked CBC and Chelsea City Hall "for giving me the opportunity to showcase my art, it is an honor."

"Special thanks to Joan Cromwell, Lourdes Alvarez, and Lisa Santagate for their invaluable feedback and encouragement," said Wright.

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Beachmont Resilience Project officials meet with residents

Special to the Times-Free Press

The Beachmont Resilience Project (BRP), which consists of city officials, the North Suffolk Office of Resilience and Sustainability (NSORS), and the Woods Hole Group (WHG), held a meeting via TEAMS last Wednesday, February 5. The virtual meeting was a follow-up meeting to one that the BRP held in-person the previous week.

The meetings were aimed primarily for the benefit of Beachmont residents whose properties fringe Belle Isle Marsh to inform them of what the BRP is doing to address the problem of flooding and to hear their concerns and suggestions.

Beachmont long has been viewed as the proverbial canary in the coal mine for the impending impacts of sea level rise attributable to climate change. The meeting was moderated by Kristin Homeyer, who is the Resilience Manager for NSORS.

Also on hand were Justine Rooney, Conor Ofsthun, and Linnea Laux from WHG; Rebecca Haney, Katherine Glenn, and India Mackinson from Office of Massachusetts Coastal Zone Management (MCZM), which is providing the funding for the project; and Tom Swierawski, the head of Planning and Development for the city, and Elle Baker, who is the city's Open Space and Environmental Planner.

Ofsthun from the Woods Hole Group (WHG) explained that resilience work has been ongoing around Belle Isle Marsh for the past five years. He said the marsh, which is an Area of Critical of Environmental Concern (ACEC), is a habitat to birds, fisheries, animals, and pollinators. It is one of the largest remaining wetlands in Boston Harbor, but has been impacted by encroaching development within the coastal zone.

He noted that presently there are two ongoing resilience projects in the areas of Bennington St./Fredericks Park/Morton St. and Short



The BRG is addressing the flooding problems of Belle Isle Marsh shown above.

Beach/Winthrop Parkway. The focus of the discussion last week was the MCZM's Beachmont/Pearl Ave. Project, which essentially is the connecting link between those other two projects.

Rooney of the WHG explained that the focus area of the project is the residential and municipal roadways on the outskirts of the Belle Isle Marsh (Pearl Ave., Summer St., Crystal Ave., and Winthrop Ave.). The project's goal is developing a plan for protecting at-risk Beachmont homes that are near the marsh and that are vulnerable to the threats of sea-level rise, more-intense storms, and so-called "sunny day" flooding. She said the aim of the project is to enhance resilience and mitigate the effects of flooding in that section of Beachmont.

Rooney noted that the WHG already has conducted a wetland resource delineation of the area and a topographic site survey, and soon will be developing a coastal flood risk assessment and a cost-benefit analysis with recommendations for both near-term and long-term solutions.

There will be another community meeting in May to present the findings of the BRP and to receive more community input, after which there will be a final report.

Laux from the WHG said that the community has

been very helpful in providing feedback via photos and videos to show what is happening "on the ground" during flooding events. She also presented FEMA's 100-year flood map, as well as a map developed by the WHG detailing the vulnerability of the coastal areas to flooding from a storm based on a sea-rise level of 1.3 feet.

Another map showed the projected impact of so-called "sunny day" flooding events for the marsh for 2030, 2050, and 2070. A final map showed the homes in the area that are likely to experience flooding by 2070 thanks to sea-level rise.

"There is not going to be one silver bullet that will mitigate flooding for everyone," Rooney cautioned. "Each property is unique."

Jim, a resident of Beachmont for many years, commented, "You are dead-on with the sea level rise. We see multiple storms a year where the water comes over the Winthrop Parkway and floods the marsh. What kinds of measures are you thinking about, such as dam structures or anything else, to control water levels in the marsh during high-impact times?"

Ofsthun said that the idea of damming the marsh, such as putting up a storm-surge barrier at the inlet at the Winthrop/East Boston line that could be deployed for a Nor'easter, has been raised by the Friends of Belle Isle

Marsh, among others.

"However, the feasibility for that is difficult and expensive and would have significant impacts on the environment," said Ofsthun. "In addition, there are other sources of flooding, so plugging just one of those holes does not really solve the full problem."

Rooney also noted that the limited scope of the BRP is to address immediate needs and to do something that can protect homes in the short-term, which may be as simple as providing sandbags to residents.

A Pearl Ave. resident asked about the routine flooding in his section of the street that typically reaches 2-3 feet.

"That is the lowest-lying part of Pearl Ave., which definitely is 'ground zero' for flooding," said Laux, who noted that sunny-day flooding is common there.

Tom, another resident, suggested that pri-

vate homeowners and the city should split the costs of deployable flood-barrier structures in their neighborhood.

Rooney noted that whatever is done, neighbors have to figure out how to work together in order to come up with a solution that will benefit the entire neighborhood.

Another resident said, "I do not get flooding from the marsh, but from the underground stream and when the water comes over the seawall, there is a pool of water in our street." Haux noted that rainwater that combines with sea water is contributing to this problem.

Residents noted that they typically move their autos to higher ground in order to save them from flooding and communicate with each other about the possibility of a flooding event that would require them to move their vehicles.

Some residents noted that flooding has caused damage

to their electrical and other systems in their homes. They said that even multiple sump pumps often do not provide relief, but that the cost of raising their homes is prohibitively expensive.

A few residents said that they expect to be moving from the area within a few years because the flooding problem has made their neighborhood unlivable. Another resident said his recent tenants moved out after just two months because of the flooding issues.

"This is a great neighborhood, but living with flooding is hard, especially when you're not expecting it," one resident commented, while another commenter noted, "Flooding is the worst (to deal with) when it's nice out."

The meeting concluded with Homeyer thanking residents for their input. She added that the BRP will be looking forward to meeting again with residents in May.

Happy Birthday, Michelle

Happy Birthday (Feb. 24) to Michelle Moore Sherman of the great Moore family who owned and operated Richdale at the corner of Highland Street and Central Avenue. Michelle is the wife of Chelsea High School Class of 1970 President Charlie Sherman, former New Hampshire television personality of the year and Chelsea Fast Pitch Softball League left-handed first baseman and power hitter.

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Northeast Metro Tech highlights the growing success of DECA Chapter

Special to the Record

Superintendent David DiBarri is pleased to share that Northeast Metro Tech's DECA Chapter is continuing to enjoy success, expanding its membership and sending more students than ever to state and national competitions.

Upon returning from the national DECA competition last year, three of the DECA Chapter's nine vice presidents decided to team up to work toward increasing the chapter's membership. Vice Presidents Taylen Livingston, a junior from Revere, Jainer Reyes, a junior from Revere, and Matthew Correia, a junior from Wakefield, pushed to recruit more exploratory freshmen and Business Technology students to join the chapter.

Those efforts were extremely successful and boosted the chapter's membership from approximately 50 to 70 students.

Meanwhile, DECA members launched a fourth School Based Enterprise (SBE) during the 2023-2025 school year, as a branch of the Reading Cooperative Bank opened at Northeast Metro Tech. DECA Chapter leadership has decided to focus on building more SBEs at Northeast Metro Tech in the coming year and to write papers about the SBEs for statewide and national DECA competitions.

The chapter has also embarked on a number of campaigns, including community service projects within the school, and selling T-shirts to raise breast cancer awareness, and donating the proceeds to local hospitals. As a result, the chapter earned two seats in the Thrive Academy at the DECA International Career Development Conference in Orlando, Florida later this year.

On Tuesday, Jan. 7, 65 of the chapter's members participated in district-level DECA competitions, engaging in role plays, developing Business Growth Plans for student-owned businesses, and writing student management papers, among

other activities. A total of 44 Northeast Metro Tech DECA members qualified for state competitions by finishing in the top five in their district-level competitions.

Those students and the category that they competed in are:

- Business Growth Plan - 5th Place - Feka Desir, junior of Melrose, Miracula Pierre Jules, junior of Malden, Rocky Edouard, senior of Malden
- Business Growth Plan - 4th Place - Mohammed Zouhair, sophomore of Revere
- Business Growth Plan - 2nd Place - Godson Thimothee, sophomore of Malden
- International Business Plan - 1st Place - Aylin Valdez Avila, sophomore of Revere, Luciana Gutierrez Vanegas, sophomore of Revere
- International Business Plan - 3rd Place - Nikki Patel, sophomore of Saugus, Anna Bardascino, sophomore of Woburn, Genesis Solis, sophomore of Chelsea
- Independent Business Plan - 3rd Place - Amanda Oliviera, sophomore of Saugus
- Independent Business Plan - 2nd Place - Kaelyn Dishion, sophomore of Melrose, Ana Bueno, sophomore of Woburn
- Business Law and Ethics Team Decision Making - 1st Place - Giselle Fulcar Cardona, freshman of Revere and Gemma Morse, freshman of Melrose
- Hospitality and Tourism Team Decision Making - 4th Place - Ashley Estrada Ramos, senior of Revere, Melissa Domingos, senior of Revere
- Project Management Career Development - 3rd Place - Matthew Correia, junior of Wakefield, Taylen Livingston, junior of Revere, Jainer Reyes, junior of Revere
- Project Management Career Development - 2nd Place - Angely Zuniga, junior of Chelsea, Juliana Arevalo, junior of Chelsea
- Project Management Community Awareness -

3rd Place - Colin DeCarlo, senior of Melrose, Dylan Estell, senior of Winchester, Connor Wilson, senior of Woburn

- Project Management Financial Literacy - 4th Place - Nikolas Lacerda, junior of Revere, Janelly Lizardo, junior of Chelsea, Kashayla Valentin, junior of Melrose
- Financial Operations Research - 4th Place - Diosy Pichardo, senior of Chelsea, Katherine Ayala Orellana, senior of Revere
- Financial Consulting - 4th Place - Declan Riley, junior of Woburn
- Hospitality and Tourism Operations Research - 4th Place - Jennifer Gonzalez Garcia, junior of Chelsea and Fernanda Zapata, junior of Winthrop
- Innovation Plan - 3rd Place - Bryan Godinez Lue, sophomore of Chelsea
- Professional Selling - 4th Place - Trevor Burt, junior of Melrose
- Professional Selling - 3rd Place - Zafir Flamurtari, freshman of North Reading
- Retail Merchandising - 3rd Place - Mary Jane Warner, senior of Reading
- Project Management Sales Project - 2nd Place - Ava Calixto, junior of Woburn

Among the most compelling stories of students who competed at districts, are the stories of:

Gemma Morse, freshman, of Melrose, and Giselle Fulcar Cardona, freshman, of Revere — Gemma, who has hearing loss and uses a hearing aid, and a freshman peer, Giselle, both expressed interest in DECA and participating in a district-level role play. They teamed up to prepare a role play in Law and Ethics. While both were still in their exploratory weeks, Gemma and Giselle began staying after school to work with their adviser on a crash course in both economics and business law. Their determination led them to a 1st Place finish at district competitions, with judges commenting that they thought both young women were juniors or seniors because of the poise they showed.

Luciana Gutierrez Vane-



Shown (left to right) Nikolas Lacerda, of Revere, Kashayla Valentin, of Melrose, and Janelly Lizardo, of Chelsea, stand together after winning 4th Place in Project Management Financial Literacy at the district-level DECA competitions. (Courtesy Northeast Metro Tech)

gas, sophomore, of Revere — Luciana is an English Language Learner who is still mastering the English language, but that didn't stop her from teaming up with another Spanish speaking classmate to write a 20-page International Business Plan in English. Luciana recently emigrated from Colombia, so she used her knowledge of her home country to write a business plan to license an American cocktail in Colombia. Luciana and her partner earned a 1st Place finish in the district competition, and will now compete at the state level.

Mary Jane Warner, senior, of Reading — Mary Jane is on an IEP due to executive function complications, but that has not stopped her from participating in DECA and competing in district competitions as a sophomore. Though she didn't get past district competition as a sophomore, Mary Jane persisted and competed again as a junior, participating in the Retail Sales Management role play, and finishing in 5th Place at districts. This

year she competed in the same category, and finished in 3rd Place at districts with a score of 95 out of 100, a Northeast Metro Tech record. Mary Jane will now compete at the state level.

Godson Thimothee, sophomore, of Malden — Godson planned to pursue a role play in DECA competition when he first joined the chapter, but DECA Chapter Advisor Jaime-Lyn Pickles found out Godson owns his own clothing brand, GGT, and encouraged him to compete by writing Business Growth Plan paper, which requires students to own their own business in order to compete. Over the fall, Godson worked on addressing logistical issues that impacted his business inventory, and then he began seeking local influencers to help hype his clothing brand. At district competition, Godson finished in 2nd Place and secured a spot in state competition.

Feka Desir, junior, of Melrose, Rock Edouard, senior, of Malden, and Miracula Pierre Jules, junior, of Malden — Feka, Rock and

Miracula co-own a business called Vivid Beauty together, and finished in the top 10 last year at DECA state competition. As a result, Feka applied for a DECA-affiliated program at the University of Michigan, and ended up earning an all expenses paid tour of the University of Michigan's Ross School of Business. Feka, Rock and Miracula competed at the DECA district competition again this year and finished in 5th Place, which earned them a trip to once again compete in the state competition.

"I'm pleased to see the growth and success of the Northeast Metro Tech DECA Chapter," said Superintendent DiBarri. "DECA is a respected international organization that helps Business Technology students grow, break barriers, and achieve their full potential. Our students who participate in DECA competitions have a lot to be proud of, and they are learning new lessons as they go. It's a wonderful club and program."

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