

**Attachment 1**  
**Evidence of Community Engagement**



# A Proposed Proton Therapy Center at Dana-Farber Cancer Institute

Patient & Family Advisory Councils

September 9, 2025



**Dana-Farber**  
Cancer Institute

## Overview of Proton Beam Therapy



- Proton therapy is a **highly specialized form of radiation** that precisely and effectively treats tumors with a minimal dose to surrounding healthy tissues.
- It is a **safe radiation treatment**.
- For some patients, proton therapy may be the **best and only treatment available**.
- Proton therapy is **especially beneficial to pediatric cancer patients** because it delivers targeted radiation while minimizing the impact on developing organs and structures.

## Crucial Therapy for Pediatric Patients



- Children's developing bodies are especially susceptible to radiation damage. Proton therapy delivers more precise, targeted radiation, allowing tumors to be treated **without impacting nearby healthy tissue**.
- Proton therapy provides pediatric patients a treatment option that **minimizes impact on long-term growth and development**.
- Proton therapy helps pediatric patients survive cancer and **maintain a better quality of life** as they grow.

## Addressing a Gap in Access to Care

There is only enough proton therapy capacity now to meet **less than a quarter of existing demand** in Massachusetts.

Patients needing proton therapy today often must travel long distances, bear significant costs, face delays in care, or forgo this type of treatment. Travel is not feasible for many patients, who are already vulnerable.

The proposed Proton Therapy Center would ensure this revolutionary treatment is more available locally and conveniently to those who need it most.

## Dana-Farber is Best Suited to Build a Proton Therapy Center

- Our proposed proton therapy center seeks to provide patients, especially those with complex or sensitive cases with the **most effective treatment options, improved health outcomes, and enhanced quality of life, while also contributing to cost-effective, high-value cancer care.**
- This center, located in the Longwood Medical Area, will be the **first in the region to deliver proton therapy to patients in a seated or inclined position**, moving the patient around the proton beam rather than moving the proton beam around the patient.
- The center's proximity to Boston Children's Hospital and the Jimmy Fund Clinic at Dana-Farber provides **convenient access to pediatric oncology patients.**
- By decreasing the size and cost of proton therapy, this life-saving treatment will become **more accessible to cancer patients who need it most.**



## What's Next?

The process to develop this proton therapy center at Dana-Farber includes:

- Filing a Determination of Need (DON) with Massachusetts Department of Public Health
- Public Meetings
- Department of Public Health decision
- TTG Recruitment



*We hope to start the regulatory process this fall. The process takes approximately six months. If approved, we would begin building the center in Spring 2026 and see the first patients in Summer 2027.*

**Attachment 2**  
**Notice of Intent**



LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
<p>NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE</p> <p>By virtue and in execution of the Power of Sale contained in a certain mortgage given by John T. Taylor, Vivian W. Taylor to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Financial Services, Inc., dated August 22, 2003 and recorded in the Suffolk County Registry of Deeds in Book 32589, Page 270, of which mortgage the undersigned is the present holder, by assignment from:</p> <p>Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Financial Services, Inc., its successors and assigns to Bayview Loan Servicing, LLC, recorded on November 12, 2019, in Book No. 62043, at Page 250</p> <p>Community Loan Servicing, LLC FKA Bayview Loan Servicing, LLC to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, recorded on June 14, 2022, in Book No. 67797, at Page 185</p> <p>for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 AM on October 17, 2025, on the mortgaged premises located at 16 Harlem Street a/k/a 16-18 Harlem Street, Boston, Suffolk County, Massachusetts, all and singular the premises described in said mortgage,</p> <p>TO WIT:</p> <p>A certain Parcel of land with all the buildings and structures now or hereafter standing or placed thereon, situated in that part of Boston formerly Dorchester in the county of suffolk and Commonwealth of Massachusetts being the Lot marked "F" on a plan made by C.H. Wood Company, Surveyors, dated October 22, 1900, recorded with Suffolk County Registry of Deeds, Book 2771, page 15.</p> <p>Containing according to said plan, 5177 square feet of land.</p> <p>For mortgaigor's(s') title see deed recorded with Suffolk County Registry of Deeds in Book 8127, Page 419.</p> <p>These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.</p> <p>TERMS OF SALE:</p> <p>A deposit of Fifteen Thousand (\$15,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.</p> <p>Other terms, if any, to be announced at the sale.</p> <p>U. S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST</p> <p>Present holder of said mortgage</p> <p>By its Attorneys, HARMON LAW OFFICES, P.C. 150 California St. Newton, MA 02458 (617)558-0500 26948</p> <p>#NY0156103 9/19, 9/26, 10/3</p>		

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
<p><b>Public Announcement Concerning a Proposed Health Care Project</b></p> <p>Dana-Farber Cancer Institute, Inc. (the "Applicant"), located at 450 Brookline Avenue, Boston, Massachusetts 02215, intends to file a Notice of Determination of Need (the "Application") with the Massachusetts Department of Public Health with respect to a substantial change in service in connection with the proposed construction of an approximately 4,500 square-foot proton therapy center, servicing adult and pediatric patients, to be located at 35 Binney Street, Boston, Massachusetts 02215 (the "Proposed Project"), including (i) a state-of-the-art upright single-gantry proton therapy system with a dedicated accelerator which includes a computed tomography ("CT") scanner for image-guidance; (ii) vertical CT for simulation and treatment planning; and (iii) clinical and administrative spaces. The total value of the Proposed Project is \$50,500,663. The Proposed Project will expand availability of proton therapy services for the Applicant's adult and pediatric cancer patients. The Applicant does not anticipate that the Proposed Project will have a material impact on price for the Applicant's existing Patient Panel. Any ten Taxpayers of Massachusetts may register in connection with the intended Application by not later than November 3, 2025, or 30 days from the Filing Date, whichever is later, by contacting the Department of Public Health, Determination of Need Program at DPH.DON@mass.gov or, 67 Forest St, Marlborough, Massachusetts 01752.</p> <p>#NY0157536 10/3/25</p>		

LEGAL NOTICES	LEGAL NOTICES	LEGAL NOTICES
<p><b>PUBLIC NOTICE OF CLASS ACTION SETTLEMENT REGARDING LATE FEES CHARGED BY GREYSTAR</b></p> <p>Greystar Management Services, L.P. has reached a legal settlement in a class action lawsuit involving late fees charged at residential apartment properties located in Massachusetts. If you were charged a late fee by Greystar before your rent was at least 30 days past due, you may be entitled to compensation under a class action settlement.</p> <p>Who is included? You may be a class member if you were charged a late fee at a Greystar-managed residential property in Massachusetts between December 16, 2012 and the present.</p> <p>Your legal rights may be affected. To learn more about the settlement, class members' rights, deadlines, and a full list of the properties involved, please visit: GreystarMgmtSettlement.com.</p> <p>9/19/2025, 9/26/2025, 10/3/2025</p> <p>#NY0155961</p>		

PROBATE CITATIONS	PROBATE CITATIONS
<p><b>Commonwealth of Massachusetts The Trial Court Probate and Family Court Middlesex Probate and Family Court 10-U Commerce Way Woburn, MA 01801 (781)865-4000 Docket No. MI25P4891EA CITATION ON PETITION FOR FORMAL ADJUDICATION</b></p> <p>Estate of: Robert Peter St. Thomas Date of Death: 07/10/2022 To all interested persons: A Petition for Late and Limited Formal Testacy and/or Appointment has been filed by Barbara J. Kluchnick of Intervale NH and Lorraine S. St. Thomas of Cambridge MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Barbara J. Kluchnick of Intervale NH and Lorraine S. St. Thomas of Cambridge MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in unsupervised administration</p> <p><b>IMPORTANT NOTICE</b></p> <p>You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/28/2025.</p> <p>This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.</p> <p><b>UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)</b></p> <p>A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.</p> <p>WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court. Date: September 30, 2025 Tara E. Decristofaro, Register of Probate 10/3/25</p> <p>#NY0157549</p>	

PROBATE CITATIONS	PROBATE CITATIONS
<p><b>Commonwealth of Massachusetts The Trial Court Probate and Family Court Middlesex Probate and Family Court 10-U Commerce Way Woburn, MA 01801 (781)865-4000 Docket No. MI25P4929EA CITATION ON PETITION FOR FORMAL ADJUDICATION</b></p> <p>Estate of: Margaret Celia Atamian Date of Death: 10/22/2022 To all interested persons: A Petition for Formal Probate of Will with Appointment of Personal Representative has been filed by Noel M. Atamian of Weston MA requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Noel M. Atamian of Weston MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in Unsupervised Administration</p> <p><b>IMPORTANT NOTICE</b> You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/29/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.</p> <p><b>UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)</b> A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.</p> <p>WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court. Date: October 01, 2025. Tara E. DeCristofaro, Register of Probate 10/3/25</p> <p>#NY0157587</p>	

**PUBLIC HEARING NOTICE**

Pursuant to General Law Chapter 138, S15A or Chapter 140, S6, notice is hereby given that the Newton Licensing Board will hold a public hearing via Zoom Meeting at 7:30PM on Tuesday, October 21, 2025. Name of Corporation and D/B/A: Goldenrise Newton, Inc. d/b/a Dumpling House Business Address: 870 Walnut St., Newton, MA 02459 Phone 617-969-2800 Reason for Application: Transfer of the 7-days restaurant All Kinds of Alcoholic Beverages License from Dumpling House of Newton, Inc. to Goldenrise Newton, Inc. Days and Hours of Operation: Sunday thru Saturday (7 days) 11:00am - 1:00am Give Detailed Description of Premises, i.e.; location of all entrances and exits: Located at the end of a one-story brick and cement business building. One main entrance on side by parking lot, one front door, two rear doors, dining room with separate kitchen, cellar for office and storage: 1,500 sq.ft. total Information regarding this application may be obtained by contacting: Newton Board of License Commissioners, Newton City Hall, 1000 Commonwealth Avenue, Newton Centre, MA 02459 or by calling (617) 796-1420. To join meeting, on Tuesday, October 21, 2025at 7:30PM, please join Zoom Meeting: https://us02web.zoom.us/j/86086505372?pwd=N0xQYUh2d0tXZ2FHcTgvd093UUJpZz09 Meeting ID: 860 8650 5372 Passcode: 575489 One tap mobile +16465588656,,86086505372# US (New York) 10/3/25

#NY0157526

**Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Probate and Family Court  
10-U Commerce Way  
Woburn, MA 01801  
(781)865-4000  
Docket No. MI18P3464EA  
CITATION ON PETITION  
FOR ORDER OF COMPLETE SETTLEMENT**

Estate of: Anne Buffington Cole Also known as: Anne B Cole Date of Death: 05/27/2018 A Petition for Order of Complete Settlement has been filed by Ford S Rackemann of Concord MA and Ellen M Harrington of Boston MA requesting that the court enter a formal Decree of Complete Settlement including the allowance of a final account and other such relief as may be requested in the Petition.

**IMPORTANT NOTICE**

You have the right to obtain a copy of the Petition from the Petitioner or at the court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this court before: 10:00 a.m. on the return day of 11/12/2025.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.

WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court.  
Date: September 16, 2025  
Tara E. Decristofaro, Register of Probate 10/3/25

#NY0157520

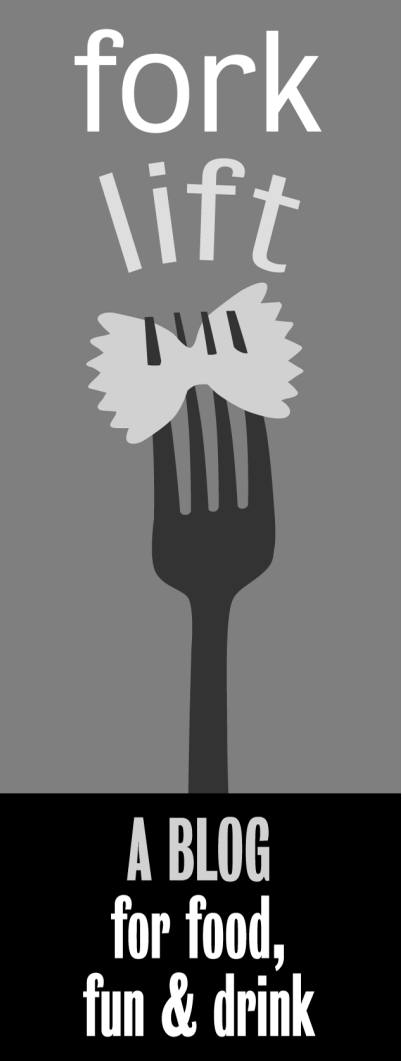
**Commonwealth of Massachusetts  
The Trial Court  
Probate and Family Court  
Middlesex Division  
Docket No. MI25P4742EA  
INFORMAL PROBATE PUBLICATION  
NOTICE**

Estate of: Donald Greer, Sr. Also Known As: Donald Greer Date of Death: 7/8/2025 To all persons interested in the above captioned estate, by Petition of Petitioner Barbara A. Greer of Tewksbury MA a Will has been admitted to informal probate. Barbara A. Greer of Tewksbury MA has been informally appointed as the Personal Representative of the estate to serve without surety on the bond. The estate is being administered under informal procedure by the Personal Representative under the Massachusetts Uniform Probate Code without supervision by the Court. Inventory and accounts are not required to be filed with the Court, but interested parties are entitled to notice regarding the administration from the Personal Representative and can petition the Court in any matter relating to the estate, including distribution of assets and expenses of administration. Interested parties are entitled to petition the Court to institute formal proceedings and to obtain orders terminating or restricting the powers of Personal Representatives appointed under informal procedure. A copy of the Petition and Will, if any, can be obtained from the Petitioner.

10/3/25

#NY0157557

PROBATE CITATIONS	PROBATE CITATIONS
<p><b>Commonwealth of Massachusetts The Trial Court Probate and Family Court Docket No. MI25P4920EA Middlesex Probate and Family Court 10-U Commerce Way, Woburn, MA 01801 (781)865-4000 CITATION ON PETITION FOR FORMAL ADJUDICATION</b></p> <p>Estate of: Anderson T. St. Louis Also known as: Anderson Thomas St. Louis Date of Death: 04/06/2019 To all interested persons: A Petition for Late and Limited Formal Testacy and/or Appointment has been filed by Elijah T. St. Louis of Katy TX requesting that the Court enter a formal Decree and Order and for such other relief as requested in the Petition. The Petitioner requests that: Elijah T. St. Louis of Katy TX be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in Unsupervised Administration</p> <p><b>IMPORTANT NOTICE</b> You have the right to obtain a copy of the Petition from the Petitioner or at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection at this Court before: 10:00 a.m. on the return day of 10/29/2025. This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an affidavit of objections within thirty (30) days of the return day, action may be taken without further notice to you.</p> <p><b>UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC)</b> A Personal Representative appointed under the MUPC in an unsupervised administration is not required to file an inventory or annual accounts with the Court. Persons interested in the estate are entitled to notice regarding the administration directly from the Personal Representative and may petition the Court in any matter relating to the estate, including the distribution of assets and expenses of administration.</p> <p>WITNESS, Hon. Terri L. Klug Cafazzo, First Justice of this Court. Date: October 01, 2025. Tara E. DeCristofaro, Register of Probate 10/3/25</p> <p>#NY0157547</p>	





Dana-Farber Cancer Institute

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notices & more

LEGAL NOTICES

LEGAL NOTICES

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MassDOT Highway Division Pr posal

Electronic proposals for the following projects will be received through the internet using [www.bidsx.com](http://www.bidsx.com) until the date and time stated below and will be posted on [www.bidsx.com](http://www.bidsx.com) forthwith after the bid submission deadline. **No paper copies of bids will be accepted.**

All Bidders must have a valid vendor code issued by assDOT in order to bid on projects. Bidders need to apply for a Digital ID at least 14 days prior to a scheduled bid opening date with [www.bidsx.com](http://www.bidsx.com).

The Bidding for and award of the contracts for the following projects are to be in accordance with the requirements of Mass General Laws Chapter 30 § 39M.

TUESDAY, OCTOBER 28, 2025 AT 2:00 P.M.	PROJECT VALUE
DISTRICT 2 – Scheduled and Emergency Impact Attenuator Installation and Repairs at Various Locations (614130)	\$55,000.00
DISTRICT 4 – Highway Lighting Upgrades at Various Locations (614147)	\$1,000,000.00
DISTRICT 5 – Installation of Traffic Signal Control Cabinet Assemblies and Foundations at Various Locations (614095)	\$919,000.00
TUESDAY, VEMBER 4, 2025 AT 2:00 P.M.	PROJECT VALUE
DISTRICT 2 – Scheduled And Emergency Fabrication and Installation of Overhead and Ground Mounted Guide Signs at Various Locations (614135)	\$590,000.00
DISTRICT 5 – Scheduled and Emergency Pavement Repairs at Various ocations (Excluding the Islands) (614081)	\$1,415,000.00
DISTRICT 5 – Scheduled and Emergency Installation of Bridge Shielding at Various Locations (614086)	\$893,000.00
WEDNESDAY, NOVEMBER 12, 2025 AT 2:00 P.M.	PROJECT VALUE
DISTRICT 6 – Scheduled & Emergency Bridge Deck & Joint Repairs at Various Locations (614063)	\$5,572,000.00
TUESDAY, NOVEMBER 18, 2025 AT 2:00 P.M.	PROJECT VALUE
DISTRICT 6 – Scheduled & Emergency Traffic Signal Repairs at Various Locations (614062)	\$1,305,000.00

**PENING OF BIDS POSTPONED TO:**

TUESDAY, OCTOBER 21, 2025 AT 2:00 P.M.

WILMINGTON – FAP No. NHP(BRR-ON)/HIP(BR)-0034/029)X Bridge Replacement, W-38-029 (2KV), ST 129 Lowell Street over I-93 (608703)

**PENING OF BIDS POSTPONED TO:**

TUESDAY, VEMBER 4, 2025 AT 2:00 P.M.

DENNIS-HARWICH – FAP No. STP/CMQ/TAP/CRP-0035(066)X Reconstruction & Related Work on Main Street (Route 28), from Upper County Road to the Herring River Bridge (608742)

All prospective Bidders must complete and e-mail an electronic copy of "Request Proposal Form (R109)" to the MassDOT Director of Prequalification for approval: [prequal.r109@dot.state.ma.us](mailto:prequal.r109@dot.state.ma.us). The blank "Request Proposal Form (R109)" can be obtained at: <https://www.mass.gov/prequalification-of-horizontal-construction-firms>.

An award will not be made to a Contractor who is not pre-qualified by the Department prior to the opening of proposals.

Proposal documents for official bidders are posted on [www.bidsx.com](http://www.bidsx.com). Other interested parties may receive informational Contract Documents containing the Plans and Special Provisions, free of charge. All parties who wish to have access to information plans and specification must send a "Request for Informational Documents" to [MassDOTBidDocuments@dot.state.ma.us](mailto:MassDOTBidDocuments@dot.state.ma.us).

MassDOT, in compliance with Title 49 Code of Federal Regulations Part 21 (Nondiscrimination in Federally-assisted Programs of the Department of Transportation - Effectuation of Title VI of Civil Rights Act of 1964) hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color or national origin in consideration for an award.

MassDOT Highway Division projects are subject to the rules and regulations of the Architectural Access Board (521 CMR 1.00 et. seq.). Prospective bidders and interested parties can access this information and more via the internet at [WWW.COMMBUYS.COM](http://WWW.COMMBUYS.COM).

BY: Monica Tibbitts-Nutt, Secretary and CEO, MassDOT  
Jonathan L. Gulliver, Highway Administrator, MassDOT Highway Division  
SATURDAY, OCTOBER 4, 2025

LEGAL NOTICES

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COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

SUPERIOR COURT DEPARTMENT OF THE TRIAL COURT

CIVIL ACTION NO. 2584CV00059

RE: Roberto Carlos nijivar ancia, et. al. v. Teko Construction, LLC, et. al. v. Masonry Small Repairs & Cleaning Inc.

SUMMONS AND ORDER OF NOTICE BY PUBLICATION

To: asonry Small Repairs & Cleaning, Inc. and its oficers

Whereas a civil negligence action has been filed by the above-referenced Plaintiffs in the City of Boston, Suffolk County, Commonwealth of Massachusetts, wherein the Defendants Teko Construction, LLC and Melody Golestani are seeking a Judgment against Masonry Small Repairs & Cleaning Inc. for contribution, breach of contract, contractual indemnification, and common law indemnification.

We hereby COMMAND YOU, if you intend to make any defense, that on or before October 17, 2025 (the "Return Date"), you cause your written answer or other pleading to be filed with the Clerk of this Court, at Suffolk Superior Court, Three Pemberton Square, Boston, MA 02108, with a copy sent to the Plaintiff's attorney, Owen R. O'Neill, Owen O'Neill Law Group, LLC, 600 Chapman Street, Suite 4, Canton, A 02021 and Defendants' attorney Adam G. Cohen, Davids & Cohen, P.C., 34 Washington Street, Suite 201, Wellesley, A 02451 and further that you defend against said suit according to law. If you fail to do so, judgment by default will be taken against you for the relief sought by the Third-Party Plaintiffs in the Third-Party Complaint.

t appearing to this Court that actual service of the Complaint on Masonry Small Repairs & Cleaning, Inc. cannot be or has not been made, and after a diligent search, the Defendants Teko Construction, LLC and Melody Golestani can find no such persons upon whom they can lawfully make service, it is ORDERED that notice of this suit be given to them by publishing this Summons and Order of Notice by Publication in the Boston Globe, in Suffolk County, Massachusetts, once a week for three consecutive weeks, with the initial publication to be completed at least 20 days before the Return Date set forth above.

Dated at Boston, Massachusetts this 18 day of September, 2025,  
Ira L Grant, Suorior Court istic

Public Announcement Concerning a Proposed Health Care Project

Dana-Farber Cancer Institute, Inc. (the "Applicant"), located at 450 Brookline Avenue, Boston, Massachusetts 02215, intends to file a Notice of Determination of Need (the "Application") with the assachusetts Department of Public Health with respect to a substantial change in service in connection with the proposed construction of an approximately 4,500 square-foot proton therapy center, servicing adult and pediatric patients, to be located at 35 Binney Street, Boston, Massachusetts 02215 (the "Proposed Project"), including: (i) a state-of-the-art, upright, single-gantry proton therapy system with a dedicated accelerator which includes a computed tomography ("CT") scanner for image-guidance; (ii) vertical CT for simulation and treatment planning; and (iii) clinical and administrative spaces. The total value of the Proposed Project is \$50,500,663. The Proposed Project will expand availability of proton therapy services for the Applicant's adult and pediatric cancer patients. The Applicant does not anticipate that the Proposed Project will have a material impact on price for the Applicant's existing Patient Panel. Any ten taxpayers of assachusetts may register in connection with the intended Application by not later than November 3, 2025, or 30 days from the Filing Date, whichever is later, by contacting the Department of Public Health, Determination of Need Program at [DPH.DON@mass.gov](mailto:DPH.DON@mass.gov), or 67 Forest St., arborough, Massachusetts 01752.

NOTICE OF TIAL SITE INVESTIGATION AND TIER I CLASSIFICATION

Line 329-520, 1 Adamson Street  
Allston, MA 02134  
RTN 3-50917

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 assachusetts Contingency Plan, 310 CMR 40.0000. To evaluate the release, a Phase I Initial Site Investigation was performed pursuant to 310 CMR 40.0480. As a result of this investigation, the site has been classified as Tier I pursuant to 310 CMR 40.0500. On October 6, 2025, TRC Environmental Corporation filed a Tier I Classification Submittal with the Department of Environmental Protection (MassDEP). To obtain more information on this disposal site, please contact at thew. E. Robbins, LSP TRC Environmental Corporation, 650 Suffolk Street, owell, MA 01854, (978) 888-5196.

The Tier I Classification Submittal and the disposal site file can be reviewed at MassDEP, Northeast Regional Office, 150 Presidential Way, Woburn, 01801, 978-694-3200.

Additional public involvement opportunities are available under 310 CMR 40.1403(9) and 310 CMR 40.1404.

COMMONWEALTH OF MASSACHUSETTS

Middlesex, SS.

SUPERIOR COURT

DOCKET NO. 2581CV01655

Wells Fargo Bank, N.A.

Plaintiff

v.

Nation One ortgage Company, Inc.

Defendant

ORDER OF NOTICE BY PUBLICATION

TO: any former stockholders, officers, creditors and any other persons claiming any interest in Nation One ortgage Company, Inc., a defunct corporation formerly located in Norwell in the Commonwealth of Massachusetts, or their heirs, devisees, legal representatives, successors or assigns.

WHEREAS a civil action has been begun seeking that the mortgage dated October 28, 1996 from Thomas G.ewis and onica Lewis to Nation One Mortgage Company Inc encumbering the property located at 11 Southwick Road, North Reading, MA 01864 recorded at the Middlesex County Registry of Deeds in Book 26777, Page 254, be equitably discharged.

WHEREAS it appears to the Court from the Verified Complaint filed in this civil action that no one can find you or your corporate officers and directors, and that no personal service of the Verified Complaint may be made upon you, it is ORDERED, pursuant to G.L. c. 240, s. 7, that notice of this suit be given to the defendant by publishing, once a week for three (3) consecutive weeks, in the Boston Globe newspaper. The verified complaint may be examined at the Middlesex County Superior Court, 200 Tradecenter Dr, Worcester, assachusetts 01801, or a copy may be obtained from plaintiff's attorney.

WE COMMAND YOU, if you intend to make any defense, that within 20 days after the last date of publication, and no later than **November 15, 2025**, do cause your written response to be filed in the office of the Middlesex County Superior Court, 200 Tradecenter Dr, Worcester, assachusetts 01801, in said Commonwealth, with a copy to be served upon the Plaintiff's attorney, Keith A. Mitchell, Esq., Orleans aw Group, whose address is 204 2nd Avenue, Suite 320, Waltham, A 02451, and further that you defend against said suit according to law if you intend any defense, and that you do and receive what the Court shall order and adjudge therein. f you fail to meet the above requirements, judgment by default may be rendered against you for the relief demanded in the Verified Complaint.

Unless otherwise provided by Rule 13 (a), your Answer must state as a counterclaim any claim which you may have against the plaintiff which arises out of the transaction or occurrence that is subject matter of the plaintiff's claim or you will thereafter be barred from making such claim in any other action.

SO ORDERED,

Dated this 19th day of September, 2025  
Kazanjian, J.  
JUSTICE OF THE SUPERIOR COURT

New Listings Everyday

FOR SALE

boston.com/realestate

## Real estate broker charged with diverting \$11.6 million

By John R. Ellement

GLOBE STAFF

The owner of a South Shore real estate firm allegedly siphoned off more than \$11.6 million from colleagues and clients to finance his gambling, a Florida apartment for \$8,250 a month, and a boat that he continues to make payments on, court records show.

Stephen D. Webster, who owned Success! Real Estate, faces four charges in Plymouth Superior Court: fiduciary embezzlement, larceny by scheme over \$1,200, witness intimidation, and filing a false financial statement, legal filings said.

In papers filed in court Wednesday, Plymouth Assistant Plymouth District Attorney Alex Zane alleged that Webster diverted the funds last year, largely from an escrow account for real estate transactions, to finance an "extravagant lifestyle."

"These funds covered payments on merchant cash advances, bank loans, credit cards, auto and motor-sports financing, gambling expenditures, travel, dining, and family transfers," he wrote in a summary of the evidence against Webster.

The alleged embezzlement forced some customers to cut their sale prices to cover the missing funds and caused others to bounce checks, prosecutors said.

Webster was arrested as a fugitive from justice on Sept. 29 and is being held at the Palm Beach County Jail.

He is fighting his return to Massachusetts and is expected to appear in a Florida courthouse on Tuesday, prosecutors said.

An attorney for Webster could not be reached Thursday.

According to Zane's 26-page filing, Webster spent multiple days at the Encore Boston Harbor casino in Everett and was a frequent customer of other casinos, including one in Florida.

Last year, Webster allegedly withdrew close to \$89,000 from casino ATMs, according to court records.

Among his other purchases was an \$11,000 deposit on a 2025 MW 430i, priced at \$70,000, when he already owned two Tesla Model 3s valued at \$121,000.

Webster abruptly closed his real estate firm in eember, leaving his employees, brokers, and clients who had pending real estate transactions in the lurch, according to court records.

A torrent of civil litigation has been filed against Webster, and his ex-wife is seeking to enforce the terms of their divorce, which call for her to be paid \$3,000 a month in alimony and \$10,000 a month for upkeep of her South Shore home, records show.

Webster owed brokers who worked with him hundreds of thousands of dollars in unpaid commissions and loans, records show. Their losses are not part of the criminal case, prosecutors said.

According to court records, Webster has been ordered to repay at least \$1.2 million in six civil lawsuits, a number that is expected to grow in the coming months.

A second set of charges stem from Webster's apparently successful effort to convince state investigators that he was operating his business ethically and within state guidelines for a real estate broker, authorities said.

Webster's frequent withdrawals from escrow accounts and his high level of spending caught the attention of his brother, employees, and other business contacts, prosecutors wrote.

In 2023, the state Division of Occupational Licensure notified Webster that they would be auditing the firm's escrow accounts, prosecutors said.

When he met with an investigator, Webster allegedly provided a letter signed by a bank official confirming that he had \$1 million in an escrow account, when in fact he only had around \$7,000. Webster had created the letter, which was bogus, prosecutors alleged.

Plymouth District Attorney Timothy J. Cruz's office said will ask that his bail be set at \$100,000 cash.

"Even after the company's collapse in December 2024, the defendant continued making payments on luxury vehicles, jet skis, a boat, and personal credit cards rather than directing resources toward curing escrow shortfalls," prosecutors wrote.

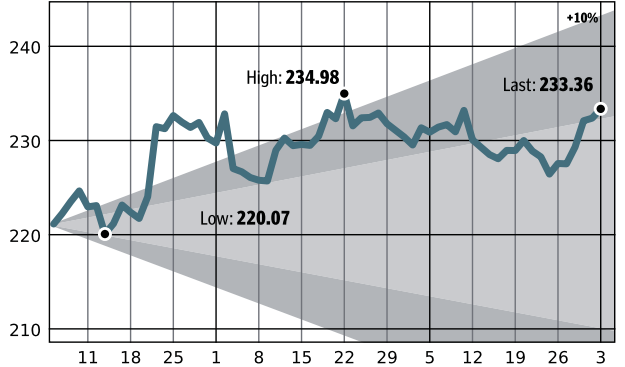
John R. Ellement can be reached at [john.ellement@globe.com](mailto:john.ellement@globe.com). Follow him @JREbosglobe.

DFCI-25090516-RS  
THE BOSTON GLOBE

# 25

Index of publicly traded companies in Massachusetts

**Globe 25 index**  
Total market cap: \$1,449.8b



Yesterday 233.36 ▲ 0.99 ▲ 0.4% ▲ YTD 12.0%

	Price	Chg	% chg	Market cap (bil.)
Thermo Fisher Scientific Inc (TMO)	543.32	+18.36	+3.5	205.2
GE Vernova Inc (GEV)	594.99	-11.24	-1.9	162.0
TJX Cos Inc/The (TJX)	141.33	-1.16	-0.8	157.3
Boston Scientific Corp (BSX)	97.32	+1.10	+1.1	144.2
Analog Devices Inc (ADI)	241.99	+0.32	+0.1	119.0
Vertex Pharmaceuticals Inc (VRTX)	403.30	-5.55	-1.4	103.4
American Tower Corp (AMT)	190.21	-0.96	-0.5	89.1
Alnylam Pharmaceuticals Inc (ALNY)	456.35	-4.64	-1.0	59.8
Symbotic (SYM)	63.10	-0.52	-0.8	37.3
Keurig Dr Pepper Inc (KDP)	25.84	+0.10	+0.4	35.1
State Street Corp (STT)	116.38	+1.26	+1.1	33.0
Iron Mountain Inc (IRM)	104.80	+1.50	+1.5	31.0
Eversource Energy (ES)	72.53	+0.74	+1.0	26.9
Veralto Corp (VLTQ)	107.14	+0.68	+0.6	26.6
PTC Inc (PTC)	203.00	-0.02	-0.0	24.3
HubSpot Inc (HUBS)	451.87	+6.71	+1.5	23.8
Biogen Inc (BIIB)	159.88	+4.63	+3.0	23.4
Teradyne Inc (TER)	145.64	+1.11	+0.8	23.2
Insulet Corp (PODD)	309.12	-3.10	-1.0	21.8
Toast Inc (TOST)	36.64	+0.51	+1.4	21.4
Waters Corp (WAT)	328.39	+6.47	+2.0	19.5
DraftKings Inc (DKNG)	35.37	+0.48	+1.4	17.6
Hologic Inc (HOLX)	68.22	+0.31	+0.5	15.2
Entegris Inc (ENTG)	98.61	+1.80	+1.9	14.9
Dynatrace Inc (DT)	49.57	-0.31	-0.6	14.9

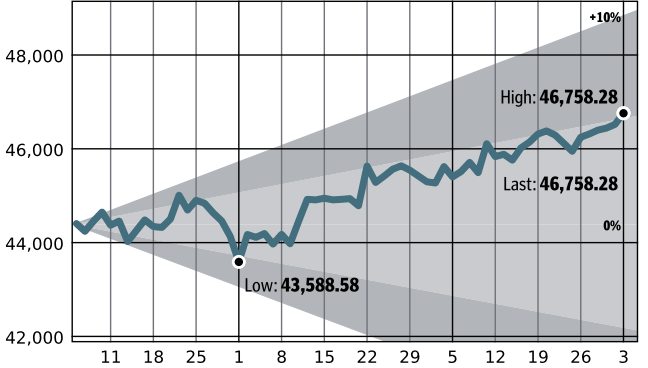
## Markets

### Another winning week on Wall St.

NEW YORK — Most US stocks ticked higher on Friday, sending Wall Street to more records. The S&P 500 edged up by less than 0.1% to close out its seventh winning week in the last nine, and the Dow Jones Industrial Average climbed 238 points, or 0.5%. Both added to their all-time highs set the day before. The Nasdaq composite lost an early gain and slipped 0.3% from its own record. Usually, the first Friday of each month has Wall Street transfixed on the monthly jobs update that the US government publishes. But the shutdown of the government, now in its third day, is delaying the release. So far, the stock market has looked past such delays, including Thursday's scheduled report on unemployment claims. Past shutdowns have tended not to hurt the economy or stock market much, and the thinking is that this one could be similar, even if President Donald Trump has threatened large-scale firings of federal workers this time around. Reports came in mixed on activity for US businesses in the health care, real estate, and other services industries. One from the Institute for Supply Management said growth is stalling, while another from S&P Global said it's still growing slowly.

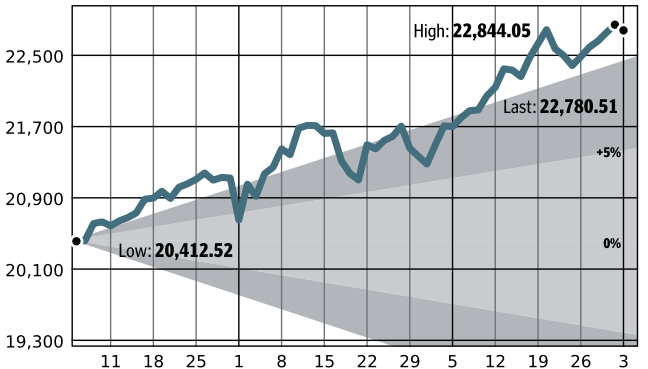
ASSOCIATED PRESS

### DOW JONES industrial average



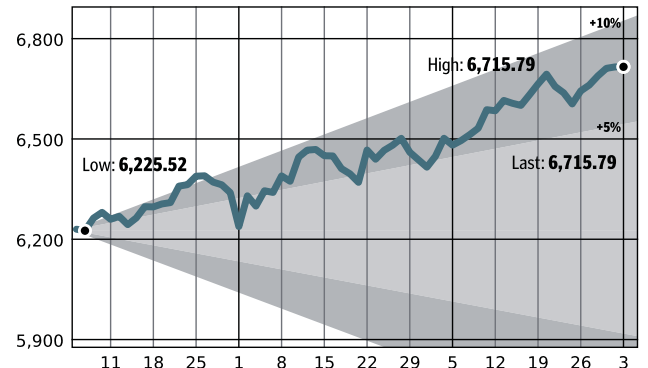
Yesterday 46,758.28 ▲ 238.56 ▲ 0.5% ▲ YTD 9.9%

### NASDAQ Composite index



Yesterday 22,780.51 ▼ 63.54 ▼ 0.3% ▲ YTD 18.0%

### S&P 500 index



Yesterday 6,715.79 ▲ 0.44 ▲ 0.0% ▲ YTD 14.2%

SOURCE: Bloomberg News





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# Public Announcements Concerning Proposed Health Care Projects

Oct. 3, 2025

Dana-Farber Cancer Institute, Inc. (the "Applicant"), located at 450 Brookline Avenue, Boston, Massachusetts 02215, intends to file a Notice of Determination of Need (the "Application") with the Massachusetts Department of Public Health with respect to a substantial change in service in connection with the proposed construction of an approximately 4,500 square-foot proton therapy center, servicing adult and pediatric patients, to be located at 35 Binney Street, Boston, Massachusetts 02215 (the "Proposed Project"), including (i) a state-of-the-art upright single-gantry proton therapy system with a dedicated accelerator which includes a computed tomography ("CT") scanner for image-guidance; (ii) vertical CT for simulation and treatment planning; and (iii) clinical and administrative spaces. The total value of the Proposed Project is \$50,500,663. The Proposed Project will expand availability of proton therapy services for the Applicant's adult and pediatric cancer patients. The Applicant does not anticipate that the Proposed Project will have a material impact on price for the Applicant's existing Patient Panel. Any ten Taxpayers of Massachusetts may register in connection with the intended Application by not later than November 3, 2025, or 30 days from the Filing Date, whichever is later, by contacting the Department of Public Health, Determination of Need Program at DPH.DON@mass.gov or, 67 Forest St, Marlborough, Massachusetts 01752.

**Attachment 6**  
**Articles of Incorporation**

Per instruction from the Department of Public Health, the Applicant is providing links to its corporate documents on the Massachusetts Secretary of State's website. Please use the following links to access the Applicant's Articles of Organization, Restated Articles of Organization, and related amendments, on the Secretary of State's website:

**Restated Articles of Organization:**

[https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP\\_DRIVE1/2013/1115/000486402/0003/020500291377\\_1.pdf](https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2013/1115/000486402/0003/020500291377_1.pdf)

**Articles of Amendment**

- **1998 Amendment:**  
[https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP\\_DRIVE1/2012/0509/000413014/0306/020503153396\\_1.pdf](https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2012/0509/000413014/0306/020503153396_1.pdf)
- **2018 Amendment:**  
[https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP\\_DRIVE1/2018/0227/001416811/0001/201886757510\\_1.pdf](https://corp.sec.state.ma.us/CorpWeb/CorpSearch/CorpSearchRedirector.aspx?Action=PDF&Path=CORP_DRIVE1/2018/0227/001416811/0001/201886757510_1.pdf)

**Attachment 7**  
**Affidavit of Truthfulness**



# Massachusetts Department of Public Health

## Determination of Need

### Affidavit of Truthfulness and Compliance

#### with Law and Disclosure Form 100.405(B)

Version: 7-6-17

**Instructions:** Complete Information below. When complete check the box "This document is ready to print:". This will date stamp and lock the form. Print Form. Each person must sign and date the form. When all signatures have been collected, scan the document and e-mail to: **dph.don@state.ma.us** Include all attachments as requested.

Application Number: DFCI-25090516-RS

Original Application Date: 10/17/25

Applicant Name: Dana-Farber Cancer Institute, Inc.

Application Type: Hospital/Clinic Substantial Change in Service

Applicant's Business Type: ☒ Corporation ☐ Limited Partnership ☐ Partnership ☐ Trust ☐ LLC ☐ OtherIs the Applicant the sole member or sole shareholder of the Health Facility(ies) that are the subject of this Application? ☒ Yes ☐ No

The undersigned certifies under the pains and penalties of perjury:

1. The Applicant is the sole corporate member or sole shareholder of the Health Facility[ies] that are the subject of this Application;
2. I have been informed of the contents of 105 CMR 100.000, the Massachusetts Determination of Need Regulation;
3. I understand and agree to the expected and appropriate conduct of the Applicant pursuant to 105 CMR 100.800;
4. I have been informed of the contents of this application for Determination of Need including all exhibits and attachments, and certify that all of the information contained herein is accurate and true;
5. I have submitted the correct Filing Fee and understand it is nonrefundable pursuant to 105 CMR 100.405(B);
6. I have submitted the required copies of this application to the Determination of Need Program, and, as applicable, to all Parties of Record and other parties as required pursuant to 105 CMR 100.405(B);
7. I have been informed that, as required, notices of intent to be published and duplicate copies to be submitted to all Parties of Record, and all carriers or third-party administrators, public and commercial, for the payment of health care services with which the Applicant contracts, and with Medicare and Medicaid, as required by 105 CMR 100.405(C), et seq.;
8. I have been informed that proper notification and submissions to the Secretary of Environmental Affairs pursuant to 105 CMR 100.405(E) and 301 CMR 11.00;
9. If subject to M.G.L. c. 6D, § 13 and 958 CMR 7.00, I have submitted such Notice of Material Change to the HPC - in accordance with 105 CMR 100.405(G);
10. Pursuant to 105 CMR 100.210(A)(3), I certify that both the Applicant and the Proposed Project are in material and substantial compliance and good standing with relevant federal, state, and local laws and regulations, as well as with all Notices of Determination of Need issued in compliance with 105 CMR 100.00.
11. I have been informed of the contents of and understand the limitations on solicitation of funding from the general public prior to receiving a Notice of Determination of Need as established in 105 CMR 100.415;
12. I understand that, if Approved, the Applicant, as Holder of the DoN, shall become obligated to all Standard Conditions pursuant to 105 CMR 100.310, as well as any applicable Other Conditions as outlined within 105 CMR 100.000 or that otherwise become a part of the Final Action pursuant to 105 CMR 100.360;
13. Pursuant to 105 CMR 100.705(A), I certify that the Applicant has Sufficient Interest in the Site or facility; and
14. Pursuant to 105 CMR 100.705(A), I certify that the Proposed Project is authorized under applicable zoning by-laws or ordinances, whether or not a special permit is required; or,
  - a. If the Proposed Project is not authorized under applicable zoning by-laws or ordinances, a variance has been received to permit such Proposed Project; or,
  - b. The Proposed Project is exempt from zoning by-laws or ordinances.

**Corporation:**

Attach a copy of Articles of Organization/Incorporation, as amended

Benjamin Ebert, MD, PhD

CEO for Corporation Name:

Signature:

10/14/2025

Date

Board Chair for Corporation Name:

Signature:

Date



# Massachusetts Department of Public Health

## Determination of Need

### Affidavit of Truthfulness and Compliance

#### with Law and Disclosure Form 100.405(B)

Version: 7-6-17

**Instructions:** Complete Information below. When complete check the box "This document is ready to print:". This will date stamp and lock the form. Print Form. Each person must sign and date the form. When all signatures have been collected, scan the document and e-mail to: **dph.don@state.ma.us** Include all attachments as requested.

Application Number:  Original Application Date:

Applicant Name:

Application Type:

Applicant's Business Type: ☒ Corporation ☐ Limited Partnership ☐ Partnership ☐ Trust ☐ LLC ☐ Other

Is the Applicant the sole member or sole shareholder of the Health Facility(ies) that are the subject of this Application? ☒ Yes ☐ No

The undersigned certifies under the pains and penalties of perjury:

1. The Applicant is the sole corporate member or sole shareholder of the Health Facility(ies) that are the subject of this Application;
2. I have been informed of the contents of 105 CMR 100.000, the Massachusetts Determination of Need Regulation;
3. I understand and agree to the expected and appropriate conduct of the Applicant pursuant to 105 CMR 100.800;
4. I have been informed of the contents of this application for Determination of Need including all exhibits and attachments, and certify that all of the information contained herein is accurate and true;
5. I have submitted the correct Filing Fee and understand it is nonrefundable pursuant to 105 CMR 100.405(B);
6. I have submitted the required copies of this application to the Determination of Need Program, and, as applicable, to all Parties of Record and other parties as required pursuant to 105 CMR 100.405(B);
7. I have been informed that, as required, notices of intent to be published and duplicate copies to be submitted to all Parties of Record, and all carriers or third-party administrators, public and commercial, for the payment of health care services with which the Applicant contracts, and with Medicare and Medicaid, as required by 105 CMR 100.405(C), et seq.;
8. I have been informed that proper notification and submissions to the Secretary of Environmental Affairs pursuant to 105 CMR 100.405(E) and 301 CMR 11.00;
9. If subject to M.G.L. c. 6D, § 13 and 958 CMR 7.00, I have submitted such Notice of Material Change to the HPC - in accordance with 105 CMR 100.405(G);
10. Pursuant to 105 CMR 100.210(A)(3), I certify that both the Applicant and the Proposed Project are in material and substantial compliance and good standing with relevant federal, state, and local laws and regulations, as well as with all Notices of Determination of Need issued in compliance with 105 CMR 100.00.
11. I have been informed of the contents of and understand the limitations on solicitation of funding from the general public prior to receiving a Notice of Determination of Need as established in 105 CMR 100.415;
12. I understand that, if Approved, the Applicant, as Holder of the DoN, shall become obligated to all Standard Conditions pursuant to 105 CMR 100.310, as well as any applicable Other Conditions as outlined within 105 CMR 100.000 or that otherwise become a part of the Final Action pursuant to 105 CMR 100.360;
13. Pursuant to 105 CMR 100.705(A), I certify that the Applicant has Sufficient Interest in the Site or facility; and
14. Pursuant to 105 CMR 100.705(A), I certify that the Proposed Project is authorized under applicable zoning by-laws or ordinances, whether or not a special permit is required; or,
  - a. If the Proposed Project is not authorized under applicable zoning by-laws or ordinances, a variance has been received to permit such Proposed Project; or,
  - b. The Proposed Project is exempt from zoning by-laws or ordinances.

#### Corporation:

Attach a copy of Articles of Organization/Incorporation, as amended

CEO for Corporation Name:	Signature:	Date
<u>Joshua Bekenstein</u>	<u>[Signature]</u>	<u>10/17/25</u>
Board Chair for Corporation Name:	Signature:	Date



**Attachment 7**  
**Evidence of Filing Fee**

**Dana Farber Cancer Inst Inc**450 Brookline Avenue (617) 632-3094  
Boston MA 02215-5450**JPMORGAN CHECKS****Date**

Sep/25/2025

**Pay Amount****\$101,001.27\*\*\*****Pay**

\*\*\*\*ONE HUNDRED ONE THOUSAND ONE AND 27/100 DOLLAR \*\*\*\*

**To The  
Order Of****COMMONWEALTH OF MASSACHUSETTS  
MASS DEPARTMENT OF TRANSPORTATION  
67 FOREST STREET  
DEPT OF PUBLIC HEALTH DIV. OF HEALTH  
CARE FACILITY LICENSURE & CERTIFICATION  
MARLBORO MA 01752**\_\_\_\_\_  
**Authorized Signature**

File Copy

**Attachment 9**  
**Community Health Needs Assessment**

Per the instructions from the Department of Public Health, the Applicant is providing links to its most recent community health needs assessment (“CHNA”).

- **Applicant Cancer-Focused CHNA Link:** <https://dfci.widen.net/s/5f7xwzhvn6/dana-farber-final-cancer-chna-report-25.pdf>