



# CHARLESTOWN

PATRIOT-BRIDGE

## FIRST DAY BACK



Photo by Derek Kouyoumjian

Warren-Prescott School Principal Michele Davis (far right) with volunteers from RSM, a benefactor company to the school, who were handing out pencils to the students on their first day back to class last Thursday, Sept. 5. Students returned for their first week of the new term this week, and it's back to reality for students... and parents. See Page 6 for more photos.

## Bus lot withdraws billboard, proposes 431-car commuter lot

By Seth Daniel

The yellow school bus parking lot on Cambridge Street has yet another controversial proposal being floated this week – withdrawing the contentious electronic billboard request at the Zoning Board of Appeals (ZBA) on Tuesday, and now set to propose a 431-car parking lot instead.

The Owens family has owned

the lot right next to the exit from I-93 for many years, and the lot contains a large metal building and had provided parking for yellow school buses over many years. Last year, the family proposed a large, double-sided electronic billboard for the lot, but that was soundly rejected by the community in large numbers.

So, Tuesday it was withdrawn.

However, sources indicated that

the school bus contract might have canceled, leaving the lot without a dedicated customer. That has apparently led to the application for a license to park 431 cars in an open-air lot. Currently, they only have permission to park 193 vehicles, meaning it would be an increase of 238 cars. Sources also said they now plan to park cars

(BUS LOT Pg. 3)

## Tatte Bakery brings its exciting brand to historic Warren Street

By Seth Daniel

The well-known Boston brand Tatte Bakery has signed a lease to occupy the entire retail space of the newly renovated 40 Warren St. building – currently being built out by DLJ Partners.

Toby Banta told the Patriot-Bridge late last week that they had been talking with Tatte about the space, and everything worked out on Friday to lease the entire space

– which is just shy of 4,000 sq. ft. “It’s a really good brand and they’ve been trying to get into Charlestown for a long time,” he said. “The deal came together very easy... We heard from neighbors they wanted something that was open all day for breakfast, lunch and dinner. We’re excited to provide that and think it’s a big win for the neighborhood.”

Banta and Tatte founder Tzurit Or said they would begin con-

struction on the space around December, with a targeted opening sometime around March 2020. They would offer a coffee bar and their well-known pastries as well.

Or said this concludes a three-year journey to get a good location in Charlestown.

“First of all, it might surprise a few people, but Charlestown over the last three or four years

(BAKERY Pg. 10)

## Downsizing our lives

### Grasshopper Café to close down, owner proposes residential project

By Seth Daniel

Kevin and Lynn Smith have about the best breakfast in 02129 and beyond at the Grasshopper Café on Bunker Hill Street, but the owners said this week that keeping up with the restaurant business is tough and they’re ready to retire. And they’d like to do it at the Grasshopper, in a sense.

Kevin Smith, who owns the building, said he has been working since he was 14, and he and his wife would like to enjoy their later years in a smaller home without leaving Charlestown.

Smith said he is proposing

to eliminate the commercial use on the site, demolish the existing building and replace it with a three-unit, four-story building that has ground-floor parking and a roof deck. He said he intends to live in one of the units, and might keep the other units in his immediate family.

“What we’re looking to do is downsize our lives a bit,” he said. “I’m just wanting to retire and stay in Charlestown. I’m not a developer where I’m coming in and trying to squeeze things in. I know some people are upset about

(GRASSHOPPER Pg. 3)

## Eliot Innovation School unveils new building for 2019 school term

By Seth Daniel

At one time it was the headquarters of Mitt Romney’s failed presidential run, and after that a high-end furniture store, but this year the building abutting the North Washington Street Bridge has become the hopes and dreams of hundreds of school children

and their parents – many of them from Charlestown.

After living in cramped quarters with few amenities for years, Eliot School Principal Traci Walker, of Charlestown, welcomed students and families to a brand new facility that houses innovation labs and

(ELIOT SCHOOL Pg. 9)

## GORMAN SCHOLARSHIP



Photo by Derek Kouyoumjian

Mother of the late Michelle and Mark Gorman - for who the Gorman Scholarship is named - Ruth Gorman poses for a photo with Sally Woods, Peggy Sindoris, and Grace Campbell during the 20th anniversary fundraiser for the Gorman Scholarship on Saturday, Sept. 7. See Page 7 for more photos.

# EDITORIAL

## TIME TO END THE 'WAR ON DRUGS'

For those of us who have been around for longer than we might care to admit, America has been consumed during our lifetime by the never-ending battle to combat drug abuse.

It was in 1971 -- almost 50 years ago -- that President Richard Nixon first declared a "war on drugs." The mind-set that took hold thereafter, both among politicians and the public, led to a dramatic increase in the penalties for drug possession, including marijuana, which was classified as a level one drug at the federal level, the same as heroin.

In the 1980s, First Lady Nancy Reagan launched a "Just Say No to Drugs" campaign and in the 1990s, the Clinton administration and Democratic politicians likewise maintained a strong anti-drug policy with heavy penalties.

However, the true basis for the war on drugs was stated bluntly by former Nixon White House aide John Ehrlichman in 2016: "We knew we couldn't make it illegal to be either against the war or black, but by getting the public to associate the hippies with marijuana and blacks with heroin, and then criminalizing both heavily, we could disrupt those communities. We could arrest their leaders, raid their homes, break up their meetings, and vilify them night after night on the evening news. Did we know we were lying about the drugs? Of course we did."

The end result of our five-decade war on drugs has indeed been what the Nixon administration had hoped for. There are as many Americans with arrest records as with college diplomas; an American is arrested for drug possession every 25 seconds and our nation has more citizens behind bars than any other country in the world, both in terms of sheer numbers and as a percentage of our population.

In 1980 about 50,000 people were in prison for violations related to drug laws -- but today that number is over 400,000.

Yet, the war on drugs and our mass incarceration rates have not even remotely led to a decrease in drug use.

In addition, the spillover from our drug enforcement laws has destroyed the social order in other countries, with the drug cartels essentially reigning supreme in many nations in Central and South America, as well as in Afghanistan.

But the most pernicious effect of the war on drugs has been that it has created an environment that directly has led to the high death rate from drug abuse among our citizenry. More Americans now die each year from overdoses than perished in the Vietnam, Afghan, and Iraq wars combined.

Portugal and Switzerland have decriminalized drug possession of all kinds -- yet the death rate in those countries from drug abuse is almost non-existent. The reason is very simple: Those nations have treated drug dependency as a health issue, rather than a criminal matter.

The war on drugs, as have so many of our real wars, was based on a lie. Our addiction to incarceration has ripped apart families and destroyed individual's lives and their futures.

The war on drugs has been a failure in every respect -- and it's time that we face that reality.



SINCE 9/11 WE HAVE GROWN STRONGER

## LETTERS to the Editor

### SHOW UP, SPEAK UP, AND STAND UP FOR A MASTER PLAN FOR CHARLESTOWN

Dear Editor,

As we continue to gather signatures for our petition to ask for a Master Plan for Charlestown, we are continually amazed by the residents who are stepping up, signing and thanking us for doing this work.

No, we are most grateful for these folks as they give us the energy and drive to continue to fight for more orderly and responsible development in Charlestown. We are not against building, we are advocating for reasonable building heights and density, green space, less gridlock, better transportation, more affordable housing, schools and a cleaner environment as well as being prepared for climate change.

As I see it: If we in Charlestown don't advocate for the above, and get what we want, a Master Plan,

the City and the Boston Planning and Development Agency will step in and get what they want, more buildings, possibly towers. In the end we in Charlestown will get more irresponsible developments, more people, more gridlock, and a decreased quality of life in our one square mile.

The next meeting of the "Chat with a Planner" is on Sept. 17 from 4-6 p.m. at the Charlestown Public Library.

It is of paramount importance that the community of Charlestown be heard. If you cannot attend, please email the Mayor and ask for a Master Plan for Charlestown.

Ann Kelleher  
Charlestown

### MARK AND MICHELLE GORMAN SCHOLARSHIP WINNERS ANNOUNCED

The Mark & Michelle Gorman

Scholarship committee is pleased to announce the winners of this year's scholarships. The committee gave out \$7500 in scholarships to eligible students for the 2019 - 2020 school year. Winners were chosen in a lottery on Sept. 7.

K-12 Scholarship Winners:  
Jake McGrath - B.C. High  
Ashlyn Stillman - Mt. Alvernia  
College Scholarship Winners:  
Matt Lakus - Pomfret School  
Miceala Sindoris - Northeastern

University

John L. "Jackie" Sullivan

Memorial Scholarship:  
Shannon Rose - Lesley

University

The Committee would like to thank all of our donors and attendees at our 20th Anniversary Celebration. Special thanks to the following supporters: Joe Kelly, Rep. Dan Ryan, The Warren Tavern, The Monument, Kimberly Russell, Wellesley Toyota, Michelle Jackson, the Knights of Columbus and DJ Smoky Cain.



**CHARLESTOWN**  
PATRIOT-BRIDGE

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# Walsh calls for investigation into ZBA

By John Lynds

The Boston Zoning Board of Appeals (ZBA) has definitely seen better days.

The fallout from the John Lynch alleged bribery scandal has trickled down to the ZBA itself and now Mayor Martin Walsh is calling for an investigation into the board as Mayoral Assistant Buddy Christopher (former ISD Director) has taken a leave from his job on Friday and ZBA member Craig Galvin resigned over the weekend.

Lynch, the city's Director of Real Estate, pleaded guilty in federal court to accepting \$50,000 from a developer to sway members of the ZBA on a vote on Aug. 30. On Monday, Mayor Martin Walsh said he was ready to make immediate changes if necessary and embark on an independent review.

"One of my first actions as Mayor was to streamline the zoning process and change the BRA into a planning agency that, for the first time, focuses on the community," he said. "I've worked to level the playing field in every aspect of development and I've made clear that if we find anything that allows someone to put their thumb on the scale that I will make immediate changes. There are timely projects before the board right now that will unfairly and negatively impact residents who have been waiting to improve their homes if they are not addressed. I've asked for an independent and comprehensive review and I am fully committed to overhauling the Zoning Board of Appeal."

Councilor Lydia Edwards has been at the center of a ZBA dust-up since early summer, criticizing in open meetings the re-appointment of Galvin – a Dorchester realtor and developer. She and Councilor Michelle Wu have held up that re-appointment and the appointment of new members due to a controversial decision on a marijuana dispensary in East Boston – among many other general concerns about the ZBA's activities and decisions.

In response to the recent devel-

opments this week, Edwards said planning, zoning and development review are critical city functions that impact the lives of residents across the city.

"Cases like these emphasize the need for transparent public oversight and clear standards that are actually followed," she said. "This is an opportunity to examine how we do business, and also gives us a reason to examine the structure of zoning authority in the city. We should also see this examination as a chance to reinstall trust in the ZBA. Many people have given up on it and believe it doesn't even try to apply zoning standards."

Since his plea, the turmoil has extended to Galvin and Christopher, who has been serving as an advisor to Walsh in trying to tackle the opioid epidemic in Boston's South End. Christopher, an architect by trade, had done work on the building that Lynch had allegedly taken a bribe to advance within the ZBA. He said he felt it was best to step aside during the review given that involvement.

"The private sector work I performed that qualified me for the work I've done for the city, and the connections I made then, disqualify me from participating now in the inquiry the Mayor has requested," he said. "Rather than recuse myself, I am simply taking a temporary leave of absence so as not to interfere with the inquiry."

As the scandal unfolded this week Walsh announced his administration has hired the former head of the public corruption unit inside the U.S. Attorney's Office, Brian Kelly, to conduct an independent review of the scandal.

Walsh also called for a comprehensive review of the city's Zoning Board of Appeal (ZBA) and related processes, in order to ensure that best practices, including strong internal protocols and policies, are in place to best serve applicants in a way that is transparent and accountable to the public.

"It continues to be a top priority to get to the bottom of what happened here," said a mayoral spokesperson over the weekend.

"We anticipate having our questions answered through Attorney Brian Kelly's review, and Mayor Walsh is taking the action needed until we know more."

Attorney Kelly has reached out to each member of the ZBA to schedule interviews, City officials said, and will also be reaching out to any others involved in this specific project as necessary to get to the bottom of what happened.

Walsh said the review will draw upon expertise in all facets of zoning to review best practices in the field, and inform any opportunities moving forward for how to institute even stronger operational controls and accountability at the ZBA.

"Boston is a city that is booming with economic development, from new companies moving to our city and the creation of housing being at an all-time high-record," said Mayor Walsh. "The pace of our growth is unparalleled to any other time in our city's history, which is a tremendous economic boon for our city, but also brings its own set of challenges. Through this review, I want to make sure that our agencies and staff are best equipped with the knowledge, tools and training they need to do their jobs effectively and to the standard of which they are held."

Walsh has asked Sullivan & Worcester LLP to conduct this comprehensive review beginning with the rules and regulations in place that dictate how the ZBA conducts business on behalf of the residents of Boston, and those with matters before the board.

City officials said the ZBA will continue on with their regular meetings in the interim, and in fact, had a meeting on Tuesday, Sept. 10. They said that postponing the meetings would be a hardship for many in the city as the ZBA handles about 68 cases per week in two meetings a month. Aside from building projects, some of the matters that would be held up without meetings, the City said, include things like a driveway or a family home expansion.

*Seth Daniel contributed to this story.*

## GRASSHOPPER (from pg. 1)

losing the retail space. It's the way of the world. In the 1970s and 1980s they got rid of a lot of that. It was a tough neighborhood. My wife and I want to enjoy this part of our lives, spend more time with our grandchildren and travel...My dad died when I was 14 and I went to work in Charlestown right then. I've been working ever since. I want to take a break now."

That was all presented at a meeting on Tuesday night in the Grasshopper, which will close down for good as part of the plan. The restaurant was filled to capacity with neighbors, and those in attendance had concerns, but there weren't any "fireworks," as it was described.

Smith started the Grasshopper about 10 years ago, and said he and his wife built the business with their own two hands. Part of the issue is the escalating costs required to keep the doors open, something that has hit restaurants all over Boston.

"If I didn't own the building, we couldn't have afforded to keep the restaurant open with rents the way they are," he said. "I built the restaurant up by myself with help

from the City. If you had to keep this place open paying rent, with food costs and labor costs so high, it wouldn't be possible. Those costs are through the roof. In the end, family is more important."

Kevin and Lynn Smith are quite well-known for giving back to their community, and have been noted for many years in honoring students of the month from the Warren Prescott School, the Harvard Kent School and the Eliot School with free breakfasts at the Grasshopper. They've also quietly hosted fundraisers for those falling on hard times.

"We've done a lot for the community," Kevin said. "I don't look for publicity. I do it because that's what we do in Charlestown. It's just time for us to retire and enjoy life."

After Tuesday's meeting, Mayoral Liaison Quinlan Locke said they would continue to gather community input and work with the Smith family on any changes or ideas. The next step for the small project would be to schedule a date at the Zoning Board of Appeals, which he said they have not yet done.



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## BUS LOT (from pg. 1)

on the lot for office workers and commuters, as opposed to the bus parking.

The would accomplish the expansion by tearing down the metal building that is now on the site, and replacing it with more open-air surface parking spaces.

All of that will be hashed out in a meeting on Monday, Sept. 16, at the Schrafft's Center Cafeteria,

529 Main St., at 6 p.m.

City officials said the Owens Family has said it would beautify the lot, providing new trees and landscaping to the site. The Owens family has owned the property for many years, but has largely been absent from the community in all those years. They also own substantial industrial property in Everett at the Owens Moving

Industrial Center, where they are more active. Recently, however, CEO Ed Owens has been out and about at community events in Charlestown.

Attempts to contact Ed Owens, their attorney for the project and also a community representative recently brought on were not successful.

## TOWNIE SPORTS

## Charlestown Youth Soccer gets off to big start with Revolution, first games

By Seth Daniel

Charlestown Youth Soccer kicked off last Thursday, Sept. 5, with a fun clinic drawing some 400 kids to Barry Field (The Oilies) to participate with players from the New England Revolution.

That was followed up by a weekend full of the first exciting games of the season for boys and girls in the Town.

In its 12th year, Charlestown Youth Soccer Association has grown to more than 200 in-house players Grades K-2, and 250 travel players on 20 teams that represent Grades 4-8.

“Our mission is to introduce to the youth of Charlestown the game of soccer through the development of individual skill, fitness, teamwork and fair play,” said President Allen Reitz. “CYSA has approximately 100 coaches and 13 Board of Directors on our volunteer staff.”

Reitz said they have made great progress over the last few years in raising the level of competition



Revolution Midfielder Brandon Bye participating in a dribbling race with kids from Charlestown Youth Soccer during the pro clinic on Sept. 5.

amongst its teams, and bringing in more younger players to rise up through the ranks.

A big coup this year for the league was to secure a permit to

also play games on The Oilies throughout the fall season, which ends in November. That will allow them to get in more games on both those fields and the Charlestown



Photo by Aleta Mustone

In game action from the first weekend of Charlestown Youth Soccer play, Goalie Sebastian Engler, 8, makes a great save of a shot on goal. The Charlestown team lost a close one to Chelmsford, 2-1, but look to rebound this weekend.

High School turf field.

On Thursday, MGH planned the soccer clinic for Charlestown Youth Soccer as part of their partnership with the New England Revolution. Players Matt Turner, Brandon Bye, Cody Cropper, and

Brad Knighton led the kids in some drills, answered questions and signed autographs.

It was a tremendous boost as children headed into their first weekend of games.

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# CHARLESTOWN HOLDS ANNUAL CHOWDERFEST

Photos by Derek Kouyoumjian

Chowderfest began in Charlestown more than 30 years ago, then moved to City Hall Plaza, but now it has returned home. Sponsored by the Boston Planning Development Authority (BPDA), as well as The Anchor in the Charlestown Navy Yard, where it was held, Chowderfest featured the recipes from three Charlestown culinary legends: Warren Tavern, The Blackmoor Bar And Kitchen, and Monument Restaurant.



Frank Feeley and Kim Mahoney representing Warren Tavern and their homemade chowder.



Elizabeth and Connor Mooney.



Friends of the Charlestown Navy Yard President Lois Siegelman and Chairman Michael Parker, with The Anchor program manager and organizer of the event Shelby Elwell, Owner of The Anchor Chris Sinclair, and State Rep. Dan Ryan.



Award recipients for their dedication to Charlestown and the Navy Yard Terry Kennedy of the Kennedy Center, and former owner of the Navy Yard Bistro John Moore. They are with Friends of the Charlestown Navy Yard Chairman Michael Parker and President Lois Siegelman, Councilor At-Large candidate David Halbert, and State Rep. Dan Ryan.



Vittorio Brando and Alida Charbonneau



June Nelson hula-hooping for 45 minutes and hoping to break an hour...which she DID!



Bob Kramer and Cynthia Keffe of the Bob Kramer Band performed easy-going music to fit the late-summer mood.



A contingent of Charlestown Dogs enjoys the upper enclosed level of The Anchor.

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# FIRST DAY OF SCHOOL AT WARREN-PRESCOTT SCHOOL

Photos by Derek Kouyoumjian

Another September...another school year begins. Eager students and their parents descended on the Warren-Prescott School as the children were re-acquainted with classmates, teachers, and faculty not seen since June. It was a reunion of dear friends. On hand were volunteers from RSM, a Charlestown accounting firm that is firm supporter of the neighborhood schools and a valued partner.



Boden Langone with his mom, Jennifer, are both happy for school to begin.



Rebecca Santosuosso and Sedelia Emmanuel are happy to be back.



Cavaughn Talbert is happy to see Principal Michele Davis after a summer apart.



Returning student Aliza Rome gets a pencil to start off the school year from Warren-Prescott science teacher Tina Champagne.



Chase (second from left) and Cam Percoski (2nd from right) get their lockers set up with their buddy, Liam Donohue (far left), while his mom Janna looks on.



COMPASS

"I almost wish I *didn't* hire Jillian and Steve to sell my place in Charlestown. They did such an amazing job and now I am living in the burbs. I'd never recommend leaving Charlestown, but if you must, I'd definitely recommend having these two sell your place."

— Adam Hawk, Co-Owner Monument Restaurant & Tavern

## REIG + LOSORDO

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# GORMAN SCHOLARSHIP FUND CELEBRATES 20TH ANNIVERSARY

Photos by Derek Kouyoumjian

The Gorman Scholarship Fund celebrated its 20th Anniversary at the Knights of Columbus Hall. It was more than the mission of the fund, to help worthy students achieve their dreams, but also to keep the memory alive of Mark and Michelle Gorman, siblings beloved by the neighborhood. As tragedy is received in Charlestown, it is reversed with a monument of love and community



Dan and Ayla Considine and Kathleen Lacey .



Susan Linnehan (center) with Nancy and Bill Doherty.



Lynn Brennan and Annie McCamfrey.



Patty Sullivan, Kerri Allen, and Paula Kirk.



Marian Pacheco and Noreem Headle.



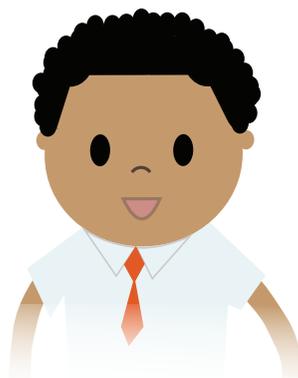
Jack and Paige Ryan spend some playtime with a chase on the dance floor.



Bob Kotowski, Jerry Sullivan, and Kim Gorman.



Maria Montano, Jennifer Hall, and Lauren Fisher.



**Charlestown Branch Public Library**  
179 Main Street, Charlestown 02129  
September 17, 2019  
4:00 PM - 6:00 PM

Part of the BPDA planning team will be available at the Charlestown Branch of the Boston Public Library to answer any questions you may have about the future of Charlestown or the planning process.

**Feel free to stop by at anytime between 4:00pm - 6:00pm on September 17th to join the conversation.**

# BPDA to seek permission to put out RFP for Power Plant development

By Seth Daniel

The Boston Planning and Development Agency (BPDA) is seeking approval from its Board on Thursday, Sept. 12, to advertise a Request for Proposals (RFP) to develop Building 108 (Power Plant) in the Navy Yard.

The building has been the focus of the neighborhood for many years, and the BPDA had not moved on the property for several years – though it always expressed future interest. This month, the Agency is finally seeking to put out an RFP for the property.

“The RFP will offer the Premises in ‘as is condition after the demolition is complete,” read the memo. “BPDA plans to

issue the RFP in late September or Early October, with proposals due six weeks after the issuance date. BPDA anticipates completing proponent selection in early spring 2020. After demolition is complete, anticipated to be in fall 2020, the Premises may carry an Activity and Use Limitation (AUL) restricting certain uses as a result of contaminants that are not able to be fully remediated.”

The Power Plant is in very poor condition and is highly contaminated.

A public meeting in May of this year drew a number of residents who favored issuing the RFP and would like to see uses such as offices, residential, hotels or commercial activity.

The property would be demolished on the dime of the BPDA, which already has a contract to take it down. However, the developer would have to do a full clean-up of the site for its particular use.

“The RFP will contain language alerting proponents to the risk of an AUL,” read the memo. “In that case, the developer would be responsible for any additional environmental mitigation required for their intended use if the proponent feels a need to do so. BPDA

will issue an addendum if new information becomes available after the RFP is issued.”

## •BUILDING 33 TO BE SOLD

A 47-unit apartment building on Third Street (Building 33) is proposed to be sold to a Texas residential housing company – a purchase that would represent their first purchase in Boston.

Serone has agreed to purchase the property from 33 Navy Yard LLC and needs BPDA approval to assign the new lease. The

current lease on the building is set to expire in 2066. As part of the sale, the BPDA will receive about \$300,000 (approximately 15 percent of the sale price) as a condition of transferring the lease. The BPDA and the new owner are already considering talks to extend the lease beyond 2066 after the closing.

The total purchase price was not given, as the deal had not yet closed.

## 02129 Alliance calls for neighbors to let BPDA know preferences

By Seth Daniel

Leaders of the alliance of neighbors and community groups calling for a planning process said this week that it is up to the neighborhood to define the process it wants – also dropping the Master Plan moniker and calling it simply, PLAN.

Amanda Zettel, of the Charlestown Preservation Society, said they had a meeting with the Boston Planning and Development Agency (BPDA) last week to help discuss the next steps in the process. She said they are all on the same page, despite some disagreements over verbiage recently.

“This initial three-month period is important because this input will determine the scope of what we want it to address,” she said. “We have to come out and convey that now to them. They are open to the entire boundary of the neighborhood. They have to

find that out by hearing it from the neighborhood. We are on the right path.”

That path, however, doesn’t include the words Master Plan.

While the initial call for planning in Charlestown came in the form of a Master Plan, the BPDA said that technically it cannot do a Master Plan for one neighborhood. They said it was semantics, which some disagree with in the Town, but Zettel said their point is valid.

While the Master Planning statute in state law is fairly clear, it also is clear in stating that Boston is exempt from that law because it has its own planning agency. The only place where the BPDA can technically do a Master Plan is for an institution like a hospital or for a Planned Development Area (PDA), which has to be more than one acre.

“We need a comprehensive plan because we need to look at schools

and parking and traffic and sewage and development and all these things,” she said. “We are not calling it a Master Plan because it doesn’t not apply to what we want legally. We will be calling it ‘PLAN’ now...What we’re really doing is filling in the blanks of what the Boston 2030 Master Plan did not specify. The only way to get the solutions to our infrastructure issue is to work within the processes we have in place. The BPDA is the planning authority for the City of Boston. If we want to go have conversations around parking, traffic and schools, we have to work with the City to do that.”

Zettel said they have gotten outside advice and are working with a company that is a vendor for the BPDA – a company that will be an impartial third party to help the neighborhood.

The next Chat with a Planner takes place on Sept. 17 in the Charlestown Library from 4-6 p.m. However, the BPDA planners have said they are willing to visit any organization or group of people that are interested in hearing about the process and giving input.

“What’s important for the Neighborhood Alliance at this point is to have people come out to the meetings and have their say and to independently verify that what the City is representing is true,” she said.

**One Charlestown project ready to begin meetings in the fall alongside planning process**

The development team for the Bunker Hill Housing rehabilitation has been out meeting with select community members throughout the summer and is preparing to hold more general meetings this fall.

That comes as the Boston Planning and Development Agency (BPDA) announced this week that the One Charlestown process will



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The North End Regional Review - [northendregionalreview.com](http://northendregionalreview.com)  
The Boston Sun - [thebostonsun.com](http://thebostonsun.com)  
The Charlestown Patriot-Bridge - [charlestownbridge.com](http://charlestownbridge.com)

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**ELIOT SCHOOL** (from pg. 1)

Grades 5-8.

“For me, it’s a dream come true because we are a school community in 2007 that had 139 students and were not a top choice by many,” said Walker. “In 2019, we have three campuses and 732 students...Being a parent of students that went here in the past, this new school is all that more amazing. It’s amazing to see it go from one school to three buildings and the new buildings that we have. This building has so much potential.”

The new Eliot Innovation School is one of the first of two new schools completed in the district (the other being the Dearborn STEM Academy in Roxbury)

The Eliot K-8 School is located on three campuses in the North End – with the lower grades in the historic building on Charter Street, the upper school on North Bennet Street and the new school on Commercial Street. While many North End families choose the school, nearly 300 students there hail from Charlestown – as does Walker.

The new school was procured by the City about three years ago, and construction began in 2017. Now, the building with waterfront views of Charlestown and the waterfront has been fully reconstructed to house classrooms and special labs.

Walker pointed out that the new building houses a robotics lab, a digital arts lab, a music lab and a spacious fitness room – all of which is bathed in healthy proportions of natural light from the



Science teacher Huijing Wu explains a robotics question to students Emerson Cronin and Nell Jacobson during class on Monday.

upper floors, the first floor is the place where students from the other campuses also come to do their special learning offerings like robotics and graphic arts.

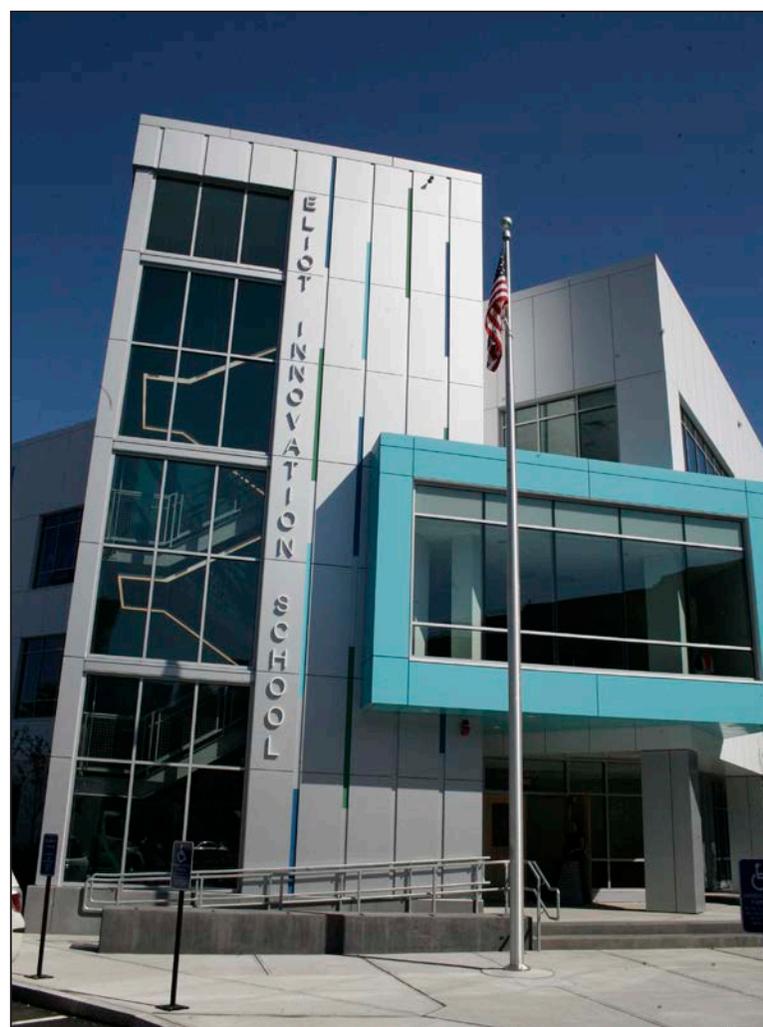
Another key thing is the ‘Learning Nooks’ that are included in the upper-floor layouts. Outside of every ‘studio’ (which is what the Eliot calls their classrooms) are flexible spaces with benches and open space dovetailed with floor to ceiling windows. The space is able to be used by anyone, she said.

Teachers can pull out certain students for special lessons or one-one-one attention.

Other classes can use the space for their own purposes, and in reality, virtually every space can be repurposed for any activity during downtime, Walker said.

“We have a great music room, but every room in this building is flexible,” she said. “Maybe it’s a music room most of the time, but if it’s not being used, a student can come in and use it to read a book in a quiet location.”

The school has been a hit with everyone so far, she said, and students and families are taking ownership. Morale is high, and she said the school is on an amazing trajectory to better prepare its public school students for high school. “This is our new space,” she said. “The faculty has always done amazing things, but with this new building there are new opportunities...The smiles and joy that we



The front of the new Eliot Innovation School on Commercial Street in the North End. About one-third of the entire K-8 school community hails from Charlestown.

see as kids go into these classrooms just magnifies what we have already done at the Eliot. The flexibility this gives us helps us to better prepare our students... Before, a teacher stood in front of a classroom and gave students knowledge. Now, in 21st Century learning, it’s about us learning together. We have kids here today who are building a robot to put

toppings on a pizza automatically. They are the ones who will change the world. This facility them more tools to be ready to do that.”

The Eliot Innovation School is located on Commercial Street just over the North Washington Street Bridge from Charlestown. A ribbon cutting for the new school is tentatively scheduled for Oct. 19 at 1 p.m.



Principal Traci Walker (L) watches Maddie Minucci and Abby DeRoeve work on a robot in the new robotics lab at the new Eliot Innovation School on Commercial Street. The new school for Grades 5-8 has been under construction over the last two years, and opened to students last week.

## Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
Practovis, Howard J	Webb-Johnson, Anne	197 8th St #323	\$875,000
Sheybani-Zaveh, Melody	Morse, Skye H	42 8th St #3202	\$680,000
Gonzalez, Vega R	Philippi, Jane T	32 Monument Ave	\$1,950,000
Balboa, Marc J	Balboa, Michael F	103 Rutherford Ave #1	\$600,000
Enright, Samantha B	Tyler, Wat H	33 Warren St #33	\$1,675,000



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## BAKERY (from pg. 1)

– with the exception of out-of-town requests – was constantly the number one request we received from our customers for expansion,” she said. “It was a non-stop request through e-mails and social media...I didn't find this space through my real estate team actually. One day I got a message through three or four different people about 40 Warren Street...For me, it's all about the neighborhood and the community and Charlestown is a small place and it doesn't matter where we'll be, people will find us. I actually prefer to be inside a neighborhood versus the main business area. It's more fixed to the brand of who we are. It was just a lovely surprise.”

Or said she took a tour of the location recently, and was taken by it immediately. It didn't take long to sign a lease after that.

“It was very, very quick,”

she said. “I first learned about Charlestown in 2010 because one of my managers lives there. It's very close to Cambridge and downtown Boston. The overall look and feel is European. It's small and quaint and there are a lot of young professionals and it's sophisticated in a way. It's very appealing to me and goes well with the Tatte brand in what people are looking for. I think Charlestown will embrace Tatte as soon as we open our doors. I'm very, very picky on how I choose real estate. I'm protecting my brand...Where you choose where you are makes a big difference. We were looking for three years in Charlestown, and there aren't many options to go to.”

Or said they wanted to create a space that would welcome families, neighbors and professionals who need to work. She said the

bakery would welcome people to come and stay.

“It's hard to find a place that wants you to stay and wants you to hang out,” she said. “We're excited to create a place where families can feel comfortable at any time of day and professionals can come with their laptop for three hours and do work. A lot of places want you to get your food and move on. We invite people to stay and be comfortable.”

According to their website, Or started Tatte Bakery & Café in 2007, baking 20 hours a day in her home kitchen and selling her delicious creations to Boston farmers' markets. After only one summer, Tatte expanded to its first brick-and-mortar bakery in Brookline. It has since opened 12 Tatte cafes throughout Boston.

## PROJECT (from pg. 8)

run hand-in-hand with the overall PLAN process for Charlestown.

“Since our May community meeting, we've been working diligently throughout the summer with the CRA and BHA on planning issues, in addition to maintaining an open dialogue with any Charlestown residents who may have questions,” read a statement from Corcoran/Leggat McCall

Properties. “As we progress, we'll continue on this path with the goal of providing a new update and soliciting additional resident feedback at the next community meeting to be held this fall.”

Ted Schwartzberg, Charlestown planner for the BPDA, said both the One Charlestown project and the PLAN would work in tandem.

“You will have elements from the planning process that will very clearly inform the Article 80 pro-

cess for One Charlestown,” he said. “One Charlestown by the same token, as it goes through Article 80 process, that will in turn inform the planning process.”

Schwartzberg said it is something that happens several times around the City, and with great success. He said whenever a big project is under review during a major planning initiative, it is always good practice to work them hand-in-hand.

## CHARLESTOWN GYM HOCKEY

Our season starts on Saturday, 9/14/19

Schedule is:

**9:30 a.m.** Bryan's Pals vs. A-1/Zume's  
**10:30 a.m.** Duce 2 vs. MPTA

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## LEGAL NOTICE

### LEGAL NOTICE

COMMONWEALTH OF MASSACHUSETTS THE TRIAL COURT PROBATE AND FAMILY COURT

Suffolk Division 24 New Chardon St. Boston, MA 02114 (617)788-8300 CITATION ON PETITION FOR FORMAL ADJUDICATION Docket No. SU19P0555EA Estate of: Maureen Szymkowski

Date of Death: 10/16/2018 To all interested persons: A Petition for S/A - Approval of Compromise has been filed by Kathleen Szymkowski of Charlestown, 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: Kathleen Szymkowski of Charlestown, MA be appointed as Personal Representative(s) of said estate to serve Without Surety on the bond in an unsupervised

administration. 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 10/17/2019. 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. UNSUPERVISED ADMINISTRATION UNDER THE MASSACHUSETTS UNIFORM PROBATE CODE (MUPC) 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. WITNESS, Hon. Brian J. Dunn, First Justice of this Court. Date: September 05, 2019 Felix D. Arroyo Register of Probate 9/11/19 Charlestown

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# NEIGHBORHOOD ROUND UP

## GYM HOCKEY NEWS

The season starts this Saturday, 9/14/19. Schedule is:  
 9:30 am Bryan's Pals vs A-1/ Zume's  
 10:30 am. Duce 2. Vs. MPTA

## HARVEST ON VINE FOOD PANTRY

The Harvest on Vine Food Pantry is requesting boxes of cereal this week. Any donation of non-perishable foods

that you could make would also be greatly appreciated.

Donations can be dropped off at the Food Pantry at 49 Vine St. (Hayes Square), The Cooperative Bank at 201 Main St. and at the Parish Center on 46 Winthrop St. (across from the Training Field). Financial donations can be sent to: Harvest on Vine, Parish Center, 46 Winthrop St., Charlestown, MA 02129. For more information, call Tom MacDonald, director, at 617-990-7314.

## ST. MARY - ST. CATHERINE OF SIENA RECOVERY MONTH MASS

September is Recovery Month. A Mass will be offered on Sunday, September 15, at 6PM at St. Mary Church, 55 Warren Street for those in Recovery, those struggling

with addiction, those who have lost their lives in the struggle, and for all of their loved ones. All are Welcome!

## CHEESEBURGER DAY AT ZELMA LACEY HOUSE

On Wednesday, September 18, 2019 from 12-2:00 p.m., in honor of National Cheeseburger Day,

Zelma Lacey House residents, guests, staff members, family and friends are invited to tour our community and receive a tasty cheeseburger. Zelma Lacey House is located at 9 West School Street. For more information, contact: Tabitha Jones by calling 617-241-0328 or e mail, Tjones@peabodyproperties.com.

## For the Record

•Warren-Prescott School Dates:

\*September 26: School Orientation Night, 5:30 p.m.

\*September 26: School Site Council Elections, 6 p.m.

\*Oct. 9: School Site Council, 6 p.m.

•Harvard-Kent School Dates:  
 \*Sept.19 - OPEN HOUSE from 5-7 p.m.

\*Sept. 24 - Monthly Parents Meeting (School Library), 6 p.m. Parents meet at Brewer's Fork afterward, 7:30 p.m.

•BPDA Chat with a Planner  
 Members of the BPDA planning team will be available at the Charlestown Branch of the Boston Public Library to answer any questions you may have about the future of Charlestown or the

planning process. Feel free to stop by at any time.

Where: Charlestown Public Library, 179 Main St.

When: Tuesday, September 17, 4-6 p.m.

•Abutters Meeting for 24-26 Elm St (RESCHEDULED DATE)

What: A meeting to discuss a proposal to change the occupancy from a four-family to a three-family dwelling. Also, to renovate the building, including a rear addition.

Where: 24-26 Elm St.

When: Thursday, Sept. 12, 6 p.m.

•Abutters Meeting for 60-66 Cambridge St.

What: A meeting to discuss a proposal to increase existing open-air parking lot license (OPAIR-78695) from 193 vehicles to 431 vehicles and demo existing warehouse.

Where: Schrafft's Center Cafeteria, 529 Main St.

When: Monday, September 16, 6 p.m.

•Zoning Board of Appeals Hearing

What: Regularly scheduled ZBA public hearing where community members can offer testimony on appeal cases before the Board of Appeals. A full copy & description of variances sought can be obtained in the office of the Board of Appeal, 1010 Massachusetts Avenue, 4th Floor, any weekday between 8am-4pm with the exception of legal holidays. Find the City of Boston's public notices databases here.

Charlestown Applicants:  
 \*When: Tuesday, September 10, 9:30 a.m.

Where: Boston City Hall Room 801, 1 City Hall Square, Boston

Proposal: 34-36 Belmont St.  
 \*When: Thursday, September 19, 5 p.m.

Where: Zoning Board of Appeals, 1010 Mass Ave., Boston

Proposals: 8-14 Monument Ave.

### •HOW TO REPORT A PROBLEM PROPERTY

Since taking office in 2014, Mayor Walsh has made fixing quality of life issues a priority in his administration. From investing in Public Works to making sure community policing is a staple in every neighborhood, we are making sure every neighborhood is clean, safe and a great place to live and work in. Unfortunately some properties in Boston need more help than others, and that's why we are here. If you know of a property that fits one of the following criteria: multiple calls to 911, one that's blighted or just a general concern, we encourage you to reach out to your neighborhood liaison.

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