



**SELLING?**  
4% Listing Fee

**BUYING?**  
25% Buyer rebates

**RENTING?**  
No fee to landlords

Call/Text Jeffrey Bowen,  
Erealty Advisors 781-201-9488

THURSDAY, DECEMBER 21, 2023



FREE

# CHARLESTOWN

## PATRIOT-BRIDGE

## BPDA Board approves Constitution Inn project

By Michael Coughlin Jr.

The Independence, a polarizing project that would bring affordable housing and permanent supportive housing (PSH) to the site of the old Constitution Inn, was approved by the Boston Planning and Development Agency's (BPDA) Board during a meeting last week.

The project proposed by the Planning Office for Urban Affairs (POUA) and St. Francis House would bring 100 affordable rental units to the Charlestown Navy Yard. As for the unit mix, there are plans for 64 studios, 14 one-bedroom units, and 22 two-bedroom units.

Fifty-two of the 100 total units are planned to be leased to those earning no more than 80% of area

median income (AMI).

The remaining 48 are PSH units leased to those making no more than 30% of AMI. Quinn Valcich, a Senior Project Manager in the Development Review Department at the BPDA, explained that these PSH units will include "onsite services for vulnerable populations that support stable tenancies."

The Independence, which was formally known as the Helm on Third, has been in the works and has been a hot topic of conversation in Charlestown since 2022.

Bill Grogan, the President of POUA, walked through what he called "thoughtful consideration with the community" that "shaped the plan" that went before the BPDA Board last week.

"We participated in dozens of in-person and virtual meetings over that period of time with hundreds of participants, all before filing our letter of intent and Article 80 application to [the] BPDA," said Grogan.

"The Independence at

Charlestown Navy Yard is a culmination of that feedback," he added.

In speaking about the work with the community, Grogan highlighted revisions to the plan since its initial iteration.

Some of these revisions

included the reduction of total units from 126 to 100, an increase in workforce affordable housing from 30 units to 52 while expanding the income range to up to 80% of AMI, reducing the PSH

(CONSTITUTION INN Pg. 11)

## THE HOLIDAY SPIRIT IS ALIVE AND WELL AT THE ANCHOR



DEREK KOUYOUMJIAN PHOTO

Recently, The Anchor spread some holiday cheer when it turned on its holiday display. See more photos on Pages 4-7

## Coletta provides testimony on Constitution Inn Project here

Special to the Patriot Bridge

Boston City Councilor Gabriela Coletta joined a Boston Planning and Development (BPDA) board meeting last Thursday, December 14 to provide testimony on the Constitution Inn project in the Charlestown Navy Yard. Her comments included an overview of her advocacy to create an Impact Advisory Group and the mistrust felt by some residents of Charlestown due to a lack of process. She also demanded the establishment

of a community oversight committee that would function to bring accountability and foster dialogue during construction and after completion.

In her remarks, she expressed the community's frustration with an expedited Article 80 review and dismissal of an Impact Advisory group. Councilor Coletta also stated that she received a high amount of correspondence from constituents about this project through

(TESTIMONY Pg. 11)

### NOTICE FOR CPB

CNC General Meeting, Tuesday, January 2, 2024, The Charlestown Neighborhood Council will hold an in-person, public meeting on Tuesday, January 2, 2024, 7-9 p.m. at the Knights of Columbus, 545 Medford Street, Charlestown. Please bring your questions and neighborhood concerns to the meeting or email us at cnc02129@gmail.com. Check CNC02129.org for calendar and updates.



# EDITORIAL

## MERRY CHRISTMAS

This is the most wonderful time of the year, to paraphrase the popular song, with holiday music playing in the malls and on our car radios, resurrecting our earliest childhood memories of Christmases-past.

We choose just the right tree, decorate it carefully with our family-heirloom ornaments, and when we first turn on the lights, it brings a smile to the faces of even the most-jaded among us.

Despite our hectic rushing to and fro', everybody, it seems, is in a good mood. We endure the traffic and the long lines in stores because we know that what we are doing will bring joy and happiness to others.

For those of us with young children, we get to see Christmas through their eyes, giving us a second chance to experience the wonder and joy that we felt when we were their age.

Although all of us celebrate the holiday season in our own way, the common thread is one of peace, joy, and happiness, regardless of religious or secular beliefs. Whether it be Christmas, Hanukkah, Kwanzaa, or a Seinfeldian Festivus, the spirit of the season imbues us with a sense of togetherness that transcends whatever negativity may exist both in our own lives and in the world around us.

We wish all of our readers a Merry Christmas and a happy holiday season.

## THERE'S STILL TIME TO HELP THOSE IN NEED

The stock market is booming and unemployment is near an all-time low, but there was the depressing news this past week that homelessness among Americans has increased by 12 percent in the past year.

The cold, harsh reality for many Americans in 2023 is that the promise of a booming economy still is only a dream in our country, where even those who are lucky enough to work full-time are barely getting by thanks to the crushingly-high cost of housing.

And for those who cannot find a job, or who are unable to work -- and especially for their children -- the holiday joy that most of us take for granted is just an illusion.

We recognize that in our hurry-hurry world where we barely have time to think, the Christmas season brings with it the pressure of last-minute shopping and holiday preparations. But we urge all of our readers, who have the means to do so, to take a deep breath and a brief "time-out" in order to consider doing something to make the holiday season a bit brighter for those who are less fortunate.

We can assure our readers that any gift of charity that you make, whether it be to a Toys for Tots program or to a Salvation Army Santa or a food bank donation, will be the most meaningful — and most satisfying — act that you can make this holiday season.

## ENJOY THE LONG HOLIDAY WEEKEND SAFELY

The upcoming long-weekend means that most of us will be partaking in traditional gatherings with our families, friends, and co-workers to share the joy of the holiday season.

Unfortunately, this also means that many among us will be overindulging in holiday "spirits."

It is the responsibility of each of us to ensure that where alcohol is present, it is used responsibly, not only by ourselves, but by those around us at our holiday gatherings. None of us wants to wake up the next morning with the regret, "If only I had taken their car keys."

We wish all of our readers a happy, and safe, holiday weekend.

## LETTERS TO THE EDITOR

### ON THE CONSTITUTION INN AND THE BPDA

Dear Editor, Mayor Wu, BPDA, and City representatives,

On December 14, the BPDA board voted on several upcoming developments. Charlestown had two agenda items, both pertaining to the Constitution Inn. It took less than ten minutes to approve the lease assignment to the proponents of the Independence; the Saint Francis House and the Planning Office of Urban Affairs. In an equally rapid manner, a unanimous vote extended the power of the BPDA Director to alter or waive lease terms at his sole discretion.

On December 5, four Charlestown neighbors participated in a half-hour zoom call with BPDA's Sarah Black, Senior Project Manager, and Jason Ruggiero, Community Engagement Manager. While we appreciated their candor; it was apparent that Mayor Wu's campaign promises to reinvent the BPDA have yet to be realized. The principal at play is not just local participation in neighborhood development, but real influence—as promised in the BPDA mission statement.

The BPDA's mission "in partnership with communities . . . is . . . to plan Boston's future while respecting its' past." This is impossible given the current operating style. Regarding the overwhelming (75%) neighborhood opposition to the Constitution Inn proposal, Sarah Black stated that while they read submitted comments, they did not, summarize, or analyze neighborhood feedback. It is no surprise that the BPDA comes under fire for being beholden to developers at the expense of community concerns. These must be documented as part of the review.

Article 80— from 1996's competent Menino administration—was recently amended to allow the BPDA to waive requirements of Large Project Review for "certain proposed projects to rehabilitate or construct Affordable Housing units if the Authority has determined that such waiver will increase the availability or quality of Affordable Housing in the City and that such Proposed Project will not generate... significant adverse impacts...." While Mayor Wu's action is well-intended, the lack of an improved Article 80 presents endless opportunities for negative consequences

Permanent Supportive Housing (PSH) is distinctly different from

"affordable housing". The conversion of the Constitution Inn requires a change of use from a moderately priced hotel with low occupancy—averaging under 50%-- to affordable and permanent supportive housing (PSH) with up to 160 residents combined. PSH, as defined by the tenets of "Housing First" combines housing formerly homeless people with complex disabilities--like substance use and mental health disorders—with optional services. PSH residents can use drugs while not being subject to mandatory eviction. The Independence is a different model than West End Place, a POUA co-op community which opened in 1997. The conversion of the Constitution Inn is not a simple retrofit. Instead, it has the potential for-- as Article 80 defines it-- "impacts on the public realm." These impacts would diminish if sobriety and treatment were required.

Our first reaction to Mayor Wu's executive order was to identify our BPDA neighborhood advocate. None exists. The BPDA Ombudsman, represents the developers after projects are approved in order to hasten the project's completion. So the title of BPDA Ombudsman, which by definition is an investigator/public advocate, is a misnomer. When asked who represents citizens in the development process, Jason referred us to the Mayor's Neighborhood Office of Community Services, (Sean Breen is Charlestown's liaison) and then to our elected officials. The BPDA reports to Mayor Wu, and regardless of vocal neighborhood input, the agency has voted to fast-track the Independence. Sarah and Jason stated that since the Constitution Inn exists now, mitigation studies are not necessary. We disagree.

We applaud Councilor Coletta for her comments at the BPDA Board meeting. She rightfully stated that there is a lack of trust in

the proponents by the community, and that the proponents are accountable to Charlestown. Her urgent call for an independent community oversight committee with an enforcement mechanism is exactly what should have happened already as an IAG.


BPDA representatives could not remember any large project where the Article 80 process was truncated. Nor could they recall ONE large project that the BPDA had not approved. And, they were unaware if they could disclose sources of private funds for the Independence project. Despite follow up emails, this information has yet to be provided.

The IAG, as employed in other projects—like 140 Clarendon-- is a robust committee of neighborhood experts, businesses and abutters. In the case of 140 Clarendon, the IAG generated valuable input, resulting a safer, greener, project. Significantly, in this Pine Street Inn property, illegal drug use is not allowed and professional 24/7 security (not concierge/security) will be employed. Both components are lacking in the Independence project.

We can all recall strategies that were fast-tracked and failed because of that haste. Even though the Independence proposal has been expedited, Charlestown requires a contract with the proponents and an improved Article 80 process. We support Councilor Coletta's call to codify a community oversight board. Building trust is critical, and holding the proponents accountable to our neighborhood is a first step.

Alex Poliakov,  
Connie Gutierrez,  
Mark Gallagher,  
Tracy Iannelli

*We are not affiliated with any entity that benefits financially from the Constitution Inn project outcome.*



# CHARLESTOWN

## PATRIOT-BRIDGE

THE CHARLESTOWN PATRIOT-BRIDGE,

PHONE: 781.485.0588 © 2008 INDEPENDENT NEWSPAPER GROUP.  
EMAIL: editor@charlestownbridge.com • WEB SITE: www.charlestownbridge.com

NEWSSTAND PRICE: FREE / SUBSCRIPTION PRICE: \$75 ANNUALLY

PRESIDENT - STEPHEN QUIGLEY - EDITOR@CHARLESTOWNBRIDGE.COM  
MARKETING DIRECTOR - DEBRA DIGREGORIO - DEB@REVEREJOURNAL.COM

# Covering All The Bases

## Lynch honored for all-around excellence and sportsmanship in Girls Softball League

By Cary Shuman

Kathryn Lynch was already enjoying a joyous night at the Charlestown Girls Softball League banquet at the Knights of Columbus. The talented 10-year-old pitcher and first baseman was sitting at a table with her teammates and friends and had received two Most Valuable Awards for her outstanding performance throughout the 2023 season.

But the best moment of all was forthcoming. In an honor that she will surely treasure for a lifetime, Kathryn Lynch was selected as the recipient of the 25th annual Joseph D. Hayes Memorial Award.

According to Mr. Hayes' son, Jim Hayes, - who joined sisters Judy Hayes, Jane Porter, and Janet Lawton in presenting the large trophy to Kathryn - the Hayes Award "goes to a player that exemplifies sportsmanship, team leadership, talent, and all-around contributions on and off the field."

"That's how my father taught the game," added Jim Hayes.

A fifth grade student at the Warren Prescott School, Kathryn had a phenomenal season on the mound, in the field, and at the plate, hitting a three-run home run and sparking her team in a 14-U playoff game in one shining example.

Mike Lynch, a lieutenant in the Boston Fire Department who has coached his daughter for three years, delivered a nomination speech symbolic of the prestige and stature of the league's most cherished individual award.

In his letter to the Hayes family and in his speech at the banquet, Mike Lynch said of Kathryn, "This year's candidate is a girl that started playing Charlestown Softball the same year that I entered as a coach. Now looking back and seeing how far she has grown as a person as well as a player, is really quite inspiring."

Continuing his remarks, Lynch told the gathering, "The characteristics of sportsmanship, ded-

ication, hard work, persistence, pride, and being a team player are great qualities to have and something that Charlestown Softball tries to have each player strive for. I feel that my candidate embodies these attributes perfectly."

Lynch said his daughter, Kathryn, exemplifies what a good teammate is on and off the field.

"She believes in every player and is always quick with a cheer, a smile, or a positive attitude. Over the years she has gone from being the new kid on the block to an exceptional team leader, player, and friend to those she has played softball with. I believe she makes those around her better at whatever it is that they are doing, including myself. I just hope that she has learned as much from me as I have learned from her," concluded Lynch.

Jim Hayes announced soon after that Kathryn Lynch was the 2023 recipient of the Hayes Award. In a heartfelt display of admiration, respect, and congratulations, Kathryn was instantly enveloped by league mates.

Jack Schievink, 33-year president of the Charlestown Girls Softball League for players ages 5 to 14, said Kathryn Lynch was a very deserving choice for the award.

"In addition to excelling for other Charlestown travel teams, Kathryn played a couple of games in the fall for our 14-under team, and she did tremendously," said Schievink. "She's just a natural-born athlete and she never gets down on herself. She's a really good kid and a great pitcher. She has a bright future."

Kathryn Lynch summed up her achievement perfectly following the award presentation, stating graciously, "I am so grateful for winning this award and especially proud of the work I've done."

Asked about her father's well-expressed nomination speech, Kathryn, taking in all the emotion of the moment, said, "It was so amazing."



*Kathryn Lynch was the recipient of the Joseph D. Hayes Memorial Award for Excellence, Sportsmanship, and Pride. Making the presentation are members of Mr. Hayes' family, Jim Hayes, Jane Porter, Judy Hayes, and Janet Lawton. Also pictured is Kathryn's father and coach, Mike Lynch.*



## Virtual Public Meeting

# Pier 5 Engineering Study

JANUARY

4

6:00 PM - 7:30 PM

Zoom Link: [bit.ly/Pier5Study](https://bit.ly/Pier5Study)

Toll Free: (833) 568 - 8864

Meeting ID: 160 311 3374



### Project Description:

The Boston Planning and Development Agency welcomes you to join a virtual meeting on January 4th, 2024 at 6pm to present the findings following an engineering study on the conditions of Pier 5 in the Charlestown Navy Yard. Please register in advance through the following link: [bit.ly/Pier5Study](https://bit.ly/Pier5Study). If you have any questions, email Natalie Deduck at [natalie.deduck@boston.gov](mailto:natalie.deduck@boston.gov)

mail to: **Natalie Deduck**  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201  
email: [natalie.deduck@boston.gov](mailto:natalie.deduck@boston.gov)

BostonPlans.org | @BostonPlans


Teresa Polhemus, Executive Director/Secretary



CELEBRATING THE HOLIDAY SEASON AT THE ANCHOR



Wendy Pachter Conductor and Director of The Boston Skyline Chorus leads the group in ‘Have Yourself A Merry Little Christmas.’



# Wishing all Happy Holidays!

## GABRIELA COLETTA

City Councilor,  
District 1



A mother and son enjoy the music and festivities.

Photos by Derek Kouyoumjian  
The Anchor lit up its Holiday

Tree and display with a celebration of singing, cheer, and winter fun.



Tara Bowers and Aaliyah Miranda keep warm by the space heaters.



Anthem Group Program Coordinator Shelby Elwell warms herself by the fire on Carven Boursiquot's sweater.





### THE ANCHOR WINTER GARDEN

# Reserve An Igloo

-ALL WINTER LONG-

THE ANCHOR IS OPEN  
WEDNESDAY - SUNDAY

RESERVE NOW AT  
[WWW.THEANCHORBOSTON.COM](http://WWW.THEANCHORBOSTON.COM)



## Wishing All Happy Holidays!

### JOHN L. TOBIN, ESQUIRE


ONE THOMPSON SQUARE, SUITE 105, CHARLESTOWN

617-242-7881

Attorney & Real Estate Broker  
on the web at [JohnLTobinLaw.com](http://JohnLTobinLaw.com)

## The Happiest of Holidays to Everyone!

from all of us “Up at the Club!”  
Charlestown Boys & Girls Club





CELEBRATING THE HOLIDAY SEASON AT THE ANCHOR



Anthem Group Founder and President Chris Sinclair with friend Boston City Councilor for District 3 elect John Fitzgerald.



Maureen Dalton of The Boston Skyline Chorus.



Besides a Christmas tree, a menorah was lit with its first candle to celebrate the start of Hanukkah.



TRAFFIC ADVISORY

Please be advised that the Sullivan Square Underpass will be closed beginning on Tuesday (1/2/24) through Friday (5/31/24) to perform repairs to the structure.

Motorists are encouraged to plan accordingly and/or seek alternative routes. We apologize for any inconvenience.

If you have any questions, please contact us at:  
[pwdengineering@boston.gov](mailto:pwdengineering@boston.gov)



Happy Holidays

To our friends and neighbors—  
From the students, faculty, and staff at  
MGH Institute of Health Professions

[mghihp.edu](http://mghihp.edu)





CELEBRATING THE HOLIDAY SEASON AT THE ANCHOR



Shown above and to the left, the Eight Tracks performed Little Saint Nick, Frosty The Snowman, and All I Want For Christmas Is You on which everyone got to sing along.



The Anchor had a smaller display getting visitors Common in from the Navy Yard docks.




Anchor mascot Prince poses by the Holiday display.



Patti Cataruzolo of The Boston Skyline Chorus.



Igloos were available to offer shelter and help sites Holiday cheer with friends and family.



# Virtual Public Meeting

## 66 Cambridge Street

JANUARY


10

6:00 PM - 8:00 PM

Zoom Link: [bit.ly/489bfws](https://bit.ly/489bfws)

Toll Free: (833) 568 - 8864

Meeting ID: 160 224 1131



Project Proponent:

The Fallon Company

Close of Public Comment Period:

1/22/2024

**Project Description:**

The BPDA is hosting a Virtual Public Meeting for the proposed 66 Cambridge St. project located in the Charlestown neighborhood of Boston. The purpose of the meeting is to discuss the Planned Development Area (PDA) and Draft Project Impact Report (DPIR) that was filed and its potential impacts. The meeting will include a presentation followed by questions and comments from the public.


The proposed project located at 60-66 Cambridge Street consists of the construction of two mixed-use buildings comprised of approximately 812,000 square feet of life science/office/ research and development space, and ground floor retail/restaurant/commercial uses, along with below-grade parking.

At this time, the Boston Planning & Development Agency (BPDA) is continuing to host public meetings in a virtual setting for the health, safety, and accessibility of Boston residents. For more information and updates, visit [bostonplans.org](https://bostonplans.org).

mail to: **Sarah Black**  
Boston Planning & Development Agency  
One City Hall Square, 9th Floor  
Boston, MA 02201

phone: 617-918-4282  
email: [sarah.black@boston.gov](mailto:sarah.black@boston.gov)  
website: [bit.ly/66CambridgeSt](https://bit.ly/66CambridgeSt)

BostonPlans.org

 @BostonPlans

Teresa Polhemus, Executive Director/Secretary

The Parish Families of St. Mary – St. Catherine of Siena & St. Francis de Sales

# Harvest on Vine


Emergency Food Pantry

Thursday December 21th

1p.m. Mishawum

Tuesday December 26

12:30p.m. Set Up 2p.m. Distribution



We appreciate your year end gifts - please donate at this link



## CELEBRATING THE HOLIDAY SEASON AT THE ANCHOR



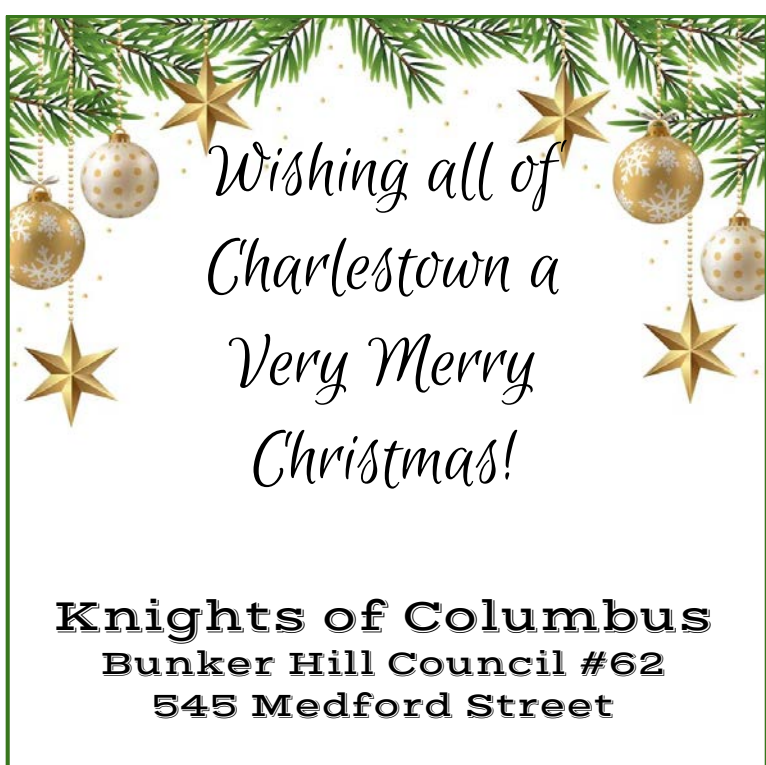
Allie Van conducting The Chorduroys in acapella performances of Christmas and Hannaka songs.



The Chorduroys perform acapella arrangements of Christmas and Hannaka songs.



The Musigire Family booked an igloo to share some holiday cheer together.



*Joy to the world! the Lord is come!*

### *Join us to Celebrate Christmas at Saint John's*

**Sunday, December 24**

10am: Fourth Sunday of Advent

4pm: Christmas Eve Eucharist

**Monday, December 25**

10am: Holy Eucharist for Christmas Day

*Saint John's Episcopal Church*

*27 Devens Street, Charlestown*

*[www.stjohns02129.org](http://www.stjohns02129.org)*





HOOD PARK HOLDS ANNUAL WINTER VILLAGE

Photos by Derek Kouyoumjian

Hood Park held its annual Winter Village on a warm, sunny day at the edge of winter. Visitors got to shop with merchants and artisans offering unique gift selections, find a holiday tree, listen to music, partake in arts and crafts, and find other fun experiences.



At Henry Bears Park a Foxiroll waits to find a new home.



At Element Salon owner Martha Hardiman and stylist Nicole La Hoz greet visitors with Holiday cheer.



Charlie and Sammy Germany walk the edge of the fountain.



Theo and Anthony Parise.

Happy Holidays!

CASTLEMAINE


CONSTRUCTION

Fine carpentry - Interior & exterior - Remodeling

MORGAN FOLEY 781-267-1777


irishcarpentry@hotmail.com

-local references from your neighbors-



Charlestown Coalition

Advancing Communities • Transforming Lives



Happy Holidays from the Charlestown Coalition!

We thank you for your continued support and collaboration.

If you would like to donate to support the variety of efforts the Coalition contributes to in the Charlestown community, please scan the QR code.

For more information about our programs, please visit: <https://charlestowncoalition.org>.

We welcome you home for Christmas!

THE CHARLESTOWN CATHOLIC COMMUNITY

St. Mary - St. Catherine of Siena - 55 Warren St.  
St. Francis de Sales - 303 Bunker Hill St.



CHRISTMAS MASS SCHEDULE

Christmas Eve

St. Mary's 4 pm  
St. Francis 5:30 pm

Christmas Day

St. Mary's 8 am & 11 am  
St. Francis 9:30 am



Offices: 46 Winthrop St. 617-242-4664

charlestowncatholic.org



# HOOD PARK HOLDS ANNUAL WINTER VILLAGE



Inside Henry Bears Park the sales staff are ready to connect the perfect toy to every kid.



Raffle prizes at Henry Bears Park include packages for different age groups.



Ellis Main receives a balloon pet from Dev Lawson of Bruce's Fun Company.



Nel Melhorn wanted to with the reindeer Happy Holidays.

## Season's Greetings!

**STATE REPRESENTATIVE  
DAN RYAN**

*Paid Political Advertisement*

TO ADVERTISE PLEASE CALL  
781-485-0588

### Wishing you a season full of joy and hope!

#### SOBER HOLIDAY TIPS

<p>It's okay to say no to Holiday gatherings</p>	<p>Don't feel like you have to be social.</p>	<p>Tell someone if you're having a craving.</p>
<p>Bring your own beverages.</p>	<p>Always have an exit plan.</p>	<p>Celebrate YOU for staying sober.</p>

**CHAPTERS**  
RECOVERY CENTER

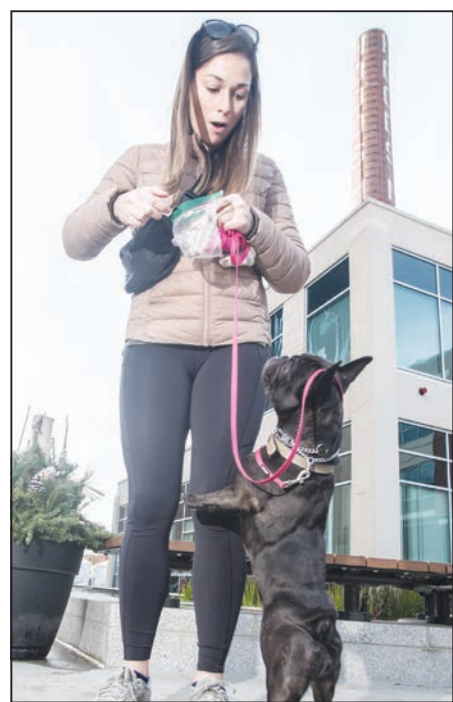
Chapters Recovery Center  
Danvers, MA  
978-991-1978  
[www.chaptersrecoverycenter.com](http://www.chaptersrecoverycenter.com)



HOOD PARK HOLDS ANNUAL WINTER VILLAGE



What could possibly say Boston more strongly than a Lobster Nativity Scene?.



Patricia Fleischman her canine friend Rosie that she'll have to wait for Christmas to get her gift.



Jeff Kirchick had a unique holiday sweater to show off.



Charlestown's best florist Baby Boyle has many floral selections available.



Tiara and Jonalyn "Dr G" Gagliardi from Boston Veterinary Clinic.



Charlestown's best florist Baby Boyle has many floral selections available.



Drew Hale offered Egg Nog samples reminding all the origin of Hood Park.



Evergreen Christmas Trees had trees and wreaths available for visitors to bring home.



## HOOD PARK HOLDS ANNUAL WINTER VILLAGE



Inside Henry Bears Park the sales staff are ready to connect the perfect toy to every kid.



Many merchants and artisans had booths for people to visit and shop for unique gifts.

### TESTIMONY (from pg. 1)

some letters of support and most in opposition to the proposal. In pushing for an oversight committee, she urged for inclusion of various stakeholders such as members of the police, healthcare professionals, the Charlestown recovery

community, veterans, and local officials.

"As I have stated in my many letters, conversations, and on the BPDA Board meeting call, the community engagement process, specifically the Article 80 process,

is broken," said Councilor Coletta. "I will continue to show up and advocate for this to change. I am committed to holding the BPDA and the Proponent to their promise and follow through on setting up a Community Oversight Com-

mittee for this project."

Specific details of the committee, such as representation and accountability mechanisms, are currently being discussed between Councilor Coletta, State Representative Dan Ryan, and the BPDA.

Coletta also stated that she plans to ensure the Boston City Council, which most closely represents the people of Boston, has more input over the modernization and reform of the Article 80 process.

### CONSTITUTION INN (from pg. 1)

units from 96 to 48 and making them exclusively for women and veterans (16 for veterans and 32 for women), and increasing the number of two-bedroom units.

Grogan also pointed to increased staffing to levels that "exceed best practice standards" and the addition of KROLL Security.

Even with all the revisions made to the project, as previously mentioned, the proposal has been polarizing. While some folks support the project, many Charlestown residents have voiced their opposition or, at the very least, have been skeptical of the project.

Unfortunately, for those who wanted to make their voices heard to the BPDA Board, last week's discussion was not open to public testimony.

However, City Councilor Gabriela Coletta, who acknowledged that she received more correspondence in opposition than support for the project, provided testimony on behalf of her constituents.

Coletta highlighted her involvement with the process, which goes back to October 2022 when she wrote a letter to the BPDA's Chief of Planning, Arthur Jemison, requesting that the proponent's request to waive Large Project Review be withdrawn.

The proponents withdrew the request to waive Large Project Review that October. However, in what Coletta likened to "Groundhog Day," she wrote another letter to Jemison last month requesting the community would have the opportunity to have a full development review process with an Impact Advisory Group (IAG) after she learned an IAG was not slated to be included. Coletta's request for an IAG to be involved in the project review was not granted, highlighting an issue she indicated that residents of Charlestown have with the review process.

"What I've mostly heard from constituents is that they feel like this process is broken. There are many individuals in Charlestown who feel like this is a done deal.

They are pessimistic that no matter what is said here tonight by me or anyone else, this Board will approve this proposal because they've seen the aforementioned appeals denied or go unanswered," said Coletta.

"There are many in Charlestown who are frustrated that regardless of what they've said or done, this board will move the proposal forward. They simply don't trust this agency, and they don't trust the proponent to execute a successful program."

Coletta also called for an "accountability mechanism" codified between the BPDA and the proponent, promoting "additional and mandated dialogue with the community."

"If this proponent wants to be a good neighbor, they can't just close the door after they've gotten what they wanted," she said.

Coletta went further, demanding that the proponent agree to answer to an independent board or committee in the name of accountability — if the BPDA approved the project.

In response, Grogan, in part, said, "We certainly look forward to working in the best way that makes sense to fulfill our obligation with the community."

"We're long-term owners, and we're committed to seeing the success of the neighborhoods that we work in," he added.

Valcich also indicated that the BPDA could work with the proponent in determining how to make what Coletta had demanded happen.

Before the project went to a vote, some Board members made comments and asked questions. Board Member Ted Landmark asked about the issues raised by community members concerning the project.

Grogan spoke about some issues raised, such as the type of housing proposed and security and staffing plans, and walked through the process of responding to those issues.

"There were a number of general broad categories, and I think we responded to those comments through that process,"

said Grogan.

Another Board Member, Raheem Shepard, asked about the construction management aspect of the project and suggested making sure Charlestown residents work on the project if it were to go forward.

Board Member Kate Bennett indicated that she found Coletta's comments compelling and asked about the best mechanism for a post-approval process.

Grogan and members of the BPDA indicated that they would be willing to work toward what Coletta had mentioned.

Finally, Priscilla Rojas, the Board's Chair, also provided commentary, in part, saying, "I understand we need to build trust, and I trust that we are going to do that, but your voices are heard, and we have taken them into consideration."

In the end, the proposal was approved unanimously by the Board.



HARVARD-KENT SCHOOL CELEBRATES 50 YEARS WITH A FUNDRAISER

Courtesy Photos

Recently, more than 150 members of the Harvard-Kent community joined the Harvard-Kent Parents Association at the Knights of Columbus to celebrate their first ever in-person fundraising event and the Harvard-Kent's 50th Anniversary. Current and former caregivers, staff and students joined the celebrations. The contributions and in-kind donations make an impact for the entire school community. Because of the generosity of the community they are able to deliver on their mission to provide more enrichment opportunities for students and continue beloved activities for students, teachers and staff at Harvard-Kent.



Maria Marcella and Mary Kate Collins - Harvard-Kent Teachers.



Current and Past 5th Grade Teachers and their significant others - Maura McDonough, Cindy Muenkel and Maggie Cannon.



Dave Munson, Sarah Wakeman and Joe Hernandez Harvard Kent Caregivers.



Bobby McGoff (former HK student) and Lisa Collins.



Current Harvard-Kent Principal Tyrell Adeyemi and his wife.



*The Flatley Company*  
wishes you very  
*Merry Christmas!*



THE FLATLEY COMPANY

flatleyco.com



*Happy Holidays!*

FROM THE  
FRIENDS OF THE CHARLESTOWN NAVY YARD

*FCNY is working to improve the quality of life  
for Charlestown residents & visitors*



www.friendscny.org

BECOME



A MEMBER

Visit our website to renew membership  
or join us as a new member.

PLEASE RECYCLE

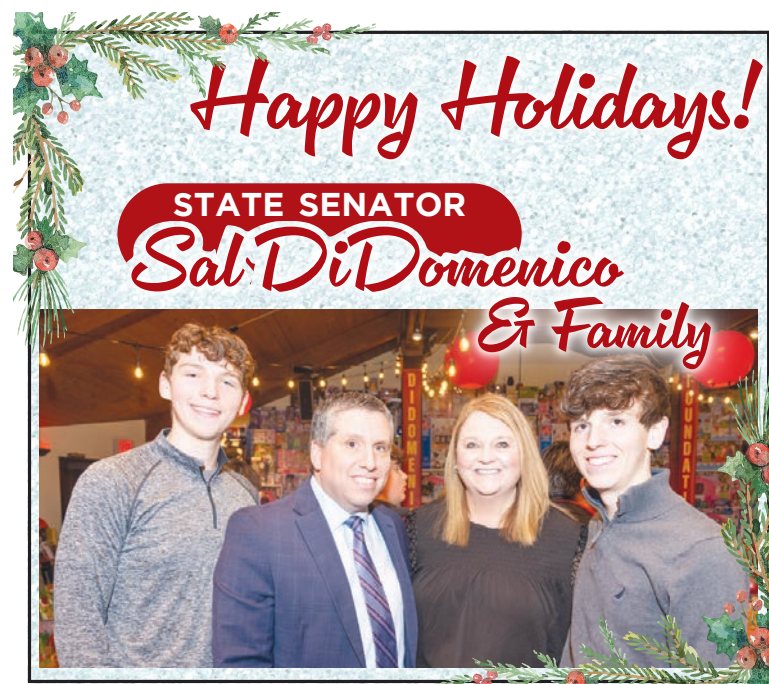


## HARVARD-KENT SCHOOL CELEBRATES 50 YEARS WITH A FUNDRAISER



*Shown above, Angela Tse (3rd grade), Vivian Chu (retired), Beth McLean(4th) and Noreen Marden(retired)-Harvard Kent Teachers present and past.*

*Shown left, Former Principal Jason Gallagher, City Councilor Gigi Coletta, Former Principal Mark Silva.*



**Mass General Brigham**

**Charlestown HealthCare Center**

Committed to Care for the Charlestown Community

73 High St.

617-724-8135

**Stay safe by getting your flu & covid vaccines.**

**HAPPY**  
*Holidays!*



**John F. Kennedy Family Service Center**



*please consider us in your year end giving*

<https://www.kennedycenter.org/give/donate-now/>

**Happy Holidays,  
Charlestown**



**GRACE BLOODWELL**  
**Broker**

20+ Years Experience,  
Local Resident

Seller, Buyer & Landlord  
Representation

**617-512-4939**

[grace.bloodwell@nemoves.com](mailto:grace.bloodwell@nemoves.com)

Coldwell Banker | 2 Thompson Sq  
Charlestown MA

**HOOD**  
**NEIGHBORS**



**HAPPY**

*Holidays*

**FROM ALL OF US AT HOOD PARK**



FRESH AND LOCAL

Braising can save time and money

By Penny & Ed Cherubino

You might ask, “How can I save time by braising? Those recipes can take hours to cook.” A braise may take a long time to simmer away. However, it doesn’t need much attention while that’s happening. An occasional peek, turn, or stir is all that’s required. Moreover, the aroma drifting from the kitchen reminds you that something delicious is cooking and invites you to check on it.

A Braise Can Wait

Many braised dishes are better after the flavors have had an opportunity to meld. That means you can prepare a meal for family or a gathering ahead of time and pop it in the oven to warm when needed. That also makes braises great leftovers or, in some cases, meals to freeze for later use.

If you’re entertaining, a braise makes timing easy. While a roast leg of lamb has a rosy moment when the meat is perfect, a braise can sit in a warm oven and wait until your friends and family are seated at the table. This ability to improve from reheating makes braises great dishes for potluck meals or buffets. A crockpot or warming tray can keep this dish at a safe temperature.

We often double a braising recipe to have ingredients for a

different meal. We might braise a big batch of chicken thighs and freeze some meat for another day. Braised pork butt, when shredded, makes fabulous pulled pork sandwiches. Our favorite braised lamb shank recipe becomes an amazing lamb chili later in the week.

Homey, Comfort Food

Many classic braises are comfort foods that use this long cooking process to tenderize and stretch less expensive cuts of meat. Our favorite braises include lamb shanks, short ribs, chicken thighs, whole chicken, and beef or pork pot roasts. These simmer away in delicious stocks and share the pot with lots of vegetables to balance the meal and stretch the meat.

While earlier generations learned to braise by helping the family cook, today, we may have to do a bit of self-education. That said, braising is a very forgiving technique. You can substitute a similar ingredient or more vegetables if you don’t have everything a recipe calls for. (The exception to this rule is powerful flavors like chilis.)

If you’re watching your budget, you can reduce the ratio of meat to vegetables or serve your braise over a filling side dish like rice, polenta, beans, or legumes.

Another way a braise is excellent for your budget is that very little

special equipment is needed. You need a big pot and a heat source. You can braise on the stove top, an induction burner, in the oven, crockpot, or Instant Pot. You can combine stovetop and oven as long as your pot (and its handle) can go into an oven.

How to Braise

For a Braising 101 course, we recommend Michael Ruhlman’s book, “How to Braise: Foolproof Techniques and Recipes for the Home Cook.” Rhuman has a way of breaking down cooking concepts into step-by-step lessons with photos and a selection of recipes that invite you to follow his lead.

While we braise all year round, winter is the perfect time to braise. A bubbling pot of comfort food will add warmth and humidity to your home in this dry season. When the forecast indicates you might want to work from home

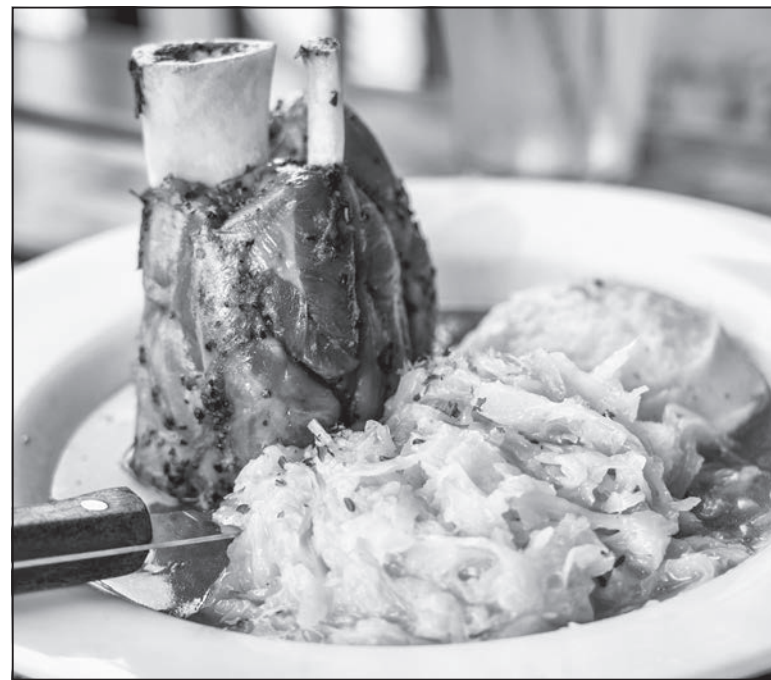


PHOTO BY YUHAN DU.

Besides braising meat, you can braise vegetables like the cabbage served alongside this braised shank.

and stay close to the hearth in the days ahead, add something to braise to your grocery run for milk and bread.

Do you have a question or topic for Fresh & Local? Send an email to [Penny@BostonZest.com](mailto:Penny@BostonZest.com) with your suggestion.

Public health warning issued related to recent sewage discharge

Special to the Patriot Bridge

The following is a public health warning related to several recent sewage discharges, also known as a combined sewer overflow (CSO). State regulations require local public health departments to provide notice to the public when these discharges may create a risk to public health, including when a discharge lasts for more than two hours.

Boston Water and Sewer Commission Outfall BOS019 in Charlestown experienced a discharge or overflow that started on Monday, December 18 at 5:15pm and ended on Monday, December

18 at 7:15pm, creating a potential public health risk. This event impacts the waters in the upper Inner Harbor near Charlestown and East Boston. This advisory will expire on Wednesday, December 20 at 7:15pm, 48 hours after the overflow has ended.

Massachusetts Water Resources Authority Outfall MWR203 in the Inner Harbor experienced a discharge or overflow that started on Monday, December 18 at 6:58am and ended on Monday, December 18 at 5:30pm creating a potential public health risk. This event impacts the waters of the Charles River from the Boston Universi-

ty Bridge to the Massachusetts Avenue Bridge. This advisory will expire on Wednesday, December 20 at 5:30pm, 48 hours after the overflow has ended.

Additionally, Massachusetts Water Resources Authority Outfall MWR201 in the Charles River experienced a discharge or overflow that started on Monday, December 18 at 1:23pm and ended on Monday, December 18 at 4:33pm creating a potential public health risk. This event impacts the waters of the Charles River from the Boston Universi-

(SEWAGE Pg. 16)

CHARLESTOWN GYM HOCKEY

FINAL STANDINGS of the Season 2023

	W	L	T
Massport’s Finest	10	1	2
Halligan Club	4	5	4
A-1 Convenience	4	5	4
Duce 2	2	8	3

PIZZA PARTY / TROPHY DAY

is on Saturday, January 6th 2024.

We use the Green Street building  
of the Boys & Girls Club,  
NOT the High Street building.

The schedule for the day is:

10:15am - 11:15 am

A-1 Convenience and Duce 2

11:30 am - 12:30pm

Halligan Club and Massport’s Finest

Real Estate Transfers

BUYER 1	SELLER 1	ADDRESS	PRICE
Yu, Christina	Thistle, Matthew	3 Winthrop St #2	\$690,000
26 Concord Street LLC	Shea Ft	26 Concord St	\$1,900,000
Pierson, Samuel L	Wardell, Joshua	42 8th St #3508	\$534,900
Hammond, Shea J	Susanne Oconnell RET	45 1st Ave #102	\$550,000



253 Main St. • Charlestown • 617-241-5566

[www.c21elite.com](http://www.c21elite.com)

Sales • Rentals • Free Market Analysis  
Certified Buyer Agents



# Bunker Hill Associates distribute \$25,000 to Charlestown non-profits in 2023 grant program

Special to the Patriot-Bridge

The Bunker Hill Associates are thrilled to announce the recipients of this year's grant awards, supporting a diverse range of impactful initiatives across our community. These grants aim to empower and bolster the efforts of non-profits dedicated to making a difference all over Charlestown.

After careful consideration and review of 20 applications, our organization is pleased to award grants to the following exceptional non-profits:

Debbie Hughes and Special Townies were awarded \$5,000 for their "Social Saturdays and Sundays" program. Special Townies is Charlestown's only recreational program for special needs children and their families. Their mission is to foster social inclusion and awareness of those with disabili-

ties within the Charlestown community, while providing guidance, resources, and support to parents and siblings. During "Social Saturdays and Sundays," Special Townies provides dinner for the families, support and guidance to the parents, and social interaction for the children.

Crystal Galvin and the John F. Kennedy Center received \$5,000 to assist with their Family Meal Packs program. Sadly, food insecurity is a growing problem in Charlestown. Many families with school-aged children are forced to rely on the school lunch program as their primary source of food throughout the year. Vacation week can be particularly challenging for these families, especially the children. This grant will allow Crystal and the Kennedy Center to provide packs of non-perishable

food and snacks to Charlestown students during vacation week.

Father John Sheridan and Saint Francis de Sales Parish were awarded \$5,000 for the purchase of new bathroom stalls for the Bishop Lawton Hall. Father Sheridan and St. Francis are hoping to use the hall more often and invite all community groups and organizations to utilize it. This past Sunday, Saint Francis hosted a Breakfast with Santa in the hall and saw over 120 families! This grant will surely go a long way in bringing the hall back to life!

The Associates were fortunate to also help fund smaller grants for the following organizations to further their reach in the community: Charlestown Community Cares, Charlestown Youth Football, Town Boxing, Charlestown Youth Basketball, Charlestown Youth Hockey, Turn It Around, and Charlestown Lacrosse!

"We are proud to award these grants to so many deserving organizations in the Charlestown community," commented Bunker Hill Associates President, James Lister. "Our awardees represent a diverse set of non-profits that work hard throughout the year to try and make a difference in so many people's lives. It is all made possible

through the hard work of a dedicated group of Bunker Hill Associates and our community partners. Thank you for all your support and for another successful year!"

The Bunker Hill Associates extends a heartfelt congratulations to the grant recipients and expresses gratitude to all applicants for their tireless efforts in

making our community a better place. For more information about the Bunker Hill Associates and our initiatives, please visit our website: [bhassociates.org](http://bhassociates.org).

P.O. Box 290755

Charlestown, MA 02129

[bunkerhillassociates@gmail.com](mailto:bunkerhillassociates@gmail.com)

[www.bhassociates.org](http://www.bhassociates.org)

• Revere • Everett • Winthrop • Lynn • East Boston • Chelsea • Charlestown



**Independent Newspaper Group**

**Classified**

Call: 781-485-0588  
Fax: 781-485-1403

7 COMMUNITIES

**More Than 100,000 Readers Each Week**

**REAL ESTATE**  
Sales • Rentals  
Land • Commercial

**RECRUITMENT**  
Professional • Medical  
General • Services

• Auto Sales • Yard Sales  
• Miscellaneous

FOR SALE

DEADLINES: For classified  
line ads, deadlines are  
Monday by 4 p.m.

SELLING YOUR AUTO? Call  
for our 4 week special! Call

781-485-0588.

## Christmas Remembrance



### Ruth M. Lori Napolitano

December 5, 1927 – June 9, 2007

Missing you at Christmas...

Here it is, another Christmas...  
presents we can't exchange.  
We're thinking of you every day –  
thankful for the best times we shared.

Priceless memories are now a comfort  
when we lovingly remember you.  
We know you're looking down upon us  
with your Mom, Dad, and your sons, JP & Al.

Remembering Ruthie (Ru-Ru) during  
Christmastime and every day.  
Always in our hearts, thoughts and prayers.

With love,  
Your husband, family & loved ones.

To place a memoriam  
please call 781-485-0588

## BUSINESS DIRECTORY



Licensed & insured  
Complete electrical services  
[www.johnpmchughelectric.com](http://www.johnpmchughelectric.com)  
[jmchugh447@gmail.com](mailto:jmchugh447@gmail.com)  
**617-320-7703**

**Ryan Masonry**

Chimneys • Fireplaces  
Cellar Floors • Restoration  
French Drains • Repointing

Free Estimates, Lic. & Ins.

Local References  
Phil - 617-230-3490

**CASTLEMAINE CONSTRUCTION**  
home improvement

Fine carpentry  
Interior & exterior  
Remodeling

**MORGAN FOLEY**  
**781-267-1777**  
-local references-

**Geek For Hire**  
Computer consultant available for  
home or business.

**SERVICES INCLUDE:**

- PC support & networking of all types with focus on secure Internet access (wired & wireless),
- broadband router & firewall technology,
- virus detection/prevention,
- spam control & data security/recovery.

**617-241-9664**  
**617-515-2933**

**JOHN J. RECCA PAINTING**  
Interior/Exterior  
Commercial/Residential

Fully Insured  
Quality Work  
Reasonable Rates  
Free Estimates  
[reccapainting@hotmail.com](mailto:reccapainting@hotmail.com)  
**781-241-2454**

**Best Boston**  
Roofing & Masonry Corp.

**Chimney Repairs**  
**Gutters**  
**Carpentry**  
**Roof Repairs**  
**Replacement**  
**Painting • Siding**  
**Foundations**  
**617-377-0527**  
Call for a FREE Estimate!



LOOKING TO ADVERTISE?  
PLEASE CALL 781-485-0588



SEWAGE (from pg. 14)

ty Bridge to the Massachusetts Avenue Bridge. This advisory will expire on Wednesday, December 20 at 4:43pm, 48 hours after the overflow has ended.

A Massachusetts Water Resources Authority Sanitary Sewer Overflow occurred in the Stony Brook Conduit near Braeden Street in Roslindale, beginning on Monday, December 18 at 6:50pm and ending on Tuesday, December 19 at 4:10am creating a potential public health risk. This event impacts the waters of the Charles River between the Espla-

nade and Science Museum. This advisory will expire on Thursday, December 21 at 4:10am, 48 hours after the overflow has ended.

Note that these data are preliminary and may be revised. Check the Massachusetts Water Resources Authority website here and the Boston Water and Sewer Commission here for current updates. The public is advised to avoid contact with affected water bodies for at least 48 hours after a sewage discharge or overflow, during rainstorms, and for 48 hours after rainstorms end, due to increased

health risks from bacteria or other pollutants associated with urban stormwater runoff and discharges of untreated or partially treated wastewater.

A combined sewer overflow occurs when a large storm overwhelms the combined sewerage system causing rainwater to mix with wastewater and discharge to a nearby water body. This prevents sewage backups into homes and businesses.

More information about CSOs and public health is available at [www.boston.gov/cso](http://www.boston.gov/cso).

CITY SQUARE PARK CHRISTMAS TREE BRIGHTENS THE NIGHT



PHOTO BY KATE GARRITY

The Friends of City Square Park thank Cornerstone for their annual gift of Christmas Trees to City Square Park. Every year these trees make the season special for so many residents and visitors to Charlestown. Special thanks to Kate Garrity (@kategarrityphotography) for capturing the beauty. The Friends are always looking for new members. Please contact Grace Bloodwell - [bloodwell@gmail.com](mailto:bloodwell@gmail.com) for more information. Happy New Year, Charlestown!



Happy Holidays from the  
Residence Inn Boston Harbor  
On Tudor Wharf

**Residence INN**  
BY MARRIOTT

Have you  
future-proofed  
your savings?

Cary Lynch  
SVP – Head of Retail Banking

**5.4%  
APY\*** **INSURED**  
**18 Month CD**

There's Every Bank.  
Then There's Everett Bank.

**AVOID THE ANXIETY OF MARKET FLUCTUATIONS.**

With all the uncertainty in the markets, you may be concerned about falling interest rates in the future. Protect your money now by opening an Everett Bank 18-month CD and lock in a strong **5.4% APY\*** while you still can! **Go to [everettbank.com](http://everettbank.com) to easily open your account on-line in just minutes.**

**EverettBank**  
A CO-OPERATIVE BANK

419 BROADWAY EVERETT, MA 02149  
771 SALEM ST. LYNNFIELD, MA 01940  
331 MONTVALE AVE. WOBURN, MA 01801  
EVERETTBANK.COM

617-387-1110  
781-776-4444  
781-281-9092

\*Annual Percentage Yield (APY) is accurate of the date posted and is subject to change without notice. APY assumes the interest remains on deposit until maturity. A penalty may be imposed for early withdrawal. Offer may be withdrawn at any time. A minimum of \$500 is required to open a Certificate of Deposit and earn the advertised APY.

Member FDIC | Member DIF

All Deposits Are Insured In Full.

