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FREE



CHARLESTOWN

PATRIOT-BRIDGE

Quincy developer ventures into Charlestown

By Seth Daniel

A Quincy developer has made his first foray into Charlestown real estate, purchasing a 30-unit Boston Redevelopment Authority (BRA) approved project on Polk Street - across from the Bunker Hill Housing Development - last week for \$3.05 million.

The sale was first reported by the online app BLDUP Boston.

Helge Capital, controlled by Oleg Uritsky, bought the project from Charlestown's Douglas MacDonald. The project had been approved by the BRA in 2013 for a 30-unit residential building on what is now residential homes in front of the Bunker Hill Cemetery and next to Charlestown High School. The project was put on the market for sale, as permitted, in April.

However, it was the news of a massive redevelopment of the Bunker Hill Housing Development into a mixed-income community that spurred the interest from Helge, Uritsky said, noting that they have significant affordable-housing properties in Dorchester, Mattapan and Lynn. The purchase could be a sign that property in that area of Charlestown, which has moved slower than the rest of the Town, could become a hot commodity as the Bunker Hill design progresses and becomes a reality.

"It's our first venture in Charlestown," he said by phone this week. "I already know Charlestown to some extent and believe it's a good value on Polk Street right now for the future, especially with the redevelopment and transformation of the entire City block next to us. We wanted to capitalize on that."

He said that part of Charlestown, which hasn't hit the boom in the same way that other parts of the Town have seen in recent years, is a good value now due to the redevelopment of Bunker Hill, which is being done by Corcoran of Dorchester and is now in the early planning

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Katie Callan, a patient at Spaulding in Charlestown since early June, is moved to tears this month with her physical therapist, Andrea Corio, after going out on the water in the special, accessible yacht, 'Impossible Dream.' The boat docked at the Charlestown Marina earlier this month, and in a partnership with the Marina and Spaulding, took several patients in rehab out for multiple two-hour cruises over four days. Callan said she "felt like a real person" once out on the netting of the boat and breathing in the fresh seabreeze. The Impossible Dream goes up and down the East Coast each summer taking handicapped persons out for a sail on the fully accessible boat.

Impossible Dream boat brings tears, encouragement to Spaulding patients

By Seth Daniel

As Katie Callan crawled out of her wheelchair and onto the netting at the front of the 'Impossible Dream' accessible boat just after taking off from the Charlestown Marina this month, she quickly looked around at the water, breathed the fresh air, and watched the boats all around her.

It was normal life.

There were no hospital walls or rehabilitation machines or medical devices.

She began to cry uncontrollably.

"I haven't been outside doing

something like this since June 12," she said, as the fully-accessible yacht charged through to the Boston Harbor for a two-hour cruise for about 10 Spaulding patients who recently had been injured or disabled. "They asked me in the hospital if I wanted to go and I'm a swimming coach so I said 'yes' immediately because I'm up for anything with water or on the water. It's an incredible experience to get out and have a break and feel like a real person again."

She again began to cry.

"I have no feeling in my right

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Charlestown sees 12-percent reduction in crime this year

By Dan Murphy

Charlestown has seen a 12-percent reduction in violent and property crimes in 2016 as opposed to last year.

According to Boston Police, 179 Part One crimes were reported in Area A-15 between Jan. 1 and July 17, 2016, compared to 204 during the same timeframe in 2015.

No murders were reported this year or last, while the number of rapes and attempted rose to one from none last year.

Robberies and attempted robberies were down approximately 57 percent as the number of inci-

dents fell to 12 from 28 in 2015.

The rate of domestic aggravated assaults remained steady, with seven incidents reported both this year and last, while non-domestic aggravated assaults saw a nearly 53-percent decline as the number of incidents fell to 10 from 21 last year.

The number of commercial burglaries was the same, with five incidents reported both this year and last, while residential burglaries were down slightly as the number dropped to 14 from 16 in 2015.

Two other burglaries were

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National Parks in Boston ready to celebrate 100 years

By Seth Daniel

The National Park Service (NPS) is about to turn 100 years old this summer, and the Boston Parks are planning a major celebration on Aug. 25- 27 in and around the three major Boston parks - including a huge celebration in the Charlestown Navy Yard on Aug. 26 and 27.

The Boston National Historic Park's three sites include the African American National Historic Site on Beacon Hill, the Boston Harbor Islands National and State Park

and the Charlestown Navy Yard/Monument - not to mention the Freedom Trail's lengthy trek - have put together a three-day celebration this month to mark the special occasion.

August 25 will represent Founder's Day nationwide for the NPS - the day when legislation was signed in 1916 by President Woodrow Wilson to create the NPS - and in Boston it will mean a celebration at Christopher Columbus Park, which is right next to the ferries taking passen-

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The National Park at the Navy Yard in Charlestown will be a focus in Boston's celebration of the 100th anniversary of the National Park Service (NPS). From movie screenings to the Air Force jazz band to learning the Lindy Hop on the pier, the celebration in Charlestown will be lively and appropriate for the centennial.

Ryan backs Healey in taking on copycat assault weapon makers

By Seth Daniel

With a tough political stance on guns by one Charlestown state official, another Charlestown state official has come to her aid and calling the stand "courageous" and "necessary."

A few weeks ago, state Attorney General Maura Healey, of Charlestown, took a stand with her office to eliminate copycat or dupe assault weapons moving forward in Massachusetts, guns that she said were modified to purposely skirt the state law that bans such weapons. After taking a lot of heat from the State Legislature and the national media, Charlestown State Rep. Dan Ryan - who was once a staff member for Congressman Michael Capuano and dealt with such national issues - is coming to her aid.

"In a reasonable world where reasonable debate is possible, these courageous actions by your office would be considered a fair warning to an industry that has a national stranglehold on reasonable debate," Ryan wrote in an official letter recently "But, these are not reasonable times. I support your willingness to proactively address the proliferation of assault weapons, an issue the majority of citizens and even the majority of gun owners around the country want to see proactively addressed. It is my belief that the pushback to address this harrowing issue if fueled by a vocal minority of citizens that represent a vocal minori-

ty of gun owners. At this point, we need every tool in the toolbox to move the national discourse on guns, particularly assault weapons, forward. I stand with you in your efforts."

Healey moved forward on the issue last month in an interpretation of the state Assault Weapons Ban with guidelines of the state law banning assault weapons. Those guidelines included the prohibition moving forward of certain copycat assault weapons that operate in a way like those prohibited by the state law, but aesthetically have been modified to skirt the law, she said.

Healey indicated it was her belief that the modifications were made by manufacturers and retailers to deliberately skirt the state law.

She did not move retroactively to remove weapons that are already owned, but rather only to prohibit such weapons from being sold in the future.

Ryan said the move was courageous.

"In this case, the federal government has refused to address the lack of a national standard as the definition of an assault weapon and to regulate the interstate commerce thereof," he wrote. "This lack of action has drastically hampered our state's ability to regulate our own security despite great efforts by the legislature, chief executive, law enforcement, municipal leaders, community activists and even gun owners to bring our gun laws up to date."

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reported in 2016 as opposed to none last year.

Larcenies from motor vehicles were up slightly as the number of incidents climbed to 47 from 43 in 2015.

The rate of other larcenies remained steady, with 67 incidents

reported both this year and last.

Auto thefts were down nearly 18 percent as the number of incidents fell to 14 from 17 in 2015.

Citywide, Part One crime was down 5-percent as the number of incidents dropped to 9,931 from 10,484 last year.

Mayor Walsh announces early voting locations for the November 8 presidential election

Boston's Board of Election Commissioners unanimously voted last month in favor of the Election Department's plan for 27 "one-day" early voting sites (three in each of the city's nine council districts), in addition to daily early voting at City Hall during the early voting period.

"Boston is proud to support early voting, and we have worked hard on a comprehensive plan that will allow many of our residents to vote at a time convenient for their work and family schedule," said Mayor Martin Walsh. "Whenever we are able to expand access to the ballot, we make our democracy stronger."

For the first time Boston will be able to allow voters to cast their ballots early from October 24 through November 4 at 5 p.m., for the November 8 Election.

Voters may also request an early voting ballot by mail, and may return them in person at City Hall or by mail. Unlike Absentee Voting, an excuse or reason is no longer needed to vote early.

During the early voting period, City Hall will be Boston's main

early voting site, with voting daily during normal business hours (9 a.m. to 5 p.m.). City Hall will also be open on five evenings for early voting.

During the early voting work-week the plan calls for three district/neighborhood sites each day on Mondays, Wednesdays, and Fridays. Those locations will be open from 2 p.m. until 8 p.m. in the evenings.

On Saturday October 29, there will be nine early voting locations open simultaneously in each city council district open from 12 p.m. until 6 p.m.

Locations include:

- Oct. 24, 2-8 p.m. Orient Heights Yacht Club (61 Bayswater St., Eastie) and Harriet Tubman House (566 Columbus Ave., South End).

- Oct. 28, 2-8 p.m. Boston Arts Academy (174 Ipswich St., Boston)

- Oct. 29, noon-6 p.m., Heritage Apartments (209 Sumner St., Eastie) and Copley Square Library (700 Boylston St., Back Bay).

- Oct. 31, 2-8 p.m., Harvard

Kent School (50 Bunker Hill St., Charlestown) and Benjamin Franklin Institute (41 Berkeley St., Back Bay).

All early voting sites will be equipped with electronic poll books for voter check-in; and staffed with between eight and ten poll workers. All ballots styles will be available at every early voting locations, so voters are able to visit any site that they find to be convenient.

All early voting locations are accessible to voters with disabilities, and equipped with AutoMark machines to help voters who need that form of assistance marking their ballots.

At the end of each day, all voted ballots will be secured in a vault at City Hall to be counted on November 8, 2016 (Election Day).

Mayor Martin J. Walsh's Fiscal Year 2017 budget provided \$670,000 to implement early voting, which includes resources for a citywide marketing campaign and long-term investments such as electronic poll books that will be useful in future elections.

DEVELOP (continued from pg. 1)

stages with the Boston Housing Authority (BHA). That project will add a significant amount of market rate units mixed in with the same numbers of public housing units that are currently on the site.

"We look at properties like this all the time and know the future for this property," said Uritsky. "When I heard this project became available, I remembered it. Timing and execution is everything. I think this particular

development has a lot of potential for a buyer to come in after it is constructed. We're going to develop our site into good, high-end condos. What we're doing and what's coming next to us is going to help Charlestown tremendously. Our project is very timely in conjunction with the redevelopment next door."

The project is permitted for 30 units, with four of them mandated to be affordable. There are 22 two-bedrooms, five one-bed-

rooms with a den and three one-bedrooms.

There are also an underground resident parking garage with 29 spaces - a key piece of the project and the value, Uritsky said.

"That's really important in Charlestown to have that much parking," he said. "This is a great opportunity for a potential buyer when the development is completed. That's also very key for us."

Visit www.charlestownbridge.com

Dr. Neil I. Schram
is retiring from his practice of optometry and closing his Charlestown Vision Associates office, effective September 1, 2016.
His patient records are being transferred to:
**Dr. Irwin Shwom at 421 Broadway,
Everett, MA 02149 617-387-1904.**



A rendering of the 30-unit condo building, which has been permitted since 2013 for Polk Street, but which was purchased last week by a Quincy company for \$3.05 million. The project hasn't been built yet, but is next door to the Bunker Hill Housing Development, which is slated for a massive mixed-income overhaul. The sale on Polk Street could signal the movement of property in the area as the Bunker Hill project begins to take shape.