



Citywide Housing Starts Reach Impressive Milestone

Mayor Martin J. Walsh announced that as of the end of June, the City has reached \$1.65 billion in housing starts for calendar year 2015. This pace is 138 percent higher than the \$692 million in housing starts at the same time last year.

As of June 26, 2015, there were 2,461 units permitted, compared to 1,759 units permitted as of June 30, 2014 - a 40 percent increase over last year. This also marks a 184 percent improvement over production rates in 2013, when only 1,333 units of housing were

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page 2!

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EDITORIAL

New Housing Starts...the Rest Of The Story

\$ 1.65 billion and 2461 new permitted housing units in the first half of 2015 is surely impressive. Citywide, the number of variously classified 'affordable housing units' is likewise impressive, in total.

But when you drill down to those communities immediately adjacent to downtown Boston or on its waterfront, affordability is in the eyes (or shall we say pockets) of the beholder. For example, citywide the percentage of affordable housing units is 18% - by the way, a decent number but

hardly impressive especially when the goal is 30,000 by 2030; in other words 5,400 affordable, 24,600 not so affordable.

In South Boston of the 915 units, 124 or 13% are affordable; In East Boston 13 of 374 or 3%; In Dorchester 51 of 337 or 15%.

The reality is that there has been a consistent exodus of young adults and families out of South Boston. This is clearly evident in the ability to field teams in Little League, Youth Soccer and Hockey and Pop Warner and Lacrosse.

Some are moving to

Dorchester because their psyche is not ready to leave Boston. This will likely be temporary, because what has been happening in South Boston, as evidenced by signs after signs of 'Luxury Condos For Sale', appears to be rearing its head even now in Dorchester.

It is not heretical to suggest that the Mayor and BRA must take aggressive measures and institute policies to manage the boom to benefit the City long term. 18% of housing permits will probably not be enough to stem the outflow of vital

middle class influence on Boston's future. High priced condos catering to rootless speculators or temporary inhabitants on the one hand and immigrant poor seeking a better life while struggling to survive will be the competing demographics. We haven't even factored in the importance that a quality public education system must have in keeping middle class families here.

So, the Mayor is right to boast about the housing boom. But, if and when it cools down, for whatever reason, the public policies put in place now must insure the stability of the middle class, which will be burdened with helping Boston survive the

permanent pressure of its current success.

The opportunity may be presenting itself imminently. The BRA has recently announced planning efforts, including community participation, along what is being called transit-oriented development corridors such as Dorchester Avenue between Andrew Square and Broadway Stations along the Red Line.

The press byline of this effort is to conduct "focused studies that will engage residents with the goal of preserving, enhancing, and growing neighborhood assets." We are curious to learn what this stated goal will really mean.

"The politically correct crowd is tolerant of all viewpoints except those they disagree with - Louisiana Governor Bobby Jindal

This Week's Poll

Is the City Of Boston Doing Enough To Create Affordable Middle Income Housing In South Boston?

Yes or No

Vote online at SouthBostonToday.com



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Will Kerry and Obama Give Away Air Force One to Get an Iranian Deal?

SOUTH BOSTON TODAY
John Ciccone

Note: talk back to John Ciccone by email at jciccone@southbostontoday.com

It was nice that Independence Day has come and gone and none of the warnings about possible terrorist attacks actually occurred. But it was good just the same that the requests from law enforcement to be extra vigilant were taken seriously by many Americans. A big bang attack on our nation's birthday would have been quite the feather in the hats of this country's enemies, both foreign and yes, domestic.

But even though the warnings were there and extra precautions were taken, it didn't dampen the celebrations that took place all across America. Concerts, fireworks, parades, parties, backyard barbecues, trips to the beach, to the mountains and other locations brought out our fellow country men and women by the tens of millions to pay tribute to the Red, White and Blue and just have a great time.

South Boston's beaches were crowded as expected when the temperatures heat up and most people have the day off. But though most folks had free time for the Fourth, there was a group of workers who were on the job making sure everyone else had fun. In addition to local and state police on patrol, the maintenance crews of DCR were really earning their pay out there over the weekend, doing their very best to keep the area clean. While most locals respect our recreational areas, a little bluntness is in order here because many visitors from out of town, though certainly not all, were absolute slob. Dozens of reports of people standing no more than a foot away from trash barrels couldn't even be

bothered to use those containers and would just throw their trash on the ground. What is it with some people? This caused the DCR maintenance crews to work even harder but they were up to the task and should be congratulated on a job well done.

So now that the Independence Day holiday has come and gone, summer is definitely in full swing. The long awaited vacations are commencing; perhaps appreciated even more than usual this year after the dark, cold, snowy winter. It's now time to enjoy those long, warm summer days and nights that so many wait all year for.

A mention of world events brings up the ongoing talks this country is having with Iran about its nuclear program. As of this writing, it seems that the deadline to get an agreement will be extended yet again. Why do I get the feeling that this time next year, the deadline will still be getting pushed back? Could it be that with John Kerry doing the negotiating for the United States, under the direction of Obama, Iran will continue to make more demands over and above getting those bombs we all know they want and will get eventually? With Kerry at the negotiating table, he'll probably promise the Iranians that they can have Air Force One and the Washington Monument just to get them to agree to a deal – any deal.

Under the current administration, the United States military continues to shrink in size and power. Because of this, America's foreign enemies grow bolder and more aggressive since they know that this country

just does not have the muscle it once had. As has been stated with more and more frequency: 'Our country's friends and allies no longer trust us and our enemies no longer fear or respect us'. Many think this has actually been the goal of this administration all along. It also makes the world a far less safe place as the global situation is spiraling out of control.

Because of this, and though over a year away, the 2016 presidential

election and congressional elections take on even more importance than usual. If our country is to survive and regain its strong position in the world, the last thing we should do is vote in another weak and ineffective President. This is why paying close attention to not only what the candidates say, but also their positions on the issues and especially what they have said and done in the past will be so important, more so than ever before.

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BRA Launches Transit-Oriented Planning Efforts In South Boston

Focused studies will engage residents with goal of preserving, enhancing, and growing neighborhood assets

This month the Boston Redevelopment Authority (BRA) will formally begin comprehensive planning studies of two transit-oriented corridors, one spanning Washington Street and Columbus Avenue in Jamaica Plain and Roxbury and the other along Dorchester Avenue in South Boston. In a December speech to the Greater Boston Chamber of Commerce, Mayor Martin J. Walsh highlighted the need to create a holistic plan for these areas, both of which are experiencing market pressures to transform former industrial or underutilized sites into vibrant mixed-use developments that can better meet neighborhood needs.

The BRA will work with community members and elected officials, as well as planning, design, and economic development professionals over the course of the next year to create detailed plans that include recommendations for updating zoning in each area so that it is consistent with current redevelopment goals. Given their proximity to major public transit nodes,

the Washington Street and Dorchester Avenue corridors are seen as prime locations to support new middle-income housing, which is a priority for Mayor Walsh's administration.

"It's clear that developers have taken a serious interest in both of these areas, and we should use that as an opportunity to put together a comprehensive vision to guide development in the future," said Mayor Walsh. "We have an undeniable need for more affordable housing in the City of Boston. We know these areas have the potential to accommodate new housing, but we want to work with residents to see what else we can do to strengthen their neighborhoods."

"Transit-oriented developments are growing in popularity because they provide conveniences that aren't possible when one has to rely on a car to get around," BRA Director Brian Golden observed. "We'll use the Orange Line in JP and Roxbury and the Red Line in South Boston to our advantage as we study the untapped potential of these areas. Great things already exist in both

places. The question now is, how can we all work together to preserve, enhance, and grow those unique assets?"

The Jamaica Plain and Roxbury corridor study will focus on a stretch that spans Washington Street and Columbus Avenue, running between the MBTA's Forest Hills and Jackson Square stations on the Orange Line. Amory Street will form the western boundary of the study area. The planning effort will look strategically at the uses, public realm improvements, and scale of development that are best suited to the corridor. It will determine the compatibility of different uses, including housing, commercial, light industrial, and open space, while also surveying the impacts of traffic on walkability and other mobility considerations.

The recent wave of mixed-use residential projects along Washington Street will be of particular focus, as the BRA works with community members and other stakeholders to determine the overall impacts of redevelopment opportunities in the area. Projects along the corridor that are currently under review by the BRA include 3200 Washington Street, 3371 Washington Street, and Bartlett Square II. Working with the community, the BRA will produce recommendations for updated zoning, public realm enhancements, traffic mitigation, and economic development opportunities.

In South Boston, the Dorchester Avenue corridor from Andrew Square to Broadway Station is undergoing a shift away from traditional manufacturing and industrial uses, as demand for residential and mixed-use development increases. For example, the BRA is reviewing a proposal for 235 Old Colony Avenue that would create several hundred apartments and retail stores on former industrial sites. Situated between two major Red Line stations and bus hubs, the corridor is ripe for transit-oriented development. Similar to the Washington Street corridor, the goal of the South Boston study will be to create new zoning that aligns the aspirations of the community with predictable development conditions.

Dorchester Avenue's underutilized light industrial buildings will be the primary focus. The BRA will look to residents for ideas on how such proper-

ties could be transformed to contribute more positively to the corridor in the future. The study will suggest strategies for improving access to retail and developing affordable housing to meet the needs of local families, in addition to public realm improvements, traffic mitigation, and other economic development opportunities.

The Dorchester Avenue study area encompasses a portion of South Boston's largest residential zoning district. The so-called H-1-50 zone, which touches Andrew Square, will be analyzed in hopes of updating antiquated zoning to allow for reasonable increases in density that would accommodate population growth. Based on resounding feedback from neighborhood residents and South Boston's elected officials, Mayor Walsh has asked the BRA to work with the community so that any new zoning recommendations maintain the character of this residential district and place a renewed emphasis on architectural continuity.

The BRA is soliciting nominations for two advisory groups to help guide the public process and provide a wide range of stakeholder input for each study area. Elected officials, community organizations, and residents are encouraged to nominate individuals.

Community meetings are expected to begin in late July in both study areas. The BRA is taking a more creative approach to public engagement than it has in the past. In addition to traditional town-hall style meetings, there will also be "walk-shops," where participants will be invited to tour the study areas with BRA planners, and other interactive planning exercises.

In May, Mayor Walsh kicked off Imagine Boston 2030, an effort to create Boston's first citywide plan in 50 years. While that process will define a broad vision for the city leading up to its 400th birthday, the Washington Street and Dorchester Avenue studies are the first two instances of more targeted planning efforts to update the zoning code for areas experiencing significant development pressures. The BRA has worked with the Mayor's Office to identify up to a dozen other targeted planning areas around the city, the study of which would complement the citywide plan.

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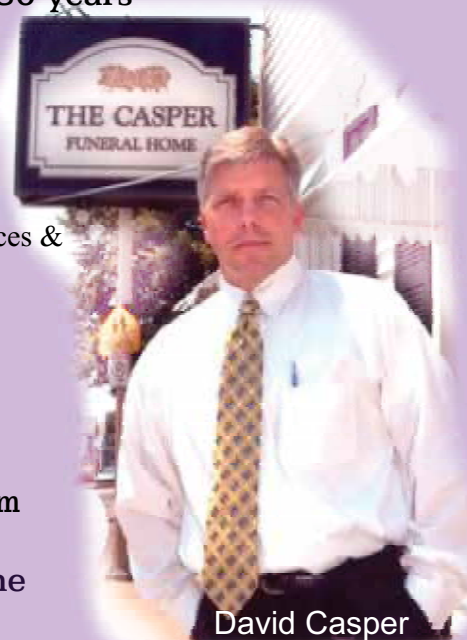
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Reading Between The Lines

“Ground Zero Continued”

SOUTH BOSTON TODAY
Brian R. Mahoney

Note: talk back to Brian by email at bmahoney@southbostontoday.com

After we leave Officer J. O’Neil, we continue our silent walk through this battlefield. It’s only 2:30 in the afternoon, but with all the damaged surroundings, buildings empty and powerless, it’s already getting dark. And cold. And empty. Strange, but the site is so massive that even with thousands of workers you can walk almost a block before you see someone.

Det. Bobby Murray pulls up in a golf cart and offers us a lift. The carts are needed to cover the vast distances of destruction. Detectives have to be present whenever remains are removed. We discuss the police officer recovered that morning. He points out the “winter garden,” sort of a glass atrium between the two towers. He tells us a fire chief running for the safety of the “garden,” was buried by the collapse, just 10 feet from his goal. “We’ll look for him next,” he tells us. After that they’ll look for 3 ESU (Emergency Service Unit) cops. Six of them were running for their lives when the floor collapsed. Three lived. We then got a ride to police headquarters. A trip through New York traffic in a golf cart could be its own story! Steel barricades, cops at the doors with machine guns. Quite an atmosphere.

I’ve never been to New York. Never had the desire. To me it’s always been a city trying to be bigger and better than Boston. New York’s neighborhoods are boroughs. Each borough is bigger than the City of Boston. When Carleton Fisk and the Yankee’s Thurman Munson had that brawl at home plate, I jumped for joy. When Fisk told a reporter “When our team plane enters N.Y. airspace I get a tension headache”. I nodded in agreement. It’s just too big.

With those assumptions and

expectations in mind, I wasn’t prepared for the attitude we did find.

As Jack and I made our way from Police Plaza to Penn Station, we began to notice something we had overlooked during the depressing day. We talked to cops on beat, street vendors, people on the train coming home from work and finally, at Houlihan’s Bar inside Penn Station, a cook. The sorrow was still there. Just below the surface. But as they told us their stories of how they had experienced September 11, the sense of courage and determination in them just shone right through. They were actually down there from “Bawsten”. Complete strangers coming up to us. It was amazing.

We should be thanking them for the character they’ve displayed. President Bush was right when he said the world has “changed” since September 11. I’ll never think of New York again without remembering that character.

President Kennedy once stood in front of the Wall in Berlin and called it “the first wall in history built to keep people in, not the enemy out”. He gave a speech citing the reasons freedom in Berlin must be protected and defended. He challenged the doubters of those reasons by ending each one of the words, “Let them come to Berlin”. I’m sure, as he looks down, he will forgive the plagiarizing and paraphrasing of his speech. Anyone who has any doubts of the rightness of our military action, let them come to New York. Anyone who doubts we have to fight this fight, where ever it goes, however long it takes, to protect our future, let them come to New York. Anyone who doubts of the American spirit and its determination to defend its way of life, let them come to New York. At 6:00 we boarded the Amtrak Acela

and began the trip home - a trip that wouldn’t have been possible without Amtrak management employees, especially Richie Adams. They put duty and dedication above profit and helped to ease a tragedy. In short order, we had all gravitated to the club car, cops, firefighters and train

passengers. It was the most spirited “Irish Wake” I’ve ever been to.

Let us give thanks that we live in a country that produces all those people who have stood up since September 11, our family, friends and neighbors.

Take care till next week.



SAVE THE DATES!

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Brian Wallace On Radio on Friday July 10th

Brian Wallace, who has just wrapped up writing “The Boy The Nazi’s Couldn’t Kill” – The Steve Ross Story” will appear live on WEMF Radio on Friday July 10th to discuss his first book “Final Confession” at noon. “This is the book that just won’t go away, which is a good thing,” joked Wallace. We have been so close to a movie on three different occasions, but something always seems to happen. When I first wrote “Final Confession” is was optioned by Twentieth Century Fox the very first week it was in bookstores. George Tillman, who had just finished producing a movie called “Men of Honor” with Robert DeNiro, Cuba Gooding Jr, Charlize Theron and Hal Holbrook, came to Boston to meet with my agent and begin the process of making the movie. The State, under Jane Swift, had cut the Mass. Film Office out of the budget completely due to a political vendetta. Tillman could not make the movie without an active Film Office participating in the process. He went back to LA and had

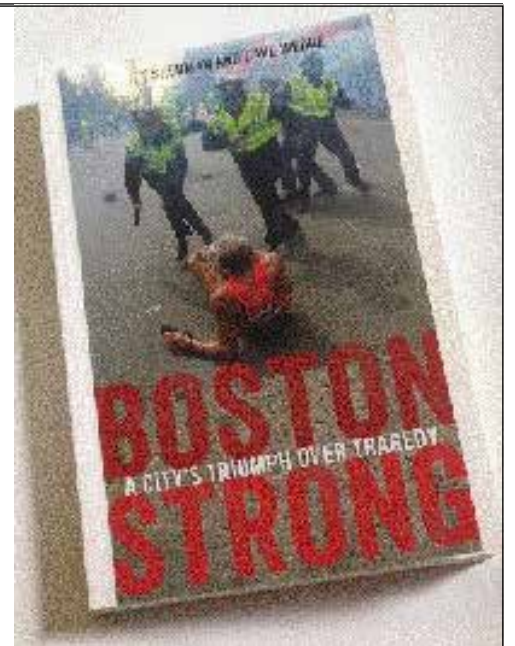
an up and coming screenwriter named Scott Marshall Smith, who had written three of DeNiro’s movies, write the screenplay for “Final Confession” which is still owned by Twentieth Century Fox. Tillman began making big money on Barbershop 1, 2 and 3 as well as Beauty Shop with Queen Latifah and our option ran out.

There have been two other attempts to make the movie, but Fox wanted too much to release the Scott Marshall Smith screenplay, which they own. Last year I got a call from a Publisher who asked if I owned the rights to the book, which I do. He told me that the book is still selling well on Amazon and he wanted to make a paperback and kindle edition of our hardcover book. I agreed and “Final Confession” was reborn under these new formats, and is still selling well. Last week I got a call from a producer at WEMF in Cambridge who told me that a newer generation, who listen to WEMF, have discovered “Final Confession” and they asked him if he could get me on his show. I was more than happy to do oblige. We are always hoping that one day “Final Confession” will make it to the big screen. It certainly doesn’t want to die and I am glad it has a whole new audience. It is still in bookstores and on Amazon.com

Art Festival Saturday, July 11 at the Library

Artists and art lovers, please join us for Art on a Summer’s Day, our 44th Annual Art Festival, an exhibit of artwork by local adult and teen artists to be held in the Library’s lovely walled garden from 12 to 4 p.m. on Saturday, July 11. Singer/songwriter and Southie native Bob Dunlap with his partner Kathi Taylor will entertain us with original music and more. And once again we will be showcasing The Community Canvas Tote & Tile Project, sponsored by the Friends of

the South Boston Branch Library, which is an opportunity for people of all ages to participate in a project that is a unique way to celebrate community. Materials will be provided for anyone of any age who wants to submit a drawing, painting, or sketch entry, and the artwork is combined into a collage that will adorn a special tile that will be on permanent exhibit at the South Boston Branch, 646 East Broadway. Art, music, and refreshments—a perfect summer afternoon. We hope to see you there.



TRAFFIC & PARKING ADVISORY Jim Kane 5K Road Race

DCR TRAFFIC & PARKING ADVISORY
L Street Running Club
Jim Kane 5K Race

WHAT: On Thursday, July 16, 2015, the Department of Conservation and Recreation (DCR) will close William J. Day Boulevard in South Boston to all traffic to accommodate the Jim Kane 5K Race on William J. Day Boulevard. All four lanes on Day Blvd will be used for the race. Traffic will be detoured to adjacent roadways including Columbia Road, Farragut Road and Shore Road for access to Castle Island.

WHEN: Thursday, July 16, 2015

WHERE: Day Boulevard will be closed from Kosciusko Circle to Farragut Road from 6 p.m. to approximately 8 p.m. There will be no parking restrictions, but limited access to Day Boulevard from I Street to Farragut Road on Thursday, July 16 between 6 - 8 pm.

South Boston Arts Association **PRESENTS**

**Former Investigative Journalist with the Boston Herald
and co-author of the new book ‘BOSTON STRONG’**

The story of the Boston Marathon Bombing

Dave and co-author Casey Sherman have written a unique Boston - based account of the tragic events, that riveted the world just two years ago, through the eyes of those most intimately affected. It is a story of the victims and their recoveries and gives voice to those who lost loved ones.

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Windmill - Pizza-Pasta-Burgers-Dinners-Catering and More

Centuries ago, windmills usually were used to mill grain. It also is often noted as the forerunner to today's wind turbines. For Windmill Italian and American Kitchen it symbolizes the beginning of the food making process. Its menu is exceptional in its simplicity and is clear, crisp and straightforward – enough choices but not overwhelming. Gluten-free pizza is a specialty not only for its obvious customer but because it tastes terrific so that everyone should try it.

Located in the former "Pat's Trattoria" next to "Lincoln Tavern", it brings

a touch of Europe to their offerings. The owners are "city kids" in their own way. Adam Oksay is 54, married, father of two and for 30 years practiced as a lawyer in Istanbul, Turkey where he hails from. It only is one of the most beautiful of Europe's capitols but the joining of cultures has created its own food style. While his forte is business, Adam also brings the family secret ingredients to its chicken kabob.

Aziz Elamri grew up in the bustling, romantic city of Casablanca. Just the name conjures up some images of leisure. Aziz, a 43 year old father of two, assures us the image is not com-

pletely different from reality. Along with gambling casinos, Casablanca is known for its culinary delights. A touch of France joined with traditional Moroccan, have combined to create light, tasty quality to all their dishes. Aziz learned his trade with his brother in the family restaurants in France, Spain and England. A recommendation would be the Mediterranean steak tips Aziz has perfected.

Both men continue to prefer their urban roots, with Aziz living in Everett and Adam living in Southie. Our region won't be completely alien as Adam notes that Istanbul enjoys all

4 seasons and Aziz points out the Moroccan capitol of Rabat is on the same latitude as Boston. They're excited in bringing a new and different taste to the town and add to the growing choices on Big Broadway.

The catering menu options are very affordable, especially in the midst of increasingly pricey restaurants now dominating the sit-down dining scene in South Boston. Summertime is a great time to try out Windmill's online ordering and prompt delivery service as you plan out your backyard, roof deck or beach party. Drop in or order out and enjoy a different taste.

MASSACHUSETTS PORT AUTHORITY

NOTICE TO CONTRACTORS

Sealed General Bids for **MPA Contract No. M544-C1 WHITE FUEL BUILDING & SATELLITE MAINTENANCE BUILDING ROOF REPLACEMENTS, CONLEY TERMINAL, BOSTON, MASSACHUSETTS**, will be received by the Massachusetts Port Authority at the Capital Programs Department Office, Suite 209S, Logan Office Center, One Harborside Drive, East Boston, Massachusetts 02128-2909, until 11:00 A.M. local time on **WEDNESDAY, AUGUST 5, 2015** immediately after which, in a designated room, the bids will be opened and read publicly.

NOTE: PRE BID CONFERENCE WILL BE HELD AT THE CAPITAL PROGRAMS DEPARTMENT (ABOVE ADDRESS) AT 11:00 A.M. LOCAL TIME ON TUESDAY, JULY 21, 2015.

The work includes **REMOVAL AND REPLACEMENT OF THE EXISTING ROOFING, FLASHINGS, INSULATION, AND ASSOCIATED WORK.**

Bid documents will be made available beginning **THURSDAY, JULY 16, 2015.**

Bid Documents in electronic format may be obtained free of charge at the Authority's Capital Programs Department Office, together with any addenda or amendments, which the Authority may issue and a printed copy of the Proposal form.

In order to be eligible and responsible to bid on this contract General Bidders must submit with their bid a current Certificate of Eligibility issued by the Division of Capital Asset Management and Maintenance and an Update Statement. The General Bidder must be certified in the category of **ROOFING.**

The estimated contract cost is **FOUR HUNDRED SEVEN THOUSAND DOLLARS (\$ 407,000).**

Bidding procedures and award of the contract and sub contracts shall be in accordance with the provisions of Sections 44A through 44J inclusive, Chapter 149 of the General Laws of the Commonwealth of Massachusetts.

A proposal guaranty shall be submitted with each General Bid consisting of a bid deposit for five (5) percent of the value of the bid; when sub bids are required, each must be accompanied by a deposit equal to five (5) percent of the sub bid amount, in the form of a bid bond, or cash, or a certified check, or a treasurer's or a cashier's check issued by a responsible bank or trust company, payable to the Massachusetts Port Authority in the name of which the Contract for the work is to be executed. The bid deposit shall be (a) in a form satisfactory to the Authority, (b) with a surety company qualified to do business in the Commonwealth and satisfactory to the Authority, and (c) conditioned upon the faithful performance by the principal of the agreements contained in the bid.

The successful Bidder will be required to furnish a performance bond and a labor and materials payment bond, each in an amount equal to 100% of the Contract price. The surety shall be a surety company or securities satisfactory to the Authority. Attention is called to the minimum rate of wages to be paid on the work as determined under the provisions of Chapter 149, Massachusetts General Laws, Section 26 to 27G, inclusive, as amended. The Contractor will be required to pay minimum wages in accordance with the schedules listed in Division II, Special Provisions of the Specifications, which wage rates have been predetermined by the U. S. Secretary of Labor and /or the Commissioner of Labor and Industries of Massachusetts, whichever is greater.

The successful Bidder will be required to purchase and maintain Bodily Injury Liability Insurance and Property Damage Liability Insurance for a combined single limit of **\$1,000,000**. Said policy shall be on an occurrence basis and the Authority shall be included as an Additional Insured. See the insurance sections of Division I, General Requirements and Division II, Special Provisions for complete details.

No filed sub bids will be required for this contract.

This Contract is also subject to Affirmative Action requirements of the Massachusetts Port Authority contained in the Non Discrimination and Affirmative Action article of Division I, General Requirements and Covenants, and to the Secretary of Labor's Requirement for Affirmative Action to Ensure Equal Opportunity and the Standard Federal Equal Opportunity Construction Contract Specifications (Executive Order 11246).


The General Contractor is required to submit a Certification of Non Segregated Facilities prior to award of the Contract, and to notify prospective subcontractors of the requirement for such certification where the subcontract exceeds \$10,000.

Complete information and authorization to view the site may be obtained from the Capital Programs Department Office at the Massachusetts Port Authority. The right is reserved to waive any informality in or reject any or all proposals.


**MASSACHUSETTS PORT AUTHORITY
THOMAS P. GLYNN
CEO & EXECUTIVE DIRECTOR**

Recent South Boston Real Estate Sales

Property/Type	Price	Sale Date	Rooms	Baths	Sq Ft
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33 Sleeper St UNIT 205 Condo	\$945,000	6/2/15	2	1	1605
150 Dorchester Ave UNIT 602 Condo	\$711,000	6/1/15	3	1	998
774 East Third St UNIT 4 Condo	\$692,000	6/1/15	4	2	1276
9 West Broadway UNIT 216 Condo	\$645,000	6/1/15	3	2	920
624 East Broadway UNIT 1 Condo	\$600,000	6/1/15	6	2.5	1438
4 Emmet St UNIT 3 Condo	\$585,000	6/1/15	4	2	948
665 East Fifth St UNIT 2 Condo	\$564,000	6/1/15	4	2	1092
750 East Fourth St UNIT 2 Condo	\$525,000	6/1/15	4	2	748
112 H St UNIT 4 Condo	\$470,000	6/1/15	4	1	748
126 Tudor St UNIT A Condo	\$407,000	6/1/15	4	1	787
136 D St UNIT 3 Condo	\$325,000	6/1/15	3	1	650
104 Dorchester St UNIT R2 Condo	\$321,000	6/1/15	3	1	662



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Islands on the Edge

At the Gallery at Atlantic Wharf

290 Congress Street, Boston Massachusetts 02210
Open daily 7a-10pm

Exhibition dates June 29, 2015—
September 26, 2015

Opening Reception Tuesday July 14, 5-7p

Guest curator: Elizabeth Devlin, independent curator, art consultant, and founder of FLUX.Boston

“Since their ancient formation by rising sea level, the Boston Harbor Islands have literally been on the edge of the continent, places where land meets sea. With the growth of Boston and its surrounding communities, the islands came to be unusual for their lack of inhabitants and development at the edge of a major metropolitan area. Figuratively, the Boston Harbor Islands have often been on the ‘edge of society’: places used to isolate people, institutions, and activities.”

Islands on the Edge explores the Harbor Islands and the concepts in the Islands’ interpretive theme, with drawing, painting, photography, video, mixed media, and sculptural installations by twenty-one artists.

Artists:

Judith Belben, Aaron John Bourque, Pogus Caesar, Laura Davidson, Phyllis Ewen,

Silas Finch, Jeffrey Heyne, Steve Hollinger Tova Katzman, Ian Kennelly, Lisa Knox,

Karen McFeaters, Maureen McNamara, Nathaniel Meyer, Wendy Shapiro, Sophia Sobers,

Christopher Squier, John Steck Jr., Gianna Stewart, Maureen Vezina, Sarah Wentworth

FPAC’s show at Atlantic Wharf Gallery is be part of **The Isles Arts**

Initiative (IAI), a project initiated by Flux.Boston in collaboration with the Boston Harbor Island Alliance, the National Park Service, the Department of Conservation and Recreation, Greenovate Boston and the Boston Art Commission.

Says curator Liz Devlin, “I am amazed and humbled by all of the thoughtful submissions we received for the Islands on the Edge exhibit from FPAC members not only locally, but across the globe. As a curator, the Atlantic Wharf Gallery provides a wonderful opportunity to explore unique spatial compositions and create unexpected relationships among works—I am thrilled to have so many community members engaged in Islands on the Edge and to have the opportunity to showcase the exhibition as a part of the larger Isles Arts Initiative this summer in Boston.”

IAI is a multi-site, multi-media project that includes installation and

performance on Boston’s Harbor Islands, and other gallery venues including The Boston Sculptors Gallery and Boston Children’s Museum. Partners in IAI include regional arts organizations, artists, and institutions from across Massachusetts and New England; IAI is a rare initiative that is not tethered to city, but rather celebrates a regional treasure.

More information at <http://www.fortpointarts.org/posts/atlantic-wharf/>

About the curator

Elizabeth Devlin is an independent curator, art consultant, and founder of FLUX. Boston, an online resource for artists and art enthusiasts in the Boston area and beyond. Through weekly event coverage, artist interviews, and educational posts, Elizabeth enables FLUX readers to feel informed, engaged in, and connected to the pulse of Boston Arts. Her writing has been featured in Art New England, New American Paintings, and



Art21 Magazine among others. As a trusted resource and friend to the Arts community, a certified Boston Redevelopment Authority artist and curator of several critically acclaimed exhibitions to-date, Elizabeth strives to make the art world more accessible and to champion the endeavors of Boston's creative community. More about Elizabeth at www.FLUX-boston.com

About FPAC

The Fort Point Arts Community, Inc. of South Boston (FPAC) is a non-profit community organization founded in 1980 and run by neighborhood artists and volunteers. Our mission is to promote the work of our artists to a broad and diverse audience; to preserve the artists' community in the Fort Point Channel area; to maintain and expand access to affordable studio space; and to increase the visibility of the arts in Fort Point

Fort Point artists generate art all

year, present two Open Studios events annually, advocate for the development and preservation of permanent studio space, organize art lending programs, run galleries and a store, create temporary public art, and actively participate in decisions that affect our neighborhood. We encourage new ideas, collaboration, connections, and economic growth.

FPAC programs exhibitions year-round at Atlantic Wharf Gallery thanks to the support of **Boston Properties.**

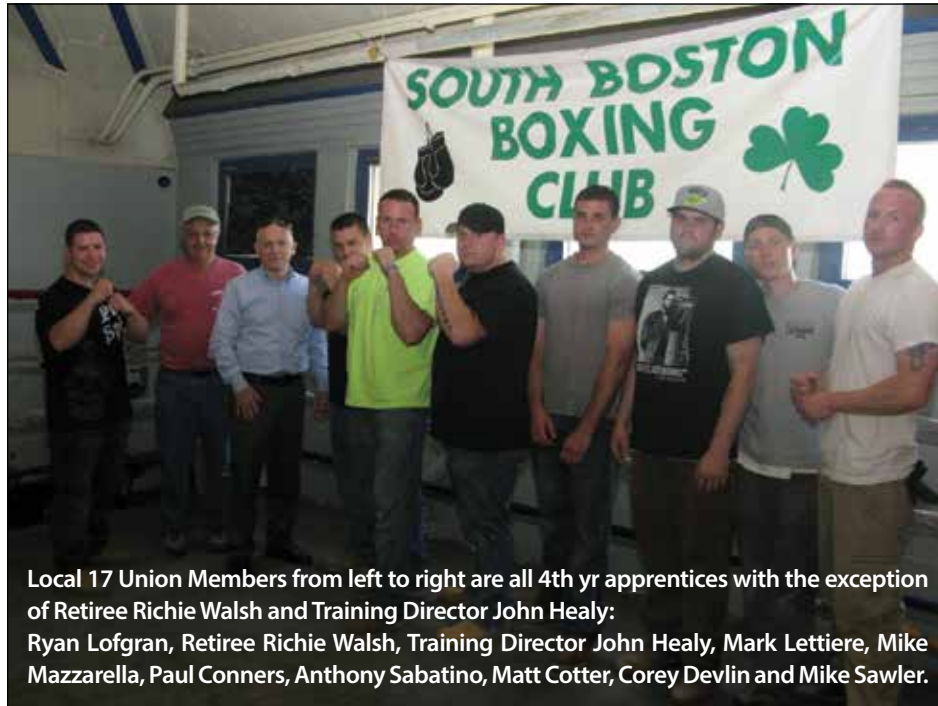


Local 17 Sheet Metal Workers Help South Boston Boxing Club

Members of the Sheet Metal Workers Local 17 showed up to the L street bathhouse Tuesday morning to volunteer their labor in hanging a speed bag frame that had fallen off the wall at the South Boston Boxing Club.

The Sheet Metal Workers have deep roots in South Boston. Their apprenticeship program was once run out of South Boston High School. The late, great Jim Kelly was a member and the Recording Secretary of Local 17 until his passing in 2007. South Boston native Jim Wool was the Business Manager of Local 17 until his retirement in 2012 and there are currently two officers in Local 17 that were born, raised, and still live in South Boston; The Training Director, John Healy and Business Agent, John Martin.

If you grew up in South Boston,



Local 17 Union Members from left to right are all 4th yr apprentices with the exception of Retiree Richie Walsh and Training Director John Healy: Ryan Lofgran, Retiree Richie Walsh, Training Director John Healy, Mark Lettiere, Mike Mazzarella, Paul Conners, Anthony Sabatino, Matt Cotter, Corey Devlin and Mike Sawler.

you knew or were friends with a "tin knocker". Which is why it comes as no surprise how the Sheet Metal Workers ended up at the Boxing Club on this Tuesday Morning.

While John Healy was walking the beach two weeks ago, he ran into his old friend Jimbo Curran. Jimbo asked John if he knew any kids that were interested in boxing. John, who was coincidentally helping one of his Sheet



Metal Worker apprentices get into boxing, said yes, and brought that apprentice to the South Boston Boxing Club. After a couple of nights, of great one on one training with John Curran, the speed bag frame fell off the wall. The next morning, the Local 17 Sheet Metals Workers grabbed a handful of apprentices to help out with replacing the speed bag frame to its rightful place on the wall. The Sheet Metal Workers are going to continue with volunteering their services to the South Boston Boxing Club with any needed repairs in the future.

It's great what a stroll along the beach in South Boston can turn into. If you're interested in joining the South Boston Boxing Club, just show up at the L st bathhouse Monday, Tuesday, and Thursday at 5pm and you will find, John Curran, Tom Lee, and Jimbo Curran eager to train and mentor the next great fighter to come out of South Boston. If you're looking to become a Sheet Metal Worker in Local 17, they accept applications on the third Thursday of every month between 8am and 4pm at 1181 Adams Street, Dorchester Ma. 02114. Both careers require dedication, discipline, and hard work!

CITYWIDE HOUSING CONTINUED FROM page 1

permitted by June 26 of that year.

"I am extremely pleased by the efforts that have taken place across City agencies to ensure that we are able to meet our housing goals," said Mayor Walsh. "The only way that we will be able to sustain the growth of our city, and our workforce, is by staying focused on our goals and streamlining our processes."

"This level of investment in Boston's housing market is extraordinary," said Chief of Housing Sheila Dillon. "As we work to make sure that Boston stays affordable, bringing new units on line at a variety of income levels is critical. Last quarter, nearly half of Boston's housing starts were at the middle income level, and nearly a quarter of this year's housing starts are affordable to lower-income households. Mayor Walsh has made housing a priority of his Administration, and these

numbers are an indication that this focus is paying off."

The City's Inspectional Services Department (ISD) has supported this rapid development by streamlining their permitting processes, reducing bottlenecks and paving the way for the rapid housing development the City will require to meet its goals of producing 53,000 new units of housing by 2030.

ISD has implemented several new departmental policies and permitting procedures, which have enabled the department to process permits at twice the speed. In 2014, ISD formed a partnership with the City of Boston's Department of Innovation Technology (DoIt) to significantly upgrade the permitting process. This collaborative effort has helped modernize and streamline the building and zoning application process.

In addition, ISD has developed a Zoning Advisory Sub-

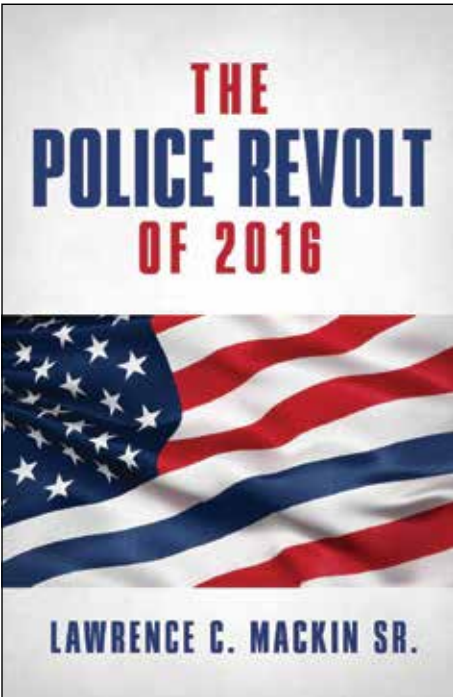
Committee, which is responsible for expediting the appeals process involving one and two family owner-occupied dwellings and small businesses applying for limited zoning relief. Other departmental upgrades have included extending the hearing hours of the Zoning Board of Appeals and the installation of digital kiosks for processing Board of Appeal applications, all of which contributed to building permits being issued on time and at a much faster rate than ever before.

"I am extremely proud of the great work my department has been able to accomplish," said ISD Commissioner William Christopher. "This task could not have been accomplished without the leadership of Mayor Walsh and the technology expertise of DoIt. Together we have not only streamlined the permitting process, but also help pave the way for the production of rental units throughout the city."

Of the units currently permitted, 451 - 18 percent of all new units -- are deed-restricted affordable housing, up 25 percent from 2014 (360 units) and 80 percent above the 2013 pace (251 units). South Boston and the Seaport District saw the highest number of units produced: 915 total and 124 affordable; followed by East Boston, with 374 units, 13 of which are affordable; and Dorchester, with 337 total units and 51 affordable units permitted.

Earlier this year, Mayor Walsh released his Administration's first progress report on achieving the housing production goals laid out in his ambitious housing plan, "Housing a Changing City: Boston 2030." The plan, released in October 2014, called for increased transparency into housing policy, including quarterly releases of data and an end of year Annual Report.

Take this week's SBT poll on middle income affordable housing at SouthBostonToday.com



Larry Mackin’s
New Novel ‘The
Police Revolt of
2016’ is Riveting

Summer is a time when many people like to kick back and read a good book or maybe even several. Well, there is a new novel out by Lawrence ‘Larry’ Mackin called ‘The Police Revolt of 2016’. If you’re looking for a book that will keep you riveted and wanting to turn page after page without putting it down, this just might be the one that will do it for you. It has people talking from the streets of South Boston to the halls of the United States Congress and has quite a few power brokers sitting up and taking notice.

Larry Mackin was born and raised in South Boston, Massachusetts, is a police officer and has 30 years of law enforcement experience. He’s troubled by what he sees as a breakdown between America’s police forces and certain segments of the nation’s population. He decided to write about what he believes is happening in America, using actual current events and how they could translate into even more serious problems for our country if left unchecked. In short, so much of what Mackin writes about in this book is actually happening, some of it deliberately kept out of the public eye.

The ‘Police Revolt of 2016’ is a fast paced, action packed story of a diverse group of patriotic police officers, federal agents and military personnel whose lives become entwined through their efforts to uphold their oath to defend the Constitution of the United States against all enemies – foreign and domestic. They begin to organize as the US Military is being downsized and weakened by Obama. As events begin to unfold, they realize that the country is in much greater danger than they ever imagined. More and more police officers are being murdered and the surviving officers are being investigated by the Obama Justice Department for defending themselves. While the police are being persecuted by the news media across the country, the Sons and Daughters of Liberty discover that there is a parallel revolution being planned from inside the White House itself.

A group of radical Islamists, allied with Obama’s private army composed of units from the Department of Homeland Security and FEMA are planning to establish an Islamic dictatorship within the United States. Against a backdrop of Soviet and Chinese military aggression, they must race to save the United States before they are discovered by Chinese military intelligence. The story combines intrigue with current national and world events - religion, politics, illegal immigration, The Second Amendment and American History - into a powerful and provocative novel that is sure to rile members of congress and liberal politicians, while simultaneously sounding a clear warning and wake-up call to all Americans. The characters and their personal stories contained in this novel are people whom everyday Americans can easily relate to. The author’s flair for keeping readers spellbound shines through in this book like few ever written before it have done.

Larry Mackin writes from the heart and puts his passion and patriotism; combined with his many years of law enforcement

experience on display on every page of this book. He also brings into play his street cred, extensive knowledge of US and World history, understanding of the political underbelly of America’s power brokers, both the good and the bad, to make ‘The Police Revolt of 2016’ a book that will be one of the most talked about in recent times.

Larry Mackin came from a large South Boston, Massachusetts family, many of whom have served in the military and in law enforcement themselves over the span of several generations.

A life member of the NRA and a political Conservative, Larry Mackin has campaigned for the office of US Congress and for Sheriff. In addition to many newspaper and magazine interviews, he has appeared on national television shows such as 48 Hours, The Phil Donohue Show, Oprah Winfrey, World Monitor, Sally Jesse Raphael and others. He was also the president of C.A.R.D

(Citizens Against Reversed Discrimination) an organization which filed a federal law suit to combat reverse discrimination which challenged the use of racial quotas in hiring on the Boston Police and Boston Fire Departments. The law suit went through the federal court system up to the US Supreme Court.

The Police Revolt of 2016 is bold, it’s fearless and absolutely entertaining from cover to cover. It’s a book, once read, will most likely never be forgotten and will have every reader re-evaluating what he or she thought they knew about the situation in modern day America.

The police Revolt of 2016 is currently available as an ebook on Amazon for \$4.99. You can purchase it online at Amazon: Just log onto the Amazon website, click on Books and type in ‘The Police Revolt of 2016 to order. It will be out in print version very shortly. This book definitely gets 5 out of 5 stars.

Public Announcement

Exelon Generation
New Boston Station
Community Meeting

6:30 PM on Wednesday, July 22, 2015
Tynan Elementary School and Community Center
650 E. 4th St., South Boston

.....
Topics will include information on recent work and an update on the Tank No. 3 Release Site *Public Involvement Plan*.
.....

QUESTIONS?
Robert Judge
Manager, Communications
Exelon Generation
300 Exelon Way, Suite 340
Kennett Square, PA 19348
(610) 765-5331
robert.judge2@exeloncorp.com



Brock Holt Hustled His Way To All Star Game; Bogarts Hoping To Be Voted In

Brock Holt probably planned on heading back home to Texas next week during the All-Star break, but he'll happily change his flight to Cincinnati after being named to the American League All-Star team according to an article by Jimmy Toscano in Comcast SportsNet.

Holt was an unknown at the beginning of last season, but that changed as he excelled in the infield and then in the outfield. Holt started at seven positions last season for the Sox (everything put pitcher and catcher) and has already done the same this season.

In fact, Holt is the first player to be named an All-Star after appearing at 7 or more defensive positions prior to the All-Star break. Holt didn't have a roster spot open for him last season, but he carved one out for himself. And now Farrell makes sure to get him on the field somewhere - anywhere - on a daily basis.

"Brock Holt's story is certainly an interesting one," John Farrell said. "Everything that he's gotten along the way he's earned. We all see the way he plays - hard-nosed, hustling type of player. But, the thing that stands out to me is his attitude that he's embraced the versatility and the utility role. Because of that he wasn't concerned about being embarrassed defensively when he went to new positions for the first time and the first time at the

major league level. To me, his attitude is the thing that stands out and is so significant while being so successful in the role." Farrell, who said he got word of Holt's All-Star nod last week, was able to give Holt the good news on Sunday after the game. Holt lit up upon hearing the news, according to Farrell.

The news of Holt joining the All-Star team was a bit of a surprise. Many thought Xander Bogaerts had a better case and may yet be voted in by the Boston fans. But with the All-Star game actually meaning something (the winning league has home field advantage in the World Series), the addition of Holt makes sense. Farrell and the Sox have benefited from Holt's versatility the last two seasons, and so will Ned Yost's American League team. And Holt is no slouch at the plate, either, as he's hitting .295 with a .383 on-base percentage.

"He's kind of the safety valve," Farrell said. "Even inside of a given game, when we've gone with a three-man bench, it's like you've got two or three players with Brock. Like I said, you can't place a value or a price tag on that. A very good player." Will Yost take advantage of that versatility? It sounds like he's well aware of what makes Holt All-Star worthy, but Farrell coached an All-Star team once and knows a player like him is important.

Summer Youth Fitness Program

The South Boston Leadership Initiative and Boston Centers for Youth and Families have once again partnered with Regan's Motivated Fitness to allow for a summer long Youth Fitness and Nutrition Program to be held at the Curley Community Center in South Boston. The program is open to South Boston residents and students between the ages of 12-18 and will be free. Some highlights include:

- **Summer of 2015 (July 7th – August 27th)**
- **3 sessions per week at The L (Tuesday thru Thursday)**
- **Mondays are reserved for participants to be introduced to a variety of unique activities (spinning, yoga, boxing, etc.) at Regan's Motivated Fitness.**
- **Group 1: Ages 15-18 (7:30am-9:00am)**
- **Group 2: Ages 12-14 (9:00am-10:00am)**

This specialized program, led by South Boston resident Thomas Regan, will look to use fitness and nutrition as a means of instilling healthy lifestyles to the youth in South Boston. While focusing on everything from flexibility to nutrition to sport-specific weight training, each participant will improve not just physically but mentally as well.

For more information and to sign up please go to www.SouthBostonLeadership.org.



TRUST CITATION

Docket No. SU15P1522PO

**Commonwealth Of
Massachusetts
The Trial Court**

Probate and Family Court

In the matter of: Helen L. Cook
Irrevocable Trust
Suffolk Probate and Family Court
Boston, MA 02114
(617) 788-8300

To all interested persons:
A Petition has been filed by:

**Dorothy A Clougherty of
Boston MA**

requesting that the Court Modify the terms of the Trust to: Strike, terminate or waive Carol A. Hrabovszky's life estate under Article 1 of the Trust. Strike the requirement for two appraisals from Article IV(B) of the Trust. Authorize Carol A Hrabovszky's co-guardians to virtually represent her interests pursuant to the Massachusetts Uniform Trust Code, M.G.L. c.203E, Section 4-303-2. Authorize Carol A. Hrabovszky's co-guardians to join with the Trustee and other beneficiaries in order to sign a deed on her behalf.

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 07/30/2015.

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 date, action may be taken without further notice to you.

**WITNESS, Hon. Joan P
Armstrong First Justice of
this Court**

June 26, 2015

Felix D Arroyo, Register
of Probate

July 9, 2015



This week, former BC hockey captain Pat Mullane joined the show:

DANNY PICARD: Tell me about your charity hockey event here. You're hosting the first annual "Comm Ave Charity Classic" this Friday night, July 10, at Walter Brown Arena. Doors open at 6 p.m. Tell us a little bit about this event.

PAT MULLANE: A few years ago, I played in a game that was pretty similar. It was run by another former BC captain, Ryan Shannon, and it was in Connecticut. I really liked the event, and I thought to myself, "How can I get involved, and use my network and resources to put on an event like this?" When Dick Kelley, the sports information director at BC, passed away from ALS, and when Pete Frates came down with ALS, I felt like there had to be something that I could do to be more involved. So, along with Andrew Orpik and other BC players, we decided to create the "Comm Ave Charity Classic" and bring back some pretty good hockey players for a great cause.

DP: Yeah, you've got a nice little roster here. And again, the first annual "Comm Ave Charity Classic" is a hockey game between Boston University and Boston College, former players. Now, you also have

special guest Ray Bourque. I know he didn't play at BU or BC, but is he going to play?

PM: Yeah, he is going to play. He's going to be on the ice for BU's team. His son Chris Bourque spent some time at BU. And so, I know Chris pretty well, and I reached out to Chris and asked if his Dad would be interested in playing. I think it's pretty unique to have Brian Leetch and Ray Bourque on the same ice for a good cause. And I don't think anyone would have an issue with Ray Bourque suiting up for BU. He's more than happy to be a part of it. For me, I think it's a pretty unique feature, for the game to have probably two of the four or five-best NHL defensemen of all-time on the same ice. That's pretty cool.

DP: It is pretty cool, and again, all proceeds benefit Compassionate Care ALS. And I look at the BC roster, Pat. So I have to ask you about Jimmy Hayes. Because he just signed with the Boston Bruins. Have you talked to him since he was traded to the B's and then finalized his new contract?

PM: I have. I actually texted him [Monday] morning before the

deal was done. And so I hadn't heard about the deal, and I felt like an idiot when I read about the deal he had just signed and I hadn't congratulated him. I think it's great that he's coming back to Boston and he can represent this city. I know he means so much to Dorchester, so for him to be able to come back and play for Boston, it's not only a thrill for him, but I think a thrill for the entire city that they have one of their own playing for the B's.

DP: What were you thinking as you watched Kevin Hayes really tearing it up for the New York Rangers in the playoffs this year?

PM: Not only in the playoffs, but throughout the year. Kevin has the skill set unlike anyone else I've ever seen before in my entire life. Maybe the only one better that I've seen is Johnny Gaudreau, his linemate at BC. I wasn't surprised with the success that he's had. He works hard, he's humble, so, it was fun to watch him produce like he did.

DP: And you mention Johnny Gaudreau. His Calgary Flames had a little playoff run there. And when the Dougie Hamilton trade

was going down — Hamilton going from the Bruins to the Flames — I was wondering if Johnny Hockey was going to be coming to Boston. Did you have some of those thoughts when you were hearing about the Dougie Hamilton stuff?

PM: No, I think Johnny's still too young in his career, and he was too successful this year for Calgary to get rid of him. Obviously that would have been great for the Bruins to pick up Johnny, but I don't think Calgary was ready to trade him away just yet. He was a little too good for them, and a little too meaningful to their team for them to just trade him away after year one.

DP: Tell us where people can go to donate, if they can't make it to Friday's event.

PM: You can go to our website at www.ccals.org/CACC and you'll be able to find the links to donate, buy tickets, and all the event info. You'll be able to find everything on our site.

Listen to "The Danny Picard Show" weekdays at dannypicard.com. Also on iTunes, and wherever podcasts are available.

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BOSTON | NATICK | BURLINGTON: OPEN FALL 2015 | MGBWHOME.COM