



**Town Council Meeting
March 15, 2011
Harvey Hearing Room**

Under the Rules and Procedures of the Winthrop Town Council, President Turco called the meeting to order at 7:05 in the Harvey Hearing Room. Councilor Varone Councilor DelVento, Councilor Powers, Councilor Boncore, Councilor Sanford Councilor Calla President Turco were present. Councilor Maggio was absent and Vice President Letterie will be late due to a prior commitment.

Councilor Calla was asked to lead the Pledge of Allegiance the President asked the Clerk to call the roll.

A motion was made by Councilor Sanford to accept the minutes from November 9, 2010

2nd by Councilor Powers

Discussion: none

Approved

A motion was made by Councilor Sanford to accept the minutes from November 30, 2010.

2nd by Councilor Powers

Discussion: none

Approved

A motion was made by Councilor Varone to accept the minutes from March 1, 2011

2nd by Councilor Sanford

Discussion: none

Approved

Public Comment

Todd Sacco spoke regarding cars speeding on Emerson Road and the possibility of making it a one-way street.

John Riviero, Precint 1 spoke about the impact Casinos would have on surrounding communities. Traffic problems being one of the biggest negative impact. Crime increases in areas where there are casinos and home values decline. Casinos are bad for local businesses and require more emergency responses. Mr. Riviero urged the Council to ask for an independent cost benefit analysis before they consider expansion of gambling in Massachusetts.

John Eade, Precint 1 addressed the Council regarding the proposed rental ordinance and read a letter he sent to Mr. McKenna. He was involved in the implementation of a pre-rental inspection program in Boston and believes adopting this type of program will make Winthrop an even better place to live.

Committee Reports

The Finance Committee met on March 3, 2011 at 6:30 in the Harvey Hearing Room. Councilor Powers, Council Finance Sub Committee Chair read the minutes from the meeting as follows:

Town Manager, Jim McKenna presented his initial budget for FY 2012 along with a year to date budget summary. He explained that his budget is based on the Governors proposed numbers; however that may change as the State budget is developed with changes brought forward by the House and the Senate. His initial budget does not contain free cash monies as of yet. Ongoing contract negotiations with several town unions need to be factored in, but until contracts are settled that is not possible. Free cash Currently stands at \$347,000.00. The goal of the upcoming budget is no layoffs of employees on either the town or school side. He has been in discussions with Dr. Lisei regarding the funding available to the schools and the schools are using those numbers in their budget preparations. There was general discussion on the potential for consolidation of town and school financial functions and the need for an internal auditor.

Questions: none

Councilor Boncore made a motion to approve the Committee's report 2nd by Councilor Sanford

Discussion: Councilor DeVento asked about the free cash it can it be allocated anywhere, can we allocate it now or will that money be put in the stabalization fund to be available for next year? The Town Manager responded that it can be held for one statutory year, a deficit will reduce the number. Thought best to leave it to the Council to establish a policy. Tying up some fiscal issues now that will have an impact into next year. Will have better projections as the budget is developed. Newspaper notifying where the money will be put will have to be done. The Council President asked the Town Manager for a recommendation by the next meeting.

No further discussion

Report Approved.

Rules and Ordinance Committee met March 7, 2011 at 6:30 at the EB Newton School
More investigation is needed matter tabled in committee.

President Turco made an announcement that the Winthrop High School Boys Basketball Team had won the State Tournament this afternoon.

Mr. Manager also recognized the Girls Hockey team that made it to the State Finals

Vice President Letterie is now present at the meeting.

Town Manager's Report

1. Received a letter of resignation from Richard Dimes, Chairman of the Planning Board. Brought to the Council's attention his forty years of service and thanked him for his service.
2. Meeting with Speaker DeLeo with a host of other State officials interested in the problems with Yirrel Beach. Special attention was given to this issue because it is a regional issue and public safety concern. Well prepared for the meeting a lot of information was given prior to the meeting. Speaker DeLeo is aware of the unique circumstances the loss of sand on the beach has been a problem for a long time going back to when he was a Selectman. Councilor DelVento was at the meeting and is encouraged that they will be looking at putting the projects together bringing the sand at Yirrel to Winthrop Beach. He was impressed with the amount of agencies present at the meeting. Even Homeland Security was present at the meeting. Councilor Boncore was happy to report that they have finally approved to have the sand moved to save homes and possibly fix the both beaches. The Council President thanked the Speaker for his leadership on the matter.
3. Projects are getting off the ground. Ferry terminal is due to get a final approval to start the bidding process. The Ferry service we are just about to award to a bidder. Low-e-ceiling project will be underway at the rink. A spreadsheet is included in the packet for the rink and the EB Newton School building. Councilor DelVento asked about the compressor at the rink. Was it replaced? With the issues the rink was having it was overworked and has to be replaced. The EB Newton School is progressing well cleanup and repairs will be done in the next couple of weeks. Have been talking to a couple of potential tenants. The leases that have been signed are included in the packet. Councilor DelVento asked about the permits for the third floor. The tenant obtained those directly. The Town Manager will provide them to the Council.
4. Progress has been made on 2 labor contracts. Will be potentially presenting contract amendments to be approved by the Council at the next meeting.
5. Have been approached by the Temple on Shirley Street regarding a constructing a new temple and assisted living facility on the property. There will be a meeting tomorrow at 11:00 in the Town Manager's Office would like a few Councilor's in attendance.

DCR Presentation

Changes in some access routing regarding the Short Beach Project.

DPW Director, Dave Hickey spoke about the project

For informational purposes only the DCR presented their plan for the Short Beach Project and how the traffic will be affected.

Robert DiRameo DCR Project Manager gave an update on the next phase of the project reconstructing the sidewalk and lighting. Will be taking part of the road to complete this phase. Should be completed within three months. Will start in the next couple of weeks. John Burkhart from PV Enterprises went over the traffic management plan in detail.

Councilor Sanford asked that Winthrop Department Heads be involved in the process. Chief Delehanty spoke about the concerns that would arise if there were an accident on Revere Street. Winthrop police sometimes temporarily close down the Revere Ave. entrance. What is the likelihood that this would become permanent that would present further problems. Chief Flanagan pointed out that the lower road will be dark. Will put illuminators and fresh paint to direct traffic. Councilor Sanford also asked about the timing of the bridge project coming into Winthrop from East Boston. Dave Hickey pointed out Winthrop does not have control over either project. Are aware of the concerns. Construction should not be going on at the same time. Bridge will start as Short Beach is winding down. Both projects will overlap for a short time. There is no time set yet for the Orient Heights Project. He also mentioned there was a breach at the seawall and residents getting flooded out at the bottom of Upland Road. Will the wall continue all the way? There is a storm management plan in place. The DPW Director will report on that continuation of the wall. During the day when construction is going on at Short Beach there will be a State Police Officer on detail to help keep the traffic moving. Councilor Boncore raised the concern of residents leaving Winthrop in the morning and how much of the road will be one lane. There is some discussion from Revere residents to try to make this a one way. The DCR plans to restore the parkway back to a two way street after the construction is finished. Dave Hickey asked if we can wait a while after the construction is finished to see if problems will be solved and traffic will be improved so that Winthrop's access is not limited by a one way. Mr. Hickey does not want to see the temporary one way be a springboard to get this permanent. The Council President thanked the DCR for their presentation and asked that our Fire and Police Chiefs be kept involved in the process.

The Town Manager resumed his report.

Senior Citizens can take part in a tax deferral program. Mr. Peter Gill will be appearing on WCAT on Eye On Winthrop to explain the program also going to give a seminar at the senior center next Thursday. The deadline is April 1st. Applications are available.

We have been given an invitation to participate in a regional discussion on FEMA mapping and how FEMA evaluates risk with flooding. Want more public input. They will be having a discovery meeting March 28th city hall in Revere. 10:00-12:00 noon. Would like to invite the public, input helps. Flood risk insight with respect to Winthrop Beach mitigation project. Copy in packet what FEMA does.

Put in packet TSAC recommendation for bus route has not made recommendation wants public works sub committee analysis findings before making final recommendation President Turco ruled to refer to Public Safety Committee for consideration.

Dave Hickey speaking on the matter of FEMA thought it is important that they hold their next round meetings here in Winthrop to gather public input. President Turco asked the Manager if he could ask to meet here. Second meeting March 29, 2011 Boston City Hall. Mr. Soper brought to our attention important resetting of the zone which involved about 100-200 homes.

Old Business

President Turco mentioned the Town Clerk received an e-mail from Board of Assessors Mr. Maruzzi and he confirmed the threshold was met with the petition. Need seven votes in the affirmative for the Overlay to pass.

Attorney Lynds submitted a letter to the Town Clerk which requests the Council to table the matter for sixty days to allow for dialogue in order to discuss the concerns of neighbors and hopefully reach a reasonable consensus as to an acceptable proposal.

Councilor Boncore made a motion to table the matter until May 17, 2011 meeting so the developer can meet with the members of the neighborhood and try to come to some resolution the neighbors can be happy with.

2nd by Councilor Varone

Discussion: Councilor Boncore listened to everyone involved. The developer has respectfully requested 60 days to meet with the neighbors and possibly come to a resolution.

Councilor Letterie pointed out that the developer should have reached out to the neighbors during the last six months that this issue has been going on. What are the ramifications of it not being tabled and voted down? He is against tableing the vote.

President Turco thought the petitioner could withdraw it would have to be voted. If the matter were voted down there would be a two year period that it could not come back to the Council unless it were a substantially different project.

Councilor Sanford believes the owners of the property got the message from the neighbors and he would like to host a meeting for the developers to meet with the neighbors to discuss what kind of development they would be comfortable with. Asked the neighbors to be reasonable. He does not want to see the property empty for two years.

Councilor Powers stated that he looked into the matter more at this time would not support the SDOD. By waiting 60 days to vote it would not harm the neighborhood in any way. An empty building poses a threat to the neighborhood. Fire and vandalism threat. Maybe a compromise could be reached.

Mr. Richard Bangs spoke representing the neighborhood and stated that the neighborhood would only be happy with single family or two family homes.

Councilor Varone agreed with councilor Powers and said he was also against the current development. Hoping the developer can come up with a project the neighbors will be happy with.

The Council President asked for a roll call vote to table the SDOD until May 17, 2011.

Councilor Varone	YES
Councilor DelVento	YES
Councilor Powers	YES

Councilor Boncore	YES
Councilor Sanford	YES
Councilor Calla	YES
Vice President Letterie	NO
Council President Turco	YES

7 votes in affirmative
1 no vote

President Turco reiterated his stand that he is against the project as it stands but urged the developer to use the sixty days to come up with something that is conducive to the neighborhood.

Linda Rainville wanted to know if the developer agrees to something how is the neighborhood certain that is what will be done. Concerned the developer can submit an MOU. The Council President assured her that the developer will not get the yes vote from the Council unless it is good for the neighborhood.

March 29, one hour before the Spring Forum the place and time for the meeting will be announced.

Attorney Lynds expressed that he was not sure who to invite to the meeting. Does not want to leave anyone out. Abutters, abutters of abutters. The President suggested that anyone should be able to attend the meeting including all the people who signed the petition. Councilor Sanford agreed because of traffic issues that would impact a larger area than just the immediate neighborhood. Attorney Lynds looking for suggestions on who to include to avoid someone saying they were not included.

The matter is tabled until May 17, 2011.

Proposed Rental Ordinance (in Committee)
Wait for Rules & Ordinance to send back to the Council

TSAC recommendations discharge
2 issues

Councilor Boncore: The Rules & Ordinance Committee is making no recommendation. The meeting was null and void because it was not posted.

Motion requested by the Town Manager and TSAC to amend sec 10.20.020 "Schedule of stop intersections" as follows Pauline Street east and west bound at the intersection of Hermon Street add to town ordinances.

2nd by Councilor Sanford

Discussion: Councilor DelVento asked, do we need a public hearing for a traffic ordinance change. Councilor Boncore responded no we do not need a hearing.

Discussion on the motion. Vice President Letterie asked if there are more or less accidents in the intersection. The Town Manager responded that the four way stop makes for a more safe crossing for pedestrians. The Chief received positive feedback. It causes

the traffic to slow down and proceed with caution through the intersection. Chief Flanagan was concerned that the traffic might back up on the snow days but the feedback from residents has been positive with no serious backups. The Town Manager is in favor of the four way stop.

Motion Approved

At the request of the Town Manager Councilor Boncore made a motion to amend section 10.16.100 of our town ordinances which is entitled Parking limited on certain streets during certain times. No Parking taxicab stand as follows: remove Veterans Road 2 standard-size parking spaces as indicated on map on files in the town offices.

2nd by V.P. Letterie

Discussion: The Town Manager provide more permanent location for taxi to stand. Two locations better than Veterans Road. TSAC sites two sites that are more appropriate for cabs to stand.

Discussion: Councilor DelVento: the cab Company on Shirley Street is no longer there. It is not necessary to have spots there anymore.

Motion passes unanimously

Councilor Boncore move to amend the town of Winthrop by-laws section 10.16.100 parking limited on certain streets at certain times No parking taxicab stand as follows and add Revere Street north 40' east of the intersection with Governors Drive and add adjacent to Hagman Road east occupying the 2 existing standard sized spaces at the north west most limit of the existing public parking lot

2nd by Councilor Varone

Discussion: Chief Delehanty explained the spots are for standing cabs not for parked abandoned cars with no drivers. Tried to locate where would not affect the neighbors. Placed where it would not affect residential areas. Councilor DelVento asked what the fine would be to park improperly in a restricted area. Parking overnight will be ticketed. V.P. Letterie was concerned the area across from Brothers Restaurant would interfere with Fort Banks pickup. Only one spot is designated there should not be a problem. One spot on Revere Street and two spots on Hagman Road in the Center.

Motion passes unanimously.

New Business

The Town Manager veterans agent has seen an increased need for veterans services to veterans who are not employed and need temporary assistance that we are obligated to provide. There are eight additional cases above what we have budgeted for. Need to add additional monies to the budget in order to do that. 75% benefits will be reimbursed the following fiscal year.

Councilor Varone asked if \$24,600 would be enough? The Town Manager may have to come back again but feel this is what we need at this time.

Motion to approve transfer request \$24,610 from the Town Council Reserve line item to the Veteran's Contract Services for Veteran's benefits

Motion by Councilor Varone

2nd by Councilor Calla

Discussion

Motion passes unanimously

Motion to approve the transfer of \$19,800 from the Sewer Reserve line item to the Sewer Contract Service line item for ongoing DEP Compliance items

Motion by VP Letterie

2nd by Councilor Powers

Discussion none

Transfer passes

Consolidation of Financial operations between the town and the School

The Town Manager has submitted a comprehensive plan to the Council. The President intends to send this to the Finance Committee. It is on the agenda for the School Committee

Town Manager: the report speaks for itself done a lot of research. It is widely supported, and thought through very carefully. Make recommendations to advance from where we are. Many communities consider this as an alternative to how to be more efficient and effective. Thanked people involved in developing the plan from Dave Hickey, Mike Bertino, Michele Karas and Dr.Lisi.

The Town Manager entirely endorses the changes he proposes. We can always be more effective. Hope the Council embraces this report.

President Turco thanked the Manager, Mr. Bertino, and Mr. Hickey for their part in the report. Only requires one vote to cancel it. Not locked in on a permanent basis if something is not working.

Councilor DelVento is a proponent of these consolidations however it was submitted as a 6.1 that triggers a vote in 60 days to accept or reject the plan. Cannot vote to amend or alter the plan. This is the plan it is not a study. If there are modifications to be made there is no opportunity. Would like to see pull the three sections apart, Finance, Facilities and MIS can work on them as individual pieces and get them going. Don't want the whole plan held up for a one area of concern. Has serious concern of the implementation of the plan. Request the Town Manager pull back the report.

The President made a suggestion to the Town Manager to resubmit without the footnote referring to 6.1 that would allow the Finance Committee to break it down into three areas. The Town Manager agrees to withdraw the footnote, no objection from the Council. Did not see this as a finished product. Any questions forward to the Manager for consideration.

The Town Manager withdrew footnote number 6. 1 of his consolidation report and resubmitted as modified.

No objection refer to Finance Committee

Committee Reports

Pursuant to Section 2-10(a) of the Winthrop Town Charter, The Town Council President appoints Laura L. Lopez to Board of Health said appointment expires on June 30, 2012.

Motion by Councilor Boncore to approve

2nd by Councilor Powers

Discussion: none

Approved

Pursuant to Section 2-10(a) of the Winthrop Town Charter, The Town Council President appoints Norman Hyett for a three year term on the Conservation Commission, said appointment expires June 30, 2014

Motion by Councilor Boncore to approve

2nd by Councilor DelVento

Discussion: none

Approved

The Council President urged the public to go on the town website and apply for openings on various boards and committees

Councilor Boncore suggested we award Mr. Richard Dimes with a plaque honoring his many years servicing the town of Winthrop.

A motion was made by Councilor Boncore to award the basketball team and coach for a great season and winning the State Tournament.

2nd by Vice President Letterie

Councilor DelVento asked to amend the motion to include the great season the girls hockey team had and cheering finalist who qualified for state titles

No objection change the motion to include girls hockey team, boys hockey team, and cheering squad

Discussion: none

Motion passes

Public Comment

John Riviera, Precint 1

Spoke in favor of an independent cost benefit analysis on gaming.

March 29, 2011 The Spring Financial Forum 7:00 PM Cummings Multipurpose room
6:00 1 hour before for Council meeting.

Councilor DelVento asked to enter into Executive Session with the purpose of discussing litigation update. If the motion passes we will not return from Executive Session.

Public Comment

Guy Brandenstein happy with water sewer forum

Rental Ordinance in favor of it

Concerned with Short Beach overlap with bridge project will affect emergency personnel from entering and exiting Winthrop.

Councilor Calla addressed this concern and asked if the other project can be postponed?

Mr. Hickey responded that MassHighway will set up a meeting to talk about their

construction plans. Started the process of talking about these issues. Will keep the Town Manager informed.

3rd issue FEMA walked away after making a mistake. Some banks still say that some owners have to get flood insurance. FEMA faced no consequences. Meeting March 28, 2011 in Revere. The President will have representatives at this meeting.

March 22nd 7:00 PM School Committee will be interviewing candidates for Superintendent of Winthrop Schools. 7:00 Earl Metzler from North Quincy High School. 8:30 Maureen Bingham from Swampscott School Department
Friday March 25, 2011 at 5:00 will interview John Macero from Revere and 6:30 Paul Schlitman from Lowell. These will not be televised until all candidates have been interviewed. WCAT will play them back to back after interviews are completed.

At Councilor DelVento's request we will be entering into executive session with the purpose of discussing collective bargaining? Councilor Boncore read rule 3. There was some discussion about whether an executive session was needed. The Town Manager did inform Howard Greenspan to make up a summary memo that will be available to the Council. updating 2 outstanding pieces of litigation. The Town Manager thought he would provide some information in a short executive session.

Motion by Councilor DelVento to enter into executive session with the purposes of discussing strategy as relates to collective bargaining. Rule 7 open meeting law section B 3 To discuss strategy with respect to collective bargaining.

2nd by Councilor Calla

Roll call vote

Councilor Varone	YES
Councilor DelVento	YES
Councilor Powers	YES
Councilor Boncore	YES
Councilor Sanford	YES
Councilor Calla	YES
Vice President Letterie	YES
President Turco	YES
8 YES VOTES	

President Turco asked that people pray for the people of Japan who are suffering from a recent earthquake and tsunami

The meeting was adjourned at 10:00PM

Respectfully Submitted,

Leighanne Strangie

Documents Used in this meeting are as follows:

1. John Eade letter

2. Casino Impact handout
3. Attorney Lynds letter
4. Town Managers Report

These documents can be found in the Town Clerk's Office upon request.

EADE

34 WADSWORTH AVE.

WINTHROP, MA 02152

617.539.1720

James McKenna
Manager, Town of Winthrop
Winthrop Town Hall
1 Metcalf Square
Winthrop, MA 02152

14 March 2011

Dear Mr. McKenna:

Adopting a pre-rental inspection program is the singular, most important step our Town can take to improve our quality of life and protect property values throughout Winthrop. Though this program applies solely to non-owner occupied units the benefits accrue to everyone.

Land lords are protected from the irresponsible tenant as well as the dead-beat scam artist who doesn't want to pay rent. A pre-rental certificate is proof an apartment conforms to the habitability requirements of the Massachusetts Sanitary Code. This certificate is evidence that the rental unit was in good condition when a tenant moved in. And, it also demonstrates that the owner is a responsible property owner.

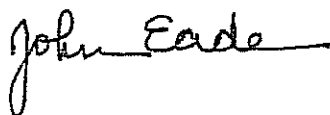
This code doesn't mean the unit is magnificent or stately. The Sanitary Code simply sets a minimal standard of habitability. It only requires that the rental unit be safe and in good repair.

A pre-rental certificate reassures a renter in many ways but, two stand out. A future tenant knows immediately the apartment is in good condition and that the landlord is a responsible property owner who cares about the families who live there.

Participation in a pre-rental inspection also tells the neighbors and, in fact the entire Town of Winthrop, this owner is responsible and this owner does care about maintaining Winthrop as a livable community. A pre-rental inspection program is so valuable to everyone that it should be made available to owner occupied units on an appointment basis as inspectors are available.

A pre-rental inspection program is a municipal jewel which will benefit all of Winthrop. It reassures and protects every person involved in renting a new home. Adopting this program makes sense and will clearly make Winthrop an even better place to live.

Sincerely Yours,



LAW OFFICES OF
RICHARD C. LYNDSEY

1216 BENNINGTON STREET
EAST BOSTON, MASSACHUSETTS 02128
TEL: 617.207.1190
FAX: 617.207.1195

email: rclyndsesq@lorcl.com

March 15, 2011

VIA IN HAND DELIVERY

Jeffrey R. Turco, Esq., President
Winthrop Town Council
One Metcalf Square
Winthrop, MA 02152

Re: **142 Pleasant Street, Winthrop**
Petition to Amend Town of Winthrop Zoning Map

Dear Sir or Madam:

This office represents the legal interests of Louie and Rita Roberto, Trustees of the 142 Pleasant Street Realty Trust and owners of the real property located at 142 Pleasant Street, Winthrop (hereinafter the "Premises"). As you know, the Owners of the Premises have presented a Petition to the Winthrop Town Council and Winthrop Planning Board pursuant to G. L. c. 40A, §5, seeking to amend the Zoning Map of the Town of Winthrop to include the Premises within the Special Development Overlay District ("SDOD") (See *Winthrop Town Code Article X.A, Special Development Overlay District, § 145-61*).

As expressed at the public hearings on this matter, the purpose of the Petition is to allow for the reuse of the former Governor Winthrop Nursing Home, which is an existing nonresidential property. Upon the approval by the Town Council of any amendment and Subject to approval by the Winthrop Planning Board under the SDOD provisions, it is the intent of the Owners to reuse the Premises in a manner compatible with the surrounding neighborhood under the limitations imposed by §145-61 of the Winthrop Code. Allowing the petition would permit the Owner to present a development plan to the Planning Board which would be intended to prevent disinvestment and deterioration of the existing Premises, which have become obsolete for its original purposes. Furthermore, allowing the Petition would enable the Owner to protect and enhance the value of the real property. In fact, the SDOD provisions of the Town Code is intended to provide regulatory flexibility to achieve all of the foregoing

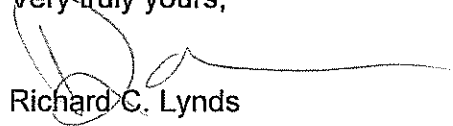
(See Winthrop Town Code Article X.A, Special Development Overlay District, § 145-61.1).

It was apparent at the Public Hearing held by the Council on March 1, 2011 that at least three of the nine Councilors did not support the Petition at this time. Under G. L. c. 40A, s. 5, the Town Council has upto ninety (90) from the date of the first public hearing to render a decision with respect to this Petition. Accordingly, in light of the foregoing it is the intent of the Owner to request additional time to allow for dialogue in order to discuss the concerns of neighbors relative to this project and hopefully reach a reasonable consensus as to an acceptable proposal.

Therefore, it is respectfully requested on behalf of the Owner that the Council table this matter for a period of approximately sixty (60) days (until either May 17, 2011 or May 24, 2011), during which time the Owner shall endeavor to meet with the neighbors to understand and possibly address their concerns.

As always, I thank you in advance for your cooperation.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Richard C. Lynds', with a long horizontal flourish extending to the right.

Richard C. Lynds

cc: Anthony Roberto
RCL/tbm

Casino Impact

What They Don't Want You To Know...

www.NeighborsOfSuffolkDowns.org

Crime Goes Up In Communities That Host Casinos: In the first 6 years after casinos opened in Minnesota, crime rose 39% in counties with casinos. U.S. News & World Report found crime rates in casino communities are 84 percent higher than the national average.

Drunken Driving Fatalities and Accidents Increase: Foxwoods and Mohegan Sun have at least 50% more OUI arrests than any other State Police troop in the state. Drunken driving related fatalities almost doubled in the area during 2009 vs. 2008 because the casino revenue to the state decreased leading to budget cuts in police force. Before "Happy Hours" were outlawed in Massachusetts in 1984, there were 411 drunk driving related fatalities compared to only 151 in 2008. Imagine worrying about contending with drunk drivers at any hour of the day!

Home values decline: Atlantic City home values are 50% less than the statewide average. East Boston's, Revere's and Winthrop's home values are 90-95% of Massachusetts' statewide average....Do you want your home value to decrease by 40%? Many casino workers in CT cannot afford rent causing landlords to resort to "hot-bedding"....they turn residential homes into rooming houses.

Casinos are bad for local businesses as well:

"People will spend a tremendous amount of money in casinos, money that they would normally spend on buying a refrigerator or a new car. Local businesses will suffer because they lose customer dollars to the casinos."

—Donald Trump, interviewed by the Miami Herald.

Before gambling arrived in Atlantic City, there were over 360 restaurants and bars 15 years later there were fewer than 70 outside of the casinos.

Thousands of people pass through our neighborhoods on their way to and from Logan Airport every day. How many of these people stop and spend in the area??

- I've read recently that local businesses wouldn't be hurt as long as they maintained a "good relationship" with the casino. One local restaurateur was told by casino management that he would be allowed to bid on a kiosk inside the casino. How many local businesses do you think will be allowed to have kiosks at the casino?

Tourists won't be coming to Boston for the casinos. The casinos are coming to Boston for the tourists:

More people visit Faneuil Hall than Disney World each year according to Forbes magazine. Remember, Boston is a cold-weather town so this is really extraordinary. 80% of casino patrons live within 50 miles of the casino. Casinos count on this.

This document represents the opinion of "The Neighbors of Suffolk Downs", a group of concerned residents of the Cities and Towns surrounding Suffolk Downs. The following localities are represented: East Boston, Revere, Winthrop, Chelsea and Boston proper.

This document is the result of reading and reviewing: news accounts, peer-reviewed research studies and casino industry-funded reports.

Lottery: The lottery returns 21 cents of every dollar in direct local aid. Slot machines return only 3 cents on that same dollar. Boston, Chelsea and Revere residents spend \$570 million on the lottery every year. These same people are very likely to spend those dollars on slots instead. If they spend only 1/3 of those dollars or \$190 million at the casino there would be a **\$34 million loss** in local aid.

State Economy: The most recent revenue estimates from the state predict \$400 million a year once the casinos and slot parlors are up and running. Studies show and the casino industry agrees that there will be at least 300,000 new pathological & problem gamblers in MA. That = \$1,200,000,000 (1.2 billion dollars) in cost to the state for services or 3 times the most ambitious revenue estimates.

Jobs: Casino employees often are paid so little that they can't afford to live in the communities where they work. Card dealers earn on average \$15,810 per year - not nearly enough to support a family in most Massachusetts communities. A family of two with an income of \$15,810 is income eligible for Food Stamps, WIC, Fuel Assistance, Utility Shutoff Protection, MassHealth, Section 8, Massachusetts Rental Voucher Program, Public Housing, and the Earned Income Credit - all of which costs Massachusetts taxpayers money.

Racetracks: Racinos typically see a jump in race days and purses in the first couple of years after slots are introduced. But casinos classify these expenditures as losses when the state comes looking for more money. The casino operators are ready to say to the state, "Would you rather us eliminate track jobs and racing days or do you want to lay off more firefighters, police and teachers?"

What Can You Do?

The National Gambling Impact Study Commission (1999) had one main recommendation, that is, to complete an Independent Cost Benefit Analysis before undertaking casino gambling. We have not done that in MA. NH has performed a preliminary C/B A and they were warned that a more detailed study needed to be done before legalizing expanded gambling.

Call our legislators: 617-722-2000 and the Governor: 617-725-4005 and demand that they conduct an

Independent Cost Benefit Analysis

before they consider any expansion of gambling in Massachusetts.

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