

# TOWN COUNCIL MEETING MINUTES OF JANUARY 6, 2015

Under the Rules and Procedures of the Winthrop Town Council, President Gill called the Town Council Meeting to order at 7:00 PM at the Harvey Hearing Room

## PLEDGE OF ALLEGIANCE

Councilor Varone leads the Pledge of Allegiance

## MOMENT OF SILENCE- Firefighter John Guide

## ROLL CALL

Councilor Calla	Absent
Councilor Sanford-	Present
Councilor Boncore-	Present
Councilor Varone-	Present
Councilor Letterie-	Present
Councilor Boyajian-	Present
Councilor Mael-	Present
Vice President DelVento	Present
Council President Gill-	Present

## 2015 TOWN COUNCIL ELECTION-VICE PRESIDENT

**Motion by Councilor Letterie to nominate Councilor Mael as 2015 Town Council Vice President**

**2<sup>nd</sup> by Vice President DelVento**

**Passed Unanimously**

**Nomination Closed**

**Motion by Councilor DelVento to cast one vote for Councilor Mael to be the 2015 Town Council Vice President**

**2<sup>nd</sup> by Councilor Boncore**

**Passed Unanimously**

## PUBLIC HEARING

Petition to determine 60 Hermon St. be placed into a Special Development Overlay District (SDOD)

President Gill opens reading petition (See Attached Copy)

Petition Presented by abutters of 60 Hermon St. (See Attached Copy)

President Gill Opens Floor for discussion-

-Kathleen Hanson (P1)-How many units will there be?

-Attorney Lynds responds he was not aware of this Public Hearing and is not fully prepared, he does refer to the Winthrop Planning Board recommendation of 7-0 to grant this SDOD and asks Town Council to take this into consideration. Number of units is still subject to discussion, this is a very early stage of development and is undetermined at this time. All questions from any abutting neighbors can and will be answered at the time of a final decision on the SDOD.

**There is a joint Meeting with Rules & Ordinance and the Public Health and Safety Committee on Jan. 13, 2015.**

**Motion by Councilor Boncore to continue this Public Hearing until the next Town Council Meeting of 1-20-15**

**2<sup>nd</sup> by Councilor Varone**

**Passed Unanimously**

-Shelley Flaherty (P1)- How are units determined?

-President Gill-After they are approved, there will be a series of meetings with the Planning Board and they will make final decision after a full investigation of project and meeting with developers.

-John Cataldo (P1)-Before any decisions made, he feels a deciding factor should be based upon visitation from those who are involved with this final decision.

-Richard Nicoletti (P1)-What will happen if the Town Council rejects the SDOD?

-Property will remain the same.

He has a problem with something being approved prior then knowing what exactly will be allowed.

-Shelly Flaherty (P1)-Safety Concerns

## **NEW BUSINESS**

**Motion by Councilor Sanford to refer that the Town Council vote to approve the transfer of \$15,000.00 to the Finance Committee (See Attached Motion)**

**2<sup>nd</sup> by Councilor Letterie**

**Discussion**

**Passed Unanimously**

**Motion by Councilor Varone to refer that the Town Council vote to approve the transfer of \$57,950.00 from Capital Reserve to the Finance Committee .....(See Attached Motion)**

**2<sup>nd</sup> by Councilor Sanford**

**Discussion**

**Passed Unanimously**

**2015 Town Council Committees-Winthrop Town Council (See Attached)**

**2014 State of the Town Message-Read by President Gill (See Attached and available on Town Web site)**

**Motion by Councilor DelVento to approve the appointment made by President Gill of Diane Mackin to the Board of Assessors for a term to expire June 30, 2015**

**2<sup>nd</sup> by Councilor Letterie**

**Passed Unanimously**

## **OLD BUSINESS**

**None**

**President Gill discusses property located at 142 Pleasant St. noting there has still been no communication with owner of property and has concerns of the deteriorated building being in a residential area.**

**Motion by Councilor Sanford to refer to President Gill and Town Manager McKenna to enter into a conversation with owner or designee of the property and report back at the January 20<sup>th</sup>, 2015 Town Council Meeting.**

**2<sup>nd</sup> by Councilor Boyajian**

**Passed Unanimously**

**Motion by Councilor DelVento to enter into Executive Session (8:50PM) to discuss litigation.**

**Discussion of this matter in an open session could have detrimental effect of this litigation.**

**2<sup>nd</sup> by Councilor Boyajian**

**Passed Unanimously**

## **ROLL CALL**

Councilor Calla	Absent
Councilor Sanford-	Yes
Councilor Boncore-	Yes
Councilor Varone-	Yes
Councilor Letterie-	Yes
Councilor Boyajian-	Yes
Councilor Mael-	Yes
Vice President DelVento	Yes
Council President Gill-	Yes

**Return to Open Session 9:38**

## **ADJOURNMENT**

**Motion to Adjourn by Councilor DelVento**

**2<sup>nd</sup> By Councilor Sanford**

**Passed Unanimously**

**Meeting Adjourned at 9:40 PM**

A DVD of this meeting is available from WCAT / [www.youtube.com](http://www.youtube.com)  
Public Documents used in the meeting are available at Town Managers Office.

### **Documents Used in this Meeting:**

Hand Written Notes

Committee Openings Documents

Roll Call Log

Written Motions / Verbal Motions

Respectfully submitted,  
Town Council Clerk  
Denise Quist

- Frank Constantino (P2)-Opposes project being granted an SDOD
- Roberta Cataldo (P1)-Has any other property been turned down from being granted an SDOD-
- Yes, the Nursing Home on Pleasant St., which is still vacant.
- Councilor Varone opposes this project being granted an SDOD prior to know what is going on the property and will abide by his constituents petition at this time

## **CITATION**

President Gill recognizes Charlotte Fobert's retirement and her many years of service to the Town Hall.

## **MINUTES**

**Motion by Councilor Letterie to accept the Town Council Minutes of the December 16, 2014, as circulated**

**2nd. By Councilor Boyajian**

**Passed Unanimously (Councilor Sanford Abstains)**

## **PUBLIC COMMENT**

None

## **CORRESPONDENCE**

Chamber of Commerce 24<sup>th</sup> Annual "Kick Off Dinner" January 23, 2015 6:30 PM

Councilor Sanford reads names of Award Recipients (See Attached)

Honoring Richard Honan – January 24, 2015 CPYC 6-11PM

-All proceeds go his Support the Troops Charity

**Motion by Councilor Letterie to present Citations from the Town Council to all recipients of the Chamber of Commerce (excluding Dawn Letterie), Hockey Players and Richard Honan**

**2nd by Councilor Sanford**

**Passed Unanimously**

**Motion by Councilor Boncore to present a Citation to Chamber Award winner Dawn Letterie**

**2<sup>nd</sup> by Councilor DelVento**

**Passed Unanimously**

## **COMMITTEE REPORTS**

**Rules & Ordinance Scheduled Joint Meeting with Public Health & Safety January 13, 2015**

**Rules & Ordinance Scheduled Meeting on January 13, 2015**

## **TOWN MANGER REPORT**

-Taking a "status reports" on several projects currently being worked on, making very good progress.

-Miller Field revitalization

-DPW Director discusses status on our "radio reading" about 2/3 of the Town complete.

Discusses efforts on sidewalks and financial need to be discussed in the near future with the Town Council

-Temple "Feldman" Apartments Grand Opening – January 22, 2015 10:30 AM

-Police Grant for cameras in Police Cruiser was submitted today

-Work has begun on the barge

-Meeting with Paul Rupp and Arrow Street Design to discuss a concept plan for Center Business Development

-Meeting about Lewis Lake drainage plan

-Meeting with the Finance Commission on January 21, 2015

-Meeting with Library Trustees on January 13, 2015

-Bring forward our Web page, making resources more accessible, advancing technology.

-DPW Director discusses status on our "radio reading" about 2/3 of the Town complete.

Discusses efforts on sidewalks and financial need

## **SCHOOL DEPARTMENT UPDATE**

-Fasella Scholarship – Awarding \$237,500 for this year's graduates / also contributed \$12,500 for AP Testing

-WHS students participated in the National Achievement Awards

-5<sup>th</sup> Grade Students participated in the first Lego Tournament, came in 2<sup>nd</sup>

-3<sup>rd</sup> Grade honored by National Arts and Humanities

-\$1500 Raised by Bake Sale for Sabrina Feudo Fund

-Winthrop Boys Hockey 5-1-1 Ranked 3 in Div. 2

-Winthrop Girls Hockey 6-0-0



# TOWN OF WINTHROP

## OFFICE OF THE TOWN MANAGER

Town Hall, 1 Metcalf Square, Winthrop, MA 02152 Telephone: 617-846-1077 Fax: 617-846-5458

**James McKenna**  
Town Manager

### MOTION

Submitted By: Town Manager

Date: 12.30.14

### TEXT OF MOTION

Motion: I move that the Town Council vote to approve the transfer of \$15,000 from Capital Reserve to DPW Expenditure Line 0196052-588023 for the purpose of finishing the Winthrop Street Corridor Phase One Engineering;

or take any other action relative hereto.

Vote: \_\_\_\_\_

Council President: \_\_\_\_\_

Date: 1-6-2015

Town Manager: \_\_\_\_\_

CFO: \_\_\_\_\_

*Motion by Councilor Santos to refer  
to the Finance Committee  
and by Councilor Letterie  
Passed Unanimously*



# TOWN OF WINTHROP

## OFFICE OF THE TOWN MANAGER

Town Hall, 1 Metcalf Square, Winthrop, MA 02152 Telephone: 617-846-1077 Fax: 617-846-5458

**James McKenna**  
Town Manager

### MOTION

Submitted By: Town Manager

Date: 12.30.14

### TEXT OF MOTION

Motion: I move that the Town Council vote to approve the transfer of \$57,950.00 from Capital Reserve for the purpose of matching the CZM grant for the Lewis Lake Tide Gate Engineering;

or take any other action relative hereto.

Vote: \_\_\_\_\_

Council President: \_\_\_\_\_

Date: 1-6-2015

Town Manager: \_\_\_\_\_

CFO: \_\_\_\_\_

*Motion by Councilor Varone to REFER  
TO THE FINANCE COMMITTEE  
and by Councilor Sanford  
PASSED UNANIMOUSLY.*

ADVERTISED ✓

1-8-15

TRANSCRIPT

# 2014 STATE OF THE TOWN MESSAGE

Winthrop Town Council

Peter T. Gill, President

I want to take this opportunity to recognize and express appreciation to all of our department heads and their staffs as well as to our appointed Town Boards and Committees, the Town Manager and the Town Council for their accomplishments in 2014. Their spirit of cooperation, enthusiasm and effort is responsible for significant improvement and performance in the delivery of town services in Winthrop in 2014.

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The progress of Winthrop's accomplishments of 2014, including but not limited to the following, will continue to be monitored in 2015:

Construction of 6-12 new Middle/ High School.

School improvement plan including keeping pace with today's technology.

Continuing strengthening the partnership and sharing of resources between general government and school department.

Implementation of comprehensive town building maintenance plan.

Continuation of Road, sidewalk, water/sewer infrastructure repairs including Pico / Cottage Ave major projects.

Capital improvement program for facilities updates, equipment and vehicle replacement.

See 5 year capitol improvement adopted 2013 (updated 2014).

Continuing cleanliness and overall attractiveness efforts of the town including roadside post and rail fencing; landscaping and tree replacement programs.

Engineering and development for Winthrop Street Corridor Improvement project including consideration of some additional engineering funding.

Development of the town wide as well as regional economic development plan;

See "Center Business District" zoning (adopted 2014).

Completion of over \$20 million in private investor projects.

Winthrop Beach restoration project; water/sewer service efficiency efforts, including completion of the radio read meter installation program.

Sieman's street light replacement to LED, Blue Waive solar power purchase program, improved energy efficient heating systems, and other green community efforts.

Public Safety Central dispatch resulting in more effective, efficient use of resources

Continue to settle labor contracts and other operational expenditures in accordance with council budgetary guidelines.

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In addition to continued focus on the 2014 accomplishments, some of which are "works in progress" which need to be monitored and continued, the following are proposed as we plan for the future of Winthrop:

Further encouragement of investment in improvement of existing residential and commercial real estate.

Further encouragement of new development and investment by streamlining and simplifying the licensing, permitting and zoning processes as well as updating ordinances where appropriate.

Further encouragement new business development (Business Planning Handbook 2014)

Development of investor incentive programs, ex: tax incentive programs.

Negotiation of new MWRA mitigation package.

Development of a workable business plan for the ferry service including service to the Boston Harbor Islands and other recreational uses.

Development of Walk Winthrop Project.  
 Development of a marketing plan for the town.  
 Planning and design of Belle Marsh Ecology Park and walkway.  
 Development and enforcement of Marina /Houseboat ordinances.  
 Establishment of a committee for review of town charter and ordinances (section9-5).  
 Establishment of a committee to study the re-use of former middle school building.  
 Consideration of additional clerical and technical support for boards and committees to enhance board participation and improve compliance with open meeting laws.  
 Continued finance department progress including budget planning and monitoring of enterprise funds, and increasing stabilization funds (established 2014).  
 Careful consideration of the potential fiscal impacts of the proposed 9C cuts on the preparation and management of FY16 town budget.  
 Increased collections revenue  
     Aggressive tax title and foreclosure measures as well as Real Estate liens for outstanding water / sewer obligations etc.  
     Grant seeking efforts – (some grants require matching funds which must be provided for in the annual budget).  
     Monitoring of fees for services as well as enterprise funds. Fees should cover the cost of service plus continue to build appropriate reserves.  
     Intensified enforcement of all town ordinances, increasing revenue as well as encouraging compliance and resulting in a cleaner, healthier environment..  
 Continued positive annual DOR report with historic certified free cash and no suggestions for improvement of financial management practices.  
 Improvement in existing real estate and new development will increase Winthrop's real estate tax base.  
 Establishment of Parking Enterprise Funds Account to earmark receipts generated by the development of paid municipal parking lots, increased enforcement of existing on street parking ordinances – tag and tow for resident parking sticker, street sweeping, snow emergency violations, etc,  
 Maintenance of town landing facility including a resurfacing of the barge.  
 Completion of exterior improvements of police station.  
 Restoration of Town Hall Cupola.  
 Reconstruction / Restoration of drainage system through golf course and Lewis Lake including appropriation of matching funds for CZM grant.  
 Reconstruction / Restoration of Miller Field.

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\*\*\*\*\* **CONCLUSION** \*\*\*\*\*

Winthrop is a desirable seaside community offering the opportunity of safe, affordable living within easy commuting distance to Boston, a world class city.  
 We need to be committed to the preservation and improvement of Winthrop's amenities and resources.  
 It is vital to continue to provide an inviting and pleasant atmosphere for our residents and visitors.  
 We need to continue to maintain and improve our community to attract new homeowners to Winthrop and encourage present homeowners to remain in Winthrop.  
 We need to encourage citizens to become more involved in the future of Winthrop; to communicate their vision, opinions, priorities, and ideas; and to invest, in the future of our community.

Peter T. Gill, President  
 Winthrop Town Council  
 December 31, 2014

## **2015 Council Committees**

### **Winthrop Town Council**

#### **FINANCE**

Nicholas A Delvento, chair  
Richard N. Boyajian  
James L. Letterie

#### **RULES AND ORDINANCE**

Philip R. Boncore, Esq., chair  
Nicholas A Delvento  
Paul F. Varone

#### **PUBLIC HEALTH AND SAFETY**

Linda J. Calla, chair  
Philip R. Boncore, Esq.  
Richard N. Boyajian

#### **PUBLIC WORKS**

Craig G. Mael, chair  
Nicholas A Delvento  
Paul F. Varone

#### **ECONOMIC DEVELOPMENT**

Russell C. Sanford, chair  
James L. Letterie  
Craig G. Mael

#### **CAPITOL ASSETS**

Paul F. Varone, chair  
Linda J. Calla  
Russell C. Sanford

#### **APPOINTMENTS, COMMISSIONS AND COMMITTEES**

James L. Letterie, chair  
Richard N. Boyajian  
Craig G. Mael