

TOWN COUNCIL MEETING MINUTES OF JUNE 16, 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 Calla leads the Pledge of Allegiance

MOMENT OF SILENCE- Phyllis Fluet

ROLL CALL

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

MINUTES

Motion by Councilor Letterie to accept the Town Council Minutes of June 2, 2015, as circulated
2nd by Councilor Varone

PUBLIC HEARINGS

Public Hearing Opened

Transfer of \$110,000 from the Town Manager Contract Settlements

Public Hearing Closed

Public Hearing Opened

Petition of PJP Realty Trust -15-17 Walden St. SDOD

Discussion-

- President Gill -The request for an SDOD has come to Town Council from Winthrop Planning Board recommendations (See Attached)
- Jim Soper (P2)-Presents petition for neighbors against SDOD
- Attorney McCool urges Town Council to adopt this property in the SDOD
- Councilor Varone would like to continue the Public Hearing until a scheduled neighborhood Meeting is held, which will be prior to the July 21, 2015 Town Council Meeting at which time this Public Hearing will be continued.

Motion by Councilor Varone that the 15-17 Walden St. SDOD Public Hearing be continued no later than the July 21, 2015 Town Council Meeting(See Attached Motion)

Discussion

2nd by Councilor DelVento

Main Motion as Amended

Passed Unanimously

Public Hearing Continued until Town Council Meeting July 21, 2015

PUBLIC COMMENT

None

CORRESPONDENCE

Matt Marano-Farmers Market Information

Sheryl Howard- Inquiry: Flags on Veterans Rd and Walden St.

COMMITTEE REPORTS

Finance Committee-June 16, 2015 6:30PM

- Transfer of \$110,000 from the Town Manager Contract Settlements -
- Motion sent to Town Council with no recommendation

Ordinance Review Committee-June 9, 2015

- School Committee Discussion (See Minutes) -Will be continued
- Powers of the Town Council President

TOWN MANAGERS REPORT

-Winthrop Beach Restoration Update

DCR will come to a future Town Council Meeting and make a presentation for discussion

- Miller Field/Lewis Lake Drainage Situation Update & Discussion
- Planning Board Meeting with Form + Place Architecture Update & Discussion on the Center Business District
- Street Lights Project Update & Discussion
- Pleasant Street Nursing home has been boarded up for safety issues and is in discussion with current owners.
- Donovan's Beach-High Bacteria Count, is currently being discussed with the Board of Health
- Submitted PARC Grant for Coughlin Bayside Stabilization
- Town Manager McKenna has been meeting with new residents of Winthrop and would like to continue this process with any new residents.
- CFO Report -Financial Report
- Chief Paul Flanagan-Winthrop Fire Works donation (See Town Website for Information), T-Shirts available at Winthrop Pro Shop-Fireworks July 4th 9:30 PM-Rain date July 6th 9:30

SCHOOL DEPARMENT UPDATE

Prom, Class Night and Graduation were very successful and very proud of the all the students involved.

Prom Bus was not handicapped accessible so new arrangements were made, Senior Class was credited \$1400 of which the Senior Class donated it to the Fabiano Playground.

Scholarships totaling \$237,500 were awarded at graduation in memory of the Facella Family

School Committee will discuss the concept of a School Based Health Service Program,

- E. Boston Neighborhood Health Center has made a proposal at this time, it will be further discussed

Motion by Councilor Boncore to support the concept and encourage the School Department to move forward and continue to investigate benefits from a School Based Health Services.....(See Attached Motion)

2nd by Councilor Calla

Discussion

Motion by Councilor Sanford to waive Rule 2-B

2nd by Councilor Boncore

Passed Unanimously

Main Motion

Passed Unanimously

OLD BUSINESS

Motion by Councilor Letterie that the Town Council authorize the transfer of \$110,000....(See Attached Motion)

2nd by Councilor Mael

Discussion

Passed 7-1 (Councilor Letterie-No)

Motion by Councilor Varone that the Town Council authorize the Town Manager to execute a 10-year lease purchase agreement with Siemens Public, Inc....(See Attached Motion)

2nd by Councilor DelVento

Passed Unanimously

Motion by Councilor DelVento that the Town Council adopt the resolution of the Town of Winthrop Hazard Mitigation Plan 2014 Update....(See Attached Motion)

2nd by Councilor Letterie

Passed Unanimously

Motion by Councilor DelVento to approve the "Policy Making" Committee Members appointed by Town Council
President Gill
2nd by Councilor Sanford
Passed Unanimously
(See Attached List of Appointments)

Motion by Councilor Letterie to approve the "Non-Policy Making" Committee Members appointed by Town Council
President Gill
2nd by Councilor Boncore
Passed Unanimously
(See Attached List of Appointments)

Discussion on the Veterans Rd. Walden St. American Flag Inquiry

Motion by Councilor Letterie that the Town Council accept the easements for 3 and 5 Corinha Beach Road...
(See Attached Motion)
2nd by Councilor DelVento
Passed Unanimously

Motion by Councilor Letterie to refer to the Finance Committee and Advertise for a Public Hearing the transfer of \$132,800(See Attached Motion)
2nd by Councilor Sanford
Passed Unanimously

PUBLIC COMMENT

Bike Rodeo by WPD and sponsored by the Rebekah Lodge of Masons-Sat. June 27, 2015 Ingleside Park 10Am-12PM

PUBLIC RELATIONS / UPCOMING EVENTS

June 21, 2015 through October 25, 2015-Winthrop's Farmer's Market
June 26, Fundraiser -Horrible's Parade-PSA 7:00 PM
June 27, 2015-Viking Pride Fundraiser-Eruzione Center
July 4, 2015 - Fireworks 9:30PM
July 7, 2015-Continuation of Public Hearing 15-17 Walden St. SDOD
Mary Alice Sharkey-Heroine of the Year

ADJOURNMENT

Motion to Adjourn by Councilor Varone
2nd By Councilor Sanford
Passed Unanimously
Meeting Adjourned at 9:00 PM

A DVD of this meeting is available from WCAT / 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



TOWN OF WINTHROP

OFFICE OF THE TOWN COUNCIL

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

MOTION

Submitted By: Councilor Varone

Date: 6-16-15

TEXT OF MOTION

Motion by Councilor Varone that the 15-17 Walden St. SDOD Public Hearing be continued until a Neighborhood Public Meeting is held with Precincts 1 & Precinct 2

2nd by Councilor Letterie

Discussion

Motion by Councilor DelVento to amend motion to have subsequent continuation no later than the 7-21-14 Town Council Meeting

No 2nd

Return to Main Motion

Discussion

Motion by Councilor Sanford to amend the open ended continuation of the 15-17 Walden St. SDOD Public Hearing to be continued at the 7-21-15 Town Council Meeting

2nd by Councilor DelVento

Main Motion as Amended

Passed Unanimously



TOWN OF WINTHROP

OFFICE OF THE TOWN COUNCIL

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

MOTION

6-16-15

TEXT OF MOTION

Motion by Councilor Boncore to support the concept and encourage the School Department to move forward and continue to investigate benefits from a School-Based Health Service

2nd by Councilor Calla

Discussion

Motion by Councilor Sanford to waive Rule 2-B

2nd by Councilor Boncore

Passed Unanimously

Main Motion

Passed Unanimously



TOWN OF WINTHROP

OFFICE OF THE TOWN COUNCIL

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

MOTION

Submitted By: James McKenna, Town Manager

Date: 6-2-15

TEXT OF MOTION

Motion: I move that the Town Council authorize the transfer of \$110,000 from the Town Manager Contract Settlements 0111252-511109 to 0121051-511100 Police Personnel provide for contract settlements for FY15; or take any action relative to thereto.

6-2-15

Motion by Councilor Letterie to refer to the Finance Committee and Advertise for a Public Hearing

2nd by Councilor Boyajian

Passed Unanimously

6-16-15

PUBLIC HEARING

NO COMMENT

PUBLIC HEARING CLOSED

6-16-15

Motion by Councilor DeVento

2nd by Vice President Mael

Discussion

Passed 7-1 (Councilor Letterie-No)



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: James McKenna, Town Manager

Date: 6/11/15

TEXT OF MOTION

Motion: I move that the Town Council authorize the Town Manager to execute a 10-year lease purchase agreement with Siemens Public, Inc. for various types of street lighting improvements and acquisition of poles designed to provide Lessee energy savings and conservation measures with a total cost of \$654,894.60 comprised of 40 quarterly payments of \$19,154.42 funded from Shared Expenses, Street Lights (0142552-521104), or take any other action relative thereto.

6-16-15

Motion by Councilor Varone
2nd by Councilor DelVento
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 FOR ADOPTION

Submitted By: James McKenna, Town Manager

Date: 5/28/15

CERTIFICATE OF ADOPTION

TOWN COUNCIL- TOWN OF WINTHROP, MASSACHUSETTS

A RESOLUTION ADOPTING THE TOWN OF WINTHROP HAZARD MITIGATION PLAN 2014 UPDATE

WHEREAS, the Town of Winthrop established a Committee to prepare the *Town of Winthrop Hazard Mitigation Plan 2014 Update*, and

WHEREAS, the *Town of Winthrop Hazard Mitigation Plan 2014 Update* contains several potential future projects to mitigate potential impacts from natural hazards in the Town of Winthrop, and

WHEREAS, duly-noticed public meetings were held by the PLANNING BOARD on November 14, 2011 and by the TOWN COUNCIL on December 20, 2011, and

WHEREAS, the Town of Winthrop authorizes responsible departments and/or agencies to execute their responsibilities demonstrated in the plan, and

NOW, THEREFORE BE IT RESOLVED that the Town of Winthrop TOWN COUNCIL adopts the *Town of Winthrop Hazard Mitigation Plan 2014 Update* in accordance with M.G.L. 40 §4 or the charter and bylaws of the Town of Winthrop.

ADOPTED AND SIGNED this Date. _____

Name(s)
Title(s)
Signature(s)

; or take any action relative to thereto.

6-16-15

Motion by Councilor DelVento
2nd by Councilor Letterie
Passed Unanimously

<TOWN LETTERHEAD>

**CERTIFICATE OF ADOPTION
TOWN COUNCIL
TOWN OF WINTHROP, MASSACHUSETTS**

**A RESOLUTION ADOPTING THE
*TOWN OF WINTHROP HAZARD MITIGATION PLAN 2014 UPDATE***

WHEREAS, the Town of Winthrop established a Committee to prepare the *Town of Winthrop Hazard Mitigation Plan 2014 Update*, and

WHEREAS, the *Town of Winthrop Hazard Mitigation Plan 2014 Update* contains several potential future projects to mitigate potential impacts from natural hazards in the Town of Winthrop, and

WHEREAS, duly-noticed public meetings were held by the PLANNING BOARD on November 14, 2011 and by the TOWN COUNCIL on December 20, 2011, and

WHEREAS, the Town of Winthrop authorizes responsible departments and/or agencies to execute their responsibilities demonstrated in the plan, and

NOW, THEREFORE BE IT RESOLVED that the Town of Winthrop TOWN COUNCIL adopts the *Town of Winthrop Hazard Mitigation Plan 2014 Update* in accordance with M.G.L. 40 §4 or the charter and bylaws of the Town of Winthrop.

ADOPTED AND SIGNED this Date. _____

Name(s)

Title(s)

Signature(s)

ATTEST

COMMITTEE APPOINTMENTS – CHAPTER 2-10 (B) TOWN CHARTER
JUNE 16, 2015

Beautification Committee

Betty Peabody, Treasurer	June 30, 2018
Susan Gervasi	June 30, 2017
Janice Pomeroy	June 30, 2018
Richard Gill	June 30, 2018
Ken Goodwin	June 30, 2018

Board of Appeals

Darren Baird	June 30, 2018
Fred Gutierrez	June 30, 2018

Board of License commission

Joseph M. Clark	June 30, 2018
-----------------	---------------

Board of Registrars of Voters

Claire Hubbard	June 30, 2018
----------------	---------------

Citizens Advisory Finance Commission

Robert J. Wynn, Jr. Chairman	June 30, 2018
Karin A. Chavis	June 30, 2017
Barbara Ann Flavin, Secretary	June 30, 2018
Mariam Regan-Fiore	June 30, 2016
Gus Martucci	June 30, 2018

Conservations Committee

Brian D. Corbett	June 30, 2018
------------------	---------------

Council on Ageing

Alice Haskell	June 30, 2017
Alvin Boudreau*	June 30, 2018
Barbara Wright*	June 30, 2018
Nancy McHugh*	June 30, 2018
Barry Yaffee (Associate Member)*	June 30, 2018

Harbor Mgt. & Planning Committee

Larry Bradley	June 30, 2018
---------------	---------------

Historical Committee

Robert Gillis, Vice Chairman	June 30, 2018
Jeffrey Geron	June 30, 2018

Memorials Committee

Richard Honan	June 30, 2018
Mary Lou Osborne	June 30, 2018

Parks Committee

Kay Moriarty O'Dwyer*	June 30, 2018
Derek Brodin*	June 30, 2018

Planning Board

Robert Carroll
Davis Proctor

June 30, 2018
June 30, 2018

School Building Assistance Committee

Frank Woods

June 30, 2018

Scholarship Committee

Mary Lou Osborne

June 30, 2018

Tree Committee**Winthrop Air Pollution, Noise and Airport Hazards**

David Phipps
Richard Boyajian (Town Council Liaison)

June 30, 2018

Winthrop Commission on Disabilities**Winthrop Cultural Council**

Carolyn Nickerson, Secretary

June 30, 2018

Winthrop Retirement Board**TOWN DEPARTMENT APPOINTMENTS****Assessors**

Diane Macken

June 30, 2018

Board of Health**Constables**

James Foley

June 30, 2018

Retirement Board***New Appointees**

6-16-15

Motion by Councilor DeVento to approve the "Policy Making" Committee Members appointed by Town Council

President Gill

2nd By Councilor Sanford

Passed Unanimously

6-16-15

Motion by Councilor Letterie to approve the "Non-Policy Making" Committee Members appointed by Town Council

President Gill

2nd By Councilor Boncore

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: James McKenna, Town Manager

Date: 6/11/15

TEXT OF MOTION

Motion: I move that the Town Council accept the easements for 3 and 5 Corinha Beach Road as outlined in the attached easement agreement; or take any other action relative thereto.

6-16-15

Motion by Councilor Letterie
2nd by Councilor DelVento
Passed Unanimously

EASEMENT AGREEMENT

Robert Pittman and Virginia A. Pittman, having an address of 5 Corinha Beach Road, Winthrop, Massachusetts (the "Grantor"), for consideration of One Dollar (\$1.00) paid, hereby grants to the **Town of Winthrop**, a Massachusetts municipal corporation, acting by and through its Town Council, having an address of Winthrop Town Hall, 1 Metcalf Square, Winthrop, Massachusetts, with Quitclaim Covenants, a perpetual non-exclusive right and easement in, on, over, under, across, through and along a portion of the Grantor's land located at 5 Corinha Beach Road in said Winthrop, which portion contains 384 square feet, more or less, and is shown as "Proposed 10' Easement 578 s.f." (the "Easement Area") on a plan entitled "Easement Plan, Corinha Beach Road, Winthrop, MA, Prepared for Town of Winthrop," dated October 8, 2014, prepared by Coughlin Environmental Services, LLC, attached hereto as Exhibit A and incorporated herein (the "Plan").

Said right and easement herein granted include the following rights and privileges, and shall be subject to the following terms and conditions:

1. The Town shall have the permanent easement to install, construct, maintain, operate, alter, repair, replace, relocate, remove and abandon in place within the Easement Area an underground water system, including but not limited to water lines and pipes, conduits and other appurtenances (the "Water Facilities") for the conveyance of water as the Town may now and from time to time deem necessary or convenient.
2. The Town shall have the permanent right to attach to the Water Facilities installed or to be installed within the Easement Area other water pipes and appurtenant facilities in the same or other locations within the Easement Area for the purpose of providing water to the Town's other customers.
3. The Town shall have the right of entry upon and passage over said Easement Area, together with all reasonable rights of ingress and egress across the Easement Area, for all purposes stated herein and uses incidental thereto, by, without limitation, foot, motor vehicle, and heavy equipment.
4. The Grantor agrees not to erect or maintain within the Easement Area any building, permanent or temporary buildings, structures, objects or physical obstructions of any

kind or nature whatsoever, including trees and shrubbery or to permit the same to be so erected or maintained, without the prior written consent of the Town.

5. The Town covenants that, in the event the surface of the Easement Area is disturbed at any time and from time to time by the Town or any party acting on behalf of the Town, the Town, at its sole cost and expense and within a reasonable time thereafter, shall repair and restore the surface of the Easement Area, as nearly as possible, to the condition which existed prior to any such disturbance.

6. The Grantor agrees not to interfere with, nor grant any other easements, leases or licenses to the Easement Area which will interfere with the town's perpetual easement on the Easement Area without the prior written consent of the town. Any easements, leases or licenses granted in violation of this provision shall be null and void.

7. The Water Facilities and other appurtenances which are installed, constructed and maintained by the Town in the Easement Area shall at all times be and remain the property of Town, and shall be maintained and serviced exclusively by the Town. The Grantor shall not be responsible for any maintenance or repair of the Water Facilities with the Easement Area. Notwithstanding the foregoing, the Grantor shall be responsible for repairing and restoring, at its sole cost and expense, any damage caused to Water Facilities by the Grantor or its agents, representatives, invitees, successors and assigns.

8. The Town shall ensure that Water Facilities and the installation, repair, maintenance and replacement thereof comply with all applicable law and the rules, regulations and permit requirements of governmental and quasi-governmental authorities having jurisdiction thereover.

9. All rights and privileges herein granted, including all benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives.

10. The Grantor agrees that the Town may assign the rights granted pursuant to this Easement Agreement.

No deed stamp taxes are due on this conveyance pursuant to G.L. c.64D, § 1.

For Grantor's title, see deed recorded with the Suffolk County Registry of Deeds in Book 31341, Page 80.

EXECUTED as a sealed instrument this _____ day of _____, 2015.

GRANTOR:

By : _____
Robert Pittman

By : _____
Virginia A. Pittman

COMMONWEALTH OF MASSACHUSETTS

_____, ss

On this _____ day of _____, 2015, before me, the undersigned notary public, personally appeared Robert Pittman and Virginia A. Pittman, proved to me through satisfactory evidence of identification, which was _____, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Notary Public
My commission expires:

ACCEPTANCE OF EASEMENT

The Town of Winthrop, acting by and through its Town Council pursuant to the provisions of _____, hereby accepts the foregoing Easement Agreement on this _____ day of _____, 2015.

TOWN OF WINTHROP,
By its Town Council

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

On this _____ day of _____, 2015, before me, the undersigned notary public, personally appeared _____, member of the Town of Winthrop Town Council, as aforesaid, proved to me through satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose on behalf of the Town of Winthrop.

Notary Public
My commission expires:

523190/WINT/0129



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: James McKenna, Town Manager

Date: 6/16/15

TEXT OF MOTION

Motion –I move that the Town Council authorize the transfer of \$132,800 from the Capital Stabilization Fund for engineering services relative to the redevelopment of Miller Field and Drainage Improvements at Lewis Lake; or take any action relative to thereto.

6-16-15

Motion by Councilor Letterie to refer to the Finance Committee and advertise for a Public Hearing
2nd by Councilor Sanford
Passed Unanimously