

TOWN COUNCIL MEETING MINUTES OF DECEMBER 3, 2024

President Letterie calls Town Council Meeting to order at 7:00 PM in the Harvey Hearing Room

ROLL CALL

Present: Councilor Tassinari, Councilor Costigan, Councilor Munson, Councilor Aiello, Councilor Swope, Vice President Belcher, President Letterie

Absent: Councilor DaRos

MINUTES

Motion by Vice President Belcher to Approve the Approval of Minutes of November 19, 2024 as circulated.

2nd by Councilor Swope

Councilor DeMarco abstains

Motion Passed

GENERAL INFORMATION AND RECOMMENDATIONS

Nate Cramer and Kathleen Hickey of the Assessor's Office discuss the FY25 Towns Tax Classification

Please see copy of Presentation on Town Website

PUBLIC HEARING(S)

Public Hearing Opened

Town Council appropriate the sum of \$368,000 to pay for the Design and Engineering cost of water main replacements

Discussion

Public Hearing Closed

Public Hearing Opened

Town Council vote to authorize the Town to accept & expend the amount of \$475,000 in the form of a Grant from Clean Water Trust

Discussion

Public Hearing Closed

PUBLIC COMMENT

Peter Gill P5-Opposes Fires Station at the Middle School Site. Believes the Basketball courts is a better suited location. The Middle School site should be used for housing. Requests Town Council to discuss this matter at the meeting.

Jack Dowd P1-Gives information to Councilor Swope on the Winthrop Pathways and Walkways

Requests a re-evaluation on the current Fire House to review if could be reconstructed.

Marci Hamilton P2-Commented on the Town Council vote on 3A. Requests Town Council to report updates with MWRA and Massport Contracts.

Todd Sacco P5-Discusses the Town Council Abandonment Clause

Lois Baxter P2-Discusses the endorsement of the Pauline St. location to be chosen for the new Fire Station.

Motion by Councilor Tassinari to allow a nonresident, Attorney Kuzinski to speak on behalf of 76 Summit St. Easement

2nd by Councilor DeMarco

Passed Unanimously

Attorney Kuzinski continues discussion on this easement and requests Town Council to approve this request.

CORRESPONDENCE

Brian Perrin's letter is read into the record of his opposition of the town releasing the public pathway on 76 Summit Ave.

COMMITTEE REPORTS

Finance Committee

Vice President Belcher reports on meeting and that motions reviewed were both voted with a positive recommendation and reviewed the FY25 Tax Classification and did discuss a residential exemption to be reviewed in the future and was voted with a positive recommendation.

SCHOOL DEPARTMENT UPDATE

Town Council President reports that the School Override Question and reviewing budget to ask for another election to be held was discussed.

A warrant was voted on.

TOWN MANAGER REPORT

Town Manager report is now issued electronically and posted on the website for any questions or comments. The Town Manager did want to include that the authorization for the sidewalk study has been completed and he will schedule a presentation to the Town Council in the future.

Councilor Swope requests that though the Town Manager may believe not voting for 3A will be difficult for the town, she requests he still support the vote.

Requests pathways are included in any sidewalk studies in the future.

Councilor Aiello asks if there has been any correspondence with the AG on 3A.

Town Manager reports we are not out of compliance until 12-31-24

Councilor Aiello asks all updates be posted on website.

Reports unfortunately, the Town Council did not ask for a formal presentation from the WPB to discuss and he has two comments he would like clarification on

-CBD and whether the guidance read to us is in fact irrelevant with our draft settlement with the state...they were accepting our zoning

-All other language that was read...if you intend to create a new mixed use development does not impact us...WPB said the CBD will not be a 3A district and not subject to mixed use...

TM-Yes, this is a true statement...

Councilor Aiello asks our town attorney if the Town Council has any personal liability since the voted against the State on MBTA 3A.

Attorney Cipoletta discusses and explains the town might be considered in violation of the law and how the Governor and Attorney General can request a court order of the town violating this law. There is a broader explanation of what the future holds on communities that did not comply with this law.

Vice President P Belcher requests on next TM report an update on Yirrell Beach...

Councilor Tassinari...Discusses the .FY26 Budget planning and requests a consultant review a Master plan and a physical impact study ...we making decisions that have no contribution to what we want our town to look like in the next 30 years and would like this to change and be updated.

We need to consider the climate resilience and the future costs

Councilor Munson...He wants this on record that this report should be read allowed and discussed

He thought Morton St. gathering great...sandbag plan worked on where to install these bags in the best place...worked with DPW Calla and neighbors...

Best place for these bags were against the property.

There has been a resolution on traffic during flood times.

Engineering Design quote will be brought forward to the Town Council

Monies have been set aside for coastal towns., but, these grants are contingent on being 3A compliant.

Councilor Tassinari requests follow up on Morton and Banks design...do we have follow up on Girdlestone and Tileston?

Director Calla reports that hydraulic is complete and have a memo report...will discuss with the Town Manager

This also includes Pico area...

Councilor Costigan asks if vehicle buy out parking effects 3A?

Town Manager reports ,no

He requests that though the Town Council voted no on 3A, the Town Managers office respect this while in discussions with the state.

Town Manager Marino reports he and his staff will always be the greatest advocates on any discussions with the State in reference to the Town. Whether he agreed with vote or not, he will always push for Grant monies.

CDICR

No Meeting

UPDATE POLICY MAKING COMMITTEES

Up to Date on Committee Meetings

OLD BUSINESS

Motion by Councilor DeMarco to waive the reading of the motion

2nd by Councilor Swope

Passed Unanimously

Motion by the Finance Committee with a positive recommendation that the Town Council appropriate the sum of \$368,000 to pay for the Design and Engineering cost of water main replacements... (Motion was attached)

No 2nd Needed

Roll Call Vote:

Yes: Councilor Tassinari, Councilor Costigan, Councilor Munson, Councilor Aiello,

Councilor Swope, Vice President Belcher, President Letterie

Absent: Councilor DaRos

Motion Passes

Motion by the Finance Committee with a positive recommendation that the Town Council vote to authorize the Town to accept & expend the amount of \$475,000 in the form of a Grant from Clean Water Trust

..(Motion was attached)

No 2nd Needed

Roll Call Vote:

Yes: Councilor Tassinari, Councilor Costigan, Councilor Munson, Councilor Aiello,

Councilor Swope, Vice President Belcher, President Letterie

Absent: Councilor DaRos

Motion Passes

Motion by the Finance Committee with a positive recommendation that the Town Council maintains a shift of one single class rate between residential and commercial property, not recommending a discount to be granted to open space, a residential exemption or a small commercial exemption

No 2nd Needed

Roll Call Vote:

Yes: Councilor Tassinari, Councilor Costigan, Councilor Munson, Councilor Aiello,
Councilor Swope, Vice President Belcher, President Letterie

Absent: Councilor DaRos

Motion Passes

FIRE STATION DISCUSSION

Town Council President reports that the survey sent out for location was roughly 55% favored Pauline St. and 45% favored Walden St. He requests a vote on this and goes forward with this discussion of the debt exclusion vote for the new Fire Station.

Vice President Belcher is leaning towards the Walden St. location.

Councilor DeMarco asks about a backup plan if the vote is opposed.

Councilor Aiello discusses the School Override and the need for more discussion and explanation of this vote, he believes would have helped the outcome of this vote.

He requests a more detailed question for the Schools.

He asks discussions on all be stopped and put everything together to discuss what this town needs and how to dig us out of the hole. We have no plan, we are not read to vote.

Councilor Tassinari requests the removal of the Middle School as well

Councilor Munson does not want to prolong process and believes the Walden St. location for the Fire Station would be best.

Councilor Aiello does not feel that costs are sufficient, we need more information.

We are not voting in favor for the taxpayers...we need more options...

He will be voting against both Overrides at this point.

Town Council President reiterates that we have received information from the residents that we are ready to begin this vote and move forward with this Fire Station. The conditions that our Fire Men are living is deplorable.

We need to ask the public what they want.

To not continue this conversation is unjust. We have been incredibly attentive to our town's infrastructure but we also have to be aware of costs.

Town Council President is open to a motion to vote...

Motion by Vice President Belcher to consider the Walden St. location for the Fire Station Debt Exclusion Vote to be on a future ballot

No 2nd was given

Motion does not pass

Town Council President reports discussion of Fire House will again be continued.....

Summit Ave Pathway

Councilor Swope reports months of discussion on this project. There have been several committee meetings on this particular project and the committee was voting with a positive recommendation until further comments from the public opposing the town releasing this pathway came into light... Discussion continues that these pathways are an important part of history for this town and we should consider some maintenance for these pathways to be restored.

Motion by the Town Council to release this pathway to the homeowner on 76 Summit Ave. to put in a driveway

ROLL CALL

No: Councilor Tassinari, Councilor Costigan, Councilor Munson, Councilor Aiello, Councilor Swope, Vice President Belcher, President Letterie

Yes: President Letterie

Absent: Councilor DaRos

Motion Does Not Pass

COUNCILOR ATTENDANCE

Town Council President discusses the last meetings and the attendance has not been favorable by certain councilors.

At this point he council would have to motion for the current abandonment clause not to take effect. There are two councilors that have technically abandoned their positions.

The town deserves proper attendance by all councilors.

This will continue at next Town Council Meeting for a motion

Town Council President reports on developing a committee an Advisory Committee on Affordable Housing

PUBLIC COMMENT

-Marci Hamilton P2-Requests information and updates on all flooding areas in town be discussed at each Town Council meeting.

-Todd Sacco P5-Discusses the State trying to bully towns with the forcing them to vote yes on 3A in order to be considered for grants. It is just wrong.

-Lois Baxter P5-Consider public safety building on Pauline St.

-Cassie Withause P6-Does thank all TC and does not think paid enough and thanks allit would be helpful to have an estimate on the Fire Station...make it clear to all on what is familiar....pass out in town....build awareness and educate people....

Excited a new affordable housing committee will be considered....there are guidelines that will have to be followed....there are a lot of offers out there that we can research. Transparency and accountability are very important....

-Charles Scott P6-Thanks the Town Council considering the request for the path....also would like to add that path way stairs should be replaced but lighting is very important....he can name several...but cost should be considered....

-Mark Sennot feels fire house debt exclusion is in jeopardy

Prior to 3A, Town Council has committed to take care of the flooding victims...this flooding has nothing to do with 3A...It is a flooding issue separate from 3A...6 mos prior to 3A ever being discussed...

-Gina Edgett P6-Discussed the camera staying on the Summit Ave pathway...she has video on drug use... She would like it to stay for safety reasons....dept. of public works please take care of the pathway...it needs a lot of repair work...

-Marci Hamilton P2-Do we have an ER Plan in case of a catastrophe?

TM Yes we do....

-Karin Chavis P2-This Town Council abandonment clause was not done intentionally to hurt anyone...it was for scheduled meetings only and for Town Councilors that chose not to come, but why? She cannot believe that this Town Council would not vote on the Fire House....it is wrong...why is Fire Station being postponed AGAIN.....she only gets involved with what she believes in and she believes our fire men deserve better.

Hopes all Town Councilors that did not vote are very happy with themselves and asks that they once again visit our current Fire House and how safety personnel are are living.

Lisa Howard – Superintendent of Schools would like to clarify the School Override Question and this particular subject has been discussed in complete detail. If the Town Council ever had a problem with this Override Question why did you not attend a School Committee Meeting, why did you not ask the Town Council President who is on the School Committee. Her comments are for a full clarity of this transparent and detailed information of the limited funds the school has had over the years. She is stumped that any Town Councilor does not understand the need of this Override. She is open for any questions from anyone, especially the Town Councilors.

-Vasilli Mallios P5-Gives shout out to new fencing on River Rd that DPW put in

-Kathleen Capuccio P5-Lisa Howard said everything she wanted to say....and believes it outrageous any councilor would make any derogatory comments on the School Committee and the Override Question She is amazed that there was no 2nd on the Fire Station Motion. Our Firefighters are working in non-compliant facilities.

PUBLIC RELATIONS / UPCOMING EVENTS

Closing 12-24-24 at 12:00pm / Closed 12-25-24 / Open 12-26-24 from 8:00am-4:30pm

Closing 12-31-24 at 4:30 pm / Closed 1-1-25 / Open 1-2-25 from 8:00am-4:30pm

ADJOURNMENT

Motion to adjourn by Vice President Belcher at 9:00 pm

2nd by Councilor DeMarco

Passed Unanimously

Public Documents used in the meeting are available at Town Managers Office.

Documents Used in this Meeting: Handwritten Notes / Committee Openings Documents Roll Call Log

Written Motions / Verbal Motion

Respectfully submitted.

Denise Quist

Town Clerk

Council Clerk



Town of WINTHROP

New Fire Station

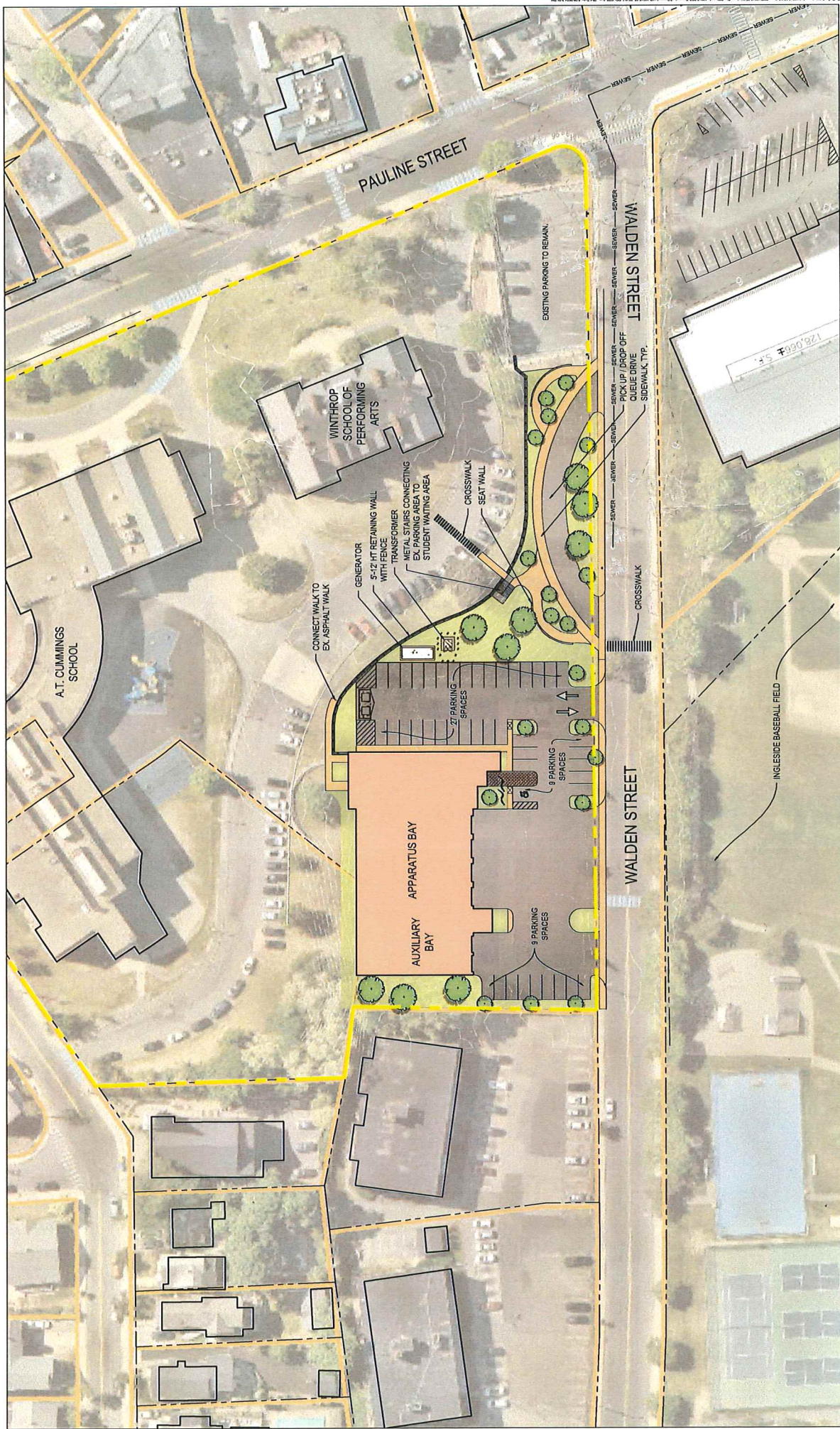
September, 2024

Option 4: Walden Street

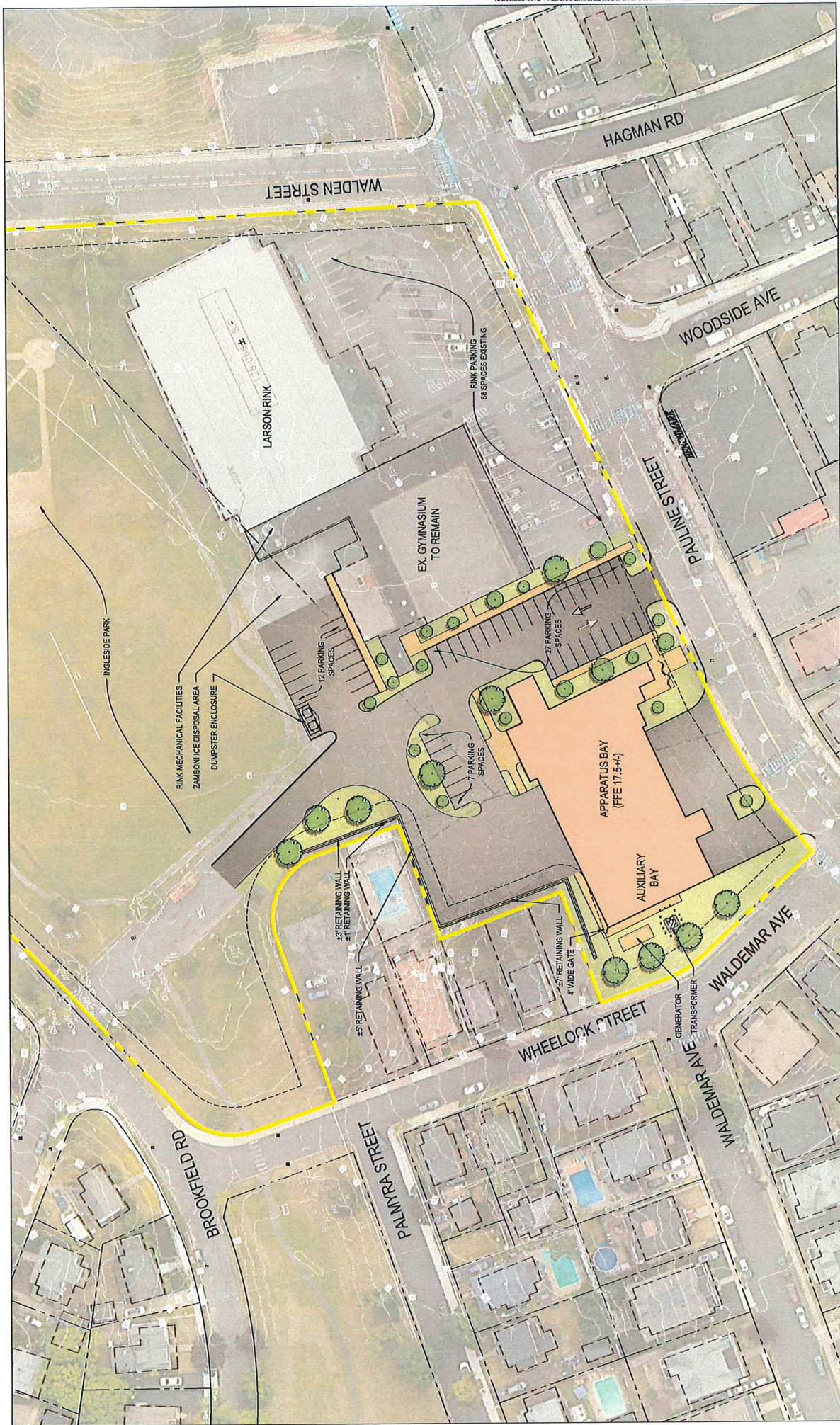
Opinion of Probable Costs ~ Concept Level

KAESTLE BOOS
associates, inc

Description	Subtotals/ Totals	Comments
1. Construction Costs		
HazMat Abatement + Demolition	\$180,000	Interpolated
Relocate Basketball Courts to Ingleside Park	\$1,000,000	
Site Work	\$2,750,000	Interpolated
FIRE Facility 27,130 SF	\$13,565,000	Interpolated
Subtotal:	\$17,495,000	
Design/Estimating Contingency @ 15%	\$2,624,000	Noriko
Subtotal Direct Trade Costs:	\$20,119,000	
General Conditions & Overhead @ 8.00%	\$1,610,000	Noriko
Insurance @ 1.40%	\$304,000	Noriko
Bonds @ 1.00%	\$220,000	Noriko
GC Fee (Profit) @ 3.00%	\$668,000	Noriko
Permit Fee @ 1.50%	Waived by Town	
Subtotal:	\$22,921,000	
Escalation (to 2026 Bid) @ 16.00%	\$3,667,000	Noriko
Total Construction Cost:	\$26,588,000	
2. Equipping Costs		
Loose Equipment	\$350,000	Allowance
AV Equipment	\$400,000	Allowance
Security / Access Control	\$543,000	Allowance
Furniture & Furnishings	\$407,000	Allowance
Communications Equipment	\$50,000	Allowance
New Antenna Tower / Connection	\$50,000	Allowance
Network & Computers	\$100,000	Allowance
Total Equipping Cost:	\$1,900,000	
3. Owner's Indirect Costs		
Land Survey	\$20,000	Completed
Geotechnical Investigation +Assess	\$35,000	
Design & Construction A&E fees	\$2,850,000	10% of Const. & Equip. Cost
Additional Services and Reimbursables	\$360,000	
Project Management (OPM)	\$1,200,000	4.5% of Const. Cost
Utility Backcharges	\$100,000	Allowance
Moving	\$50,000	Allowance
Reproduction / Miscellaneous	\$25,000	Assume OnLine Service
Legal/Advertising	\$40,000	Allowance
Material Testing	\$80,000	
Subtotal Owner's Indirect Costs:	\$4,760,000	
Owner's Contingency (10% of all costs)	\$2,430,000	
Total Owner's Indirect Costs:	\$7,190,000	
Total Project Cost:	\$35,678,000	



OPTION 4 - WALDEN ST.
WINTHROP FIRE STATION
WINTHROP, MA
 August 28, 2024



OPTION 2 - CONCEPT 8
WINTHROP FIRE STATION
WINTHROP, MA
 August 28, 2024

KAESTLE BOOS
 associates, inc





Town of WINTHROP

New Fire Station

September, 2024

Option 2: Pauline Street

Opinion of Probable Costs ~ Concept Level

KAESTLE BOOS
associates, inc

Description	Subtotals/ Totals	Comments
1. Construction Costs		
HazMat Abatement + Demolition	\$1,500,000	Noriko
Relocating Existing Storm Water Pipe	\$3,696,000	
Site Work	\$2,625,000	Noriko
FIRE facility 27,130 SF	\$13,000,000	Interpolated
Subtotal:	\$20,821,000	
Design/Estimating Contingency @ 15%	\$2,523,000	
Subtotal Direct Trade Costs:	\$23,344,000	
General Conditions & Overhead @ 8.00%	\$1,868,000	Noriko
Insurance @ 1.40%	\$353,000	Noriko
Bonds @ 1.00%	\$256,000	Noriko
GC Fee (Profit) @ 3.00%	\$775,000	Noriko
Permit Fee @ 1.50%	Waived by Town	
Subtotal:	\$26,596,000	
Escalation (to a 2026 Bid) @ 16.00%	\$4,255,000	Noriko
Total Construction Cost:	\$30,851,000	
2. Equipping Costs		
Loose Equipment	\$350,000	Allowance
AV Equipment	\$400,000	Allowance
Security / Access Control	\$543,000	Allowance
Furniture & Furnishings	\$407,000	Allowance
Communications Equipment	\$50,000	Allowance
New Antenna Tower / Connection	\$50,000	Allowance
Network & Computers	\$100,000	Allowance
Total Equipping Cost:	\$1,900,000	
3. Owner's Indirect Costs		
Land Survey	\$20,000	
Geotechnical Investigation + Assess.	\$35,000	
Design & Construction A&E fees	\$3,280,000	10% of Const. & Equip. Cost
Additional Services and Reimbursables	\$360,000	
Project Management (OPM)	\$1,390,000	4.0% of Const. Cost
Utility Backcharges	\$100,000	Allowance
Moving	\$50,000	Allowance
Reproduction / Miscellaneous	\$25,000	Assume OnLine Service
Legal/Advertising	\$40,000	Allowance
Material Testing	\$80,000	
Subtotal Owner's Indirect Costs:	\$5,380,000	
Owner's Contingency (10% of all costs)	\$2,820,000	
Total Owner's Indirect Costs:	\$8,200,000	
Total Project Cost:	\$40,951,000	

Anthony Marino
Town Manager

Town Manager Report **12-3-2024**

- Met with the most impacted homeowners (8-10 homes) on Morton and Banks Street and devised a plan to place sandbags around some homes. Director Calla has calculated how many bags we need, and we will implement a plan to install them. Initially, we discussed creating a volunteer event on a Saturday Morning to have them installed. It may take two days to get them installed.
- Working with Union Representatives to schedule the initial Contract negotiation meetings. Five Unions (2 Police Unions, Clerical, Library, and DPW) have contracts that expire on June 30, 2025.
- Special thanks to everyone involved in another successful tree-lighting event in French Square. The tree looked great, and I want to thank Mike Upton from the DPW and all the DPW workers who worked on setting up the tree, ensuring a fantastic tree-lighting experience.
- I informed Chris Kluchman, Director of the Livable Communities Division with EOHLIC, about the Council vote and that we would be sending a letter in December about our non-compliance vote of the Town Council and our next steps. She was disappointed in the vote but appreciated us contacting her.
- I met with and formally introduced Cheryl McCormick to John DaRos and Ana Leary from the Climate Commission. We discussed the list of climate-resilient projects that we are working on and the impact that not being compliant with MBTA/3A zoning would have on future applications.
- Starting on the FY26 Budget Planning Process and sending out expectations to the Dept. Heads. The Department budgets will be due by the end of December, and we will start to compile the FY26 Base Budget Document in January 2025. We look forward to working with the Town Council Members, Finance Commission, School Committee, and Department heads as we create the FY26 Budget for the Town Council.

Please contact me directly if you have any questions about the items listed above or any other issues.
Thank you.

Anthony Marino
Winthrop Town Manager
amarino@winthropma.gov

Denise Quist

From: rkelso33 <rkelso33@gmail.com>
Sent: Tuesday, October 29, 2024 1:13 PM
To: Towncouncil@winthropma.gov; Denise Quist; John DaRos
Subject: Summit Ave Stairway

Dear Friends -

I am writing to support the retention of the Summit Avenue stairway as a public walkway. I live at 6 Grovers Avenue (corner of Grovers and Summit).

As homeowners here we have safely utilized that stairway for years on our walks around the neighborhood.

The cut-throughs of Winthrop are not only beloved by the community, they carry historic value and are one of the many things about Winthrop we enjoy. My husband who grew up here points these stairways out to visitors to this wonderful town.

I hope you will consider this request as you entertain the idea that this particular space be made a driveway. It is a walkway used by many of us in the neighborhood and it would be a loss if its access was privatized for the use of one property. Instead we respectfully ask that you to let us share it as a community.

Sincerely,
Rachel Alabiso

Denise Quist

From: Sarah Jane Fourness <sfourness@gmail.com>
Sent: Tuesday, October 29, 2024 11:40 AM
To: town council@town.winthrop.ma.us
Subject: Public Stair Conversion from Summit to Crest

Hello Town Council,

I am reaching out regarding the potential conversion of the public way on Summit Avenue into private property. I think this is the opposite direction that we should be going in with respect to the space, but rather, I would like to see the town investing in it to update the stairs and provide better lighting. These stairs are a feature connecting residential to commercial and are an asset to our community; not just to residents on Summit, but to the neighboring streets and the businesses. A decision to privatize the space benefits a few people but takes away from many.

Best,

Sarah Jane Fourness

Denise Quist

From: Jonathan Mctague <jonathanmctague@yahoo.com>
Sent: Tuesday, October 29, 2024 11:26 AM
To: town council@town.winthrop.ma.us
Subject: Summit Ave - Certain Right of Way agenda item tonight

Good Morning Town Council,

I hope this email finds you well. I understand this evenings agenda is extremely packed with new and old business.

I am unable to make it to the meeting in person due to teaching at the university I currently work at.

I did want to share my concern on the agenda item 14.3 - release and abandonment of a Certain Right of Way (Summit Ave).

As a resident of Summit Ave for four years, I have used this access point weekly to walk or run down my local business establishments such as Jacs or to visit family and friends who live on Sagamore and Hutchinson.

This public access point has continued to provide a safe and unique alternative to our small town other than the Main Street/sidewalks.

I truly hope that this does not go away, especially to become part of a residential property or a driveway.

I have enjoyed bringing friends and family through this cut through and at any time of day or night. It is one of the safest and cleanest routes to and from Summit Ave to Crest Ave.

I encourage Town Counsel to vote AGAINST this motion during old business to ensure our small town of Winthrop remains accessible and unique for all of our residence.

Thank you for taking the time to read this.

Jonathan McTague
Summit Ave
Winthrop, MA

Denise Quist

From: Michael Masone <michaelmasone1@gmail.com>
Sent: Tuesday, October 29, 2024 11:26 AM
To: town council@town.winthrop.ma.us
Subject: Town Council Meeting 10/29 - Motion to abandon right of way on Summit Ave

Dear Town Council

I'd like to voice my concern regarding the motion to abandon the path connecting Summit Ave down to Crest Ave by the two citizens who own property adjacent to it. I am shocked to hear that this motion has gone this far through the process, but appreciate your support in dismissing it. I walk down that path every week with my dog, to shop on Crest Ave, or to just go for a stroll. It's an asset to this neighborhood and feels safer than walking along some of our busy streets. I have never seen any needles nor know what drugs or homeless people these residents are speaking of.

Additionally, in a time where we should be promoting walking to encourage less emissions and healthy lifestyles, we should be building more paths like this, not taking them away. Winthrop is one of the densest communities in Massachusetts yet continues to be limited by car-focused infrastructure that inhibits its residents to enjoy all that it has to offer. I implore the council to block this motion and instead focus efforts on rebuilding the path and putting forward proposals to build more pedestrian pathways across the town.

These two sour residents should not be allowed to remove something that they had full knowledge of prior to moving into their residences and also something that has existed in town for decades, with no issues. Plenty of residents park their cars on the street with no problems, and these people should be no different.

Thank you again for your time and support.

Sincerely,

Michael Masone
100 Summit Ave, Apt 2
617 352 0075
Winthrop, MA 02152
michaelmasone1@gmail.com

Denise Quist

From: sandy pathe <pathesandy@gmail.com>
Sent: Tuesday, October 29, 2024 11:25 AM
To: town council@winthropma.gov; Denise Quist
Subject: Stairway to Crest Ave/Summit Ave

Hello,

I am a resident of Winthrop on Summit Ave and I am very concerned around the motion of replacing the stairway that leads to Crest Ave with a driveway.

What is more alarming is hearing the reason, it being a haven for drug use. My neighbors and I use these stairs regularly in daylight and evening hours. Not only is it a lovely part of the town's history, it encourages us to walk, minimize transit, and is most definitely NOT a haven for drug use or homelessness.

I would think our local police officials would be intervening if this were the case.

My neighbors and I are against this, and for the preservation of the pieces of history that the long term residents of this town claim to wish to preserve at every town council regarding housing.

Much appreciated,
Sandy Pathe

From: Jonathan McTague <jonathanmctague@yahoo.com>

Date: October 29, 2024 at 11:22:04 AM EDT

To: Towncouncil@winthropma.gov

Subject: Summit Ave - Certain Right of Way agenda item tonight

Good Morning Town Council,

I hope this email finds you well. I understand this evenings agenda is extremely packed with new and old business.

I am unable to make it to the meeting in person due to teaching at the university I currently work at.

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As a resident of Summit Ave for four years, I have used this access point weekly to walk or run down my local business establishments such as Jacs or to visit family and friends who live on Sagamore and Hutchinson.

This public access point has continued to provide a safe and unique alternative to our small town other than the Main Street/sidewalks.

I truly hope that this does not go away, especially to become part of a residential property or a driveway.

I have enjoyed bringing friends and family through this cut through and at any time of day or night. It is one of the safest and cleanest routes to and from Summit Ave to Crest Ave.

I encourage Town Counsel to vote AGAINST this motion during old business to ensure our small town of Winthrop remains accessible and unique for all of our residence.

Thank you for taking the time to read this.

Jonathan McTague
Summit Ave
Winthrop, MA

Denise Quist

From: Paul Basken <paul@basken.com>
Sent: Tuesday, October 29, 2024 10:40 AM
To: town council@winthropma.gov; Anthony Marino
Cc: Denise Quist
Subject: Summit Ave to Crest Ave pathway

Dear Winthrop Town Councilors,

I join other Winthrop residents in asking you to absolutely reject the idea of relinquishing public rights to the public stairway at Summit Avenue leading to Crest Avenue, and any other such giveaways of public land to private owners for the further encouragement of the use of individual motor vehicles over safer, healthier and less expensive alternatives such as walking, biking and using public transit.

That kind of giveaway -- even if it produces some nominal amount of public funding at the moment -- is far more costly in the long run, and absolutely represents the wrong direction for this town, especially given Winthrop's already-suffocating levels of prioritization of the use of individual motor vehicles.

I already live with the repercussions of this kind of short-sighted giveaway of public property -- a public connection long ran alongside my house between Nevada Street and Forrest Street, until the town sometime in the 1990s allowed its purchase by adjacent homeowners. That poor decision to sell off public land led to more car parking, and more obstacles to the free use of our house and other houses, including fences that block access to our exterior doors and block freedom of walking in our neighborhood. But now that it's been done, there's pretty much nothing that can be done to fix it. This kind of decision is effectively permanent, with no way to undo the damage once it becomes evident in the years ahead.

More generally, Winthrop's town leadership should take a hard look at all the kinds of public subsidization of individual motor vehicle use that it creates in this town, from vastly underpriced public parking permits (only \$5 for an entire year's rental of public land) to the virtual 100 percent allocation of all public roadway to the use of private motor vehicles, and begin to understand why that approach is literally killing our town and other communities.

You're starting to feel the repercussions of that massive policy mistake in the increasingly loud complaints from motorists who encounter chronic congestion getting into and out of Winthrop by car -- including the hideous experiences and blight of roadways such as Route 1 and Route 16 -- and have been misled into thinking that the solution lies anywhere other than ending the use of their taxpayer dollars to subsidize private motor vehicle use.

That fundamentally mistaken approach is now erupting in the form of Winthrop citizens who think their town is too congested to allow more housing -- despite the obvious need for it -- because they automatically associate more people with more cars. You'll hear that frustration even more loudly once you truly begin to understand the long-term costs facing this town as it tries to cope with the hard environmental realities facing a low-lying coastal community that is stuck living in an archaic car-only mindset.

Denise Quist

From: Joanne Hillman <joanneshillman@gmail.com>
Sent: Tuesday, October 29, 2024 8:51 AM
To: Towncouncil@winthropma.gov
Cc: Denise Quist
Subject: Summit Ave Stairway

I am writing to support the retention of the Summit stairway. I live at 116 Summit. I have used that stairway many times as a safe traffic free way to get to the shops on Crest Ave. When my granddaughters are here we use it to get to the Crest Ave Park. Also, there are bus stops on Crest.

I have not personally seen anything untoward happening there. My family did come upon a falcon one day on the stairs, and promptly turned around to give him the right of way. Even the wildlife appreciates it.

Denise Quist

From: Scott Mahoney-Wright <wrightmahoney@outlook.com>
Sent: Tuesday, October 29, 2024 8:27 AM
To: town council@winthropma.gov; Anthony Marino
Cc: Denise Quist; Scott Mahoney-Wright
Subject: Retain Right of Way - Summit Avenue Walkway / Pathway
Attachments: Screenshot 2024-10-29 7.17.52 AM.png; Screenshot 2024-10-29 7.14.17 AM.png; Vision Government Solutions.pdf

Good Morning,

I am writing to express concern over the Town of Winthrop's potential forfeiture of its right of way to the pedestrian pathway adjacent to 76 Summit Avenue. Upon review of this two-family residential property (see attachments), adding a driveway would benefit the property owner and any tenants; whereas relinquishing the right of way by the town would not serve to benefit the broader community. The current owners of said property purchased it knowing there was an absence of a driveway. The property was constructed in 1920. I would suspect the pathway was created around the same time or even before the residence was built. As you are well aware, these points of access for pedestrians are interwoven into the fabric of our community. They add history, charm, and a unique aesthetic to the town. Residents constantly emphasize that Winthrop is different and special. These pedestrian pathways and walkways are part of that "special" design we have here and maintained for centuries.

Have the property owners at 76 Summit Avenue reported ongoing issues to the WPD [loitering, drug paraphernalia, etc.]? What about the adjacent property owners at 70 Summit Avenue? What is their take on the town giving away its right of way to the Summit Ave pathway? The property owners at 65 and 71 Sagamore (directly behind 76 and 70 Summit); has someone from the town spoken with them yet on this matter? It would seem that relinquishing the right of way would impact them (at least I would think so). If there are serious issues where loitering, presence of drug paraphernalia and such concerns can be effectively addressed between town departments (police, DPW, etc.) rather than just eliminating a pedestrian pathway that has existed for years and serves to make traversing Winthrop on foot much safer for pedestrians, that would seem to be an appropriate route in which to follow.

These stairways, walkways, and pathways exist almost everywhere in town. We have several on the Point and I utilize them all the time when walking throughout the neighborhood. Do these walkways, staircases, and pathways need to be maintained and well-cared for by the town? Yes, of course. To fund any repairs, we can search for infrastructure grants. To address loitering, homelessness, and any presence of drug use, we can enlist the assistance of the WPD, CLEAR program, and the Winthrop Health Department. Maintenance and repairs can be overseen through the DPW. Possibly establishing a core of neighborhood volunteers to keep these walkways, staircases, and pathways free of debris, etc. It takes a village.

I urge each of you to reject this motion with a resounding NO.

Respectfully,

Scott Mahoney-Wright
Precinct 3 / Point Shirley
He/Him

Denise Quist

From: Julia Wallerice <juliawallerice@gmail.com>
Sent: Tuesday, October 29, 2024 6:35 AM
To: town council@town.winthrop.ma.us
Cc: Denise Quist; Anthony Marino
Subject: Keep Summit Ave Stairway

Dear Councilors,

I see in the packet for tonight's meeting that there is a motion by Council President Letterie to relinquish public rights to the public stairway at Summit Ave, leading to Crest Ave, so that a couple of new residents (bought in 2020) can build a driveway. Please vote NO to reject this motion.

After the outpouring of support for our public walkways and staircases over a year ago when this attempt was first made, I am shocked to see it back on the table. We may not have the narrow gage railroad anymore but these walkways and staircases, including the one on Summit Ave, provide enormous value to the town. Not only do they add historical charm, they are safe and enjoyable ways to navigate the community on foot, providing pedestrian access to schools, parks, businesses and yes, transit (which the attorneys letter erroneously claims it does not do, despite that the 712 stops at the top and bottom of Crest Ave).

To give up our rights to this stairway so that a couple of residents can build a driveway is blatantly not in the public interest. We should be making it easier for people of all ages to walk safely throughout our community, not for people to build more driveways.

The attorney claims the stairway has become a "haven for homelessness and drugs". Is there any proof of this? Can the WPD verify this activity? And if it is true, can we instead address the problem by adding security presence or lighting, as has been done on other paths?

I am a huge fan of the improvements that were made recently to the public stairway at Hermon and Walden Street which I use with my dog and/or children almost daily. I assumed this was the level of care that the rest of our public staircases would receive as it was made quite clear in the last public meeting about this that these are highly valued public assets. I am deeply disappointed to see this issue on the agenda again tonight and hope you will reject it.

Sincerely,
Julia Wallerice, precinct 2

Thank you!
Julia Wallerice
[@juliawallerice](mailto:juliawallerice@gmail.com)
Co-Founder, [Project Play Winthrop](#)

Denise Quist

From: Brian Perrin <bperrin@perrinlawoffices.com>
Sent: Monday, December 2, 2024 9:29 PM
To: Denise Quist
Cc: Brian Perrin
Subject: OPPOSITION TO CITIZEN'S PETITION SUMMIT AVENUE

PLEASE READ AT PUBLIC COMMENT PRIOR TO SUMMIT AVENUE VOTE AT TOWN COUNCIL MEETING ON 12-3-24:

Dear Winthrop Town Council,

I am writing to express my strongest opposition to the Citizen's Petition seeking to purchase public land or extinguish the town's easement for any portion of the public pathway on Summit Avenue. These historic pathways have been in existence for well over 100 years, serving as vital corridors for public access and contributing to the unique character and charm of our town.

Spread throughout Winthrop, these pathways are essential for accessing our businesses, beaches, and neighborhoods. Their value far outweighs the request of any individual seeking additional parking or private use of public space. Allowing the extinguishment of this easement or sale of any portion of this or any public pathway would not only erode our town's history, but also set a dangerous precedent. Every inch of public pathway we lose diminishes our connection to the past and our ability to move freely and conveniently throughout our community. This petition, initiated by a local landowner, will likely encourage other individuals to seek similar exemptions, potentially leading to gaps in our network of pathways and even landlocking portions of public easements or land.

I strongly urge the Town Council to consider the long-term consequences of this petition and to deny it in order to preserve the integrity of our historic pathways.

Thank you for your time and attention to this important matter.

Thank you,

Brian J. Perrin Sr. Esq.
Perrin Law Offices
217 Lincoln Street
Winthrop MA 02152
Off: 617-846-8122
Fax: 617-846-8123
bperrin@perrinlawoffices.com