

TOWN COUNCIL MEETING MINUTES OF MAY 6, 2025

President Letterie calls the meeting with the Town Council to order at 6:30 PM at the DeLeo Sr. Center

CALL TO ORDER JOINT MEETING WITH WINTHROP PLANNING BOARD **DISCUSSION ACCESSIBLE DWELLING UNITS**

ROLL CALL TOWN COUNCIL

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

Absent: Councilor DaRos

ROLL CALL WINTHROP PLANNING BOARD

Chris Boyce, Sarh Jane Forness, Alyssa Gamble, Honor Merceret, Jason Pallutro

PLEDGE OF ALLEGIANCE

President Letterie

MOMENT OF SILENCE- Jerry DiFranza

Friend and colleague John Morgan remembers Jerry as a tireless advocate for the disabled. Jerry accomplished so many things, especially for the blind there is not enough time to mention them all.

Council President thanks the Planning Board for attending this meeting.

Attorney Cipoletta begins to discuss the introduction of the Accessible Dwelling Units (ADU) from the State. It gives the towns the ability to somewhat restrict their zoning but boxes us in to an extent by restricting what the town can do by the states ADU Ordinance that has been established by the state. Adjustments have been made by what was recommended by the state and what is mandated by the statute by no stretch is this a “may” impost, may adopt it is a shall and it is a zoning ordinance amendment. The town needs to control this zoning but will be determined by the state.

Council President requests Planning Board to have their recommendations by late June early July back to the Town Council for review.

Chris Boyce thanks Attorney Cipoletta for his information. He asks about zoning that already exists in our ordinance exemplifying a two family. Would an ADU be considered to now include that home into a 2 family? Attorney Cipoletta replies these homes are subject to dimensional regulations.

Councilor Aeillo asks about the definition of a transit station and asks about the Ferry Terminal and ours being seasonal, and us not actually having a bus terminal, would these be included in the parking requirements.

Attorney Cipoletta states that the town must adopt the definitions that state issues and abide by them which includes these. He believes that our Ferry being seasonal would not affect the statute and a bus station is also considered a bus stop.

Alyssa Gamble asks if our definitions differ if we have to adopt the states, the answer is yes.

Councilor Swope is not sure how single-family zoning, since nothing in our zoning can be included, Attorney Cipoletta explains how this will now be included.

Discussion continues. PLEASE SEE THE DRAFT ORDINANCE OF THE ADU'S ON THE TOWNS WEBSITE....

PUBLIC COMMENT

Jack Dowd P1- Asks the Planning Board to introduce themselves and requests their minutes online. Discusses there should be an ordinance for the ADU's when it comes to parking in our town since we are limited.

Vasili Mallios P1-Asks if ADU's will be at market rate value or will some be affordable? Attorney Cipoletta states we do not get in between a seller or owner but it will be kept an eye on.

Todd Sacco P2-Curious about the 900 sq. ft. and if his shed is 900 sq. ft. and attaches new area to his principal dwelling if this changes the zoning?

Attorney Cipoletta states yes, but it is subject to a Site Plan Review

Erin Marcelos P2-Asks about the market value of these ADU's and how it is not regulated. Attorney Cipoletta states that the state took this into account. This would come under the Affordable Housing Act.

Steve Calla, DPW Director – Wants to add that “in house utilities” are going to be shared utilities. The outside unit would present a problem. They cannot be brought into a non-condo unit, and these are not considered a condo. If you have an outside unit, you will have to use your utilities to tap into.

Cassie Withause P6-Would like clarification from the state on what can be charged for rent.

Jack Dowd P1-Discusses building practice in the past and the rule was it was built within 5' off the property line, is this still true and we must do something about the parking.

Vasili Mallios P5-Can we make sure that all single families that went before the Planning Board and were denied but will now be approved, help benefit the town financially.

Public Hearing Closed

GENERAL INFORMATION AND RECOMMENDATIONS

CITATIONS- Learn to Skate 40Yr. Anniversary

Sean Donahue

George Barker

CITATION-Retirement

Marylou Osborne

Unfortunately due to scheduling conflict these citations will be presented at our next Town Council Meeting.

Luckily, we have Paul Flanagan who will be running the Fourth of July Fireworks to discuss what can be expected this 4th of July and potentially the next year.

Paul discusses the fireworks and tonight is the official kick off. The Fireworks will go off at 9:20 on Friday the 4th. Rain date will be Saturday the 5th at 9:20. The reason for 9:20 is to work with Logan Airport and their flight info. More info to follow.

PUBIC COMMENT

Lee Foley P6-Discusses the ICE Incident that happened in Winthrop. Discusses the people that were involved.

Celeste Hewitt Ribeiro P1-Invites people to the Climate Event at the Sr. Center. Also inquires about Proclamations and asks Town Council to consider these. She did pull papers for the Election and running for Councilor at Large.

Chris Waller P2-Speaking on behalf of the Revere St. project and the effect it has had on the Winthrop Market Place business and how bad this construction has been on not only the business but for pedestrians who are not safe during this construction that is currently happening with the road conditions and hopes will improve sooner than later.

Vasili Mallios P1-Gives a shout-out to the Department of Public Works (DPW) for their efforts in clearing out trees near his home. He also suggested that the Farmers Market be held not only at Ingleside Park but also along French Square to help support and drive more foot traffic to local businesses.

Mike Kinlin P2-Shout out to Councilor Swope for showing up in person on the bridge for the Election of the Schools and Fire Station. It is great to see our representatives including themselves in the town's efforts. Thanks Councilor Munson for his past services.

CORRESPONDENCE

None to report

COMMITTEE REPORTS

Ordinance Review Committee continues to review the Town Charter

Council President requests a Finance Committee meeting to discuss the Free Cash Policy

SCHOOL COMMITTEE

Excitement is building as local students have been given the opportunity to name the community's newest fire truck!. Superintendent discusses the school budget with the Finance Commission.

May 7th is walk bike roll to elementary schools.

May 23rd Sr. All Night Celebration

May 27th Sr. Promenade Night

May 28th Class Night

May 30th Graduation

The Council President discussed the possibility of expanding the Farmers Market into the Center Business District.

TOWN MANAGER REPORT-See Attached Report

Discusses the sand sizes for Yirrell Beach and there will be a meeting next Tuesday.

A Request for Qualifications (RFQ) was issued for the upcoming Fire Station project. The town received nine submissions, which are currently under review. The selection will be narrowed down to three finalists, whose proposals will be evaluated in detail before awarding the project.

Vice President Belcher requested that the detour signs correctly detour the traffic.
The Yirrell Beach information will be on the town website.

Councilor Swope discusses the ICE Incident

Town Manager Marino addressed the recent incident involving a strong odor emitted by a truck traveling through town. The Massachusetts Water Resources Authority (MWRA) has since completed its inspection and confirmed the issue was reviewed and resolved.

OLD BUSINESS

Town Council Approve Letter to the MBTA

Vice President Belcher reads letter into the record that will be sent to the MBTA

Motion by Councilor Swope to approve this letter to be sent to the MBTA

2nd by Councilor DeMarco

Discussion

Unanimously Passed

NEW BUSINESS

Accessible Dwelling Units-**Council President refers this to the Rules & Ordinance**

Motion by Vice President to appoint Judy Vankoimen to the Affordable Housing Committee

2nd by Councilor Swope

Unanimously Passed

Council President discusses the resignation of Councilor Munson from the Town Council Precinct 2 . He thanks him for his performance on the council and his involvement with the residents and was a strong voice for his constituents.

In accordance with The Charter, if a Precinct Councilor resigns more than six months before the next biennial election, the Town Council appoints a successor to serve until that election. With the resignation of Councilor Munson, the Council will appoint an interim representative for Precinct 2.

Residents interested in running for the seat may pull nomination papers for the upcoming November election. The elected candidate will serve the remaining two years of Councilor Munson's term.

The Town Council is requesting Letters of Interest from any interested party for Precinct 2 Interim Term.

The Council President addressed the importance of adhering to Town Council Rules, specifically regarding Councilor attendance. This marks the third time the issue has been formally discussed. While the intent is not to insult anyone, the Council President emphasized that consistent attendance is a responsibility owed not only to fellow Council members but also to the residents they serve.

To help prospective candidates better understand the expectations of holding public office, informative materials will be included with all nomination papers. This aims to ensure that those seeking to run for office are fully aware of the commitment and responsibility involved in serving the community.

Council President goes on to request that the Sub Committees bring their minutes up to date.

PUBLIC COMMENT

Vasili Mallios P1- Discusses he would like to minimize Town Council to 6 Councilors at Large.

Kurt Millar P2-Comments on the I Love Winthrop Fair and proud to give his time and hopes to be a great event.

Cassie Withause P6- Discusses the Winthrop Working Together and the Walking Tour through the Town back to the Winthrop Center.

Tom Derderian P3-Dicusses a weed growing in Point Shirley and volunteers working to get rid of this. He would like to thank all involved.

PUBLIC RELATIONS / UPCOMING EVENTS

Nomination Papers for the Local Election 11-4-25 Available Monday May 5th Clerks Office
Please participate on the 2025 Community Health Needs Assessment-Town Website
Winthrop Ferry Up & Running: Schedule on Winthrop Website / Weekends begin May 24, 2025

ADJOURNMENT

Motion to adjourn by Councilor Swope at 8:30 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
