

TOWN COUNCIL MEETING MINUTES OF JUNE 17, 2025

President Letterie calls the meeting to order at 6:30 PM in the

ROLL CALL TOWN COUNCIL

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

PLEDGE OF ALLEGIANCE

Councilor Tassinari

MINUTES

Motion by Vice President Belcher to Approve the Minutes of June 3, 2025, as circulated.

2nd by Councilor Tassinari

Motion Passed

Motion by Vice President Belcher to Approve the Minutes of June 10, 2025, as circulated.

2nd by Councilor DaRos

Motion Passed

GENERAL INFORMATION AND RECOMMENDATIONS

PUBLIC HEARING

Public Hearing Open

Town Council vote to adopt two sections of the Hero's Act

Discussion

Public Hearing Closed

Public Hearing Open

Town Council Vote to Authorize Unpaid Bills of Prior Year to be paid from the current Dept. Budgets

Discussion

Public Hearing Closed

Public Hearing Open

Town Council Vote to Authorize Unpaid Bills of Prior Year to be paid from the current Dept. Budgets

Discussion

Public Hearing Closed

Public Hearing Open

Town Council Vote to Transfer \$75,000 an appropriation from the General Fund to a Revolving Account closing of FY25

Discussion

Public Hearing Closed

Public Hearing Open

Town Council appropriate \$1,465,356 Free Cash / Stabilization Funds

Discussion

Public Hearing Closed

PUBLIC COMMENT

The Town Council President reminded all attendees of the importance of maintaining proper decorum during the public comment period and that everyone will be able to speak once.

Julia Wallerce P2: Speaks in favor of MBTA 3A and what will happen to a community if does not comply.

Mark Sennot P2: Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat.

Vote No on 3A

John Vitagliano P5: Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat.

Diane Sands P5: Comments on MBTA 3A and feels some of the Town Councilors are not voting with integrity and honor and should be thinking of their constituents.

Sheryl Howard P2: Reads her letter she wrote to the Town Council: Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat.

Believes Town Council should wait to vote on 3A, but when do, Vote NO

Marci Hamilton P2: Comments on Joint Meeting of the Town Council and Planning Board and MBTA 3A seems to be constitutional and should be considered.

Carol Mietzch P2: Reads the names of the 18 emails received in reference to the Town Council appointing Mike Kinlin

Reads the names of the 55 emails received in reference to the Town Council appointing Karin Chavis

Peter Gill P5: Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat.

Believes Town Council should wait to vote on 3A, but when do, Vote NO

Kim Dimes P2: Continues the reading of the Letters in Favor of Karin Chavis.

Discusses the States Resilience Draft Plan and addresses impact of Coastal Flooding. Please consider reviewing this important information. Runway 27 Public Comment still open for all to all to speak on.

Cassie Witthaus P6: Comments that the Town Council must abide by the State Zoning Law and MBTA 3A is a State Zoning Law that should be addressed and approved. This will affect our Town's Grants and we will lose funding.

Ana Leary P1: Vote Yes on 3A, the Town needs funding and we will be cut from numerous grants. 9 municipalities have lost their law suits, what case do some think we have?

Norm Hyett P4: Vote Yes on 3A. There have been identified areas in town that need flood fixing. Without grants we will lose this funding.

Rober Kaiser P6: Comments we once fought against the British Crown and lost all funding, but it was the right thing to do. We have become non compliance for many factors and they seemed to have been the right thing to do.

Erin Barcellos P5: Confused when names were read in reference to Mike Kinlin and Karin Chavis and her name not mentioned (Town Council did receive a letter but it was after the time all names were recorded for meeting)

Celeste Ribeiro Hewitt P1: Obligations and outcome..Town Councilors should be upholding the laws of the state as well as the Planning Board. The Planning Board has put forth a plan with 0 impact.

Todd Sacco P5: Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat. We have a 2nd chance of having Karin Chavis appointed, why would this Council not do the best for the Town Council. Appoint the best possible candidate.

Jack Dowd P2: Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat, based on merit. This should be a unanimous vote.

Robert Carroll P6: Discusses the MBTA Communities Act since 2021. Planning Board has worked and used their expertise that works for the community. We will lose grants and funding. Towns like Milton have spent close to

\$300,000 in legal fees. Can't the town find a better way to spend this kind of money?

Diana Veins P2: Reads her letter written to the Town Council Urging the Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat

Lois Baxter P2: Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat. Vote No on MBTA 3A

Michael Herbert P3: Vote No on MBTA 3A

Carla Vitale P6: Reads her letter in support of Karin Chavis...

Jeanna Carvalho P2: Thanks all Town Council for their hard work on MBTA 3A. Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat

Julie Barry P1: Expressed concerns about the integrity of the process and the perceived behind-the-scenes effort to remove a Councilor whose term is set to expire in November. What is the urgency, noting that the Councilor has served for six years and has demonstrated commitment to the Town Council. She also addressed what she viewed as inconsistent or questionable behavior by the Town Council in past situations. Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat

Sheryl Eagan P2: Thanks the Town Council and Town Manager for all their hard work. MBTA 3A is a very important issue and concerns Home Rule. Vote No on 3A

Paul Carruccio P2: If the town does not approve MBTA 3A, what will the state do to us? He refuses to be intimidated by our government. Vote No on 3A. Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat

Vasili Mallios P1: Vote No on 3A. Cannot have our government holding grants and funding over our heads. Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat

Kathleen Capuccio P5: Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat. Vote No on 3A

Lee Foley P6: Vote Yes on MBTA 3A...follow the states rules. Urges Town Council to vote to appoint Mike Kinlin

Christian Buonpane P5: Urges Town Council to vote to appoint Karin Chavis to fulfill the Town Council Precinct 2 Seat. Vote No on 3A

Jill Devourick P3: New resident to Winthrop. Would love to see the passion of the town come together...

CORRESPONDENCE

Emails of Non-Compliance to MBTA3A

Emails of Compliance to MBTA 3A

55 Emails in Favor of Town Council appointing Karin Chavis to the Precinct 2 Seat

18 Emails in Favor of the Town Council appointing Mike Kinlin to Precinct 2 Seat

COMMITTEE REPORTS

Finance Committee

Councilor DaRos reports that the committee met and all motions discussed were voted with a positive recommendations.

FHBC

First meeting with the new OPM, P3. Updates were reviewed and there will be a timeline available online.

A report will be done for an RFQ to go out for demolition. Hoping will start in mid fall.

SCHOOL COMMITTEE

No Meeting to Report

TOWN MANAGER REPORT-See Attached Report

Adds to the report that the Greater Boston Track Club is having their second annual track meet at Miller Field on June 28, 2025 at 6PM

Thanks all involved in the FY26 Budget

Councilor Swope asks about the bus schedule change and asks for an update to be told to our citizens. Town Manager has reached out the MBTA for an update

Councilor Tassinari requests the funding amounts on the TIPS project up to date. Town Manager replies he will review but approx. up to date State Funding \$7.5 Million. Towns cost \$800,000 Easements, Design Costs \$550,000 plus all the infrastructure costs. Maybe 2-3 weeks of stripping of streets.

OLD BUSINESS

Town Council Vote to Approve the Planning Board's Recommendation on Section 3A of the MGL Law
Town Council Presidents reviews the procedure of this vote. It will need 5 Yes Votes from the Council for the Planning Boards Recommendation to be approved.

If passes as a yes or no, the next step could be a citizen's referendum or petition to change this vote.

*Motion by Vice President Belcher that the Town Council vote to accept the Planning Board recommendation on Section 3A of the Massachusetts General Law to recommend the creation of two distinct overlay zoning districts to comply with Section 3A:
Seal Harbor Road (covering Seal Harbor and Fort Heath) and Governors Park; or take any other action thereto.*

Additionally, the Center Business District (CBD) is included as part of the compliance strategy as a Mandatory Mixed-Use Overlay, though it is not formally designated as a 3A Overlay District. However, the units already permitted in this district will contribute to the town's compliance, without any impact on the CBD; or take any other action thereto.

*The Planning Board also passed a motion outlining the necessary zoning changes, including the elimination of a Special Permit process for the applicants seeking to pay the parking in lieu fee, Town Ordinance Section 17.50.210. Going forward, this fee will be paid during the site plan review process, with the Planning Boards approval; or take any other action thereto.
2nd by Councilor DaRos*

Town Council President opens the conversation for each Town Council to report on their believes of this law.

Roll Call Vote

YES: Councilor Aiello, Councilor Tassinari, Councilor DaRos, Vice President Belcher

NO: Councilor DeMarco, Councilor Costigan, Councilor Swope, President Letterie

Tie Vote 4-4 Motion Does Not Pass

Motion by the Finance Committee with a Positive Recommendation that the Town Council vote to adopt two sections of the Hero's Act...

No 2nd Needed

ROLL CALL

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

Motion by the Finance Committee with a Positive Recommendation that the Town Council Vote to Authorize Unpaid Bills of a Prior Year to be paid from the current Dept. Budgets

No 2nd Needed

ROLL CALL

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

Motion by the Finance Committee with a Positive Recommendation that the Town Council Vote to Transfer \$75,000 an appropriation from the General Fund to a Revolving Account closing of FY25

No 2nd Needed

ROLL CALL

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

Motion by the Finance Committee with a Positive Recommendation that the Town Council Vote to Modify the General Fund Budgets to facilitate the June 30, 2025 closing of FY25

No 2nd Needed

ROLL CALL

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

NEW BUSINESS

New Appointments / Re-Appointments:

Motion by Vice President Belcher That the Town Council accept the Re-appointments made by Town Council President Letterie for the following Committees for a term of 3 years ;or take any other action thereto

2nd by Councilor DeMarco

BEAUTIFICATION COMMITTEE

Ken Goodwin

BOARD OF REGISTRAR'S

Paul Reardon

CITIZENS ADVISORY OF FINANCE

William Gault

COMMISSION ON DISABILITY

Karla Murphy

CONSTABLE

Thomas Schlichting

COUNCIL ON AGING

Kathleen Driscoll

Cynthia Huff

CULTURAL COUNCIL

Nellie Kurz

Karen Blake

SCHOLARSHIP COMMITTEE

Wendy Millar Page

Katelyn Zelaya

TREE COMMITTEE

Tim Duplin

Joanne Hillman

Motion Passed Unanimously

Discussion of May 20, 2025 Town Council Meeting Minutes

Councilor Tassinari discusses the abandonment of Councilor DeMarco

Motion by Councilor Aiello to move the motion as to further review until our next Town Council Meeting

Review Candidates and vote to Appoint Precinct 2 Councilor for a Term Date to Expire 12-31-25

Councilor DeMarco nominates Karin Chavis

Councilor Tassinari nominates Michael Kinlin

There are no other candidates

Nominations Closed

Mike Kinlin spoke in support of his nomination and expressed his willingness to serve, stating his interest in being appointed to the Precinct 2 Town Council seat.

Karin Chavis spoke in support of his nomination and expressed his willingness to serve, stating his interest in being appointed to the Precinct 2 Town Council seat.

Town Council President requested that each Town Councilor review and share their interest or support regarding the candidates under consideration.

There will be vote taken for each candidate:

Roll Call Vote

Councilor Aiello	Michael Kinlin
Councilor DeMarco	Karin Chavis
Councilor Costigan	Karin Chavis
Councilor Tassinari	Michael Kinlin
Councilor DaRos	Michael Kinlin
Councilor Swope	Karin Chavis
Vice President Belcher	Michael Kinlin
President Letterie	Karin Chavis

President Letterie reports the vote is 4-4, no further discussion by any Councilors. He reminds the Town Council that they were adamant about having representation for Precinct 2? There seems to be an impasse on this now.

-Councilor Swope is surprised that those who did not vote for Karin Chavis are not aware of how much knowledge and aspirations of what this town needs. She asks the Town Councilors to reconsider their votes.

-Councilor Costigan finds it undeserving that once again Karin Chavis might not be appointed. Asks one of the four councilors to reconsider their vote.

-Councilor DeMarco sees two good candidates but Karin has the experience to step right in. Mike can run in November for this seat. Asks one of the four councilors to reconsider their vote.

-Councilor DaRos, knows that 3A is a common denominator but it is not. There are two qualified candidates but this town needs IT Experience. Our votes for support of Mike Kinlin has nothing to do with our vote on 3A.

-Councilor Tassinari states if we are doing things the way we have done things in the past, it is not good enough.

If we keep doing things the wrong way, our town will not survive. We built schools too small.... We need a change. We need Mike Kinlin.

Town Council President reiterates that Councilor Tassinari keeps referring to Winthrop on the edge of a Financial Disaster. Our Bond rating is second to highest it can be. MSBA offers to build schools, they tell us what they will build, we do not tell them. Karin is on retirement board, our retirement pensions is fully funded, one of the few city or towns in state. It is time for leadership. This should not even be a question, we do not have two qualified candidates for this position at this time. This is a 6 mos. job. This is shameful to the residents of Precinct 2.

Second Vote is Taken for the Precinct 2 Seat:

Roll Call Vote

Councilor Aiello	Michael Kinlin
Councilor DeMarco	Karin Chavis
Councilor Costigan	Karin Chavis
Councilor Tassinari	Michael Kinlin
Councilor DaRos	Michael Kinlin
Councilor Swope	Karin Chavis
Vice President Belcher	Michael Kinlin
President Letterie	Karin Chavis

At this point, there is an impasse. **Precinct 2 has NO Councilor Appointed, Seat Remains Empty**
He has been here for 20 years and feels this is the biggest disgrace he has seen.

PUBLIC COMMENT

Diane Sands P5: Asks why Councilor Tassinari could vote on MBTA 3A since he removed himself from the vote in November. Would like to know if the proper paper work was filed with the Ethics Commission.

Comments that Councilor Tassinari has attempted to sway the votes on the Council.

Discusses that IT is not a requirement to be a Town Councilor. Believes Mike Kinlin being voted in is to sway the votes. Comments on how old she is and age does not matter.

Mark Sennot P2: Claims that his home is entirely flooded during flood events.

Bill Schmidt P5: Whoever wins in November Election will also have two months to learn.

Kathleen Capuccio P2: Discusses the Councilors and their decorum. The residents are aware of your actions.

Jack Dowd P2: Discusses the councilors and feels they are not representing the people.

Mr. Carvalho P2: Upset P2 Seat has been kept empty. Politics are going on, feels these councilors are not representing the town. He has 20 yrs. IT but does not feel he is qualified to be a Town Councilor.

Vasili Mallios P1: Asks for more IT to be used during meetings...Reflects that at the last meeting, Precinct 2 seat must be filled. What happened. Also asks why a member of the Town Council could vote on 3A tonight but did not vote in November due to a recusal for working with MassDOT, has correct paperwork been filed.

The town had an opportunity to put a new casino in, it would have provided Winthrop \$2 Million dollars annually.

Unfortunately a group, no Casino cost us \$2 Million. This gets passed through and now there will be close to 10,000 new units and more traffic than imaginable...

Jeanna Carvalho P2: Thanks all for their time but is very disappointed that this has become political. She is also running for P2 Seat. A vote for Karin Chavis was a vote for your constituents. Please do the right thing.

Carole Mietzch P1: Very disappointed in the vote tonight and Karin not being appointed. Please reopen vote.

It was disgraceful that the Town Council could not come together for One Vote.

Cassie Witthaus P6: Points out Decorum should be discussed with the meetings.

We need to be lead by facts and not feelings.

Arthur Marcello P2: Asks what will happen now that P2 has no representation?

PUBLIC RELATIONS / UPCOMING EVENTS

o Nomination Papers for the Local Election 11-4-25 Available Clerks Office-All

o Community Health Needs Assessment Survey has been extended until June 30th-Please participate on Town Website

o Juneteenth Flag Raising

o June 21, 2025 I Love Winthrop Festival

o Keep Informed of Updates on Fire Station-Town Website

ADJOURNMENT

Motion to adjourn by Vice President Belcher at 10:40 pm

2nd by Councilor DaRos

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
