

TOWN COUNCIL MEETING MINUTES OF FEBRUARY 3, 2026

President Letterie calls the meeting to order at approx. 6:40 following the Executive Session

ROLL CALL

Present: Councilor Costigan, Councilor Tassinari, Councilor Millar, Councilor Romano, Councilor Dimes, Councilor Reardon, Vice President Swope, President Letterie

PLEDGE OF ALLEGIANCE

Councilor Reardon

MINUTES

Motion by Vice President Swope to Approve the Minutes of January 20, 2026, as circulated and as amended by Councilor Romano

2nd by Councilor Dimes

Passed Unanimously

GENERAL INFORMATION AND RECOMMENDATIONS

PUBLIC HEARING

PUBLIC COMMENT

Lee Foley P6-Reads a letter that relates to the Town Council voting to comply with MBTA 3A not join the exemption lawsuit in which Vice President Swope is requesting.

She also believes the Vice President should be excusing herself from any involvement in MBTA 3A and does not wish the Town Council to join this exemption suite.

Marci Hamilton P2-Requests several answers on what this town will do in certain areas in our community. Please see letter attached....

Diane Sands P5-States that she is a yes for the Town Council to join the exemption suite.

Bill Deemo P-Requests the Town Council to join the exemption suite and save the town and residents money from being included in a state suit for not being in compliance.

Dave Young P5-Thanks the Town Council for their hard work. Believes no one in the room is for MBTA 3A but it is the law. Discusses MBTA Lawsuit with Middleton.

Todd Sacco P5-Asks the Town Council to consider taking the land that Massport currently pays a PILOT Tax on and use this for MBTA 3A.

Carl Eckstein P4-Comments on the insults to his daughter Diana Viens. Also, states he is the husband of Vice President Swope. Discusses MBTA 3A and not happy with it at all or the current plan and the location. The entire town is at risk because of EOHLC, and this must be addressed. Suggests the Town Council start addressing the town's entire unknown future.

Celeste Ribiero Hewitt P1-Just because something is zoned, does not mean it gets built. Despite the public battle with 3A, the town still approves other projects. Would like to hear something more tangible from the Town Council on MBTA 3A.

Janine Tomas P2-Discusses MBTA 3A, where do we stop and say we do not want another tax. Asks the Town Council to carry out the job they were voted on to do.

Lois Baxter P2-Say NO to MBTA 3A. With the current shut down of Short Beach, where do we go, how do we get out of town. We should be exempt as there is nowhere to build.

Mike Kinlin P2-Asks the Town Council to sign onto the exemption and thanks our councilors for their hard work and commitment.

Jack Dowd P4-Passes out paperwork on a past public request. Asks the Town Council to consider the exemption suit.

Erin Barcello P5-Describes people who stand on the bridge. All are asking to be treated with safely. Some people do not feel safe, and it is not due to the people in town, it's an overwhelming fear.

Carol Facella P4-Requests the Town Council to consider the exemption suit.

Mark Sennott P2-Urges Town Council to vote on the exemption.

Dottie Donofrio P4-Totally against MBTA 3A and asks the Town Council to consider the exemption suit. Discusses the funding and grants the town has not received due to not being in compliance.

Rob DeMarco P6-We must not give into the state. State doesn't follow federal law, but they want us to follow them. This is wrong.

Diana Viens P2-Discusses the exemption suit that she is currently involved with and asks the Town Council to consider this exemption and vote to join it.

Bryan Martynowicz P6- Please start a fund to pay for the legal fees that this town will be charged, do not cost our town legal costs.

Council President asks all to please be courteous of everyone.

CORRESPONDENCE

All that was received will be included in these minutes.

COMMITTEE REPORTS

FHBC-Progress continues with the WMS Demolition. Most of the main buildings have been demolished easily and going smoothly. For all up to date information, please review the Town Website.

UPDATE POLICY MAKING COMMITTEES-

Please see attached.

TOWN MANGER REPORT-Please see attached copy of report.

Council President had requested the Town Manager to have a meeting with the EOHLC, which he did, and the meeting is scheduled for next week and will report on this meeting hopefully at the next Town Council Meeting.

Council President publicly thanks the DPW for their hard work with the snow removal.

Town Manager reports that he is currently reviewing our current insurance rates.

Councilor Tassinari thanks the DPW for their hard work on the snow removal.

Assuming the snow removal budget has been used and concerned where further funds will be coming from.

Council President reports there was also a water break during the snow removal that had to be addressed.

All snow removal parking ban information is on the Town Website.

Town Manager reports unfortunately some of our municipal lots must be used for the snow that is removed to be stored.

Councilor Costigan is not reflecting the snow removal on DPW as he realizes how hard they worked, but states he did receive complaints from concerned parents of school children of snow children not removed and residents that did not remove or clear their sidewalks.

He asks as moves forward can a plan that addresses the school children getting back to school safely first.

OLD BUSINESS

MBTA 3A Exemption Status

Vice President Swope addresses her motion that was put forward at the last Town Council Meeting and was privileged by a Town Councilor until this meeting.

Motion by Vice President Swope that the Town Council moves to join the case seeking exemption from compliance with the MBTA Communities Act

2nd by Councilor Millar

Motion by Vice President Swope to amend the main motion to instruct that the Town Council instructs the Town Manager to join the case.

2nd by Councilor Romano

(Please see attached motion as amended)

Discussion

ROLL CALL

Councilor Costigan Yes

Councilor Tassinari No

Councilor Millar No

Councilor Romano Yes

Councilor Dimes No

Councilor Reardon Yes

Vice President Swope Yes

President Letterie No

Tied Vote

Motion Does Not Pass

P6-Update-Council President reports that there are residents interested of which we have received the information and will review. Candidates are Martin Finn, Daniel Floyd and Michael Gillespies. Asks if anyone is still interested in applying prior to our next meeting of Feb. 17, 2026

NEW BUSINESS

Town Council Appropriate Retained Earnings in the Ferry Enterprise Fund \$20,000/Cover Cost FY26

Council President refers to the Finance Committee

Town Council Appropriate Retained Earnings in the Rink Enterprise Fund \$20,000/Extra Ordinary Repairs

Council President refers to the Finance Committee

Town Council Vote to Appropriate Certified Free Cash

Council President refers to the Finance Committee

Town Council Current Standing Committees will continue as is:

Finance Committee

Rules & Ordinance

Email will be sent out to members.

Motion by Councilor Dimes that the Town Council approves Town Council President Letterie's consolidation of the Town Council Standing Committees as follows:

Public Health, Safety, & Works Committee

Capital Assets, Economic Development & Appointments, Commissions and Committees

2nd By Councilor Tassinari

Motion Passed Unanimously

He will also be naming liaisons for town committees.

Motion by Councilor Dimes for the Town Council to accept Council President Letterie's appointment of Sheryl Howard to the Fire House Re-use Committee.

2nd by Vice President Swope

Councilor Romano uses his Privilege for all appointments being considered at this meeting.

PUBLIC COMMENT

John Morgan P4-Thanks the DPW for their hard work with the snow removal, especially for people like himself that are handicap limited in this type of weather. He also thanks the Paul Revere Bus Drivers for their consideration during this snowstorm.

Diane Sands P5-Disappointed in Councilor Dimes and Councilor Millar that they did not vote for the MBTA 3A Exemption. Why?

Carol Facella P4-Discusses that we could still win this exemption suit.

Celeste Ribiero Hewitt P2-Reports that the reason these councilors did not vote for the exemption is because of the age of this suit and thanks them for reviewing and looking for same objectives when it comes to MBTA 3A. Claims town may end up in receivership and she is very concerned about this.

Marci Hamilton P2-Thanks all for their hard work. There are hard issues. We all think our town is special but 3A is a law and our Town Council took an oath to follow the law.
Shout out to Anita Prebble for the International Night, it was amazing.

Kathleen Cappuccio P2-Respects the Town Councilors and their beliefs but believes there are a lot of back door happenings...is asking for complete honesty. Thanks, the DPW with the snow removal and apologizes to the people that have complained. They can only do what they can with the funding they have available.

Jack Dowd P4-He claims he sees power, greed and money. Nothing to do with Yes or No on this exemption.

Lois Baxter P5-Asks why the Town Council did not vote for the exemption. Does not understand why.

Carl Eckstein P4-Disappointed about the vote and addresses Councilor Millar and Councilor Dimes, he feels betrayed. He discusses the meeting with the EOHLC that is scheduled for next week. He is hoping this will have a positive outcome.

Tom Derderian P3-Money grows trees and asks for continued generosity.

Council President discusses the closing of the flood gates and neither him or the Town Manager being told they were being closed and it was not necessary. There will be further discussions with the DCR on this particular subject.

ADJOURNMENT

Motion to adjourn by Vice President Swope at 8:35pm

2nd by Councilor Dimes

Motion 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

OFFICE OF THE TOWN MANAGER

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

Anthony Marino
Town Manager

Town Manager Report **2-03-2026**

- The Revere Street TIP project will continue as the work on switching over to the new traffic lights and installing solar controls on the streetlights, so they go off during the daytime hours. The curb and concrete work will resume in the Spring of 2026.
- The snowstorm has dominated most of our time over the last week, and the street cleanup continues. We continue to clean streets and add it to our Parking Ban update. Once we have completed all the streets, we will lift the parking ban. Special thanks to the DPW crew for all their hard work during the storm and the week afterwards. And if the storm were not enough, they also had two water main leaks to repair last week as well.
- The Fire Station demolition works continues as the Middle School building is down and the auditorium is up next. The design team continues to work on the building plans and met with the Fire Station building committee on Monday, February 2, 2026, to update them on the Schematic Design estimates and the overall budget costs.
- The Health Insurance Subcommittee email has been sent out to all of the Unions, and we anticipate meeting with this group in February 2026. The purpose of this meeting is to review the GIC health plan offerings and identify any savings for both employees and the Town. We have received initial projections for the upcoming year, indicating that our GIC health insurance increase will be between 7% and 10%. Once we receive the new health plan rates, our finance team will calculate Winthrop's increase based on our plan mix.
- The Town of Winthrop did receive notice that the Attorney General's (AG) office has filed a civil complaint against the nine remaining non-compliant MBTA/3A communities. Our Attorney Jim Cipoletta has been in contact with the AG's office and will be advising the Town Council on the next steps for us against this complaint. After a discussion with the Town Council President several weeks ago, I reached out to the Executive Office of Housing and Livable Communities (EOHLC) about meeting with Secretary Augustus and representatives from the AG's office. We anticipate that the meeting will take place before the next Town Council meeting on February 17, 2026. EOHLC has indicated they are willing to discuss potential compliance paths for Winthrop.
- Work continues on our new Dispatch center for Metro North Regional Emergency Communications Center (MNRECC) at the McKinley School in Revere. The Bids have come in for the construction work, and the total project cost is \$43.5 Million dollars. The MNRECC portion of this project will be \$19 Million dollars. MNRECC will apply for a bond for its portion of the project and then apply for grant funding from State 911 to

cover the yearly principal and interest payments. This work and the new dispatch center will host our dispatch services for Revere, Winthrop, and our recent addition of Chelsea. State 911 has assured us that they are committed to this project, and we anticipate long-term savings with the addition of Chelsea, and hopefully other communities, to our Regional Dispatch Center.

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

Anthony Marino
Winthrop Town Manager
amarino@winthropma.gov

TOWN COUNCIL COMMITTEE UPDATES

2-3-26

CONTINUED CASES BOARD OF APPEALS

50 Somerset Ave.

Request to extend relief of one (1) year variance.

63-69 Putnam St.

Request to extend relief of one (1) year variance.

210 Winthrop St.

The Applicant seeks a permit to demo a preexisting non-conforming structure and construct a four (4) story mixed-use building

44 Bowdoin St.

The Applicant seeks a permit to remove the existing roof and construct a 3rd floor addition to an existing single-family home.

158 Highland Ave.

The Applicant seeks a permit to convert the current preexisting non-conforming 3- family structure, to a 4-unit residential building.

No Meeting to Report Up to Date on Planning Board

Marci Hamilton <coastal@comcast.net>

2/3/2026 5:30 PM

Marci Hamilton, Precinct 2

To Alan <coastal@comcast.net>

Marci Hamilton, Precinct 2

I come before you once again to remind you of the promise made not just to the Tileston, Girdlestone and Pico neighborhoods, but to all the impacted coastal areas within this town. Two years ago, you vowed to resolve the drainage issues and progress has been made however the town will require 4 1/2 million dollars to complete those 2 projects. I have paid close attention to our town meetings a planning boards zoning 3A plan with 0 units on our town. And a detailed climate commission phased report. Recently I heard Karen Chavez say that in 2027 are municipal GIC insurances will sky rocket. I paid attention when Kim dimes told us about the Czm report and what's expected of coastal communities within the next 5 to 10 years, I paid attention when our council president inferred that there might be a drainage tax on top of all the other taxes moving forward in the future i paid attention when our tree wardon lost out on a cooling grant and now has formed a go fund me account for trees

Think of that that is who

We are now.

I want answers from this council in real time

Items to be put on an agenda moving forward I want to know who's going to move forward with the bus stop sheltering for our MBTA bus stops that were talked about and planned. I want to know who's going to keep up on our capitol plan initiatives I want to know how we're going to avoid a strike by teachers as their contracts haven't been approved and our ESP's don't even make a livable wage. I want to know why the yirrell Beach berm and grass placements haven't occurred as promised and more specifically I want to know if we are going to have to downsize the firehouse and forgo making it a state-of-the-art fire house due to loss of grant money by the state. These are important projects. These are important issues and here we are 2026 we have formed committees. We get their expertise advice and information and we disregard their work. It's unacceptable. I want important issues put on the agenda in real time. I want people to know just how much money you're going to invest in a fight with the state and where that money is going to come from in our budgets and that information be put on the managers report monthly i want you all to remember that we are surrounded by state entities that mandate things from us DCR Dep Massport MWRA all surround us. And finally, I want a presentation about our shelter in place policy. We've had three fires two near misses from Massport planes and one closure of our beachmont route. I think it's time that a town presents a plan

And inform

Its residents Keep in mind If you lose this argument. The state will come in and force winthrop to comply in areas that you might not want to be zoned as 3 A. Your voice and votes are for more than just a group of people you represent for all the people of Winthrop

Sent from my iPhone

Erin



TOWN OF WINTHROP

OFFICE OF THE TOWN COUNCIL

Town Hall 1 Metcalf Square, Winthrop, MA 02152 Telephone 617-846-1742 Fax 617-539-5814

Comments made by Erin Barcello at the Town Council Meeting of 1-20-26

First Public Comment

Invites any of the members of the council and the general public to join "us" on Sat. on the bridge 10-12 in our stand out. We stand out for many different reasons. It doesn't need to be something specific, there's people that stand out just for overall due justice which is very important. That being said, What is the Town Council, the Town Manager, the WPD, the WFD, the School Department doing to help to insure felt safety for all residents in this town. I don't know if anyone talked to people but she will tell you that there is a lot of people that do not feel safe no matter their status. There are people that were born here and grew up in Winthrop that do not feel safe, they may or not be documented. She doesn't ask questions, but there are residents that do not feel safe and do not trust our government in town to protect them.

Second Public Comment

Just to address her comment from her first public comment.....

"When I was stating that there are people in this community that do not feel safe, I was not talking about the white people that stand on the bridge, we feel safe. We have a great relationship with the Police Department. We have people from the community that come to the bridge. We don't feel unsafe, we are not asking for protection. We have our own set of rules, we follow the ordinances, we don't feel unsafe. What I'm saying is that there are people in this community who live here, who do not feel safe. Right? So it's not about people that are protesting as what people are saying. It's the people that have to live day to day feeling like they don't know what is going to happen because of shades of their skin an accent, because of so many different things. I know a lot of people would like to come to the TC but a lot of times it is not welcoming for certain things that people are wearing to meetings mostly. So, I just want to make that very clear that my comment in the first public comment had nothing to do with the safety of the people on the bridge and if anyone want to talk to me about anything that goes on in the bridge, feel free, I am always down to talk, come talk to me. I'll talk about what's going on, just want to make that very clear. Also, how much time I have left? I just want to speak to my support for the teachers in this town and how I understand there's not a lot of money. I get that there's not a lot of money anywhere, but this town deserves good teachers and if we ant to be able to educate the youth in this town we don't have a revolving door of teachers, so that's all, I just want to give my support for the teachers"

Third Public Comment

"I just again, want to clarify my first and second comment, when I speak of people having different shades of colors that have fear in this town, I'm not saying that is my experience, I'm saying that is their experience. So, we can't hear their experiences because they have fear to come to these things. That's all, so talk to people, that's all"

A True Copy Attest:

Town Clerk

JAN 28 2026

Denise Quist

13-
do not
join
2/1/2026

From: Mariann Nicoletti <zach4259@gmail.com>
Sent: Saturday, January 24, 2026 12:46 PM
To: town council@town.winthrop.ma.us
Subject: Reject 3A

Dear Council Members,

PLEASE do not let our little, congested town be taken over by the MBTA 3A Act. We cannot afford to have our already densely populated town to be relegated to such an insane law that the state wants to implement on us. Traffic, as you all know, is insanely out of control to get in and out of town. God forbid if there is ever, ever a disaster and emergency evacuation Winthrop would not be able to handle the mass evacuation. Not to mention the impact it will have on our emergency personnel, infrastructure, schools, which are currently beyond the allotted capacity to what they were built for. Then the town will be looking to build ANOTHER school, add more police and fire personnel which we cannot afford. Please don't let the scare tactics get to you of what we will be losing in grants. We never got too much in grant money nor were we guaranteed of any grant money that was applied for. Grant money is NEVER a guarantee!!!

So, PLEASE, do not change your stance on 3A. STAND YOUR GROUND and do not be bullied by the state and the politicians who are forcing this on the 177 cities and towns in Massachusetts.

Sincerely,
Mariann and Richard Nicoletti
14 Hermon Street
Winthrop, MA 02152

Denise Quist

From: Julia Howington <julia.howington@gmail.com>
Sent: Thursday, January 29, 2026 3:55 PM
To: town council@town.winthrop.ma.us
Subject: 3A compliance

Dear Council Members,

With the official notice that the town is being sued by the AG's Office, it is time to reverse course and come into compliance with 3A. I see that tonight's meeting has been cancelled and I'm hopeful that the Council will start working with the state to come into compliance. If yes, I thank you for doing the right thing. If not, let me remind you that the town is already cash-strapped and constituents are extremely agitated about the taxes and fees currently levied by the town. We have in hand a workable zoning plan created by the Winthrop Planning Board, approve it ASAP and immediately start working with the state. The state would much rather work with us and avoid the hassle. Additionally, you must abandon any talk of a path to exemption or joining lawsuits with other non-compliant towns as we don't have the money and we don't have a leg to stand on legally or otherwise!

Sincerely,

Julia Howington
56 Lowell Road

Denise Quist

From: Cassie Witthaus <cassiepratt1227@gmail.com>
Sent: Friday, January 30, 2026 4:39 PM
To: town council@town.winthrop.ma.us; town council@town.winthrop.ma.us; Denise Quist
Subject: Public Comment-Tuesday 2/3 meeting

Dear Councilmembers,

I write this to be read in public comment. "The consequences are no longer theoretical, just as the Milton lawsuit affirmed, the state AG has the authority to receive injunctive relief against non compliant communities. This will vary depending on the form of community leadership in place. For Winthrop, there are elected officials who can be held personally accountable with fines or other escalating penalties. You swore an oath to uphold the town charter. That document states that you will keep us in compliance with state zoning laws amongst other laws. Please do what you are required to by law, regardless of your personal feelings. Our community's financial stability depends on it."

Thank you,

-Cassie Witthaus
Precinct 5
cassiepratt1227@gmail.com

Denise Quist

From: Megan Kinlin <megabeth.kinlin@gmail.com>
Sent: Monday, February 2, 2026 11:25 AM
To: town council@town.winthrop.ma.us; town council@town.winthrop.ma.us; Denise Quist
Subject: Public Comment for Tuesday 2/3 Meeting

Dear Councilmembers and Ms. Quist,

Please read into public comments for tomorrow's meeting.

"The people of Winthrop have just recently voted to fund our schools to maintain level services and to build a desperately needed fire station during a time in this country where many residents are struggling financially. Please do not add to our mounting tax burden by fighting the state in court on what has proved to be a losing battle in every other municipality that has done so. This town cannot afford hundreds of thousands of dollars in frivolous legal costs. I implore this council to reconsider passing the Planning Board's compliance plan - which requires ZERO new units built, to come into compliance with state law, and only then continue to push for exemption if necessary via other means. Our community's financial future depends on this council doing what is right."

Thank you,
Megan Kinlin
Precinct 2

Denise Quist

From: Lisa V <lmv0624@hotmail.com>
Sent: Monday, February 2, 2026 12:50 PM
To: town council@town.winthrop.ma.us
Subject: MBTA 3A motion for 2/3/2026 TC Meeting

Members of the Town Council,

I am asking that you deny the motion submitted by Councilor Swope to engage in an unnecessary costly lawsuit to fight a losing battle. It's time that we comply with 3A and move forward with the Planning Board's original plan to correctly rezone Seal Harbor and Governors Park. It's not fair to ask residents to incur costly legal fees to fight a losing battle, in addition to the increase we've already incurred for the firehouse and schools. Not to mention the continued loss of grant money.

If you decide to move forward with this lawsuit, let the "Winthrop says no to 3A committee" pay for it. We've already been paying for it enough with the "chaos and community division" that they themselves have created.

Lisa Venezia
Precinct 1

Denise Quist

From: Donna Sears <donna-sears@gmail.com>
Sent: Monday, February 2, 2026 1:08 PM
To: JLETTERIE@qwinthropma.gov; town-council@town.winthrop.ma.us
Subject: Regarding the Town's Response to the MBTA Communities (3A) Lawsuit

Dear Members of the Town Council,

I am writing as a resident of Winthrop to express my concern regarding the Town's consideration of fighting the state lawsuit related to the MBTA Communities (3A) law.

While I understand that there may be disagreement with the law itself, it is nonetheless the law, and the state has shown no willingness to grant exceptions. Pursuing litigation in this matter would, in my view, be a costly use of taxpayer dollars with a low likelihood of success.

Winthrop already faces significant challenges including, but not limited to, supporting our teachers/schools and addressing flood mitigation. We simply do not have the cash to add a legal battle to that list.

I urge the Council to take a pragmatic approach - comply and adopt the Planning Board's original plan to avoid unnecessary legal costs.

Thank you for your time, and for your service to the community.

Sincerely,

Donna Sears
600 Shirley Street, Winthrop

Denise Quist

From: Scott Mahoney-Wright <wrightmahoney@outlook.com>
Sent: Monday, February 2, 2026 1:31 PM
To: towncouncil@town.winthrop.ma.us; Denise Quist
Cc: James Cipoletta
Subject: Public Comment - Tuesday 2/3/26 Town Council Meeting

***Please use this communication and ignore the prior. It was sent from my outbox in error.**

Dear Council President Letterie, Councilors, and Council Clerk Quist;

We have reached that juncture where there is no turning back on 3A. Whether you go forward with joining an exemption lawsuit or not, the Attorney General is suing our town. In all likelihood, we will lose in court. If you don't join the exemption suit, but opt still not to comply with the law, the Attorney General is still suing our town, and, in all likelihood, we will lose in court. And continue losing access to external sources of funding. The common-sense approach is to fight this law in the legislature and not at the local level. Because doing so at the local level hurts us. Non-compliance has already cost us much-needed funding. You cannot deny the fact that our 3A zoning plan creates ZERO new units for Winthrop and adds nothing to our existing density. ***You cannot deny that our own residents who are residential property developers are already creating multi-family housing that adds to our density, which has no ties to 3A.***

By simply voting to submit our 3A zoning plan to EOHLC, we will, in all likelihood, get AG Campbell to cease taking legal action against our town, and we can focus on obtaining funding to address infrastructure, climate resilience, and our schools. The council, with the assistance of our town attorney, should work to see changes made in the law that could potentially lead to an exemption for Winthrop without costing our community and its residents financial expenditures we can ill afford. I reached out to the Town Administrator in Milton, and he told me today that the Town had a fixed fee arrangement for the briefing and arguments at the Supreme Judicial Court of \$275,000 with Goodwin Procter. **The town's legal operating budget absorbed additional costs.** Think about that. \$275,000+ in legal expenses, which ultimately were for naught. Nothing was gained. Nothing. No progress. No exemption. No exclusion. If Winthrop cannot receive an opportunity to be excluded from complying with the law, then Winthrop should be advocating for changes in the law. Or seeking an exemption by other means. **Please do not join the exemption lawsuit. It will serve no purpose other than to make a horrific situation more dire for all of us.**

Respectfully,
Scott Mahoney-Wright
Accountability, Transparency, Integrity & Ethics.

Denise Quist

From: Marci Hamilton <coastal@comcast.net>
Sent: Monday, February 2, 2026 8:05 PM
To: town council@town.winthrop.ma.us
Subject: 3A acceptance

To

The town council members , I do not want my tax dollars spent on fighting the now constitutional law MBTA 3A. We have many projects that will need these funds. Thank you Marci Hamilton

Sent from my iPhone

Denise Quist

From: Diane Harakas <dharakas@comcast.net>
Sent: Tuesday, February 3, 2026 12:11 AM
To: town council@town.winthrop.ma.us
Subject: MBTA Communities Act Lawsuits

To The Winthrop Town Council:

I do not want my taxes raised to fund lawsuits to fight the MBTA Communities Act.

Diane Harakas

56 Winthrop Shore Drive

Unit 4

Winthrop, MA

Denise Quist

From: David Correll <davidhccorrell@gmail.com>
Sent: Tuesday, February 3, 2026 8:50 AM
To: town council@town.winthrop.ma.us
Subject: Concern Over 3A Litigation

Dear Town Council,

I am writing to express my concern over pursuing a costly and unnecessary legal battle with the Commonwealth of Massachusetts over 3A legislation. It is my understanding that it is your plan to move ahead with this plan tonight. It is also my understanding that this body intends to hire the family member of a sitting council member to pursue this matter and collect our taxpayer money as their legal fees.

This is an avoidable mistake and a very clear conflict of interest.

Informally, my friends and I estimate the cost of this legal battle at between \$200k to \$300k to the attorney, plus the potential for the state to fine us; plus, it is my understanding that if we lose the case (which is, I believe, the most likely outcome), we are on the hook to pay for the judge-imposed Special Master who will end up re-zoning our town as they see fit. I am happy to be corrected on any of this - but to this Precinct 3 taxpayer, this Anti-3A crusade feels like an unjustified and highly problematic \$300+k expense. I believe that we have better options.

Thank you for your attention to this.

David Correll
Precinct 3

Denise Quist

From: Alyson Casey Dewar <casey0222@gmail.com>
Sent: Tuesday, February 3, 2026 9:54 AM
To: town council@town.winthrop.ma.us
Subject: Tonight's meeting

Greetings all

Please read into public comment for the meeting tonight 2/3/26.

We are currently out of compliance with MBTA 3A. We are being sued by the State. Over a literal re-zoning of two, zoned as single family but are OBVIOUSLY giant, multi-family, complexes into....multi-family zoning. That is our exemption. That's it. That's also all we are going to get.

We have no money. Our taxes have gone up recently, by choice, and we have seen how well that went over when people received their bills. There will be no override or debt-excluding the way out of this. The other alternative is that the teacher override will be misappropriated to pay for the lawsuit AND fill in gaps where we did not receive grants. All due to a literal exercise on paper.

If you believe this is the hill to die on, please open your wallets. I, for one and I am not the only one, will not be voluntarily raising my own taxes to bail you out. And you can bet that I will tell everyone I come in contact with to do the same. I will also pay a lot of attention to where the override money, earmarked for the schools, actually ends up. And that destination best be the schools.

We have real problems. We have community member and residents being disappeared from our streets and the streets of nearby towns and municipalities. Federal funding is GONE. The seas are rising. We cannot even compel people to follow town ordinances regarding snow removal (and frankly aren't even trying to do so. There are penalties, we are a week out, write some tickets) and our DPW is not equipped to deal with it either. These are all real problems that need addressing. Some of them can be fixed with money. Some of them can raise money. **Let's focus on that and not this goose chase of standing up to the State for absolutely nothing.**

Alyson Dewar
Bowdoin St.

Denise Quist

From: Kaitlin <kaitlin.burroughs@gmail.com>
Sent: Tuesday, February 3, 2026 10:27 AM
To: town council@town.winthrop.ma.us
Cc: Denise Quist; James Cipoletta
Subject: Public Comment for 2/3/26 Meeting

Dear Councilors and Clerk Quist,

Please read following comment into the record during tonight's town council meeting as I will be unable to join in person, though I hope to join via zoom:

I am writing to urge the Council in the strongest possible terms to vote to adopt the Planning Board's proposed compliance plan with the MBTA Communities Act and to vote down the motion to join the private lawsuit fruitlessly seeking exemption from the law that has already been found to be constitutional by the state's highest court. As Chair of the Yes For Winthrop's Kids and Invest in Winthrop campaign, I and my fellow volunteers worked tirelessly for almost a year across two elections to secure funding for our schools and for a new, safe facility for our firefighters, and it is an insult to those efforts and to the voters who selflessly stepped forward to fund the needs of their community to squander that generosity by needlessly wasting money on lost grant revenue and legal fees for fights we do not need to pick that we are sure to lose.

The harms are not theoretical. Losing money for after school care scholarships, for flood mitigation, for trees that cool our streets, for public health programming, harms Winthrop families. Meanwhile, development happens at a breakneck pace in Winthrop and the councilors who claim to care about its impact on our neighborhoods do nothing to mitigate or harness its economic output. For years, the same councilors who have talked endlessly about 3A have never proposed proactive solutions like Payment in Lieu Of Tax programs, school impact fees for new developments, minimum affordable unit requirements, or any other creative solutions to increase the supply of affordable housing and leverage the development that is already happening. There is no appetite for proactive leadership, merely acting like victims of the state while refusing to take accountability for your own inaction and the harm it is doing to our town.

Many claim this Council was elected with a mandate to fight 3A. In fact, this Council was elected to be stewards of the whole of this town and its finances, to uphold the laws of the Commonwealth, and to make decisions in the best interest of all Winthrop's residents, not to drive us off a fiscal and legal cliff against all reason simply because the sunk cost is telling us we must keep going. There is still time to turn the car around. Please do it now, before we've wasted tens of thousands of dollars we do not have on a fight we do not need to fight just to end up like Milton: \$275,000 in the hole, their children taking printer paper to school because they don't have enough supply to do handouts otherwise, and ultimately complying anyway.

Respectfully,
Kaitlin Burroughs
Precinct 1

Denise Quist

From: alyssa jackson gamble <alyssamjackson@gmail.com>
Sent: Friday, January 23, 2026 2:32 PM
To: town council@town.winthrop.ma.us; Jim Letterie
Cc: Denise Quist
Subject: 3A Litigation

Dear Winthrop Town Councilors and Council President Letterie,
I see that there is a special meeting scheduled on Monday to discuss MBTA Zoning litigation. My hope is that this meeting will clearly explain the following to our community:

1. Options that were explored to avoid being sued by the state
 - a. Risks/ reasons that other options were not entertained
2. Risks of being sued by the state
 - a. What will be the results if we do not win our case? What have we already lost? What else will we lose? What are the unknowns?
3. Anticipated timeline and costs for litigation, and funding source for such costs
 - a. What have we already invested into this process? What will we need to drop from our budget in order to pay for litigation?
4. Anticipated outcomes and sources/ precedents for any claims to such outcomes
5. Accountability for actions that may cause harm to vulnerable residents, particularly those who depend on state grants for flood mitigation measures

I have heard many times the justification for opposing 3A zoning is that it is "state overreach," and that the state has no right to impose zoning laws. The glaring inconsistency with this argument is that a unanimous vote was made by Town Council to approve another state-imposed zoning law: the MA Accessory Dwelling Unit (ADU) law. How can we fight one state zoning compliance when we have already agreed to adopt another? I understand that 3A is perceived as a big developer law and the ADU is seen as a homeowner's ability to house their family or keep a property in town, but you all know as well as I do, that the Planning Board's proposal for 3A required no new units to be built, and by contrast, the ADU law provides for at least 1,000 new units by-right, without the parking requirements of Res A and without owner-occupation of the property.

These distinctions have not always been fairly represented to the public, which is concerning, as very real risks are at play. I only know about these laws with such familiarity because I sit on the Planning Board and have watched them unfold over the past 2 years. I have tried my best on the board to listen to the public and come to what, at the time, felt like a great compromise for this town - a proposal that would allow compliance without any added density - and yet it was still met with combative resistance.

I believe the messaging has been very misleading and has taken us too far down a road of loss. How many years will we operate without state grants? How many opportunities will be lost in that time? Can we quantify these risks? Grants that were assumed as part of the plan for the new Fire Station, the sorely needed funding for planting and maintaining trees, Accessibility (ADA) improvements in our public buildings, and folks who deal with flood waters up to their car windows who have been left with unfinished infrastructure, just to name a few.

Has any research been put forth on the argument for exemption, such as the actual buildable area in town, and actual existing units per acre? It seems like the Planning Board would have been included in such a study, and I have not heard or seen any data that challenges the state's calculations. Despite my support of 3A compliance, I agree that our town so exemplifies the density that the state is looking for, that it probably should have been excluded from any requirements. It feels like we should have been called out by the state for having diversity of housing types with the density and efficiency that the state is asking communities to create. But that is precisely why I was not surprised that we could find a solution that resulted in no new units. A no-build compliance was essentially a pass from the state. I feel there may not have been such a great push back if messaging had put residents at ease, reminding them that we are already dense and therefore need to build nothing to comply. Since the state has made it clear that they are offering NO exemptions, my 25 years of experience in architecture, development, and urban planning told me that our particular town does not have the means to fight with the state or to lose all grants indefinitely, and since we are already dense, and found a solution to comply without growth, we should check the box and move on. That is my personal assessment of the risks and opportunities related to 3A, and I stand by it.

Those in leadership have the responsibility to carefully weigh budgets, risks, and benefits, and to clearly communicate them to the public. They also must work tirelessly to understand the data being presented, and to adjust the plan if needed to protect the public when new information or clarity comes to light, even if it is unpopular. I sincerely hope that Winthrop's leaders will work to find a pragmatic solution that does not put further costs or risks on our community. I also hope that the outlined list above will be thoroughly addressed, as omissions of information about risks and costs result in deep mistrust in our community.

Thank you for taking the time to read my message.

All the best,

Alyssa Gamble

185 Grovers Ave

(These are my thoughts alone, I do not speak on behalf of the Planning Board.)

Denise Quist

From: James Gallagher <gjim@aol.com>
Sent: Saturday, January 24, 2026 12:48 PM
To: town council@town.winthrop.ma.us
Cc: gjim@aol.com
Subject: election positions

Dear Town Council,

Over the past several days I have become very concerned with several Council members wavering on their stated campaign positions for Winthrop Town Council seats election held in November 2025. This uneasiness involves serious issues concerning the Massachusetts State Mandate Law 3A and how they are addressed.

A brief history of why I am writing this letter. I have lived in Winthrop for 74 years and have four generations buried in our cemeteries, my children are raising their families in Winthrop and my wife and I have no plans to move. Therefore, I have reached the logical conclusion that I must remind the wavering council members that the majority of Winthrop voters elected them to serve on the Town Council and provide leadership reflecting the mandate that the preponderance of Winthrop's citizens granted them.

James F. Gallagher, Jr.

15-10110
exempt

Michael Herbert 86 Otis St. Winthrop

I feel very strongly that we should seek an exemption against the reckless ploy by the state, trying to change the way we've been living and dealing with our local community

Please seek an exemption

I feel very strongly about this as well as my family and many many friends.

Thank you,
Michael Herbert

Denise Quist

From: judy hanlon <hanlonjudy@gmail.com>
Sent: Friday, January 23, 2026 7:31 PM
To: town council@town.winthrop.ma.us
Subject: Vote to join exemption

Dear Town Councilors,

Will you please vote to join the exemption case against 3A for the town of Winthrop?

The state has granted exemptions to cities and towns on Cape Cod and Western cities in Massachusetts. Why not Winthrop the densest town in the state? Plus, we are situated between two extremely important authorities for the state, Massport and MWRA. Our town deserves exemption which would keep us well within the law.

Thank you for reading my email.

Judy Hanlon
Precinct 5

Dear Members of the Winthrop Town Council,

I write to respectfully urge the Town of Winthrop to join the pending legal action seeking an exemption from the MBTA Communities zoning mandate under Section 3A of Chapter 40A, as initiated and brought by the Winthrop organization known as *Say No to 3A*.

As the Council is well aware, Section 3A imposes substantial zoning obligations on MBTA communities without providing corresponding local discretion, infrastructure funding, or meaningful consideration of unique municipal characteristics. Winthrop's limited land area, dense existing development, coastal geography, and infrastructure constraints place the Town in a materially different position from many other communities subject to the statute.

Participation in the exemption litigation would allow Winthrop, as a united community of residents, to assert its distinct factual and legal circumstances, preserve local zoning autonomy, and protect the Town from the potentially irreversible consequences of state-mandated zoning changes that do not align with Winthrop's physical realities and reasonable planning objectives. Such an action would also reflect the Council's determination to act in accordance with the expressed will of the electorate and to preserve the Town's statutory and constitutional authority over local zoning and land-use regulation.

Of no less significance, joining the litigation does not foreclose future compliance options; rather, it ensures that Winthrop's interests are formally represented while the scope and constitutionality of the statute are adjudicated.

Other municipalities have recognized that proactive legal participation is a responsible course when faced with unfunded mandates that materially affect local land use authority. By joining this action, Winthrop can stand alongside similarly situated communities in seeking clarity, fairness, and lawful limits on the application of Section 3A.

I respectfully request that the Town Council place this matter on its agenda for discussion and vote, and authorize appropriate municipal participation in the pending exemption case.

Thank you for your consideration of this important issue and for your continued service to the residents of Winthrop.

Respectfully submitted,

Frederick Bagley

Denise Quist

From: Carole M. <cmietzsch@gmail.com>
Sent: Friday, January 23, 2026 11:47 PM
To: town council@town.winthrop.ma.us
Subject: Please consider signing on to the Exemption Case

Dear Town Council Members,

I understand there will be a special meeting on Monday to discuss whether the Town should join the MBTA 3A Exemption Case. What I have not yet heard clearly from the Council is what specific harm or risk would come to the Town by joining this case.

The exemption case has been filed since 2024 and has not yet been heard. Its purpose is to ask the courts to review the fairness and applicability of a one-size-fits-all law that does not account for the unique circumstances of all 177 affected communities. Our town's situation, and the potential impacts of MBTA 3A here, are precisely why this case exists.

As Councilors, joining the exemption case does not expose the Town to additional risk. The current enforcement actions from the Attorney General's office stem from the Council's vote not to comply with MBTA 3A—not from participation in the exemption case itself. Joining the case simply allows the Town to be formally represented as the courts consider whether this law is equitable and appropriate.

It is also important to acknowledge that in the most recent election, approximately 60% of voters supported candidates who publicly opposed MBTA 3A. Joining the exemption case would align with the will of a clear majority of residents.

The Town Council has already done the hard work by voting No twice to comply with 3A. My hope is that you will vote to join the exemption case and commit to seeing it through to its conclusion, so that our town's concerns can be fully and fairly considered by the courts.

According to the court docket the case is slated to begin in August, 2026. .

Respectfully,
Carole Mietzsch

Precinct 1

Denise Quist

From: Diana Viens <diana.viens@gmail.com>
Sent: Saturday, January 24, 2026 12:07 AM
To: town council@town.winthrop.ma.us
Subject: Vote to Exempt Winthrop from 3A

Dear Honorable Councilors,

Please be advised:

"The attorney general's office said an enforcement suit and "the loss of discretionary state grant funding" will be brought upon any noncompliant community by the end of January, but did not elaborate further."

The above quote is found in this publication and many others as of January 13th: <https://www.wcvb.com/article/massachusetts-mbta-communities-act-deadline-noncompliance/69992670>

The one thing that has the ability to shield Winthrop from such action, and that delivers the opportunity for an impartial evaluation as to whether Winthrop should be subject to this law at all, is our exemption case.

I am writing ahead of Monday's special meeting to respectfully urge you to vote to have the Town of Winthrop join this pending exemption case related to the MBTA Communities Act (3A). I am available to answer any questions between now and Monday evening and I encourage you to freely reach out. I can be reached at 8576006739.

I also want to address several questions that have been raised and clarify why this vote is both necessary and time-sensitive.

First, there is **no cost to the Town to join this exemption**, just as there has been no cost for nearly two years since this case was first filed. All of our work on this has been on a pro bono basis. Joining the exemption does not create new financial exposure or new legal obligations for the Town. In contrast, compliance with 3A would result in long-lasting financial burdens on us all. To say nothing of the diminished character of our town.

Second, **this exemption is legitimately Winthrop's only viable option** for avoiding forced compliance with 3A and the Attorney General's threatened punitive measures. Winthrop's density, geography, and infrastructure constraints are truly unique. Seeking a legal exemption—like those already enjoyed by Boston and the entire western half of the Commonwealth—is the only available mechanism to shield Winthrop from zoning mandates that do not fit our town.

Third, **now is the time for the Town and residents to work together**. We are prepared to file the **Third Amended Complaint** that formally joins the Town, adds the harms already suffered by Winthrop, and proceeds with the involvement and approval of Town Counsel—so that this effort reflects a unified and cooperative defense of Winthrop's interests.

Fourth, this case has followed the legally required administrative path under the Administrative Procedure Act (APA). When challenging a regulation created by a state agency, the process must begin with a petition to the agency itself, which is required to have a mechanism to hear exemption or hardship requests. Only after that can the matter properly proceed to court. That process has already occurred:

- Petition for Administrative Rulemaking filed with EOHLC: **7/20/2024**
- Case docketed in Superior Court (Docket No. **248CV02351A**): **9/4/2024**
- First Amended Complaint filed: **9/23/2024**
- Second Amended Complaint filed: **10/21/2024**
- Counsel of record: **Michael Walsh, Esq. and Diana C. Viens, Esq.** for Plaintiffs; **Samuel M. Furgang, Esq.** for Defendants

Fifth, the Town previously declined to pursue a formal legal exemption and instead relied on letters and meetings with Secretary Augustus—many of which were later acknowledged to be procedurally ineffective—only to be told that EOHLC had no formal mechanism to hear challenges. From an administrative law standpoint, this is a procedural defect. That defect is precisely what allowed this case to advance properly to Superior Court and why the exemption case now exists at all.

Finally, while the Town is of course free to change course, **a vote not to join the exemption is, in practical terms, a vote to comply with 3A and submit to enforcement.** There is no remaining legal pathway that would remove the Attorney General’s authority to impose penalties or force zoning compliance outside of this case.

For nearly three years, the Town declined to assert its legal rights. The voters responded by electing a Council they believed would stand up for Winthrop and protect the town’s interests. **A decision not to act now does not preserve options—it eliminates them.**

I respectfully ask you to vote on Monday to have the Town join the exemption so that we can proceed together, creating an open dialogue with the Town Counsel, and to present the strongest possible defense of Winthrop’s unique and compelling circumstances.

Thank you for your time, your service, and your careful consideration of what is at stake for our community.

Sincerely,

Diana C. Viens, Esq.

Denise Quist

From: Vasili Mallios <vsmallios@gmail.com>
Sent: Saturday, January 24, 2026 8:03 AM
To: town council@town.winthrop.ma.us; town council@town.winthrop.ma.us
Subject: Request to Support the Exemption Case

Dear Winthrop Town Councilors,

I am writing ahead of Monday's special meeting to respectfully ask for your support in having the Town of Winthrop join the pending exemption case related to the MBTA Communities Act (3A).

Given the Attorney General's stated intent to pursue enforcement actions and penalties against noncompliant communities, joining this exemption is the only action currently available that can protect Winthrop while allowing for an impartial review of whether this law should apply to our uniquely constrained town.

There is no cost to the Town to join this exemption, and doing so does not commit Winthrop to any outcome other than preserving its legal rights and options. A decision not to join, however, effectively leaves the Town with no remaining pathway other than forced compliance and enforcement.

I respectfully urge you to vote in favor of joining the exemption so that the Town, its residents, and Town Counsel may proceed together in a unified effort to protect Winthrop's interests.

Thank you for your time, your service, and your consideration.

Sincerely,

Vasili Mallios

Precinct 1

Sent from my iPhone

Denise Quist

From: John Cardello <jcardello5@gmail.com>
Sent: Saturday, January 24, 2026 8:38 AM
To: town council@town.winthrop.ma.us
Subject: 3A exemption case

Good morning Winthrop town Council,

I am writing this to strongly urge all of you on Monday, January 26, to vote in favor of joining the exemption case against 3A. As a collective body, it has taken YEARS to get to this point. YEARS of vigorous discussion and debate! I do not have to go through the numerous reasons or the consequences, which will ensue if we are forced to comply with this mandate - you collectively already know.

Personally, I am a resident and owner of a rental property in a dense condominium complex in precinct 4 and looking to move into another condominium complex, also in precinct 4, both in the mandates' targeted overlay district.

I, like tens of thousands of residents, am not willing to give up our quaint, small town tranquility in favor of overdevelopment/developer agreed. If this was not a concern, many would move to Revere or East Boston or Lynn or Everett or Somerville - you get the point! Though as you already know, all of those communities are much larger and not as dense.

Again, to reiterate, we have come this far already, do not throw away all of our efforts and please do not play the game of waiting until the Attorney General sues. This very well may be our only shot to get an actual "NO" to this dreadful mandate.

Sincerely,
John Cardello precinct 4

Denise Quist

From: mark.sennott78 <mark.sennott78@comcast.net>
Sent: Saturday, January 24, 2026 12:43 PM
To: town council@town.winthrop.ma.us; diana.viens@gmail.com
Subject: Up coming meeting
Attachments: Wellesley Country Club (1).docx

Newly elected and re-elected councilors. I am appalled that three of are not going to stand in solidarity with your fellow Council Members on the exception case currently in the court system. We the people of the town chose you six to represent us. All of you ran on a platform of saying no to MBTA 3A. That is why we campaigned and voted for you. Local politics is based on the majority rule. You are not representing your constituents properly. We want this, it's why we voted for all of you.

President Leteree you have always been a no on MBTA 3A. It's one of the reasons I voted for you for first time ever. I have heard you plan to vote for paper compliance. As you know we would be giving up local control of our rights to the state. This is unacceptable. Joining the exemption case we have everything to gain and nothing to lose. People follow your lead. Please reconsider Joining the exemption case and vote yes to join. Feel free to reach out if you would like to discuss.

Councilor Dimes you have publicly stated on at least on one occasions you are for exemption. And I quote (Our aged and undersized infrastructure, our density and our limited egress are justifiable reasons for an exemption from 3A.). Councilor Dimes the people of precinct 2 went to bat for you during your campaign when the other side started the mud slinging and tried to destroy your campaign. We the people of precinct 2 didn't let that happen we expect you to represent the majority and we want this exemption. Please don't go back on your word to us. Because at the end of the day all we have is our word. Please reconsider your position and vote to join the exemption case. Councilor Dimes I would like to speak with you on this matter. Please reach out.

Councilor Millar you have stated you are for exemption and I quote (I am for exemption for our town and our state should appreciate all the work that this town has done over the years being ahead of the curve.) You ran a campaign that you are a no on MBTA 3A. What has changed? Please reconsider and join the exemption case it's what the people of the town elected you to do. Protect our town from state overreach.

In closing the Town of Winthrop has everything to gain and nothing to lose. If successful in this law suit the town will be compliant.

Respectfully
Mark Sennott
508-726-3805

Sent from my Galaxy

Denise Quist

From: Ila D Brown <dbrown51@comcast.net>
Sent: Saturday, January 24, 2026 8:15 PM
To: town council@town.winthrop.ma.us
Subject: 3A

Please vote to join the 3A exemption case I live in a two family next to many two families and an inn How do we get more dense than that without ripping things down!
I oppose the addition of so many housing units We can accommodate some as space allows but not be mandated
Darlene Brown
146 Cliff Ave

Denise Quist

From: petergill2@verizon.net
Sent: Saturday, January 24, 2026 9:13 PM
To: town council@town.winthrop.ma.us
Subject: Special council meeting re: 3A exemption

Dear Town Council

For the many reason expressed by our fellow Winthrop residents

Winthrop should be EXEMPT from the 3A legislation.

It is totally inappropriate for our town

I strongly urge you as a council to vote for EXEMPTION

I am sending this email because due to a previous commitment, I am not able to attend the special meeting on Monday evening

Please feel free to call me if you wish to discuss this issue

Thank you
Peter Gill
617-645-3656

Denise Quist

From: Mail Team <bonjonr@verizon.net>
Sent: Monday, January 26, 2026 4:07 PM
To: town council@town.winthrop.ma.us
Subject: Vote to Join the 3A Exemption Case

Please **vote to join the 3A exemption case and to** lock in Winthrop's standing for the same type of exemption already granted to Boston and the Cape.

Thank you!

John Bonner
1 Seal Harbor Rd
Unit 610
Winthrop, MA 02152

Denise Quist

From: Diane Spicer <d.spicer6@icloud.com>
Sent: Tuesday, January 27, 2026 10:07 AM
To: town council@town.winthrop.ma.us
Subject: Please vote no on 3A

Diane M. Spicer
Bradford W. Armstrong
40 Banks Street
Winthrop, Ma 02152

January 27, 2026

Dear Mr Letterie & Newly Elected Town Council,

I am respectfully requesting that our newly elected Town Council that we fought so hard to elect, that they adhere to the all the policies that voters in Winthrop elected them on.

We truly believed that every council member which we took the time to follow and listen to would abide by their promises.

The majority of Winthrop residents are against 3A for so many reasons. We understand each member knows this. This policy does not fit our over populated community. We do not have a dependable T system and this would cause undue stress on our schools, first responders, parking, and increase and multiply our stressed traffic situation.

This bill should not be a one size fits all. Can anyone answer why Boston is exempt.

Winthrop has done our due diligence in responsible building under our own Planning Board Laws.

We have no green space, no room to build. It's not that people are not welcome, it's common sense we do not have capacity.

Thank you,
Diane M. Spicer
Bradford W. Armstrong U.S. Navy Veteran

Sent from my iPhonez

Denise Quist

From: Carl Eckstein <carleckstein@gmail.com>
Sent: Wednesday, January 28, 2026 12:52 PM
To: town council@town.winthrop.ma.us
Subject: Exemption

Dear Councilors:

A Reminder: As a result of the Intolerable Acts put in place by the British after the Tea Party, local communities were deprived of home rule. As a result of this loss, community leaders, including John Adams, Sam Adams, Joseph Warren, and James Otis met in Milton in September 1774 and formed the Suffolk Resolves. The Suffolk Resolves called for the development of local militias that, in turn, led to Lexington and Concord and the American Revolution. Home Rule is at the heart of Massachusetts culture.

3A is a new Intolerable Act. It must not stand.

And it is up to you to stand up against it.

At the heart of 3A, is the transfer of zoning rights from local control to developers. The first requirement of this Commonwealth sponsored taking was the submission of prescribed plans from MBTA served towns for areas with potential 10% growth to the Executive Office of Housing and Living Communities (EOHLC). The next step sanctifies the EOHLC as a regulatory authority, permitting it to make rules related to zoning in MBTA served towns. This is, as lawyers like to point out, a slippery slope.

There is no go along to get along, here. There is no get along with this.

We all understand that Boston, including our neighbor East Boston, is exempt from 3A. (Could this possibly be a political decision?)

3A, by fiat, increases town density. Winthrop is among the most densely populated towns in Massachusetts – and possibly the nation. It certainly deserves an exemption.

3A is a bad law that replaces home rule with developer rule. It should be repealed. But, at the very least, we should fight to escape its clutches by seeking an exemption. We may not get it, but if we do not try, we absolutely will not get it.

We did not elect you to go along to get along. Or to be bought off by a grant.

Vote to support the suit seeking an exemption.

Respectively,

Carl Eckstein
Precinct 4

Denise Quist

From: Marianne Howard <mh02152@comcast.net>
Sent: Saturday, January 31, 2026 6:52 PM
To: town council@town.winthrop.ma.us
Subject: Join 3A Exemption Case

As a Winthrop MA resident please **Vote to Join 3A Exemption Case and lock in** Winthrop MA standing for the same Type of Exemption granted to Boston and Cape Cod.

Thank you
Marianne Howard
3 Seal Harbor Rd Unit 843
Winthrop MA 02152
January 31, 2026
Sent from my iPhone

Diane E. Sands
20 Buckthorn Terrace
Winthrop, Massachusetts 02152
dianevd1@verizon.net

January 23, 2026

To: The Town Council President, Council Members and Town Manager,

Over the past two years, the citizens of Winthrop have been living with the threat of the MBTA Communities Zoning Act, commonly known as 3A. This bill, passed under Governor Baker and implemented by Governor Healey, inexplicably targets 177 of the Commonwealth's 351 cities and towns, ostensibly based on proximity to or involvement with the MBTA.

The Winthrop Town Council, aware of the potential negative consequences should the Town fail to comply with this law, sought legal counsel and attempted to engage with state officials, efforts that ultimately proved unsuccessful. The citizens of Winthrop came together to form *Winthrop Says No to 3A*, a legal nonprofit organization established to educate and engage the public in opposition to this unfair and arbitrary law.

The Town Council subsequently held two votes, both resulting in a decision not to support 3A.

Fortunately for Winthrop residents, two well-known attorneys stepped forward to assist on a pro bono basis. Following multiple legal filings, including Citizens' Petitions and court appearances, a comprehensive Exemption Petition was submitted. This petition was written by Michael Walsh, Esq. and Diana Viens, Esq., and signed by many Winthrop citizens.

As we approach the end of January, the compliance deadline stated by Attorney General Andrea Campbell, we anticipate a formal judgment. Our strongest safeguard is our well-prepared and thoroughly argued Exemption Case.

It is widely understood that this case would be significantly strengthened if the Town of Winthrop were formally joined as a party. On Monday, you, the members of the Town Council, representing both the citizens and the Town of Winthrop, will have the opportunity to join the Exemption from 3A. I respectfully urge you to vote yes in support of the clear majority of Winthrop residents. Doing so could be the deciding factor in preserving Winthrop's status as a self-governing community with local zoning control.

Please vote to join the Exemption and protect local governance.

Thank you for your thoughtful attention and serious consideration of this critically important issue,

Sincerely,
Diane E. Sands

Denise Quist

From: cynthia hastings <cynthiahastings22@gmail.com>
Sent: Monday, February 2, 2026 12:19 PM
To: Denise Quist
Subject: Correspondence for Town Council meeting, 2/3/26

Hi Denise,

I would be grateful if you would read this to the town councilors at the town council meeting tomorrow, Tuesday, Feb. 3. Thank you very much.

This is Cynthia Hastings, precinct 3.

I would like to urge the town council to comply with the 3A law immediately. Please avoid engaging in lawsuits with the Commonwealth.

Complying immediately will end the state's lawsuit against Winthrop and will preclude our filing a suit against the state.

Following the law is the right thing to do. It will benefit Winthrop's residents for at least two reasons. One, we will not have to zone for any new buildings. And two, the town and its residents will save money (because we won't have to pay for a lawsuit), and we may even be granted money from the state (because we will become eligible for grants again).

Town councilors should be able to explain the 3A law and the planning board's proposal for compliance to all constituents clearly, accurately, and without bias.

Please do the right thing and comply with the law immediately.

Thank you,

Cynthia Hastings

I am totally against Massachusetts MBTA 3A and totally support my Winthrop's TOWN GOVERNMENT and the overwhelming public support in opposition of 3a here in our densely populated community.

Only 10 states were chosen to participate - why and who choose these States?

Non compliance sees Federal and State funding taken away
State grants (taxpayers money) ie Winthrop Tree Project Funds gone

Outside developers laying out the areas for building new apartments

Originally Winthrop was assessed making housing to accommodate 828 persons that got changed down to accommodate 620 plus individuals.

Example land up in the Highlands squeezed between Seal Harbor 1&2 and Seal Harbor 3 and also to build on land down in Governors Park both parcels of land are already built up.

Winthrop is all ready impacted in her schools ~ precincts and public service providers (Police and Fire)

Traffic coming and going daily are very heavy

Winthrop has Logan Airport issues with Air quality and Noise

MWRA with chemical trucks - workers - visitors coming and going daily

If one takes an aerial view of Winthrop One can clearly see the density

Our State Governor committed to this 3a project along with naming the Commonwealth a sanctuary State.

My suggestion would be there are many buildings in downtown Boston that are already built and have large vacancies also your larger

communities i.e. Saugus, Cambridge, Somerville and many more that are already connected to MBTA transportation sites and could offer all that this 3a seeks to house educate and provide for.

This 3a is not doable here in Winthrop and should not be held up as you comply or you pay the price.

Dorothy J. Donofrio