



WINTHROP TOWN COUNCIL

MEETING AGENDA

OCTOBER 6, 2026 6:00 PM

TOWN COUNCIL SPECIAL MEETING

DELEO SENIOR CENTER

Town Council Members

Town Council President James Letterie

Vice President Swope-Precinct 4

Precinct 1 Councilor Costigan

Precinct 2 Councilor Dimes

Precinct 3 Councilor Romano

Precinct 5 Councilor Reardon

Precinct 6 Councilor Finn

Councilor at Large Millar

Councilor at Large Tassinari

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MINUTES

- Approval of Minutes September 22, 2026 as circulated

1. GENERAL INFORMATION AND RECOMMENDATIONS

• **SWEARING IN:**

NEW WINTHROP POLICE OFFICERS

- Officer Vanessa Laflamme
- Officer Chris Miccichi
- Officer Christopher Finn
- Officer Geraldo Bendo
- Officer Mia Martucci
- Officer Shawn Connolly
- Officer Matthew Correale

• **SWEARING IN - WINTHROPS NEW CHIEF OF POLICE - STEVE ROGERS**

• **Representative Jeff Turco-Veterans Recognition Program**

2. PUBLIC HEARING(S)

- PROPOSED ORDINANCE CHANGE - POSTINGS
- GRANT PERMANENT DRAINAGE EASEMENT PLEASANT PARK YACHT CLUB

3. PUBLIC COMMENT

4. CORRESPONDENCE

5. COMMITTEE REPORTS

Rules & Ordinance

Public Health Safety & Works Committee

6. TOWN MANAGER REPORT

7. OLD BUSINESS

Proposed Ordinance Change-Posting(s)

Grant-Permanent Drainage Easement – Pleasant Park Yacht Club

8. NEW BUSINESS

Rules & Ordinance - Dissolve for Six Month Trial Period

Motion Amending Solid Waste Enterprise Fund for FY27

9. PUBLIC RELATIONS / UPCOMING EVENTS

- Early Voting October 17th -30th-Town Hall Lobby
- Please call the Town Clerks Office to verify your voting status-617-846-1852

10. ADJOURNMENT



TOWN OF WINTHROP

OFFICE OF THE TOWN COUNCIL

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

Amend

Motion by: Councilor Romano

October 1, 2026

MOTION

I move that the town's ordinances shall allow posting of every proposed ordinance, appropriation order or loan authorization, except emergency ordinances as provided in section 2-9(a), to be posted both once in full in a local newspaper and posted on the town's website at least seven days before its final passage. Posting in both the newspaper and on the town's website is preferred but only posting in the newspaper is mandatory. After final passage it shall be posted on the town bulletin board and otherwise published as may be required by ordinance.

FOR REFERENCE ONLY:

2-9 (c) Publication - Every proposed ordinance, appropriation order or loan authorization, except emergency ordinances as provided in section 2-9(a), shall be published once in full in a local newspaper or in another manner as may be provided by ordinance, at least seven days before its final passage. After final passage it shall be posted on the town bulletin board and otherwise published as may be required by ordinance



TOWN OF WINTHROP

OFFICE OF THE TOWN COUNCIL

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

Motion by: Councilor Romano

September 17, 2026

MOTION

I move that the town's ordinances shall allow posting of every proposed ordinance, appropriation order or loan authorization, except emergency ordinances as provided in section 2-9(a), to be posted either once in full in a local newspaper or posted on the town's website at least seven days before its final passage. Posting in both the newspaper and on the town's website is preferred but not mandatory. After final passage it shall be posted on the town bulletin board and otherwise published as may be required by ordinance.

FOR REFERENCE ONLY:

2-9 (c) Publication - Every proposed ordinance, appropriation order or loan authorization, except emergency ordinances as provided in section 2-9(a), shall be published once in full in a local newspaper or in another manner as may be provided by ordinance, at least seven days before its final passage. After final passage it shall be posted on the town bulletin board and otherwise published as may be required by ordinance.

K45

GRANT OF PERMANENT DRAINAGE EASEMENT

This Grant of Permanent Drainage Easement ("Grant") is made as of July , 2026 by THE PLEASANT PARK YACHT CLUB, a corporation duly organized under the laws of the Commonwealth of Massachusetts ("Grantor"), whose address is 562 Pleasant Street, Winthrop, County of Suffolk, Massachusetts, in favor of THE TOWN OF WINTHROP, a Massachusetts municipal corporation ("Grantee"), whose address is Town Hall, 1 Metcalf Square, Winthrop, County of Suffolk, Massachusetts.

1. Recitals

Grantor is the owner of certain real property located at 562 Pleasant Street, Winthrop, Massachusetts, described as follows (the "Property"):

A certain parcel of land situated in Winthrop, Suffolk County, Massachusetts , on the westerly side of Pleasant Street, being Lot B-1 on a "Plan of Land in Winthrop, Mass.," dated June 9, 1950, by Whitman and Howard, C.E.'s and more specifically described in a Deed dated July 13, 1950, recorded with Suffolk Registry of Deeds in Book 6644, Page 382.

2. Grant of Permanent Drainage Easement

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby grants and conveys to Grantee and its successors and assigns a non-exclusive perpetual easement ("Easement") over, under, and across the Property, for the purpose of constructing, installing, operating, maintaining, repairing, replacing, and removing a municipal drainage pipe.

3. Easement Location

The Easement area is particularly set forth in the description and map/plan ad Exhibit "A" which contains the Easement Description/Map, Surveyor-prepared metes and bounds description, and a Depiction of the Easement Area.

4. Rights Granted

Grantee shall have the right to:

- a. access the Easement Area for any utility-related purpose;
- b. place, install, and maintain utility pipes, conduits, meters, valves, vaults, and appurtenances;
- c. use all reasonable means of construction and maintenance, including excavation; and,
- d. take all actions necessary to operate and maintain the municipal stormwater pipe and facilities.

5. Consideration

Grantor grants this Easement for good One (\$1.00) Dollar and other valuable considerations given and received.

6. Conditions / Restoration

Following excavation and other work in the Easement Area, Grantee will restore the surface to substantially the same condition as reasonably practicable, excluding below ground utility facilities and reasonable utility-related grading differences.

7. No Warranty

Grantee is not obligated to install any utilities except as Grantee determines necessary. Grantor makes no warranties regarding underground conditions except as expressly stated elsewhere.

8. Indemnification

Grantee agrees to be responsible for damages to the Property caused by Grantee's construction, maintenance, repair, replacement, or removal activities, except to the extent caused by Grantor's negligence or willful misconduct.

9. Access:

Grantor agrees to provide full access to the stormwater drainage facility and shall clear boats, vehicles, and other obstructions from the Easement Area in the event that the Grantee shall require access to the pipe or other elements of the stormwater drainage facility. This Grant is intended to allow the Town to ensure drainage function. Nothing in this Grant limits the Grantee's ability to take actions necessary for public health, safety, or emergency drainage needs, including emergency access and temporary measures.

10. Grantor's Reserved Rights (Subject to Easement)

Grantor retains the right to use the Property in any manner that does not unreasonably interfere with the Easement's exercise. Grantor shall not construct, place, or install improvements within the Easement Area that would unreasonably interfere with the drainage facilities; or take actions that would unreasonably restrict, reroute without approval, or impair drainage within the Easement Area. If interference occurs, Grantee may require modifications to restore functionality at the Grantor's expense, to the extent allowed by law.

11. Term

This Easement is perpetual and shall run with the land.

12. Binding Effect;

This Grant binds Grantor and Grantor's heirs, successors, and assigns and inures to the benefit of Grantee and its successors and assigns.

13. Governing Law

This Grant is governed by the laws of the Commonwealth of Massachusetts..

14. Recording:

Grantee shall record this Grant in the property records of the Suffolk County Registry of Deeds.

15. Entire Agreement:

This document constitutes the entire agreement between the parties concerning the Easement.

16. Authority:

The signatories below represent that they, and each of them, are authorized to execute this document in the name of and on behalf of the respective parties.

17. Execution:

Grantor:

THE PLEASANT PARK YACHT CLUB

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Acknowledgment and Notarization: _____

Grantee:

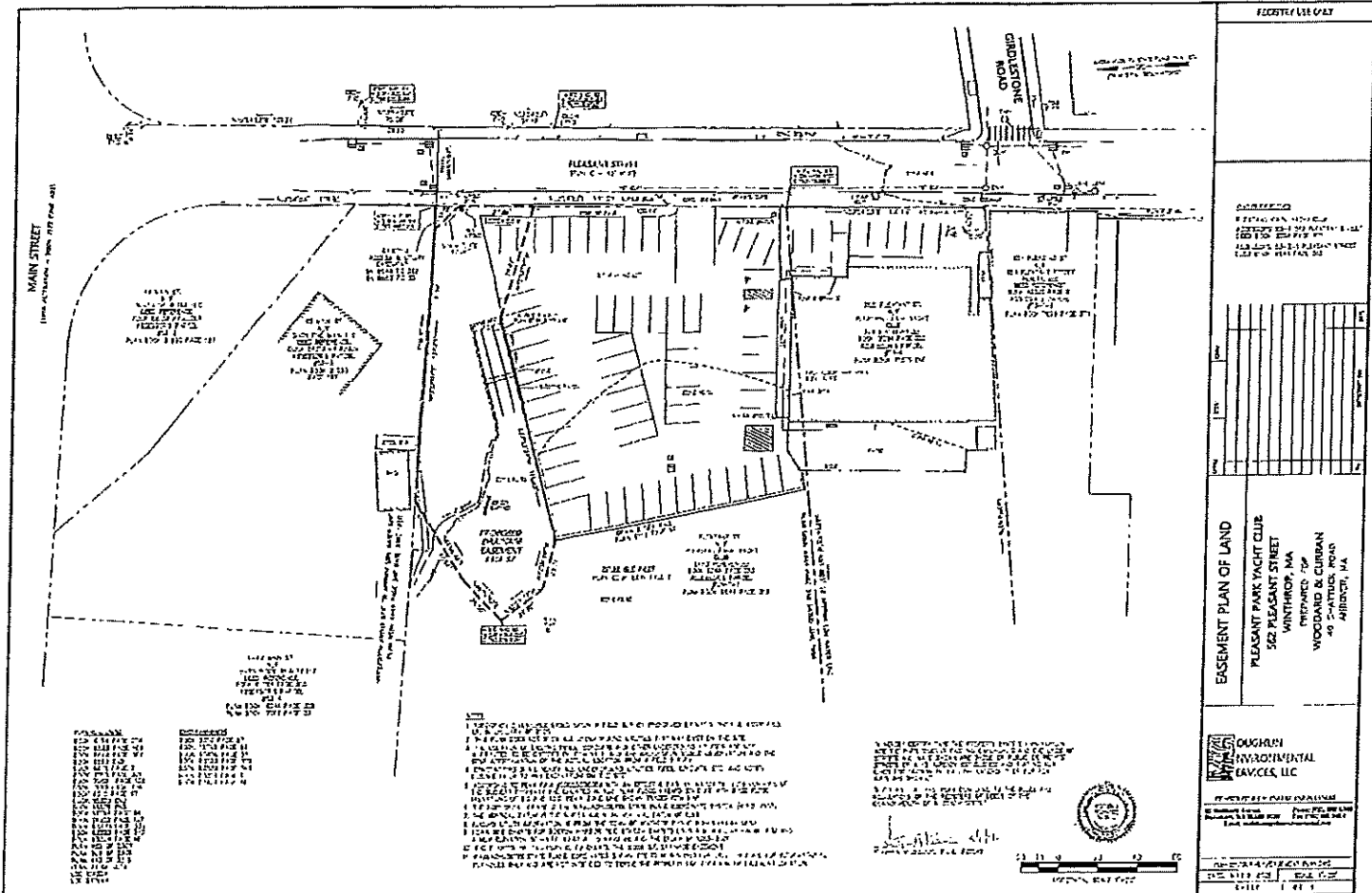
TOWN OF WINTHROP

By: _____

Title: _____

Date: _____

Acknowledgment and Notarization: _____



Pleasant Park Yacht Club Winthrop MA Drainage Easement Metes & Bounds

Beginning at a point on Pleasant Street, at the Southeast Corner of the Proposed Easement;
thence N70°52'08"W a distance of 59.47' to a point;
thence S77°53'37"W a distance of 115.63' to a point;
thence N72°36'08"W a distance of 25.71' to a point;
thence N32°20'37"W a distance of 26.26' to a point;
thence N49°01'42"E a distance of 28.50' to a point;
thence N61°08'49"E a distance of 47.54' to a point;
thence S83°27'07"E a distance of 137.05' to a point;
thence S39°46'07"E a distance of 17.36' to a point on Pleasant Street;
thence S03°54'53"W a distance of 37.86' along Pleasant Street to a point; which is the point of beginning, having an area of 9,956 square feet.

The easement is shown on a plan entitled "Easement Plan of Land, Pleasant Park Yacht Club, 562 Pleasant Street, Winthrop, MA", prepared by Coughlin Environmental Services, LLC, scale 1"=20', dated May 6, 2026.



TOWN OF WINTHROP

OFFICE OF THE TOWN COUNCIL

Town Hall, 1 Metcalf Square, Winthrop, MA 02152 Telephone: 617-846-1852

Motion by: Councilor Romano

Sept. 28, 2026

MOTION

I move for the Rules and Ordinance Committee to be dissolved for a trial period of six months. All matters currently in front of the Rules and Ordinance committee at the passing of this motion shall be put in front of the full council for deliberation at its next regular meeting, with or without a recommendation. The Town council Rules and Procedures Rule 8 shall say the following to reflect this change:

After organization of the Town Council, the President may appoint members to standing council committees. The first named member of each committee shall be the committee's Chair. Each committee shall have five members.

Standing committees shall be:

- a) FINANCE
- b) PUBLIC HEALTH, SAFETY & WORKS COMMITTEE
- c) CAPITAL ASSETS, ECONOMIC DEVELOPEMENT, APPOINTMENTS, COMMISSION AND COMMITTEES

These shall be the only town council standing committees. The council may establish additional committees as it deems it necessary or desirable, as per Winthrop Town Charter Section 2-6 (c) (vi). Council committees as established under this section shall only have the power to make recommendations to send back to the full council and shall not take any votes that are binding on the town council.

FOR REFERENCE ONLY:

SECTION 2-6: EXERCISE OF POWERS; QUORUM; RULES

(c) Rules of Procedure - The town council shall from time to time adopt rules regulating its procedures, which shall be in addition to the following



TOWN OF WINTHROP

OFFICE OF THE TOWN MANAGER

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

Anthony Marino
Town Manager

Town Council Motion

October 1, 2026

Fiscal Year 2027

Motion Summary

Title: Amendment of the Solid Waste Enterprise Fund Budget for Fiscal Year 2027
Motion ID: TCM27-003

Motion Details

Motion Type: Amendment of the Solid Waste Enterprise Fund Budget for Fiscal Year 2027

Submitted by: Anthony Marino, Town Manager

Date Submitted: October 1, 2026

Text of Motion

MOTION: I move that the Town Council vote to amend the Solid Waste Enterprise Fund budget for fiscal year 2027 to the numbers shown below, which reflects a reduction of \$40,000 to operations and maintenance (tipping fees) and the reduction of \$40,000 of retained earnings as a revenue source. The reason for this amendment is that the Solid Waste Enterprise Fund ended FY26 with a fund balance of zero:

Personnel and Benefits Costs	\$96,973
Operation and Maintenance	\$1,767,324
For a total of	\$1,864,297

Indirect Costs:	\$58,592.99
-----------------	-------------

And as funding therefor, that the Town vote to raise the \$1,922,889.99 as follows:

User Fees/Other	\$1,442,889.99
Subsidy from General Fund	\$480,000
