

**SPECIAL REPRESENTATIVE TOWN MEETING
TOWN OF WINCHESTER
SPRING SESSION
JUNE 6, 2022**

Pursuant to the warrant of the Select Board served according to law upon the inhabitants of the Town of Winchester, Massachusetts by Jeffrey Wolf, Constable of said town, notices having been sent by mail fourteen days before the day of the Special Town Meeting to the Town Meeting Members elected and qualified to act at Town Meeting in Winchester, the Town Meeting Members met in the High School Auditorium in said Town of Winchester on Monday, June 6, 2022 at 7 o'clock in the evening.

A list of the duly qualified Town Meeting Members was used at the entrance of the meeting place and was in the charge of Linda-Lee Angiolillo Assistant Town Clerk, Morgan Hunte and Sarath Sek Principal Clerks, Ayah Khater Winchester High School Intern. The list contained the names of one hundred ninety (192) Town Meeting Members entitled to vote and participate in Town Meeting in Winchester. The report confirmed the membership 169 members were present and 23 members were absent; there were no vacancies.

Moderator Heather von Mering called the Special Town Meeting to order after announcing a quorum was present. She removed from the table the warrant for the Special Town Meeting which had previously been voted on to be postponed to a time certain, that time being Monday, June 6, 2022 at 7:00 p.m. After offering opening comments which included a welcome message, a review of the rules of the meeting and the speaker line up, the Moderator read the call of the meeting and the Constable's return of the warrant, as copies of the warrant had been mailed to each of the Town Meeting Members. The meeting began with the Pledge of Allegiance.

MOVED AND SECONDED that the following preliminary motions be voted as one:

1. That Beth Rudolph, Acting Town Manager; Stacie Ward, Comptroller; Town Counsel or his designee; and Mark J. Twogood, Assistant Town Manager, who are not Town Meeting Members, be permitted to sit at the front of the auditorium with the Select Board during all sessions of this Town Meeting.
2. That all members of the Finance Committee and their secretary, whether Town Meeting Members or not, be permitted to sit together at the front of the auditorium during all sessions of this Town Meeting.
3. That the Town Clerk or her designee or the Assistant Town Clerk be permitted to occupy a desk on the platform during all sessions of this Town Meeting.
4. That the Moderator be authorized to permit members of various Town boards, commissions, committees, department heads, and petitioners of special articles to sit at the front of the auditorium during consideration of appropriate articles.
5. That unless it be otherwise ordered, all adjourned sessions of this Town Meeting shall be held on successive Monday and Thursday evenings at 7:00 P.M. in the Winchester High School Auditorium, until the work of this Town Meeting is completed.
6. That action on all motions involving appropriations shall be contingent upon compliance with the provisions of Massachusetts General Laws Chapter 59, Section 21C, and a law known as Proposition 2-1/2.
7. That cable television coverage shall be permitted at all sessions of this Town Meeting.

Motion Carried Voice Vote

ARTICLE 1. To hear and act upon the reports of the Town Officers and the Finance Committee; or take any other action in relation thereto.

(Select Board)

MOVED AND SECONDED, to indefinitely postpone Article 1 as there were no Town Officers Reports to present at the Special Town Meeting.

Motion Carried Voice Vote

ARTICLE 2. To see if the Town will vote to authorize the Select Board to enter into a land development agreement and lease for the land identified on plan entitled “Plan of Land, Waterfield Parking Lot, Winchester, Massachusetts: Progress Print” dated November 2, 2017 (the “Waterfield Lot”), in substantially the form available on the Town’s website; or take any other action in relation thereto.

(Select Board)

The Moderator announced Article 2 to the membership and stated that if there were no objections she would allow the proponent to speak up to 15 minutes. There was no such objections. Michael Bettencourt, Select Board member, rose to make the presentation on behalf of the Select Board. The Slide presentation for Article 2 is available online and listed as an exhibit to these minutes: <https://www.winchester.us/241/Town-Meeting>

The following chairpersons of the board and commissions in Town spoke and/or presented reports:

Finance Committee	Megan Blackwell	Favorable Action 8-3
Planning Board	Diab Jerius	Favorable Action 4-0-1 abstention
Housing Partnership Board	John Suhrbier	Favorable Action Unanimous
Affordable Housing Trust	Kris Galletta	Favorable Action – vote not stated

The committee reports are available online and listed as an exhibit to these minutes:

<https://www.winchester.us/241/Town-Meeting>

The Moderator opened up the discussion on Article 2 to the membership. The following Town Meeting Members rose to speak for and against Article 2. Tony Conte, Paul Manganaro, Stephanie Zaremba, John Dobbins, Tim Matthews, Tom Howley, Steven Bonskanski, Lance Grenzeback, Dorothy Simboli, Shamus Brady, Jim Johnson. The Moderator asked the membership for approval to allow for non-town meeting members to speak on Article 2.

MOVED AND SECONDED, to allow for non-town meeting members to speak at this Town Meeting.

Motion Carried Voice Vote

Artie Bennos of Simms Jewelry located on Main St. spoke to the membership regarding his perspective on the project. He was specifically concerned with parking for the local businesses.

In preparation for an electronic vote on Article 2 the Town Clerk’s staff notified the Town Clerk that they would like to verify the devices that were signed out for Precinct 7 members. The Moderator called for a brief recess and instructed Precinct 7 members to report to the sign in desk. Upon returning to the meeting the Moderator called for a test vote to verify the devices were recording properly after the Town Clerk’s review.

A test vote was conducted by Option Technologies and it was reported the devices were working accurately. The Meeting was called back to order by the Town Moderator and immediately a member rose to Move the Question,

Moved and seconded, to close the debate on Article 2. The Moderator called for a voice vote and having heard the result announced she would like to call for an electronic vote to be conducted to clarify the intent of the body.

Moved and seconded, to close debate.

Motion Failed
Option Technologies Yes: 52 No: 112

Debate continued, Heidi DeLeo, member rose to ask the body to support Article 2. Rich Mucci, member, rose as a member to thank everyone involved in the process and asked for the body's support on Article 22. Winchester High School student Arya Ramachandran ROSE to ask for the membership to vote yes on Article 2.

Moved and seconded, to authorize the Select Board to enter into a land development agreement with Winchester Waterfield MM LLC, or another subsidiary or affiliate of Civico Development, LLC, in substantially the form approved by the Select Board on May 16, 2022, as posted on the Town's website at <https://winchester.us/919/Waterfield-Lot-Development>, and to enter into a lease in substantially the form provided as an exhibit to such agreement.

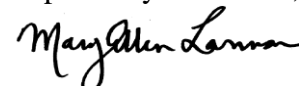
Motion Carried
Option Technologies Yes: 119 No: 47
Moderator Declared 2/3 Vote Required

Moved and seconded, to adjourn and dissolve the Special Town Meeting on June 6, 2022 at 9:35 p.m.

The following reports and presentations are exhibits to the official meeting minutes for the Special Town Meeting held June 6, 2022. The recording of the Special Town Meeting can be found here <https://wincam.org/schedule/government/>

Michael Bettencourt Article 2 Presentation
Megan Blackwell – Finance Committee
Diab Jerius – Planning Board verbal report
John Suhrbier, Chair Housing Partnership Board letter and presentation
Kris Galletta Affordable Housing Trust presentation
Dorothy Simboli – TMM opinion slides
Helen Philliou – TMM opinion letter
Christa Russo – TMM opinion letter

Respectfully submitted,



MaryEllen Lannon, CMC
Winchester Town Clerk