TOWN OF WINTHROP
OFFICE OF THE TOWN MANAGER

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

Anthony Marino
Town Manager

February 12, 2025

Edward M. Augustus, Jr.
Secretary, Executive Office of Housing & Livable Communities
100 Cambridge Street, Suite 300
Boston, MA 02114

Secretary Augustus,

Please accept the Winthrop Action Plan for MBTA Communities to be in compliance with the new regulations currently being promulgated by the Executive Office of Housing & Livable Communities. It is the full intention of Winthrop's Town Manager, Anthony Marino, to take the necessary actions to bring any zoning intended to comply with all requirements of G.L. c. 40A, Section 3A and 760 CMR 72 to a vote of the Winthrop Town Council in the timeframe described in this Action Plan, and to submit a District Compliance Application to EOHLC no later than July 14, 2025.

However, please keep in mind that the ultimate decision to approve zoning changes rests with the Winthrop Town Council as the legislative body for the Town, and I cannot guarantee that they will vote in the affirmative to approve zoning language for overlay districts that would ensure compliance with the MBTA Communities law. That being said, I have reviewed the schedule with the Winthrop Planning Board Chairperson, and they do plan to review the new regulations along with their previously recommended plan and make any necessary changes to resubmit to the Town Council for their consideration and vote.

Thank you for reviewing Winthrop's Action Plan. Please contact us should you require additional information or have questions.

Sincerely,

Anthony Marino
Winthrop Town Manager