

Precinct 2 Town Meeting Candidates

Eight to be elected for 3 years, ten on the ballot

If no candidate profile is shown, the candidate did not submit a profile.

(* indicates incumbent)

Ryan Beck

rsbeck88@gmail.com

Community Activities

My family moved to Winchester in late 2020 and we've fallen in love with this town. My children (4 and 2) attend Creative Corner School with my oldest set to attend Lynch Elementary in the fall. I'm an active member of the Family Action Network of Winchester and currently serve on the Children's Event Committee. My hope is that election to the Town Meeting will be another way for me to engage and serve the Winchester community.

Candidate Statement

What are the three or four issues facing Winchester that you think are most important?

- Education and School Funding
- Washington/Swanton Development
- Funding for Capital Projects and Improvements

What are your positions on these important issues?

- **Education and School Funding** – The quality of public school education in this town was a primary reason my family moved to Winchester. I hope to represent Precinct 2 and other young families by ensuring engagement, investment, and accountability through the Town Meeting.
- **Washington/Swanton** - As a Precinct 2 representative, I would advocate for the needs of the local community at the Town Meeting while pushing for tangible progress. The current blight is unacceptable.
- **Funding for Capital Projects and Improvements** – It has become clear that reconciliation is needed between our town's capital and funding plans. I support adoption of the Community Preservation Act, encouragement of economic development to add vibrancy and tax base to the town, and rigorous consideration of the MBTA 3A Communities Act. Precinct 2 must have strong representation on these topics given our proximity to the downtown, the areas being considered for rezoning, and capital projects impacting our precinct.

Do you support Winchester adopting the Community Preservation Act? What reasons do you have for your position?

- Yes. Community Preservation Act offers clear incentives for Winchester that support our community while helping offset the funding needs highlighted in the FY25-FY29 Planning Report.

Stefan Carp *

stefan.carp@gmail.com

Community Activities

Finance Committee member since Summer 2020

Town Meeting member since Fall 2023

Candidate Statement

What are the three or four issues facing Winchester that you think are most important?

- Lack of commercial development requiring the town to heavily rely on real estate taxes
- A growing backlog of building maintenance/repair projects straining the capital budget and a lack of long term planning on how to deal with this backlog
- Falling behind in affordable housing production requirements

What are your positions on these important issues?

- I would support increasing allowed density in the central business district and facilitating development along the main street corridor
- I would support developing a longer term capital project plan, evaluating the financial implications for the town and presenting it together with potential solution to the town residents
- I would support higher density residential construction in the town center to avoid hostile 40B projects

Do you support Winchester adopting the Community Preservation Act? What reasons do you have for your position?

Yes, I do – adopting the CPA will help address the capital needs of the town and also help preserve prized town assets such as the City Hall and the Library.

Susan Carney *

Adam Coffin *

Laura Colella *

colelladickison@gmail.com

Community Activities

- Town Meeting member since 2009
- En Ka Society member since 2016, Secretary 2022-2024
- Winchester Friends of Music, Vice President 2021-present
- St. Mary's Parish, CCD volunteer teacher since 2008
- Winchester High School PFA Communications Team 2018-2021
- Winchester Soccer Club AGC and coach 2013-2017
- Muraco Elementary School PTO co-chair 2009-2011

Candidate Statement

What are the three or four issues facing Winchester that you think are most important?

- Funding for capital improvement projects
- MBTA 3A Communities Act
- Washington/Swanton Street development

What are your positions on these important issues?

- The town does not have adequate funding for its many capital improvement needs. The Capital Planning Committee's FY25-FY29 Planning Report documents capital requests and anticipated needs that total \$16,447,000 in 2025, \$33,732,129 in 2026, \$7,170,000 in 2027, \$23,149,000 in 2028, and \$9,265,000 in 2029. Per the Capital Planning Committee, these requests are necessary projects to maintain our buildings and infrastructure in a state of good repair, as well as requests that address health and safety concerns or provide community benefits. Unfortunately, the Capital Stabilization and Building Stabilization funds cannot financially support the capital needs and anticipated projects over the next five years. As a result, many of the projects will be postponed, which could result in safety issues and additional costs. In addition, delays to some projects could result in emergent situations that require the use of free cash. An alternate source of funding is needed for our capital improvement needs. Passing the Community Preservation Act would provide an additional funding source for some of our capital improvement needs. As the CPA funds are supplemented by state matching funds, passing the CPA is a logical and appropriate first step towards meeting our capital improvement shortfall. However, even with adoption of CPA, we will still have a significant shortfall and need to plan a for a capital override in the near future.
- Winchester is one of the 51 cities and towns designated as an MBTA community per Massachusetts General Law chapter 161A. As a result, Section 3A of Massachusetts General Law chapter 40A requires Winchester to have a zoning by-law that provides district of reasonable size, located not more than .5 miles from a commuter rail station, in which multi-family housing is permitted as of right. The Planning Board held multiple meetings and considered several areas before voting on a proposed overlay district that include the Central Business district, some of the General Business District 2, North Pond Wedge and Parkview areas. I support the passage of this proposed zoning by-law, which simply allows for multi-family housing and brings us in compliance with state law. Failure to pass the by-law risks loss of access to state grant funds and civil enforcement action.
- The Washington/Swanton friendly 40B development is an important issue, especially to Precinct 2 residents, who will be directly impacted by the construction, new traffic patterns and potential parking shortages in the area. As this project moves forward, we need to ensure that residents' concerns are considered and appropriately addressed.

Do you support Winchester adopting the Community Preservation Act? What reasons do you have for your position?

I support adopting the Community Preservation Act. While adopting the CPA will result in a slight increase of our taxes (1.5% has been proposed), this surcharge would generate income (potentially 1.5 million per year with a 1.5 surcharge), which will be supplemented by a matching grant from the state, and which can be used towards projects that include preserving historic buildings. As Winchester has many historic buildings, including the Library, Town Hall and Lincoln School, some of the CPA funds could be used for repairs and projects in these

buildings. Thus, the CPA could be used as an additional funding source for relevant capital improvement and be incorporated into the 5-year Capital planning process. While we may still need a general override to further support the Capital Stabilization and Building Stabilization funds, it makes sense to pass the CPA and take advantage of the additional funds from the state grant.

Deanna Laufer

deanna.laufer@gmail.com

Community Activities

I am a former member of the town's Traffic and Transportation Advisory Committee (TTAC), and I have volunteered at my childrens' schools (Lynch Elementary). I'm also an avid participant and supporter of town activities including Town Day, Enka Fair, Turkey Trot, and the Farmer's Market.

Candidate Statement

What are the three or four issues facing Winchester that you think are most important?

Investment in infrastructure and capital projects, commercial development, housing affordability and availability, budget

What are your positions on these important issues?

I think we need to create more affordable housing in Winchester, but also be open to more multifamily zoning, for example through the MBTA Community requirement. I'm also for revised zoning to support more business opportunities on North Main Street to bring additional business income into the town to support much needed infrastructure (e.g. Library, playgrounds) and traffic capital projects.

Do you support Winchester adopting the Community Preservation Act? What reasons do you have for your position?

Yes

Danial Nakamoto *

dsnakamoto@mass.gov

Community Activities

- Winchester Personnel Board: served 2 terms
- Clean Winchester: I do my part to keep Winchester free of litter by picking up trash during my daily late afternoon walks in the neighborhood.
- Reuse Center: co-founder of an organization that recycles used and surplus building materials for moderate income owners of the greater Boston area.
- Farnsworth House: former board member and chair of low-income elderly housing organization in Jamaica Plain.
- Family Nurturing Center: board member on nonprofit organization that supports the development of low-income healthy families and their children.

Candidate Statement

What are the three or four issues facing Winchester that you think are most important?

- Replacement of anticipated schools
- Affordable housing
- Employee Pension funding

What are your positions on these important issues?

School replacement: It is critical that we have modern school environments that support educational activities.

Affordable housing: We need to come into compliance with state law.

Pension: Current efforts to fully fund employee pensions must be continued. We do not want to be saddled with unfunded pension costs in the future.

Do you support Winchester adopting the Community Preservation Act? What reasons do you have for your position?

Yes. I support the aims of the Act regarding parks, open spaces, affordable housing, etc. and welcome matching funds from the state.

George Nowell *

George Nowell, Jr. *

Menina Widom *

meninar@gmail.com

Community Activities

1. Current Town Meeting Member
2. Current Co-Vice President of Muraco Elementary School Parent Association

3. Head of Muraco's Green Initiatives Team (which introduced composting to Muraco, town wide sneaker recycling drive, and has monthly meetings with other elementary school green teams for town wide initiatives)

Candidate Statement

What are the three or four issues facing Winchester that you think are most important?

1. **Education:** Providing high-quality education for all our children and addressing issues that have come up.
2. **Capital Projects:** Funds for needed Capital Projects & Improvements
3. **Town Revenue:** The need for more commercial opportunities/properties to bring in more town revenue.
4. **Environmental Conservation & Sustainability:** Protecting natural resources, preserving open spaces, and the ongoing development and implementation of the Town of Winchester 2020 Climate Action Plan.

What are your positions on these important issues?

1. As a mother of two children with dyslexia in elementary school, our curriculum and procedures need improving. I completely support our great teachers in this town. I think we need to listen to them more closely. Providing high-quality education for children is a priority for all families in town. In doing so, we need to be funding our public schools adequately, addressing disparities in educational outcomes, and ensuring access to support services. We currently don't spend as much per student as many of the surrounding communities when it comes to education. Our statistics, that the recent Globe article published, are very concerning and show our district's literacy curriculum needs change.
2. During Fall's 2023 Town Meeting, the Capital Planning Committee brought to light the numerous capital projects that need to be done in the near future, as well as the projects that have been put on hold for a while due to other pressing issues that have come up. These projects are coming to a head and need to be done, but given our current town revenue, we need to have more sources of income or more capital overrides in the future are imminent.
3. Given the need for more funds for town capital improvements, we need more commercial properties to balance our town revenue. Currently, most of our revenue comes from our residential properties.
4. Protecting natural resources, preserving open spaces, and addressing issues like water quality and climate change resilience are increasingly important in communities like Winchester. We are falling behind in our climate objectives and implementation of the Town of Winchester 2020 Climate Action Plan. We all need to do our part in meeting our goals.

Do you support Winchester adopting the Community Preservation Act? What reasons do you have for your position?

Yes, I do. Participating in the Community Preservation Act (CPA) offers a multitude of benefits for us. The CPA provides a dedicated funding source for initiatives related to open space preservation, historic preservation, affordable housing, and outdoor recreation. By allocating funds towards these endeavors, the town can protect green spaces, maintain historic landmarks, and ensure that residents of all income levels have access to safe and affordable housing. Additionally, CPA projects often stimulate economic growth by attracting visitors, boosting property values, and creating job opportunities in sectors such as tourism and construction. Furthermore, by participating in the CPA the town can benefit from matching funds provided by the state government, amplifying the impact of local investments

and stretching available resources to accomplish even more preservation and community development goals while reducing our personal cost. The town is already heading in the direction of the initiatives required by the Community Preservation Act through the MBTA Communities Act required by law and our much-needed capital expenditures. It would only benefit us more to participate and get free additional funding.