



TOWN OF WAKEFIELD

TOWN COUNCIL

Notice of Meeting Minutes: Town Council
2024 February 26
7:00 pm Eastern Time
WCAT Studio – 24 Hemlock Road | Via Zoom

Call to Order: Jonathan P. Chines called the meeting to order at 7:00 p.m.

Pledge of Allegiance: Jonathan P. Chines led the body in the reciting of the Pledge of Allegiance.

Town Council: Mehreen N. Butt, Jonathan P. Chines, Chair; Anne P. Danehy; Edward F. Dombroski, Jr.; Michael J. McLane, Vice Chair; Julie Smith-Galvin (remote) and Robert E. Vincent II.

Administration: Stephen P. Maio, Town Administrator; Sherri A. Dalton, Executive Secretary, and Town Council Clerk.

Town Counsel: Thomas A. Mullen.

Public Engagement: Patrick Kroyak of 105 Hopkins Street, Unit 311, Madeline Fournier of 8 Wiley Place, John Crisley of 19 Humphrey Street, Jessica Butler of 852 Main Street, Kathleen Tuhy of 8 Wiley Place, Maureen Nelting of 100 Nahant Street, Bill and Juliana Spaulding of 42 Gould Street, and Robert Wettach of 29 Walden Road provided comments and support for the adoption of the Bike/Pedestrian Plan. Julie Scott of 4 Central Street, also provided comments on the Bike/Pedestrian Plan, and an email she sent to the Town Council regarding Planning Board referrals.

Local Initiative Program: Attorney Brian McGrail and his client Alex DiPietro introduced the idea of a possible “friendly 40B” 24-unit project at 484 and 504 Salem Street. Six units would be affordable, and all twenty-four would count toward Wakefield’s subsidized housing inventory. The first step in a Local Initiative Program is submitting the plan to the Town Council, with the developer and the Town Council working together without the involvement of Mass Housing or Massachusetts Partnership. Then, eventually, the plans are sent to the Zoning Board of Appeals. Town Council members expressed their interest in a “friendly 40B” and discussed forming a subcommittee to be named to work with the development team at a future meeting.

Fiscal Year 2025 Budgets: Michael J. McLane moved to approve Budget #39 General Insurance for \$559,425.00, Budget #43 Worker’s Compensation for \$501,910.00 as presented by Town Accountant Gill presented and John Spinello from Hartshorne & Curley Insurance, Budget #22 Animal Inspector for \$41,325.00, Budget #24 Parking for



\$10,924.00, and Budget #45 Retirement for \$8,289,794.00 as presented by Town Accountant Gill. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote.

Presentations / Updates: Bike/Pedestrian Plan Updated Draft: Town Engineer Renault and Community and Economic Development Director Kokinda presented an updated draft of the Bike/Pedestrian Plan. The goals of the plan are to encourage walking, bicycling and rolling throughout town. The public comment period was still open when this update was presented, with some of the common comments related to safety, parking, traffic, sidewalks and crosswalks. Robert Vincent II suggested a number of additional changes and he noted that he was considering an amendment that would require any changes to the parking on Main Street along the Lake be supported by a majority of five on the Town Council. Other comments were from Anne P. Danehy viewing this plan as an aspirational plan with details; Michael J. McLane noted the lack of involvement by the Metropolitan Area Planning Council; Edward F. Dombroski questioned some of the cross sections of streets that showed the configurations for sidewalks, shared-use paths, bike lane, parking and vehicle travel lanes while noting that shaving even a foot off the width of on-street parking spaces would increase the danger when opening a car door; Julie Smith-Galvin stated she was shocked that anyone would be interested in protecting cars than people; Mehreen N. Butt supported the plan. Town Councilors expressed the draft is a much better version than what has been previously presented. A vote on the plan may happen at a future Town Council meeting.

Energy Park Conservation Restriction Acceptance: Michael J. McLane moved to accept the Energy Park Conservation Restriction to assure that approximately the 2.51 acre wooded land portion of an approximately 12.9 acre lot shown as Parcel A on a plan of land entitle "Sketch Plan in Wakefield, Mass" dated December 1, 2022, prepared by Hayes Engineering, Inc., be maintained in its current condition in perpetuity and for conservation purposes, predominantly in a natural, scenic and undeveloped condition, and to prevent any use or change that would materially impair or interfere with its conservation and preservation values. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote

Appointment: Michael J. McLane moved to appoint Michael Feeley of 63 Emerson Street to the unexpired term ending on April 30, 2025 on the Zoning Board of Appeals. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote.

Warrants: Councilors were updated on Fiscal Year 2024 Warrants: Warrant 28 dated January 9, 2024; Warrant 30 dated January 23, 2024; and Warrant 32 dated February 6, 2024.

Licenses: Class II: Michael J. McLane moved to approve the Class II Dealers License for Alomari LLC/EZ Auto Care located at 13 New Salem Street. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote.

Donations: Michael J. McLane moved to accept and expend a gift or gifts to the Council on Aging for \$95.00 from various donors with thanks. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote.

Approval of Minutes: Michael J. McLane moved to approve the February 12, 2024 Town Council meeting minutes, and February 12, 2024 Town Council Executive meeting minutes. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote.

Matters Not Anticipated for Agenda: The Town Council had no objection to the issuance of a KENO license by the Massachusetts State Lottery Commission for Lakeside Tavern located 595 North Avenue.

Adjournment: Michael J. McLane motioned to adjourn at 9:39 p.m. Mehreen N. Butt seconded. The motion passed unanimously.

Respectfully submitted,

Sherri A. Dalton,
Town Council Clerk