



Notice of Meeting Minutes: Town Council
2023 March 27
7:00 pm Eastern Time
WCAT Studio – 24 Hemlock Road | Via Zoom

Call to Order: Mehreen N. Butt called the meeting to order at 7:00 p.m.

Pledge of Allegiance: Mehreen N. Butt let the body in the reciting of the Pledge of Allegiance.

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

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

Town Counsel Present: Thomas A. Mullen.

Public Engagement: William Spaulding of 42 Gould Street joined via Zoom and stated that the Northeast Metro Tech preliminary plans fail to address safe routes to school. Sherri Carlson of 21 Wharton Park submitted a Public Committee Meeting Participation Form that commented on the current site chosen to construct the new Northeast Metro Tech school facility.

Easement: Attorney Brian McGrail with law offices located at 607 North Avenue, Wakefield, MA and his clients explained the drainage easement on his clients property at 123 Pleasant Street. The easement was included on the May 8, 2021, Annual Town Meeting as Article 15 and passed with a unanimous affirmation vote. Since the Town Meeting vote, they have been working with Town Engineer Renault to design the easement relocation. The easement relocation will also involve the physical relocation of an associated drainage pipe, for which his client will be responsible at his expense to the satisfaction of and under the supervision of the Wakefield Engineering Department. Jonathan P. Chines motioned to relocate and/or reconfigure the drainage easement on 123 Pleasant Street, Wakefield, Massachusetts, including the abandonment of the existing drainage easement and the acquisition or acceptance of the new replacement drainage easement, all as shown on the plan entitled "Plot Plan of Land Wakefield, MA Prepared for Sanderson Do Nascimento 123 Pleasant Street" with a revised date of February 3, 2023, prepared by David P. Terenzoni, P.L.S. conditioned upon and subject to the approval of documents to the satisfaction of Town Counsel accomplishing the same, which when so approved will be signed by the Town Council to be recorded at Middlesex South Registry of Deeds with recording fees paid by the owner of the property. Julie Smith-Galvin seconded. Motion passed 7-0-0.

460 Main Street Update: Attorney Brian McGrail, with law offices located at 607 North Avenue, Wakefield, MA, along with his clients, provides a preview of the plans for the proposed mixed-use redevelopment building at 460-472 Main Street. The proposal is to provide 16 residential units, of which 18% will be affordable units, with a combination of other uses, such as retail service establishments or indoor restaurants. There will be a parking garage under the building for 22 residential spaces. All applications have been filed with the Zoning Board of Appeals. Town Administrator Maio and Attorney McGrail have had many conversations regarding having the building wrapped in time for the Fourth of July

activities. Attorney McGrail assured the Town Council there would be something in place before those activities.

Fiscal Year 2024 Budgets: Jonathan P. Chines motioned to approve Budget #40 Medicare for \$961,331.00 as presented by Town Accountant Gill. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned to approve Budget 46 Group Health Insurance for \$15,713,016.00 as presented by Town Accountant Gill and Human Resource Director Forziati. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned to approve the Cable Television budget for \$558,876.00. Julie Smith-Galvin seconded. Motion passed 7-0-0.

Annual Town Meeting Capital Warrant Article: Capital Planning Committee Chair Leone discussed the Annual Town Meeting Capital Planning article for \$2,239,875.00. Town Council asked that we continue to look for grants. Jonathan P. Chines asked for an update on the Fleet Policy at a future Town Council meeting.

Flag Request: Jonathan P. Chines motioned to approve the request to fly the Progress Pride Flag at the Americal Civic Center on Thursday, June 1, 2023, through Thursday, June 15, 2023, then again on Wednesday, June 21, 2023, through Thursday, June 30, 2023. And further moved to fly the Juneteenth Flag at the Americal Civic Center on Thursday, June 15, 2023, through Wednesday, June 21, 2023. Julie Smith-Galvin seconded. Town Councilors discussed the request to fly the Pride Flag and the Juneteenth flag at the Americal Civic Center. Edward F. Dombroski, Jr. questioned how the flags could be flown since the Town's Flag Policy allows only the American and POW flags to be flown on the same flag pole. Chair Butt commented that by June, multiple flagpoles would be at the Americal Civic Center. Mr. Dombroski said he had no problem with either flag but is concerned that the Town Council still needs the criteria or process for which flags will be allowed. Robert E. Vincent II said that a policy and procedure should be outlined in a bylaw which goes to the Attorney General, and they give the Town an opinion concerning the constitutionality of that bylaw. Michael J. McLane stated more flag requests are likely to come since there will be a second flag pole at the Americal Civic Center and said he is surprised that a decision was made to install the second flag pole at the Americal Civic Center without the Town Council's involvement. Julie Smith-Galvin's impression all along was that a second flag pole would be installed at the Americal Civic Center. Jonathan P. Chines moved the question. The motion passed 5-2-0 with Jonathan P. Chines; Julie Smith-Galvin; Anne P. Danehy, Michael J. McLane; and Mehreen N. Butt voting in favor of the motion. Edward F. Dombroski, Jr., and Robert E. Vincent II voted against the motion.

Approval of Minutes: Jonathan P. Chines motioned to approve the March 13, 2023, Town Council meeting minutes as presented. Julie Smith-Galvin seconded. Motion passed 7-0-0.

Adjournment: Jonathan P. Chines motioned to adjourn at 9:38 p.m. Julie Smith-Galvin seconded. Motion passed 7-0-0.

Respectfully submitted,

Sherri A. Dalton,
Town Council Clerk