



TOWN OF WAKEFIELD

TOWN COUNCIL

Notice of Meeting Minutes: Town Council
2023 June 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 Present: Mehreen N. Butt, Jonathan P. Chines, Chair; Edward F. Dombroski, Jr. (attended remotely); Michael J. McLane, Vice Chair; Julie Smith-Galvin, Robert E. Vincent II.

Town Council Absent: Anne P. Danehy.

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

Town Counsel Present: Thomas A. Mullen.

Public Hearing: At 7:03 p.m., Michael J. McLane moved to open the Public Hearing for Fiscal Year 2024 Water and Sewer Rates. Department of Public Works Director Conway, Business Manager Ann Waitte, and Matthew Abrahams from The Abrahams Group presented the Fiscal Year 2024 Water and Sewer Rates recommendation. Director Conway stated that the proposed recommendation of the Advisory Board changed right before this meeting with the Massachusetts Water Resources Authority Final Fiscal Year 2024 Water and Sewer Assessment numbers. Michael J. McLane moved to maintain the Water Service Charge at the Fiscal Year 2023 level, set the Water Rate at a 3.5% increase above the Fiscal Year 2023 level, keep the Sewer Service Charge at the Fiscal Year 2023 level, set the Sewer Rate at 2.5% increase above the Fiscal Year 2023 level, set the Sewer Flat Rate at \$361.96, maintain the Manual Read Meter Fee at \$50.00 per quarter, and maintain the Septic Disposal Formula – Facility Opening Fee at \$110.00, Disposal cost per 100 cubic feet is charged at the current year's Sewer rate with one contractual change to the Off Hours Disposal Rate - increasing the minimum hours from 3 to 4 at current W-4 scale x 1.5. Mehreen N. Butt seconded. Motion passed 6-0-0 by roll call vote. There were no comments from the



public. At 7:56 p.m., Michael J. McLane moved to close the Public Hearing. Mehreen N. Butt seconded. Motion passed 6-0-0 by roll call vote.

Joint Meeting with Wakefield Municipal Gas & Light Board of Commissioners: Members of the Wakefield Municipal Gas & Light Board of Commissioners, Jennifer Kallay, Elton Prifti, Thomas Boettcher, and John J. Warchol, Chair, presented the recommendation of the Board of Commissioners for the vacant seat on the Board. John J. Warchol nominated Sharon Daly of 28 Aborn Avenue. There being no other nominations, Edward F. Dombroski, Jr., Robert E. Vincent II, Julie Smith-Galvin, Mehreen N. Butt, Michael J. McLane, Jonathan P. Chines, Jennifer Kallay, Elton Prifti, Thomas Boettcher and John J. Warchol voted in favor of the nomination.

Public Participation: Karen McMaster of 25 Nahant Street, Michael Turner of 16 Wilson Road, Kyla Mackay-Smith of 40 Nahant Street, and Michael Sallese of 26 Nahant Street, conveyed their opposition to the proposed development at 32 Nahant Street.

Proposed 40B Development: The team for 32 Nahant Street, Scott Green, Andrew Jones, and Peter Sandorse presented the proposed development for 32 Nahant Street. Town Council provided grave concerns about the significant increase in density, impact on the Town's infrastructure, fire code compliance issues, viability of the conceptual stormwater management infiltration system, and traffic congestion. The developer's representatives have shown a willingness to reduce the project's size. The neighborhood and the Town Council have suggested that a townhouse-type project with lower density, similar to the surrounding area, could be acceptable. Revised project plans are anticipated.

Asset Naming Policy: The Town Council was presented with the proposed Asset Naming Policy. The Policy contains language to establish a systematic, consistent, and transparent approach to naming public assets in the Town. After a brief discussion, Jonathan P. Chines asked that Council members contact Town Administrator Maio within the next few weeks with any changes they may have to the Policy so that the Policy can be voted on at one of the next few Council meetings.

Reserve Fund Transfers: Council members were updated on Reserve Fund Transfers totaling \$226,735.00 that the Finance Committee will vote on at their June 28, 2023 meeting.

WCAT Working Group: Jonathan P. Chines announced the members to the WCAT Working Group which includes Town Council member Michael J. McLane, Cable Advisory Committee member William Reading,

WCAT members Brian McCoubrey, Paul Norman, and David Watts, Jr., Finance Committee member Aimee Forsythe, Town Accountant Gill, and Town Administrator Maio.

Donations: Michael J. McLane moved to accept and expend a gift or gifts to the Council on Aging for \$320.00 from various donors with thanks. Mehreen N. Butt seconded. Motion passed 6-0-0 by a roll call vote.

Warrant: Councilors were updated on Fiscal Year 2023 Warrant 46, dated May 16, 2023; Warrant 48, dated May 30, 2023; and Warrant 50, dated June 13, 2023.

Approval of Minutes: Town Council unanimously approved the June 5, 2023, and June 12, 2023, Town Council meeting minutes.

Adjournment: Michael J. McLane motioned to adjourn at 9:18 p.m. Mehreen N. Butt seconded. Motion passed 6-0-0.

Respectfully submitted,

Sherri A. Dalton,
Town Council Clerk