



TOWN OF WAKEFIELD

TOWN COUNCIL

Notice of Meeting Minutes: Town Council
2023 October 2
6:00 pm Eastern Time
WCAT Studio – 24 Hemlock Road | Via Zoom

Call to Order: Jonathan P. Chines called the meeting to order at 6:02 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 (remotely), Jonathan P. Chines, Chair; Anne P. Danehy; Edward F. Dombroski, Jr., Michael J. McLane, Vice Chair; Robert E. Vincent II (remotely).

Town Council Absent: Julie Smith-Galvin

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

Town Counsel Present: Thomas A. Mullen.

Executive Session: At 6:04 p.m., Michael J. McLane moved to go into the executive session to discuss Contracts because an Open Session may have detrimental effects on the bargaining position of the Town, with the intent of returning to the open session immediately after that. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote. Open session resumed at 6:43 p.m.

Public Engagement: Michael Constantino of 35 Stark Avenue, Theresa Melton of 26 Stark Avenue, Lance Kelly of 59 Stark Avenue, and Stephen Howe of 58 Stark Avenue made statements concerning the affordable housing proposal on Stark Avenue. Sue Langlois of 2 Lakeview Avenue opposed the request to fly the Columbus Christian Flag. Jennifer Fanning of 4 Pheasant Wood Drive expressed concern with the blasting that will start soon with the vocational school development project.

Public Hearings: WXSS LLC d/b/a Wei Asian Cuisine – At 7:07 p.m., Michael J. McLane moved to open the Public Hearing for the Transfer of an All Alcoholic Beverage License and Alteration of Licensed Premises. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote. Attorney Brian McGrail, along with his client Wei, presented the applications for a Transfer of an All Alcoholic Beverage License, Alteration of Licensed



Premises, Common Victualler License, and Entertainment License for WXSS LLC d/b/a Wei Asian Cuisine located at 21 Broadway Street. Michael J. McLane moved to approve the licenses as presented and to set the alcohol license hours from 11:00 a.m. until 1:00 a.m., seven days a week. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote. Michael J. McLane moved that the issuance of an All Alcoholic Beverage License to WXSS LLC d/b/a Wei Asian Cuisine, located at 21 Broadway Street, Wakefield, Massachusetts, is not detrimental to the educational and spiritual activities of schools or churches within 500 feet of the licensed premises. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote. No one spoke in favor of or against the applications. At 7:22 p.m., Michael J. McLane moved to close the Public Hearing. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote. **KVP, Inc d/b/a Jeffrey's Liquors:** Michael J. McLane moved to schedule a Public Hearing on October 16, 2023, at 7:03 p.m. for a Transfer of Stock application for KVP, Inc. d/b/a Jeffrey's Liquors holder of a Package Store License located at 354 Main Street. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote. **D&M Liquor Corp d/b/a S&M Liquors:** Michael J. McLane moved to schedule a Public Hearing on October 16, 2023, at 7:15 p.m. for a Transfer of Stock and Change of Officers/Directors applications for D&M Liquor Corp d/b/a S&M Liquors holder of a Package Store License located at 258 Water Street. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote.

Eagle Scout Projects: David Nerden, from Boy Scout Troop 701, presented a proposed Eagle Scout Service Project consisting of constructing and installing two trail signs at two different trailheads located on Rossmore Road and Holland Road. The Project will include trail restoration and trash removal as well. Michael J. McLane moved to approve the project as presented and to waive any town permit fees. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote. Michael Vaca, from Boy Scout Troop 701, presented a proposed Eagle Scout Service Project consisting of constructing a multi-use gazebo registration stand at the BMX track to be used during racing meets. Michael J. McLane moved to approve the project as presented and to waive any town permit fees. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote.

Traffic Advisory Recommendations: Joseph Anderson, Chair of the Traffic Advisory Committee, presented a proposed recommendation from the Traffic Advisory Committee for a stop sign for the intersection of Eaton Street

and Crescent Street. Michael J. McLane moved to approve the proposed recommendation. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote.

Surplus Equipment: Michael J. McLane moved to authorize the proposed request from Department of Public Works Director Conway to auction retired surplus equipment and all funds to be deposited into the general fund account. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote.

Special Municipal Employee: Michael J. McLane moved to appoint Mark Bobrowski as Special Municipal Counsel. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote. Michael J. McLane moved to grant consent for Mark Bobrowski to continue recodifying Wakefield's Zoning Bylaw. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote.

Presentations / Updates: Wakefield Memorial High School: No presentation. **Affordable Housing Proposal – Stark Avenue:** Attorney Paul Haverty, his client Scott Green, Peter Blaisdell, Adam Jones, and Peter Sandorse from Phoenix Architects presented the proposed 40B development at the end of Stark Avenue for 12 townhouse units. The council expressed concern regarding the size of the proposed development to that area, the impact of the development on the Town's water and sewer, the traffic to the narrow, dead-end street, and safety concerns for fire apparatus. Town Administrator Maio will draft a letter to MassHousing outlining the Council's concerns.

Public and Community Transit Commission and Micro-Transportation Program: Town Administrator Maio presented a few concepts to reduce traffic as new developments come. Creating a Community Transit Advisory Committee would advocate for the community and work collaboratively with residents, businesses, and municipal and state officials to expand mobility choices and safer travel for all. Another concept requires more significant developments to create a Micro-Transit shuttle service. The goal is to create a mode shift away from single occupancy vehicles (SOV) trips while reducing vehicle miles traveled and carbon emissions, alleviating congestion, improving air quality, and using existing transportation infrastructure (MBTA, bike lanes, etc.). The Council asked Town Administrator Maio to propose a more specific plan at a future Town Council meeting.

Appointments: Arts Council: Michael J. McLane moved to appoint Lindsay Riordan to the Arts Council to fill an unexpired term through April 30, 2025. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote. **Affordable Housing Trustees:** Robert E. Vincent II moved to table the Affordable Housing Trustee appointments until the November 13, 2023 Town Council meeting when all applications for applicants will be

proposed. Michael J. McLane seconded. The motion passed 6-0-0 by roll call vote. Edward F. Dombroski, Jr. moved that the late application be included with all applications. Michael J. McLane seconded. The motion passed 6-0-0 by roll call vote.

Division 2 Regulations Revision & Recodification as Bylaws: Town Counsel Mullin proposed regularizing regulations in the Town of Wakefield Town Code to see which Town Council regulations should become Bylaws and present them to a future Town Meeting. The Town Council asked that Town Administrator Maio and Town Counsel Mullen review the regulations currently outlined in Division 2 of the Town Code and potentially recodify them as Bylaws.

Donations: Council on Aging: Michael J. McLane moved to accept and expend a gift or gifts to the Council on Aging for \$75.00 from various donors with thanks. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote. **Beebe Library:** Michael J. McLane moved to accept and expend a gift or gifts to the library for \$29,370.00 from various donors with thanks. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote.

License: Michael J. McLane moved to approve the Common Victualler License application and the Entertainment License application for Mojo Sushi located at 316 Main Street. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote. Michael J. McLane moved to approve the One Day Liquor License application for Idle Hands Craft Ales for Town Day event on October 7, 2023 from 1:00 p.m. until 4:00 p.m. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote.

Flag Request: Michael J. McLane moved to consider the resident request to fly the Christopher Columbus Christian Flag the month of October at the Americal Civic Center. Edward F. Dombroski, Jr. seconded. Mr. Dombroski, Jr. stated he continues to maintain his policy of not approving any flag requests and will be voting against this as he will do with all other flag requests. Michael J. McLane stated he hopes to have at the next Town Council meeting a revised Flag Policy for consideration. The motion failed 0-6-0 by roll call vote.

Approval of Minutes: Michael J. McLane moved to approve the September 11, 2023 Town Council meeting minutes. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote.

Adjournment: Michael J. McLane motioned to adjourn at 9:37 p.m. Edward F. Dombroski, Jr. seconded. The motion passed 6-0-0 by roll call vote.

Respectfully submitted,

Sherri A. Dalton,
Town Council Clerk