



# TOWN OF WAKEFIELD

## TOWN COUNCIL

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Notice of Meeting Minutes: Town Council  
2023 November 13  
6:00 pm Eastern Time  
WCAT Studio – 24 Hemlock Road | Via Zoom

**Call to Order:** Jonathan P. Chines called the meeting to order at 6:00 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; and Robert E. Vincent II.

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

**Town Counsel:** Thomas A. Mullen.

**Executive Session:** At 6:03 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. Mehreen N. Butt seconded. The motion passed 6-0-0 by roll call vote. Open session resumed at 6:29 p.m.

**Public Engagement:** Jon Burke of 168 Albion Street addressed the proposed Bike / Pedestrian Plan. Patrick Kroyak of 105 Hopkins Street, Unit 311 sent in a Public Committee Meeting Participation Form encouraging the Town Council to adopt the full measures put forth in the Bike / Pedestrian Plan to make Wakefield safer, more affordable, and an even better place to live than it is currently.

**Public Hearings: KVP Inc. d/b/a Jeffreys Liquors:** At 7:11 p.m., Michael J. McLane moved to open the Public Hearing for the Transfer of Stock application for KVP, Inc. d/b/a Jeffreys Liquors located at 354 Main Street. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote. Attorney Matthew Porter and his client reviewed the required documents for submittal to the ABCC. Edward F. Dombroski requests the esthetics of the building be cleaned up. Attorney Porter stated they is not part of the transfer of stock documents but are happy to work with the Town. No members of the public spoke in favor or against the application. Michael J. McLane moved



to approve the application submittal. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote. At 7:21 p.m. Michael J. McLane moved to close the Public Hearing. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote. **Tax Classification:** At 7:22 p.m. Michael J. McLane moved to open the Public Hearing for Fiscal Year 2024 Tax Classification. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote. Town Assessor Santaniello presented the tax classification for determining the percentage of local tax levy to be borne by each class of taxable property within the Town for Fiscal Year 2024. Michael J. McLane motioned for a minimum residential factor of 0.904203. Mehreen N. Butt seconded. The motion passed 6-1-0 with Jonathan P. Chines, Julie Smith-Galvin, Mehreen N. Butt, Anne P. Danehy, Michael J. McLane and Robert E. Vincent II voting in favor of the motion. Edward F. Dombroski, Jr. voting against the residential tax factor motion, citing he supports the concept but not the policy. Michael J. McLane motioned not to offer an Open Space Discount. Mehreen N. Butt seconded. The motion passed 7-0-0. Michael J. McLane motioned not to offer a Residential Exemption. Mehreen N. Butt seconded. The motion passed 7-0-0. Michael J. McLane motioned not to grant a Small Commercial Exemption. Mehreen N. Butt seconded. The motion passed 7-0-0. No one from the public spoke regarding tax classification. Michael J. McLane motioned to close the Public Hearing at 7:51 p.m. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote.

Town Counsel Mullen left the meeting at 8:30 p.m. and did not return.

**Presentations / Updates: Bike / Pedestrian Plan:** The latest iteration of the Bike / Pedestrian Plan was presented by Town Engineer Renault and Economic Development Director Kokinda. The Plan called for removing parking on Main Street along the lake to create a shared-use bicycle and pedestrian path from Lowell Street to Church Street. The Plan will be posted on the Town's website for public comment. Town Council comments: Robert E. Vincent II - pointed out the Traffic Advisory Committee has not seen the updated version, nor has the Police Chief and Fire Chief, and would like to hear from the Committee and Chiefs. Edward F. Dombroski, Jr. stated the MAPC has an agenda to eliminate vehicular traffic and prioritize bicycles. At the same time, the Council has received lots of feedback that people do not want to eliminate parking on Main Street along the lake. Julie Smith-Galvin stated the Plan reflects what the community has requested. Anne P. Danehy said she does not favor eliminating the parking along the lake. Michael J. McLane noted that Main Street between Lowell Street and Church Street should not be part of the Plan. Michael J. McLane moved to preserve all parking along the Main Street corridor from Lowell

Street to Church Street, not create a separate bike lane, and not conduct a multi-season parking study. Anne P. Danehy moved to amend the motion by removing the no-bike lane on Main Street between Lowell Street and Church Street. Edward F. Dombroski seconded. Motion passed 7-0-0. Michael J. McLane moved to preserve all parking along the Main Street corridor from Lowell Street to Church Street and not to conduct a multi-season parking study. Edward F. Dombroski seconded. Motion passed 4-3-0 with Michael J. McLane, Edward F. Dombroski, Jr., Anne P. Danehy, and Robert E. Vincent II voting in favor. Julie Smith-Galvin, Mehreen N. Butt, and Jonathan P. Chines voted against the motion. **Friends of Beebe Library Space Needs:** Representatives from the Friends of Beebe Library Cindy Schatz of 8 Cordis Street and Karen King of 91 Cedar Street discussed their wants, needs, and requirements of space for Friends of Beebe Library. **Senior Center Occupancy:** The Town Council discussed relocating the Health and Human Services department to the 2nd and 3rd floors of the Senior Center. Town Administrator Maio will draft a more specific proposal that includes a breakdown of the current office space at Town Hall and present it to the Town Council later. **Expanded Recycling Program:** Department of Public Works Director Conway and Business Manager Waitt briefly updated the Council on the recycling program. Currently there are no process facilities in New England for the recycling of Styrofoam. The Town does not currently have a plastic bag recycling program; however, bags can be recycled at a number of grocery stores. While the department continues to seek other recycling programs, their most recent efforts include drop-off recycling at the pit for cardboard and scrap metal collections.

**Bonds:** Michael J. McLane voted: that the sale of the \$327,500 Sewer Bond of the Town dated December 4, 2023, to Massachusetts Water Resources Authority (the “Authority”) is hereby approved and the Town Treasurer or other appropriate Town official is authorized to execute on behalf of the Town a Loan Agreement and a Financial Assistance Agreement with the Authority with respect to the bond. The bond shall be payable without interest on November 15 of the years and in the principal amounts as follows:

<u>Year</u>	<u>Installment</u>	<u>Year</u>	<u>Installment</u>
2024	\$32,750	2029	\$32,750
2025	32,750	2030	32,750
2026	32,750	2031	32,750

2027	32,750	2032	32,750
2028	32,750	2033	32,750

Further Voted: that each member of the Town Council, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing vote. Mehreen N. Butt seconded. The motion passed 7-0-0.

**Appointments: Economic Development Council:** Michael J. McLane moved to appoint the following to the Economic Development Council: Chris Barrett of 31 Pine Hill Circle, three-year term through October 31, 2026; Rocco Cammaratta, Vice President Wakefield Cooperative Bank, two-year term through October 31, 2025; Ali Choueri of 9 Byron Street, two-year term through October 31, 2025; Ann Hadley, President of JC Marketing, one-year term through October 31, 2024; Allyson Houghton of 20 Morgan Avenue, three-year term through October 31, 2026; Kimberlee Meserve of 30 Charles Street, two-year term through October 31, 2025; Julianne Orsino of 25 Summer Street, three-year term through October 31, 2026; Nithya Ramakrishnan of 8 Raven Road, one-year term through October 31, 2024; Will Strong of 4 Edwards Avenue, one-year term through October 31, 2024. Mehreen N. Butt seconded. The motion passed 7-0-0. Jonathan P. Chines appointed Mehreen N. Butt and Edward F. Dombroski, Jr. as Town Council liaisons. **Housing Trust Trustees:** Michael J. McLane moved to appoint the following as Trustees to the Housing Trust: Housing Authority member Sarah Fowler, 2-year term through October 31, 2025; Gail Severt of 35 Outlook Road, 2-year term through October 31, 2025; Charlie Ticotsky of 17 Myrtle Avenue, 2-year term through October 31, 2025; Planning Board member Matthew Lowry, 2-year term through October 31, 2025; Harold Mateo of 35 Avon Street, 2-year term through October 31, 2025; Commission on Disabilities member Paula Thompson, 2-year term through October 31, 2025; Finance Committee member William Boodry, 1-year term through October 31, 2024; Council on Aging member Maureen Hickey, 1-year term through October 31, 2024; Town Council member Michael J. McLane, 1-year term through October 31, 2024. Mehreen N. Butt seconded. The motion passed 7-0-0. **Arts Council:** Michael J. McLane moved to appoint the following to the Arts Council: Gaetano Zagami of 32 Pitman Avenue with a term through April 30, 2025; Beatrice A. Flammia of

16 Mount Pleasant Avenue with a term through April 30, 2026. Mehreen N. Butt seconded. The motion passed 7-0-0.

**Contracts: Fire Contract:** Three-year contract expiring on June 30, 2026; cost of living increases each year of 2.5%; 1% increases each year for educational incentives; 1.5% increases each year for EMT or Medical Professional incentives; limitations on days off; the cost of the Contract is \$250,000.00. Michael J. McLane moved to approve the Fire Contract as negotiated by Town Administrator Maio and ratified by the Fire Union. Mehreen N. Butt seconded. The motion passed 7-0-0. **Police Patrolman Contract:** Three-year contract expiring on June 30, 2026; cost of living increases each year of 2.5%; accreditation or post commission which is merit based at 1.5% each year; mental health component at 1% each year; the cost of the Contract is \$185,000.00. Michael J. McLane moved to approve the Police Patrolman Contract as negotiated by Town Administrator Maio and ratified by the Police Patrolman Union. Mehreen N. Butt seconded. The motion passed 7-0-0. **Police Superior Officer Contract:** Three-year contract expiring on June 30, 2026; cost of living increases each year of 2.5%; accreditation or post commission which is merit based at 1.5% each year; mental health component at 1% each year; the cost of the Contract is \$90,000.00. Michael J. McLane moved to approve the Police Superior Officer Contract as negotiated by Town Administrator Maio and ratified by the Police Superior Officer Union. Mehreen N. Butt seconded. The motion passed 7-0-0.

**Donations:** Michael J. McLane moved to accept and expend a donation of \$25.00 to the Senior Center from various donors with thanks. Mehreen N. Butt seconded. The motion passed 7-0-0. Michael J. McLane moved to accept and expend a donation of \$1,310.00 to the Library from various donors with thanks. Mehreen N. Butt seconded. The motion passed 7-0-0.

**License:** Michael J. McLane moved to approve the request from John Smolinsky for a One Day Liquor License for an event on November 30, 2023 at Albion Cultural Exchange. Mehreen N. Butt seconded. The motion passed 7-0-0.

**Approval of Minutes:** Michael J. McLane moved to approve the October 16, 2023 Town Council meeting minutes. Mehreen N. Butt seconded. The motion passed 7-0-0. Michael J. McLane moved to approve the October 26, 2023 Tri-Board meeting minutes. Mehreen N. Butt seconded. The motion passed 7-0-0.

**Adjournment:** Michael J. McLane motioned to adjourn at 10:38 p.m. Mehreen N. Butt seconded. The motion passed 7-0-0.

Respectfully submitted,

Sherri A. Dalton,  
Town Council Clerk