



## WAKEFIELD TOWN COUNCIL

Monday, July 16, 2018

6:30 P.M.

WCAT - 24 Hemlock Road, Wakefield, MA. 01880

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**COUNCIL  
MEMBERS  
PRESENT:**

Councilor Mehreen N. Butt  
Councilor Paul R. DiNocco  
Councilor Julie Smith-Galvin  
Councilor Anthony Longo, Vice-Chairperson  
Councilor Peter J. May, Chairperson  
Councilor Ann McGonigle Santos  
Councilor Edward F. Dombroski, Jr.

**ADMINISTRATION PRESENT:**

Town Administrator Stephen P. Maio  
Executive Assistant Sherri A. Dalton  
Town Counsel Thomas A. Mullen

**COUNCIL  
MEMBERS  
NOT  
PRESENT:**

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**----- TOPICS OF DISCUSSION -----**

**Call to Order**

Councilor May called the meeting to order at 6:30 p.m. and asked for a moment of silence for Michael Chesna, the Weymouth police officer who killed in the line of duty on July 15, 2018.

Councilor May stated that there is a need for Executive Session to discuss the Woods Subdivision litigation because an open meeting may have detrimental effects on the bargaining position of the Town, with the intent of returning to open session. Councilor Santos so motioned. Councilor DiNocco seconded. Motion passed on a roll call vote with all six members voting in the affirmative.

The Council returned to open session at 7:10 p.m.

**Public  
Participation**

Councilor May commented that the Main Streets organization has been spearheading a \$100,000.00 grant they obtained to beautify Wakefield and draw walkers from the Lake to the businesses in Wakefield for 17 months. If the kiosks don't work, we can remove them. If we don't try, we are not doing our jobs for Wakefield. He went on to say that over the next three weeks, in order to meet the deadline time frame for the grant, let's get ideas, on where the kiosk at Lake Avenue and Church Street would be a "better fit" for the town.

Bill Conley, President of the Friends of Lake Quannapowitt appeared before the Council in regards to kiosk placement. He urged the Town Council to delay the placement of the kiosk that is to be located at the Lower Common near Church Street so that the Town Council can look into another location.

Cheryl Webb Scott of 25 Avon Street appeared before the Council to express her concern over the placement of the Lower Common kiosk.

Judy Shea of appeared before the Council to express her concern over the

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placement of the Lower Common kiosk.

Maureen Howland of 3 Common Street appeared before the Council to express her concern over the placement of the Lower Common kiosk.

Bob Mailhoit of Montrose Avenue and President of Wakefield Main Streets appeared before the Council and reminded the Town Council that at the May 31, 2018 Town Council meeting the Town Councilors voted and approved the placements of the kiosks and stated that Wakefield Main Streets has worked with the Town Administrator, DPW, Town Planner and WMGLD regarding this.

Chris Barrett of Pinehill Circle and Co-President of the Wakefield/Lynnfield Chamber of Commerce appeared before the Council to show support to the Wakefield Main Streets and to the Town

**Rules and  
Regulations –  
Hawkers and  
Peddlers**

Councilor Santos motioned to approve the following revision of the Hawkers and Peddlers rules and regulations as stated in §210-1:

A. Anyone who sells merchandise by going either from town to town or from place to place in the same town, either on foot, or by means of any animal or vehicle, is acting as a hawker or peddler. No hawker or peddler has a right to a specific location.

B. The following rules and regulations must be observed by hawkers and peddlers in the Town of Wakefield:

1. Unless the hawker or peddler has obtained a State license, a Town license from the Town Administrator's Office must be obtained. Such license expires annually on December 31. The fee for this license is fifty dollars (\$50.00) for the principal holder. The fee for licenses for the employees of the principal license holder is twenty-five dollars (\$25.00) each.
2. Hawkers and peddlers with a State license must register their name and license number with the Town Administrator's Office.
3. Hawkers and peddlers selling food must have a permit from the Board of Health.
4. If hawkers and peddlers stop to do business on a public way, it must be on a sidewalk and not on the part of the way travelled by motor vehicles. If they stop to do business on land other than a public way, they must have the permission of the owner of such land.
5. If the merchandise sold is likely to generate trash or litter, the hawker or peddler shall provide a trash receptacle for use by customers. Before he or she moves from one location to the next, a hawker or peddler must properly dispose of any trash or debris left by the hawker or peddler or his/her customers.

6. Hawkers and peddlers shall not conduct business in such a manner as to obstruct or interfere with the flow of pedestrian or vehicular traffic.
7. Hawkers and peddlers are prohibited in the Center Business District, defined as follows: Main Street between Charles Street and Crescent Street; Main Street between Forest Street and the Melrose city line; North Avenue between Main Street and Church Street; Tuttle Street; Albion Street between Main Street and Lake Street; Water Street between Main Street and Preston Street.
8. Hawkers and peddlers are subject to periodic inspections for compliance with these regulations. A violation of these regulations shall be punishable by a fine of \$20 or license revocation.
9. A State or local hawker's and peddler's license shall be prominently displayed upon the person licensed at all times that such person is engaged in his or her trade.
10. The Town Council reserves the right to waive or revise any or all of these regulations in connection with any parade, celebration or other special event.
11. Hawkers and peddlers are required to provide general liability insurance in the amount of at least one hundred thousand dollars (\$100,000) per occurrence and three hundred thousand dollars (\$300,000) in total, and property damage in the amount of at least fifty thousand dollars (\$50,000) and shall provide a certificate of such insurance to the Town Administrator's office at the time of licensing hereunder.

Councilor DiNocco seconded. Motion passed 6-0-0.

**Kiosk**

The Town Council heard much concern over the four-sided kiosk that will be located on the Lower Common near Church Street. Councilor May stated that over the next few week the Town Council will be entertaining other locations and requests should be directed to Bob Mailhoit of the Wakefield Main Streets.

**Regular  
Minutes –  
June 25, 2018**

Councilor Santos motioned to approve the Regular Board Minutes of June 25, 2018. Councilor Longo seconded. Motion passed 6-0-0.

**Greenwood  
Station, LLC –  
40B 998-1000  
Main Street**

Geoff Engler and Town Planner Paul Reavis appeared before the Town Council and presented a PowerPoint presentation regarding the 40B project at 998 & 1000 Main Street. Mr. Engler stated that there will be 27 rental units comprised of 12 one bedrooms, 12 two bedrooms and 3 three bedrooms. Councilor Butt asked that the Town Council receive updates from the Zoning Board of Appeals and the Traffic Advisory Committee regarding this project.

Councilor Santos motioned to authorize the Town Administrator to execute the proposed letter to the Massachusetts Housing Finance Agency. Councilor DiNocco seconded. Motion passed 6-0-0.

**13-15 Albion Street – Reduction in past taxes**

Councilor Santos motioned to authorize the drafting of an Abatement Agreement on the property known as 13-15 Albion Street for the foregoing of taxes not paid from 2014 through 2016. Councilor DiNocco seconded. Motion passed 6-0-0.

**Acceptance / Expenditure – Council on Aging**

Councilor Longo motioned to accept and expend a gift or gifts to the Council on Aging in the amount of \$9,825.00 from various donors with thanks. Councilor DiNocco seconded. Motion passed 6-0-0.

**Acceptance / Expenditure – Library**

Councilor Santos motioned to accept and expend a gift or gifts to the Library in the amount of \$2,067.71 from various donors with thanks. Councilor Longo seconded. Motion passed 6-0-0.

**Warrant Review and Signing**

Councilor Smith-Galvin signed Warrants #48 dated May 29, 2018 through Warrant #51 dated June 19, 2018.

**Matters Not Anticipated By The Chair Within 48 Hours of Meeting**

Councilor Smith-Galvin – enjoying the summer; softball tournament and Festival Italia are coming up

Councilor Santos – is hoping that the Friends of Lake Quannapowitt and Wakefield Main Streets can have calm discussions; noted with regret the death of Scott DiMella

Councilor Longo – noted with regret the death of Scott DiMella; met with Doug Lyons and talked about Chapter 70 funding, Finance Committee communications, Greenwood renovations, the need for a new high school and mental health challenges

Councilor Butt – the movie by the lake which is put on by WCAT and The Savings Bank was well attended; voting at the Galvin Middle School was successful

Councilor DiNocco – the next movie by the lake is Jaws on July 26, 2018

Town Administrator – 2 Auburn Street as reported in the Item was sold for \$1.00 by the Town of Wakefield. That is not the case and he asked the Item to clarify that an Instrument of Redemption was recorded for back taxes owed since the property was in tax title; closed the lights at the Galvin courts one night last week due to trash issues left by people using the courts; on August 11, 2018 the Consulate General of the Republic of Korea is going to honor and issue ambassador for piece medals to members of Wakefield veterans. Those veterans are: Joseph Adragna, Robert Cavanaugh, James Chisholm, Alfred Confalone, Robert Curran, Richard Degaravilla, Francis Hegerty, Joseph

Loconzolo, Joseph O'Keefe, Enrico Palmerino, Allen Reilly and Pasquale Zagaria

Councilor May – thinks the Town Council did a great job tonight

**Next Board Meeting**

The next regular Town Council meeting is scheduled for August 6, 2018 at 6:30 p.m. at WCAT, 24 Hemlock Road

**Adjournment**

At 8:52 p.m. Councilor Santos motioned to adjourn. Councilor Longo seconded. Motion passed 6-0-0.

Respectfully submitted,



Sherri A. Dalton, Executive Assistant