



# TOWN OF WAKEFIELD

TOWN COUNCIL

MEETING MINUTES  
February 14<sup>th</sup>, 2022 | 7:00 p.m.

**Call to Order:** Julie Smith-Galvin called the meeting to order at 7:00 p.m.

**Pledge of Allegiance:** Julie Smith-Galvin led the body in the reciting of the Pledge of Allegiance.

**Attendance:** Julie Smith-Galvin, Chair; Mehreen N. Butt, Vice-Chair; Jonathan P. Chines; Anne P. Danehy; Edward F. Dombroski, Jr.; and Ann McGonigle Santos.

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

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

**Public Engagement:** Ervis Vukaj of 375 Water Street expressed his frustration regarding the extension of the Cease and Desist Order for 383 Water Street. Leah Tyhach of 2 Stoney Hill Lane requested clarity on National Grid's schedule for work on Montrose Avenue.

**Approval of Minutes:** Mehreen N. Butt motioned to approve the January 24<sup>th</sup>, 2022 Town Council meeting minutes as proposed. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

**Public Hearings:** At 7:18 p.m. Mehreen N. Butt motioned to open the Public Hearing for CMRG, LLC d/b/a Tonno Wakefield located at 175 North Avenue for Alteration of Premises. Ann Santos seconded. Attorney Brian McGrail with law offices at 607 North Avenue, Wakefield, MA presented the Alteration of Premises application along with his client Matt Maggiore. No one from the public spoke in favor or against the application. Edward F. Dombroski, Jr. motioned to approve the request for the Alteration of Premises application. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. At 7:23 p.m. Mehreen N. Butt motioned to close the Public Hearing. Ann Santos seconded. Motion passed 6-0-0 by roll call vote.

**By-Law Appeal Update:** Brian McGrail with law offices at 607 North Avenue, Wakefield, attorney for the owner of the property, presented an update on the property located at 383 Water Street. There has not been a lot of work completed since the last Town Council meeting on January 10<sup>th</sup>, 2022 due to different circumstances but business have reached out to offer their assistance. Site visits are scheduled this week. Attorney McGrail requested a 2-week extension until February 28<sup>th</sup>, 2022. Mehreen N. Butt motioned to grant a 2-week extension for the Cease and Desist Order for 383 Water Street until the next Town Council meeting on February 28<sup>th</sup>, 2022. Ann Santos seconded. Edward F. Dombroski, Jr. requested an amendment be added to the motion to include a written timeline be provided detailing what is going to happen and when it will happen before the February 28<sup>th</sup>, 2022 meeting. Motion passed 6-0-0 by a roll call vote.



**Fiscal Year 2023 Budgets and Recommendations of Finance Committee Subcommittees:** Town Accountant Gill presented the following budgets. Mehreen N. Butt motioned to approve Budget #1 Town Council in the amount of \$596,697.00. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. Anne P. Danehy mentioned she would like to add a Town Planner position in to this budget sooner rather than later. Councilors discussed forming a Subcommittee that will address the need for a new position. Committee members include Anne P. Danehy and Mehreen N. Butt and representatives from the Zoning Board of Appeals and the Planning Board. Finance Committee IT Subcommittee Chair Brian Cusack recommended favorable action on the Information Technology Department budget. Mehreen N. Butt motioned to approve Budget #3 Information Technology Department in the amount of \$381,706.00. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. Finance Committee Police Department Subcommittee Chair William Boodry recommended favorable action on the Police Department budget. Mehreen N. Butt motioned to approve Budget #16 Police Department in the amount of \$6,723,493.00. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. Mehreen N. Butt suggested having an earmark in the State Budget for Video Storage. Finance Committee Library Subcommittee Chair Daniel Sherman recommended favorable action on the Library budget. Mehreen N. Butt motioned to approve Budget #34 Library in the amount of \$1,877,907.00 Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. Mehreen N. Butt motioned to approve Budget #45 Retirement in the amount of \$7,443,814.00. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. Finance Committee Chair James Sullivan recommended decreasing Budget #28 Veteran's Department by \$30,000.00 specifically the Recipients line item down to \$130,000.00 with periodic reviews to see if we need to increase it, which was previously approved by the Town Council at their January 24<sup>th</sup>, 2022 meeting. Town Administrator Maio supports the reduction. The Town Council took no action to reduce Budget #28. The approved request by the Town Council is in the amount of \$253,220.00.

**Annual Town Meeting:** After discussion with holding Town Meeting during the week or a Saturday, Edward F. Dombroski, Jr. motioned to set the Annual Town Meeting for Monday, May 2<sup>nd</sup>, 2022 at 7:00 p.m. Ann Santos seconded. Further discussion ensued regarding Ramadan Holiday on May 2<sup>nd</sup>, 2022, Edward F. Dombroski, Jr. amended the motion to set the Annual Town Meeting for Monday, May 9<sup>th</sup>, 2022 at 7:00 p.m. Ann Santos seconded. Motion passed by a roll call vote 6-0-0. Edward F. Dombroski, Jr. suggested an alternating schedule for Town Meeting whereas one Town Meeting will be held during the week and the other Town Meeting will be held on a Saturday. Mehreen N. Butt motioned to open the Annual Town Meeting Warrant on February 14<sup>th</sup>, 2022. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. Mehreen N. Butt motioned to close the Annual Town Meeting Warrant on April 7<sup>th</sup>, 2022 at 4:30 p.m. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

**Appointments:** Mehreen N. Butt motioned to appoint Louis N. Cavagnaro, IV as the Vacation Replacement Building Inspector. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. The Councilors discussed a potential change to the committee selection process which includes a potential interview process for applicants applying to the Zoning Board of Appeals. A more specific proposal will be addressed at the February 28<sup>th</sup>, 2022 Town Council Meeting. Mehreen N. Butt motioned to begin soliciting applications for the Economic Development Council. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

**License Renewals:** Mehreen N. Butt motioned to approve the Class I license renewal to Liberty Isuzu Truck located at 90 Bay State Road. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. Mehreen N. Butt motioned to approve the Class II license renewal to Liberty Chevrolet Inc. located at 90 Bay State Road. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. Mehreen N. Butt

motioned to approve the Class I license renewal to Liberty Chevrolet Inc. located at 90 Bay State Road. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. Mehreen N. Butt motioned to approve the Class I license renewal of Liberty Mazda, Inc. located at 81 Bay State Road. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote. Mehreen N. Butt motioned to approve the Class II license renewal to Liberty Motor Car Inc. d/b/a Liberty Mazda located at 81 Bay State Road. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

**Donations:** Mehreen N. Butt motioned to approve the request from the Library to accept and expend a gift or gifts to the Library in the amount of \$15,191.00 from various donors with thanks. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

**Warrants:** Councilors were updated on Fiscal Year 2022 Warrants: Warrant 24 dated December 14<sup>th</sup>, 2021; Warrant 25 dated December 21<sup>st</sup>, 2021; Warrant 26 dated December 28<sup>th</sup>, 2021; Warrant 27 dated December 29<sup>th</sup>, 2021; Warrant 27A dated December 31<sup>st</sup>, 2021; Warrant 28 dated January 11<sup>th</sup>, 2022; Warrant 30 dated January 25<sup>th</sup>, 2022.

**Matters Not Anticipated for Agenda:** Jonathan P. Chines motioned to end the mask mandate for municipal buildings upon the expiration of the town-wide mask mandate enacted by the Wakefield Board of Health. Ann Santos seconded. Motion passed 5-1-0 with Mehreen N. Butt voting against the motion. Jonathan P. Chines; Ann Santos; Edward F. Dombroski, Jr.; Anne P. Danehy and Julie Smith-Galvin voting in favor of the motion.

**Announcements:** Jonathan P. Chines: the preliminary design program document for the High School Building project was submitted to the MSBA on February 3<sup>rd</sup>, 2022 and the document is available on line to view; Parent University has returned in March all virtually; remember to vote in the Special Election next Tuesday for the open council seat; his office hours are Wednesday, February 16<sup>th</sup>, 2022 from 5:30 p.m. until 7:00 p.m. at the library. Edward F. Dombroski, Jr.: attended the Commission on Disability Issues meeting and they expressed concerns regarding the polling location from a handicap accessible standpoint. He will be speaking with Town Administrator Maio and Town Clerk Sheeran about adjustments that can be made.

**Adjournment:** Mehreen N. Butt motioned to adjourn at 10:15 p.m. Ann Santos seconded. Motion passed 6-0-0 by a roll call vote.

Respectfully submitted,



Sherri A. Dalton  
Town Council Clerk