



TOWN OF WAKEFIELD

TOWN COUNCIL

MEETING MINUTES
October 12th, 2022 | 7:00 p.m.

Call to Order: Mehreen N. Butt called the meeting to order at 7:01 p.m.

Pledge of Allegiance: Mehreen N. Butt led the body in the reciting of the Pledge of Allegiance.

Attendance: Mehreen N. Butt, Chair; Jonathan P. Chines, Vice-Chair; Anne P. Danehy; Edward F. Dombroski, Jr.; Julie Smith-Galvin and Robert E. Vincent II.

Town Council Absent: Michael J. McLane.

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

Town Counsel Present: Thomas A. Mullen.

Public Engagement: Bill Boodry and Rob Wettack from Friends of Lake Quannapowitt announced the Friends of Lake Quannapowitt annual breakfast on November 6th, 2022 from 7:30 a.m. until 11:00 a.m. at Bear Hill Golf Club and talked about the beautification efforts at the head of the lake.

Updates: 460 Main Street: Attorney Thomas Colonna along with his clients Alexander Tsiotis and Andreas Tsiotis provided information regarding the vacant hazardous property at 460 Main Street. Attorney Colonna stated the clean-up process has been long and costly but they now have the 21E and the next steps are to either fix up the property or to sell it. Andreas Tito is a developer and stated they could renovate the existing storefront; do a new façade and the second floor would be apartments. Edward F. Dombroski, Jr. expressed frustration along with other Town Council members as the building has been in the current state for many years. Jonathan P. Chines asked the parties to return in 6-weeks with evidence that services have been restored to the building and present a timeline for their proposed renovations. **Town Council Liaisons:** Robert E. Vincent II: Fire Department – meets every 3-months with Fire Chief Sullivan and reviews their monthly reports; Bylaw Review Committee – the Committee meets 2-times a month and talked about retaining outside counsel to help with the recodification of Wakefield's zoning bylaws, Town Counsel Mullen stated he received a quote of \$45,000.00 from Mark Bobrowski; Housing Authority – meets monthly at Crystal View Apartments to review reports, they have a fair housing marking plan, Hart's Hill has completed a window project, Elm Street has a siding project and they were awarded an Arbor Award; Veteran Advisory Board – will resume the coffee socials in January, service flags are on display in the Town Hall, Veteran's Field dedication is on November 11th at 9:00 a.m. and Veteran's Day celebration is at 11:00 a.m. at the Galvin Middle School, they are working with Bylaw Review Committee to include Veteran Advisory Board language. Edward F. Dombroski, Jr.: Department of Public Works – doing an excellent job as Director Conway has highlighted the departments activities, Historical Commission – has provided a lot of information for the Floral Way project and as a result the it is a better project, would like to integrate their work, knowledge and interest in projects that are happening around town and be



engaged with the Zoning Board of Appeals. Anne P. Danehy: Health and Human Services – received a \$1 million grant together with Melrose and Stoneham from the Department of Justice whereas each community will fund an adjustment counselor and for training on violence prevention in schools, social services coordinator has been busy helping people sign up for different initiatives, full-time inspector has been hired, first-aid course is being offered on October 19th and on October 26th at the Library, 200 flu shots were administered at Wakefield Town Day, quarterly news letters will begin; Master Plan – next meeting is October 19th at the Galvin. Jonathan P. Chines: Youth Council – they are in the process of reorganizing, would like to continue the Snow Angels program and expanding it to a Leaf Angels program, looking to get products into town buildings and working with businesses and restaurants as well; School Committee – priorities for next year focusing on counseling, special education and on student support; Permanent Building Committee – Public Safety Building is making good progress, dispatch center and lobby will be opening soon, Wakefield High School schematic design is due to be submitted to the Massachusetts School Building Authority at the end of October for approval, updated costs estimates have been received and have grown significantly due to inflation in the construction sector and the estimated MSBA reimbursement is lower than anticipated due to the funding caps that they apply to projects, there is an info session on Tuesday the 18th at 7:00 p.m. Julie Smith-Galvin: Police Department – enjoyed being part of Town Day; Traffic Advisory Committee - October 21st is the next meeting, planning a road safety campaign; Environmental Sustainability Committee – has subcommittees – Waste Reduction, Community Education, Land Protection, Eileen Colleran is the School Committee liaison and a student representative will be appointed shortly. Mehreen N. Butt: Finance Committee – Tri-Board meeting is October 27th at the Galvin and Zoom; Capital Planning Committee – meetings are starting to be scheduled; School Building Committee – info session is October 18th; Human Rights Commission: had a really successful event for Hispanic Heritage Month and their next events are Sunday at 11:30 a.m. at the Civic Center and October 27th for Indigenous Peoples Day.

Presentation: Department of Public Works Director Conway and Business Manager Waitt gave an overview of the new interactive project dashboard that is active on the Town's website. This dashboard allows residents real-time updates with construction projects. Director Conway also talked about the new state rules for textile and mattress recycling that take effect November 1st, 2022 as well as Black Earth Composting kits that are still available and striping of sidewalks. He also filed a pre-grant application study for inventory on shade trees.

Licenses: Jonathan P. Chines motioned to approve the Application for Change of Manager for Oyes, Inc. d/b/a Feng's located at 963 Main Street. Julie Smith-Galvin seconded. Motion passed 6-0-0. Jonathan P. Chines motioned to approve the Application for Change of Manager for Knights of Columbus located at 570 North Avenue. Julie Smith-Galvin seconded. Motion passed 6-0-0. Jonathan P. Chines motioned to approve the request for One-Day Liquor Licenses for Tontoquon Chapter No 100 OES for an event at the Wakefield Masonic Building 370 Salem Street on October 23rd, 2022 from 1:00 p.m. until 4:00 p.m. Julie Smith-Galvin seconded. Motion passed 6-0-0. Jonathan P. Chines motioned to approve the Common Victualler License for Family Pizza Dough, LLC located at 927 Main Street. Julie Smith-Galvin seconded. Motion passed 6-0-0. Jonathan P. Chines motioned to set the Public Hearing date as October 24th, 2022 at 7:03 p.m. for Transfer of License for MP Ventures LLC d/b/a Ciao Amici located at 19 Centre Street. Julie Smith-Galvin seconded. Motion passed 6-0-0.

Special Municipal Employee: A Special Municipal Employee allows the attorney hired by Northeast Regional Vocational School to represent other clients in front of municipal boards. Jonathan P. Chines motioned to designate as a Special Municipal Employee any lawyer who serves as special counsel to

the Northeast Metropolitan Regional Vocational School District for purposes of seeking land use permits and approval. Julie Smith-Galvin seconded. Motion passed 6-0-0.

Donations: Jonathan P. Chines motioned to approve the request to accept and expend a gift or gifts in the amount of \$50.00 to the Human Rights Commission from various donors with thanks. Julie Smith-Galvin seconded. Motion passed 6-0-0. Jonathan P. Chines motioned to approve the request to accept and expend a gift or gifts to the Council on Aging in the amount of \$100.00 from various donors with thanks. Julie Smith-Galvin seconded. Motion passed 6-0-0.

Approval of Minutes: Jonathan P. Chines motioned to approve the September 28th, 2022 Town Council Executive Session meeting minutes as proposed. Julie Smith-Galvin seconded. Motion passed 6-0-0. Jonathan P. Chines motioned to approve the September 28th, 2022 Town Council meeting minutes as proposed. Julie-Smith Galvin seconded. Motion passed 6-0-0.

Announcements: Jonathan P. Chines: Town Day was wonderful; Albion Cultural Exchange Creatures and Critters art exhibit starts this Friday through the end of October; office hours are next Wednesday at 5:30 p.m. at the Library. Edward F. Dombroski, Jr.: Eat Local with Town Council was a great event held at the Senior Center; October is domestic violence awareness month. Anne P. Danehy: Town Day was a huge success; Wakefield 101 is October 20th at the Civic Center. Town Administrator Maio: Town Day was a success in part due to the partnership with the Chamber and we will be looking at this model going forward with events in Town. Clerk Dalton: Bike/Ped Plan will be presented to the Town Council at the October 24th meeting.

Matters Not Anticipated for Agenda: There were no matters unanticipated.

Adjournment: Jonathan P. Chines motioned to adjourn at 9:45 p.m. Julie Smith-Galvin seconded. Motion passed 6-0-0.

Respectfully submitted,



Sherri A. Dalton
Town Council Clerk