



TOWN OF WAKEFIELD

TOWN COUNCIL

MEETING MINUTES
November 14th, 2022 | 7:00 p.m.

Call to Order: Mehreen N. Butt called the meeting to order at 7:00 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; Michael J. McLane and Robert E. Vincent II.

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

Town Counsel Absent: Thomas A. Mullen.

Public Engagement: Anthony Guardia from the Boys and Girls Club announced the club will have child care for the Regular Town Meeting on November 19th. He also noted The Festival of Trees is Sunday, November 20th, 2022 and talked about the Santa's Sleigh event.

Public Hearing: At 7:07 p.m. Jonathan P. Chines motioned to open the Public Hearing for Fiscal Year 2023 Tax Classification. Julie Smith-Galvin seconded. 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 2023 Tax Classification. Jonathan P. Chines motioned for a minimum residential factor of 0.910735 which will maintain a shift factor of 1.75. Julie Smith-Galvin seconded. 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 his related underlying, ongoing concern generally over annual budgeting presumption to increase tax levy the full 2.5% in each budgeting cycle, which he believes is not appropriate. Jonathan P. Chines motioned not to offer an Open Space Discount. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned not to offer a Residential Exemption. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned not to grant a Small Commercial Exemption. Julie Smith-Galvin seconded. Motion passed 7-0-0. No one from the public spoke regarding tax classification. Jonathan P. Chines motioned to close the Public Hearing at 7:42 p.m. Julie Smith-Galvin seconded. Motion passed 7-0-0 by roll call vote.

Tree Warden Update: To date 160 new trees have been planted on Town Property and 90 have been removed due to dead, rotting or other safety hazards explained Tree Warden Fazio. He explained the process of removing trees as well as the importance of planting new trees and not replacing them with mature trees.

American Rescue Plan Act: Jonathan P. Chines motioned to accept the proposed American Rescue Plan Act allocation as follows: Energy Assistance Program - \$400,000.00; Lake Quannapowitt



Cleanup, Vets Field Parking Lot and Bathroom - \$800,000.00; Lake Quannapowitt Pathways - \$100,000.00; Rail Trail/Wakefield Mobility Project - \$1,000,000.00; Town-wide Tree Replacement - \$150,000.00; Sidewalk Expansion (Parker Road, Elm Street, Lowell Street, Montrose Avenue, Water Street, Nahant Street, North Avenue) - \$1,100,000.00; WCAT - \$137,000.00; Conservation Commission Title Searches - \$25,000.00; MWRA type Water Truck - \$55,000.00; Conference Rooms Zoom/Hybrid Upgrades - \$75,000.00; ADA Swing Set - \$25,000.00 and to add \$10,000.00 for Radiographic Testing for the Soldiers and Sailors Memorial. Edward F. Dombroski, Jr. seconded. Motion passed 7-0-0. The remaining \$2.6 million will be held to investigate further investments in areas which the Town Council would like to invest such as housing and historic preservation. Separate accounts for each of the 12 projects will be set up and quarterly reports will be provided to the Town Council.

Appointments: Jonathan P. Chines motioned to appoint Geetika Upmanyu to the Human Rights Commission to fill a three-year term expiring April 30th, 2025. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned to appoint Joseph Dorney to the Housing Authority to fill the State Appointee position with a term through June 24th, 2027. Julie Smith-Galvin seconded. 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. voted against the motion. Jonathan P. Chines motioned to appoint Aliza Margolis, William Buswell and Fiona Recene as Student Liaisons to the Environmental Sustainability Committee with terms ending June 30th, 2023. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned to appoint Thomas Lucey as a voting member to the Zoning Board of Appeals to fill a three-year term expiring April 30th, 2023. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned to advertise to fill the vacancy of Thomas Lucey's alternate member term expiring April 30th, 2024. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned to advertise for a voting member to the Conservation Commission to fill an unexpired three-year term through April 30th, 2025. Julie Smith-Galvin seconded. Motion passed 7-0-0.

Contract: Emergency Management Director Walsh along with representatives from Cataldo Ambulance Service presented the proposed three-year renewal ambulance contract for 2022-2025. Jonathan P. Chines motioned to approve and authorize Town Administrator Maio to sign the three-year renewal ambulance contract for 2022-2025. Julie Smith-Galvin seconded. Motion passed 7-0-0.

2023 Renewal Licenses: Jonathan P. Chines motioned to approve the following 2023 renewal licenses: Common Victualler – Artichokes, Brother's Deli & Restaurant, Charm Thai Bistro, Circle K #7500 Subway, CMRG, LLC d/b/a Tonno Wakfield, Creations Coffee Café, Crystal Community Club, Dockside, Dunkin Donuts (518 Salem Street), Dunkin Donuts (518 Salem Street), Gingerbread Construction Company, Harringtons, Honey Dew Donuts (142 Lowell Street), Indian Flames, Jade Gourmet, King's of Flavor, Kipo's Roast Beef, Laurie's 909 Catering, Leaf and Ginger, Lisa's Pizzeria, Megoz Inc, d/b/a Bellinos, McDonald's, Morena Cucina Rustica, NexDine / 101 Edgewater, NexDine / 401 Edgewater, North Ave Diner, Oyes, Inc. d/b/a Feng's, Public Kitchen, Red Sugar, Sakura Organic, Inc., Sei Bar, Sheraton Colonial Bar & Grill and Wakefield House of Pizza. Entertainment – Artichokes, Brother's Deli & Restaurant, Circle K #7500 Subway, CMRG, LLC d/b/a Tonno Wakfield, Creations Coffee Café, Crystal Community Club, Dockside, Dunkin Donuts (518 Salem Street), Family Pizza Dough LLC, Greenwood Wine & Spirits, Harringtons, Honey Dew (142 Lowell Street), Indian Flames, Leaf and Ginger, Lisa's Pizzeria, Megoz, Inc. d/b/a Bellinos, McDonald's, NexDine / 101 Edgewater, NexDine / 401 Edgewater, Oyes, Inc. d/b/a Feng's, Public Kitchen, Sakura Organic, Inc., Sei Bar and Sheraton Colonial. Liquor License – All Alcohol - CMRG, LLC d/b/a Tonno Wakfield,

Dockside at Wakefield, Inc. d/b/a Floramo's Wakefield, Indian Flames Inc., L&B, LLC d/b/a Laurie's 909, Public Kitchen, R&M Restaurant, Inc. d/b/a Artichokes and Sakura Organic, Inc. Club - Crystal Community Club and West Side Social Club. Package Store - Greenwood Wine & Spirits, Campbell Beverage LLC, D&M Liquors, KVP Inc. d/b/a Jeffrey's Liquors and Prachi Corporation. Lodging House - Sheraton Colonial. Automated Device - Crystal Community Club, Crystal Laundromat and McDonald's. Class I - EMS Direct, LLC and Subaru of Wakefield. Class II - AM Detail, Broadway Auto Brokers, Capitol Construction Equipment Sales, Dick's Foreign Car Service, Elite Auto Service, LLC, EMS Direct, LLC, Fahey Auto Sales, John's Foreign Car Service, Inc., Highline Motor Sport, Inc., Kings Auto Wholesale, Modern Collision Center, Modern Classic Investment Cars, LLC, Northeast Auto Gallery, Inc., Performance of Wakefield, RSC Global Holdings, LLC, Subaru of Wakefield, Tecce's Collision & Frame Corp., Wakefield Auto Gallery, Inc. and W.W. Industries, Inc. Julie Smith-Galvin seconded. Motion passed 7-0-0.

Donations: Jonathan P. Chines motioned to accept and expend a gift of gifts in the amount of \$5.00 to the Human Rights Commission from various donor(s) with thanks. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned to accept and expend a gift or gifts in the amount of \$775.00 to the Library from various donor(s) with thanks. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned to accept and expend a gift or gifts in the amount of \$100.00 to the Youth Action Team from various donor(s) with thanks. Julie Smith-Galvin seconded. Motion passed 7-0-0.

Warrants: Councilors were updated on Fiscal Year 2023 Warrants: Warrant 14 dated October 4th, 2022; Warrant 16 dated October 18th, 2022 and Warrant 18 dated November 1st, 2022.

Approval of Minutes: Jonathan P. Chines motioned to approve the October 24th, 2022 Town Council meeting minutes as proposed. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned to approve the October 24th, 2022 Executive Session Town Council meeting minutes. Julie Smith-Galvin seconded. Motion passed 7-0-0.

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

Adjournment: Jonathan P. Chines motioned to adjourn at 10:32 p.m. Julie Smith-Galvin seconded. Motion passed 7-0-0.

Respectfully submitted,



Sherri A. Dalton
Town Council Clerk