



Notice of Meeting: Town Council  
2023 February 13  
6:00 pm Eastern Time

WCAT Studio – 24 Hemlock Road | Via Zoom: <https://us02web.zoom.us/j/83817123975>

**Call to Order:** Mehreen N. Butt called the meeting to order at 6:02 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:** Stephen P. Maio, Town Administrator and Sherri A. Dalton, Town Council Clerk.

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

**Executive Session:** At 6:03 p.m. Jonathan P. Chines motioned to enter Executive Session to discuss contracts because an open session may have detrimental affects on the bargaining position of the Town, with the intent of returning to open session immediately thereafter. Julie Smith-Galvin seconded. Motion passed 7-0-0 by roll call vote.

Open Session reconvened at 7:21 p.m.

**Youth Council Presentation:** Youth Council Chair Westlake highlighted initiatives and previous projects of the council particularly the Snow Angels program; Veterans Day Community Clean-up and liaison updates.

**40A MBTA Communities:** Community Economic Development Director Kokinda and Planning Board Vice-Chair Hogan provided a presentation on MBTA Community Multifamily Zoning Requirements. The Commonwealth of Massachusetts has passed a law that required communities to pass a Multifamily Zoning District. An MBTA community shall have at least one multifamily zoning district of reasonable size in which multi-family housing is permitted as of right. The Multifamily District shall support a minimum gross density of 15 units per acre; be a minimum size of 114 acres; be not more than a 1/2 mile from a commuter rail station; have no age restrictions; be suitable for families with children; and allow 10% maximum affordable units. Zoning must be in place by December 31st, 2024. A Working Group will be established to include 2 members of the Planning Board; 2 members of the Town Council; one member from the Zoning Board of Appeals; one member of the Environmental Sustainability Committee; and the Community and Economic Development Director to develop proposed district and to convene April 1st, 2023. Edward F. Dombroski, Jr. asked that the formation of the Working Group also include 2 members of the public that are not in an elected or appointed capacity. More information to follow once the Working Group convenes.

**Fiscal Year 2024 Budgets:** Town Accountant Gill along with I.T. Director Bowden presented Budget 3 I.T. Department. Jonathan P. Chines motioned to approve Budget 3 I.T. Department in the amount of \$479,155.00. Julie Smith-Galvin seconded. Motion passed 7-0-0. Town Accountant Gill along with Chief Skory presented Budget 16 Police Department. Jonathan P. Chines motioned to approve Budget 16 in the amount of \$6,882,140.00. Julie Smith-Galvin seconded. Motion passed 7-0-0 by roll call vote. Town Accountant Gill along with Director McDonald presented Budget 34 Library. Jonathan P. Chines motioned to approve Budget 34 in the amount of \$1,929,408.00. Julie Smith-Galvin seconded. Motion passed 7-0-0. Town Accountant Gill presented Budget 1 Town Council in the amount of \$626,161.00. Town Councilors asked for Budget 1 Town Council be brought back at a future Town Council meeting for a vote once they have more information regarding the Strategic, Growth and Development Director position.

**Chapter 269 of the Acts of 2022 - Local COLA Option:** Jonathan P. Chines motioned to accept the recommendation from the Wakefield Retirement Board for a one-time additional 2% Cost of Living increase for retired members of the

Wakefield Retirement System for Fiscal Year 2023 as presented by Retirement Board member Sherman. Julie Smith-Galvin seconded. Motion passed 7-0-0.

**Zoning Bylaw Codification:** Jonathan P. Chines motioned to authorize the Town Administrator to execute the Contract between the Town of Wakefield and Attorney Mark Bobrowski for Recodification of the Zoning By-Law as presented by Town Counsel Mullen. Julie Smith-Galvin seconded. Motion passed 7-0-0.

**Strategic, Growth and Development Update:** Anne P. Danehy presented a proposal for a full-time Director of Strategic Growth and Development position to focus on long term design and management of development; implementation of Master Plan, Vision 2030 and Envision; transportation coordination; preservation of natural, historic and cultural resources; pursuance of grant opportunities and familiarization of new legislation. She asked for the proposal to be brought back for a vote at a future Town Council meeting once the position is added to the Town Council budget. The creation of a working group was proposed to identify areas of need that we currently do not have. Councilors were asked to contact Anne with any questions or thoughts.

**Annual Town Meeting:** Jonathan P. Chines motioned to set the Annual Town Meeting date as May 15th, 2023 at 7:00 p.m. in the auditorium at the Galvin Middle School; open the Warrant on February 13th, 2023; and close the Warrant on Friday, April 7th, 2023 at 12:00 p.m. Julie Smith-Galvin seconded. Motion passed 7-0-0.

**Appointment:** Jonathan P. Chines motioned to appoint Sherri Oken to the Council on Agin to fill an unexpired term ending April 30th, 2025. Julie Smith-Galvin seconded. Motion passed 7-0-0.

**Licenses:** Jonathan P. Chines motioned to grant a 2023 Common Victualler license to Greater Pizza , Inc. located at 1117 Main Street. Julie Smith-Galvin seconded. Motion passed 7-0-0. Jonathan P. Chines motioned to grant the issuance of a 2023 Common Victualler license renewal to The Bread Shop located at 411 Main Street. Julie Smith-Galvin seconded. Motion passed 7-0-0.

**Donation:** Jonathan P. Chines motioned to accept and expend a gift or gifts to the Library in the amount of \$1,212.45 from various donors with thanks. Julie Smith-Galvin seconded. Motion passed 7-0-0.

**Special Town Election Warrant:** Jonathan P. Chines motioned to approve the Special Town Election Warrant for March 11th, 2023. Julie Smith-Galvin seconded. Motion passed 7-0-0.

**Warrants:** Councilors were updated on Fiscal Year 2023 Warrant 24 dated December 13th, 2022; Warrant 26 dated December 27th, 2022 and Warrant 28 dated January 10th, 2023.

**Approval of Minutes:** Jonathan P. Chines motioned to approve the January 23rd, 2023 Town Council meeting minutes; February 2nd, 2023 Town Council meeting minutes; and October 27th, 2022 Tri-Board meeting minutes. Julie Smith-Galvin seconded. Motion passed 7-0-0.

**Adjournment:** Jonathan P. Chines motioned to adjourn at 9:59 p.m. Julie Smith-Galvin seconded. Motion passed 7-0-0.

Respectfully submitted,

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Sherri A. Dalton,  
Town Council Clerk