



TOWN OF WAKEFIELD

BOARD OF ASSESSORS

Brian Donegan, Esq.
David A. Ledonne
Sebastian P. Tine

Victor P. Santaniello, MAA, Director of Assessments

BOARD OF ASSESSORS MEETING MINUTES – MARCH 29, 2022

Members Present: David Ledonne, Brian Donegan Absent: Sebastian Tine

Meeting began promptly at 10:00 a.m. with signing of various documents.

Approval of minutes: February 24, 2021 & June 21, 2021

Below is a review of abatement applications that were discussed and acted upon.

ABT #	Decision	OWNER	LOCATION
R-001	GRANT	PROVIDAKES HARRY G & JEAN	56-2 CHESTNUT ST
R-002	GRANT	FILORAMO, JOSEPH & JANET	291 WATER ST
C-001	GRANT	PASQUALE, GIOVANNA	333-2 NORTH AVE
R-003	GRANT	BARRETT MICHAEL & PAULA T	5 MCDONALD FARM RD
R-004	GRANT	FENNELLY JAMES & JANICE	1086-1088 MAIN ST
R-005	DENY	HB DEVELOPMENT CORP	26 ATWOOD AVE
P-001	GRANT	ADVANCED ACCEPTANCE CORP	0 VARIOUS
R-006	GRANT	BROWN, PAULINE L	11 SALISBURY RD
R-007	GRANT	GIUDICE, SUSANNE E	6 HEATHER LN
R-008	GRANT	CAVALIERI ANTHONY & LISA	4 STONE WAY
R-009	DENY	MITKO, LORETA & MUCOLLARI, ALEKSANDAR	340 WATER ST



R-010	GRANT	TARPEY, JAMES & PATRICIA	20 GUMWOOD LN
R-011	GRANT	ALEXANDER, PAUL & DENISE	19 ORSINI DRIVE
P-002	GRANT	DOOLING TED	59 ALBION ST
R-011		QUINN, MAUREEN & JAMES*	315 LOWELL ST
R-012	GRANT	CARMODY, KEVIN & EILEEN	18 CASTLE CLARE DR
R-013	GRANT	CIL REALTY OF MASSACHUSETTS IN	4 KEELING RD
R-014	GRANT	SANTIZO, ELVIA M	2 WICKER LN
R-015	GRANT	DOHERTY, PAUL F	16 CHURCH ST
P-003	GRANT	BAYSTATE FINANCIAL LLC	301 EDGEWATER DR
C-002	DENY	QP 595 LLC	595 NORTH AVE
R-016	GRANT	ODONNELL, QUENTIN & LUCILLE	35 PHEASANTWOOD DR
R-017	DENY	CARBONE GERALDINE M	55 PROSPECT ST
R-018	GRANT	YOO, SOON	12 OTIS ST
R-019	GRANT	SALEMI, RICHARD & ALICIA A	81 HARRISON AVE
P-004	GRANT	WILD LOVE COLLECTIVE	7 LINCOLN ST #201
R-020	GRANT	WEAVER, HOWARD & MARGARET	11 LAKEVIEW AVE
R-021	DENY	SIMMONS, MARK & CLAIRE	21 STRATHMORE RD
R-022	GRANT	PECHACEK, ANDREW & WEGMAN, SARAH	11 MORGAN AVE
R-023	GRANT	SALEMI RICHARD & PATRICIA	115 HARRISON AVE
R-024	GRANT	KING, JOHN & BAUER, SUSAN	1 OLD NAHANT RD

R-025	GRANT	ABCUNAS, BRIAN & COLLEEN	18 OUTLOOK RD
R-026	GRANT	VITALE, ROBERT H	8 LASSELL ST
C-003	DENY	CARUSO LOWELL STREET LLC	415 LOWELL ST
C-004	DENY	CARUSO LOWELL STREET LLC	415 LOWELL ST
C-005	GRANT	WAKEFIELD 200 LLC THE BEAL COMPANIES LLP	50 QUANNAPOWITT PKWY
C-006	DENY	OHIMA INC OMEGA HEALTHCARE INVESTORS INC	1 BATHOL ST
C-007	GRANT	THE 2-4 AUDUBON ROAD RTY LLC	2 AUDUBON RD
C-008	DENY	FALITE TR RAYMOND & RONALD	21 -29 BROADWAY
C-009	DENY	27 WATER STREET LLC	27 WATER ST
C-010	DENY	WATER STREET LAND LLC	37 WATER ST
C-011	DENY	WATERSTONE WAKEFIELD LLC	200 -400 QUANNAPOWITT PKWY
P-005	GRANT	METRIC SCREW & TOOL COMPANY / RY FERNER CO INC	9 LAKE ST
P-006	GRANT	TUV SUD	401 EDGEWATER DR #500
R-027	GRANT	DELLACROCE, MICHAEL & PHYLLIS	89 KENDRICK RD
R-028	GRANT	HATHORNE, ROBERT & MARY	26 CRYSTAL ST
R-029		BOURNE, JAMES & JOYCE	9 TERRACE CT
R-030	GRANT	LABIENIEC, MICHAEL & DENISE	3 STONEY HILL LN
R-031	DENY	WAKEFIELD READY CO INC, MIXED %WAKEFIELD INVESTMENTS INC	301 NORTH AVE
C-012	DENY	MANNING TR JEFFREY, CHARLES E KNOPF JR CHARITABLE REMAINDER UNITRUST	90 BAY STATE RD
C-013	DENY	MASTER LESSOR HARVARD MILLS LLC c/o TAURUS MANAGEMENT SERVICES	178 ALBION ST 1
C-014	DENY	MASTER LESSOR HARVARD MILLS LLC c/o TAURUS MANAGEMENT SERVICES	12 FOUNDRY ST
C-015	DENY	S-BANK WAKEFIELD,LLC C/O KINGMAN BLOCK LLC	369 -371 MAIN ST

C-016	DENY	S-BANK WAKEFIELD,LLC C/O KINGMAN BLOCK LLC	369 -371 MAIN ST REAR
RXX X FY 21	GRANT	HATHORNE, ROBERT & MARY	26 CRYSTAL ST
C-017	DENY	PRM AUTO/READING LLC	619 NORTH AVE
C-018	DENY	SSG WATER VALLEY WAKEFIELD LLC	205 -209 WATER ST
C-019	DENY	WAKEFIELD STORAGE LLC	400 AUDUBON RD
R-032	GRANT	ANDREA KELLY	7 FURNESS CIRCLE

We then reviewed our Appellate Tax Board docket and discussed possible further actions.

With no further business, Meeting adjourned at 10:53 a.m.

Respectfully submitted,

Victor Santaniello, MAA
Director of Assessments