

NOTE: Pipe Elevations to be Determined once work Begins.

ZONING TABLE

Zone	Single Residence (SR)		
	Required/Allowed	Existing	Proposed
Dimensional Controls			
Front Yard Setbacks	20 ft	19.8 ft	19.8 ft
Side Yard Setbacks	15 ft	9.8 ft	9.6 ft
Rear Yard Setbacks	25 ft	40.3' ft 31.3' ft(deck)	28.3' ft Deck Removed
Min. Frontage	100 ft	66.98 ft	66.98 ft
Min. Lot Width	100 ft	65.0 ft	64.45 ft
Min. Lot Area	12,000 s.f.	6,281 s.f.	6,281 s.f.
Max. Building Coverage	30%	15.7%	16.6%
Min. Open Area	40%	63.6%	62.8%

\* Variance Required

Zoning District: SR  
 Deed Reference: Book 12956, Page 547  
 Assessor's Map 15, Lot 42

Drain Easement as shown on "Plan of Land Taken For Storm Drain Purposes in Wakefield, Mass." dated Dec. 20, 1961

"I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN."

*David P. Terenzoni* 2/3/23  
 DAVID P. TERENZONI, P.L.S.

**PLOT PLAN OF LAND  
 WAKEFIELD, MA.**

PREPARED FOR:  
**SANDERSON DO NASCIMENTO  
 123 PLEASANT STREET**

SCALE: 1"=20'    DATE: SEPTEMBER 9, 2022  
 Revised: JANUARY 17, 2023  
 Revised: JANUARY 24, 2023  
 Revised: FEBRUARY 3, 2023

**DAVID P. TERENZONI, P.L.S.  
 4 ALLEN ROAD, PEABODY, MA. 01960**

# 460-472 Main Street

## Wakefield, MA 01880

### Proposed Mixed Use Re-Development

PREPARED BY:



**Engineering Alliance, Inc.**  
Civil Engineering & Land Planning Consultants  
194 Central Street      1950 Lafayette Road  
Saugus, MA 01906      Portsmouth, NH 03801  
Tel: (781) 231-1349      Tel: (603) 610-7100  
Fax: (781) 417-0020      Fax: (603) 6107101

**phoenix**  
ARCHITECTS

*Brian D. McGrail, Esquire*  
Law offices of Brian D. McGrail  
Lakeside Office Park  
607 North Avenue  
Door 18, Suite 1B  
Wakefield, MA 01880  
P-781-246-9999 X2  
F-781-246-1986

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# PROPOSED MIXED USE RE-DEVELOPMENT

**460-466 & 472 Main Street  
(Tax Map 18 Lots 6B,6I&6J)  
Wakefield, Massachusetts**

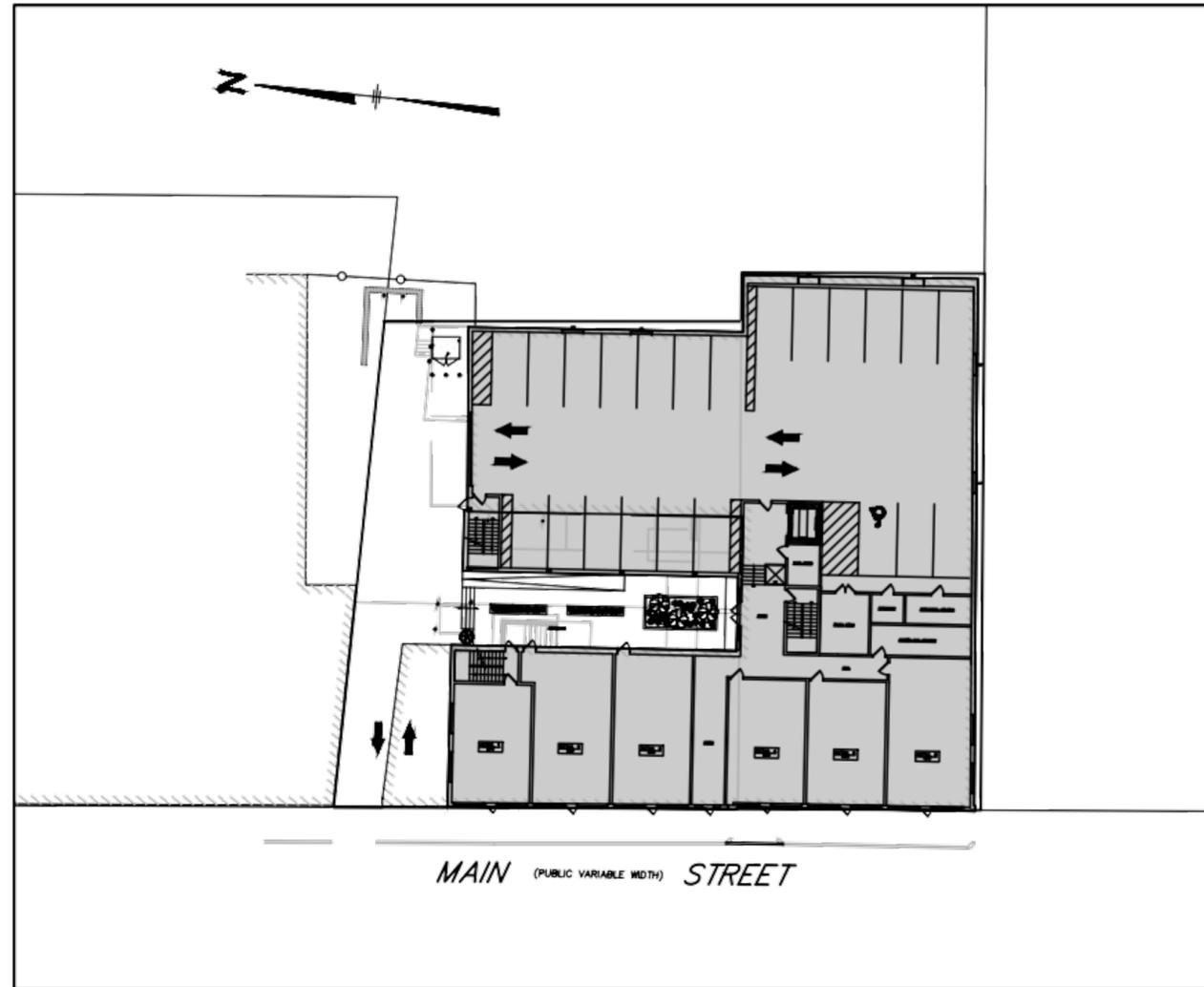
**OWNER/APPLICANT:**  
Andreas TSITOS  
148 Main Street  
Malden, MA 02148

**CIVIL ENGINEER:**  
ENGINEERING ALLIANCE, INC.  
194 CENTRAL STREET  
SAUGUS, MA 01906  
(781) 231-1349

**ARCHITECT:**  
PHOENIX ARCHITECTS  
9 FOSTER STREET #2  
WAKEFIELD, MA 01880  
(781) 246-0988

**LAND SURVEYOR**  
MEDFORD ENGINEERING & SURVEY  
15 HALL STREET  
Malden, MA 02148  
(781) 396-4466

**LEGAL COUNSEL**  
ATTORNEY BRIAN MCGRAIL  
607 NORTH AVENUE  
DOOR 18, SUITE 1B  
WAKEFIELD, MA 01880  
(781) 246-9999



**KEY MAP**  
SCALE: 1"=20'

**SHEET NUMBER AND TITLE**  
C-0 COVER SHEET  
C-1 EXISTING CONDITIONS PLAN  
C-2 SITE LAYOUT PLAN

NO.	DESCRIPTION OF REVISIONS	DATE

**Engineering Alliance, Inc.**  
Civil Engineering & Land Planning Consultants  
194 Central Street  
Saugus, MA 01906  
Tel: (781) 231-1349  
Fax: (781) 417-0020

**PROJECT:** Proposed Site Development Plans  
460-466 & 472 Main Street  
(Tax Map 18 Lots 6B,6I&6J)  
Wakefield, Massachusetts

**DATE:** March 6, 2023  
**DATE PREPARED:** 28-0119.dwg  
**SCALE:** AS NOTED  
**DESIGN BY:** Colin Neuh

Professional Engineer for  
Engineering Alliance, Inc.

**APPLICANT:** Andreas Tsitos  
148 Main Street  
Malden, MA 02148

**DRAWING TITLE:** Cover Sheet

**DWG. NO.:** C-0

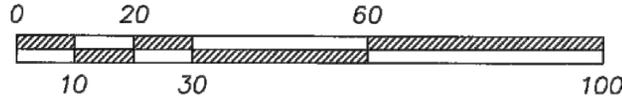
**EXISTING CONDITIONS PLAN**  
**460-472 MAIN STREET**  
**WAKEFIELD, MA.**  
**(MIDDLESEX COUNTY)**

**MEDFORD ENGINEERING & SURVEY**  
**ANGELO B. VENEZIANO ASSOCIATES**  
**15 HALL STREET, MEDFORD, MA 02155**  
**781-396-4466 fax: 781-396-8052**

PREPARED BY:

PREPARED FOR:  
**Andreas Tsitos**  
 148 Main Street  
 Malden, MA 02148

DRAWN	CHECKED	FILE No.
JTE	RJM	19060



PARKING SPACE = 9' X 18' (PROPOSED SPACES 6 & 7)  
 PARALLEL SPACE = 9' X 22' (PROPOSED SPACES 1-5)

AISLE WIDTH:

- PARALLEL = 12'
- 30" = 11'
- 45" = 13'
- 60" = 18'
- 90" = 20'

CURRENT OWNER: SCOTT FITZPATRICK

TITLE REFERENCE: BOOK 1399 PAGE 71

PLAN REFERENCE: PLAN 5 OF 1965  
 PLAN 624 OF 1965  
 LCC 37806A LOTS 1 & 2

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: SCOTT FITZPATRICK

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: JUNE 9, 2015  
 DATE OF PLAN: JUNE 17, 2015  
 REVISION DATE: FEBRUARY 23, 2023

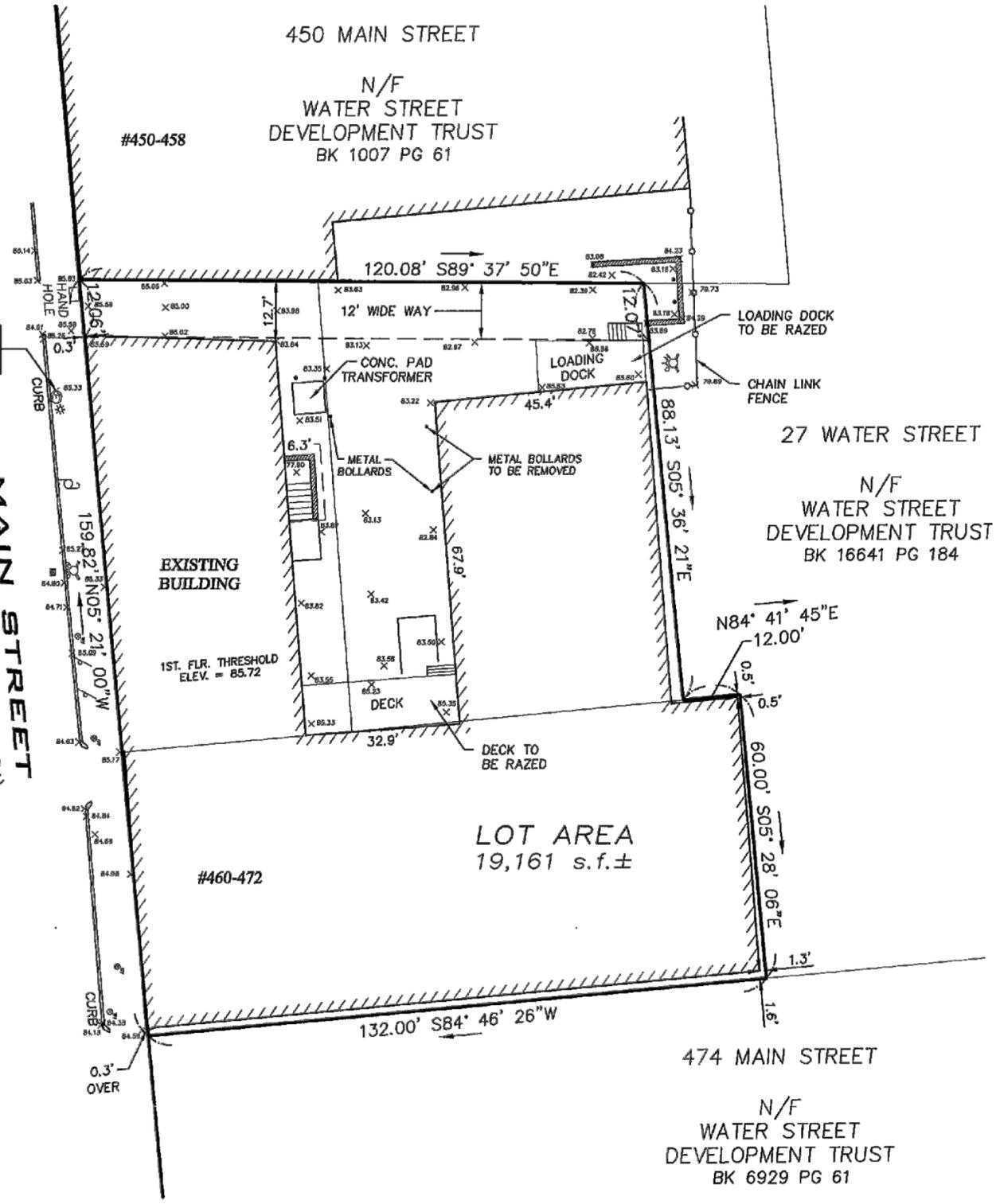
RICHARD J. MEDE, JR. P.L.S.

02/23/2023  
 DATE:



BENCHMARK  
 X-CUT IN ELEC. MH  
 ELEV. = 85.33 (NAVD88)

**MAIN STREET**  
 (PUBLIC - VARIABLE WIDTH)



450 MAIN STREET  
 N/F  
 WATER STREET  
 DEVELOPMENT TRUST  
 BK 1007 PG 61

27 WATER STREET  
 N/F  
 WATER STREET  
 DEVELOPMENT TRUST  
 BK 16641 PG 184

474 MAIN STREET  
 N/F  
 WATER STREET  
 DEVELOPMENT TRUST  
 BK 6929 PG 61

#460-472

LOT AREA  
 19,161 s.f. ±

EXISTING BUILDING

1ST. FLR. THRESHOLD  
 ELEV. = 85.72

DECK TO BE RAZED

LOADING DOCK TO BE RAZED

CHAIN LINK FENCE

CONC. PAD TRANSFORMER

LOADING DOCK

METAL BOLLARDS TO BE REMOVED

METAL BOLLARDS

12' WIDE WAY

120.08' S89° 37' 50"E

88.13' S05° 36' 21"E

N84° 41' 45"E  
 12.00'

60.00' S05° 28' 06"E

132.00' S84° 46' 26"W

12.7'

0.3'

0.3'

0.3'

0.3'

0.3'

0.3'

0.3'

0.3'

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0.3'

0.3'

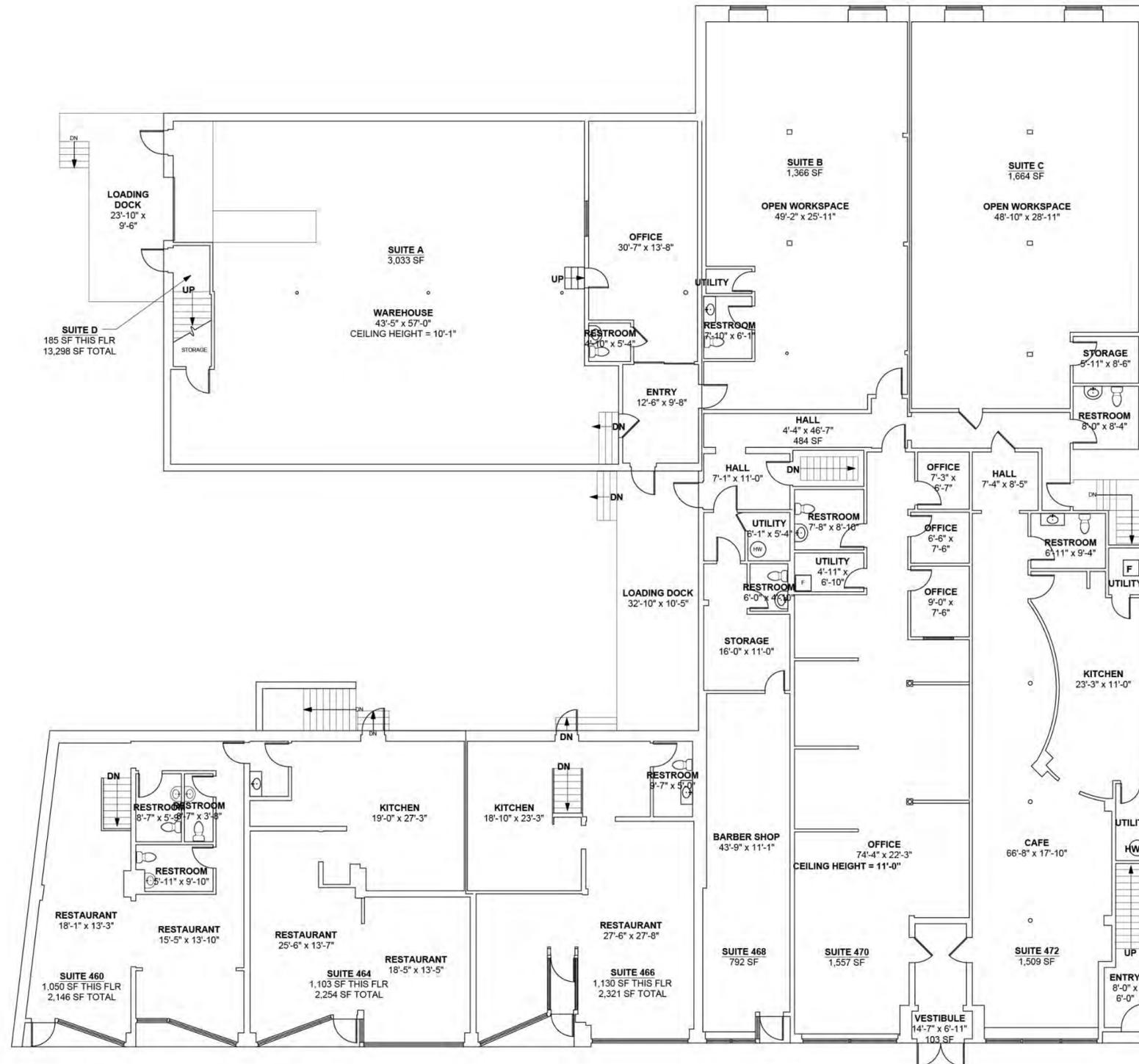
0.3'

0.3'



# 460-472 MAIN ST

WAKEFIELD, MA | 2.24.23



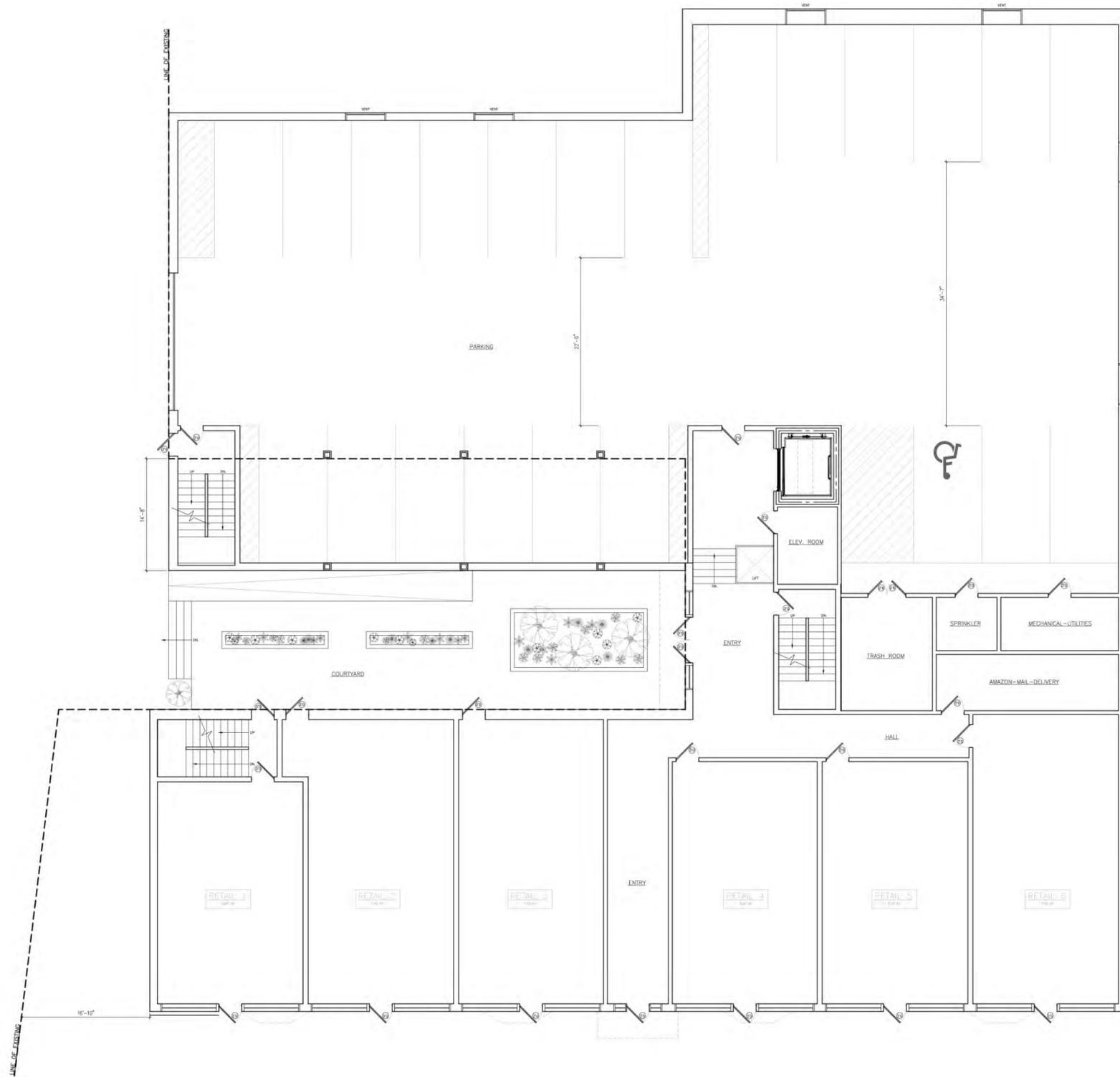
EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



# 460-472 MAIN ST

WAKEFIELD, MA | 2.24.23



## PROPOSED FIRST FLOOR

- 6 Retail Spaces  
Floor Area: 4,400 SF

### Parking Spaces

- 22 Proposed Spaces  
**REQUIRED:** 16 Units x 1.5 = 24 Spaces

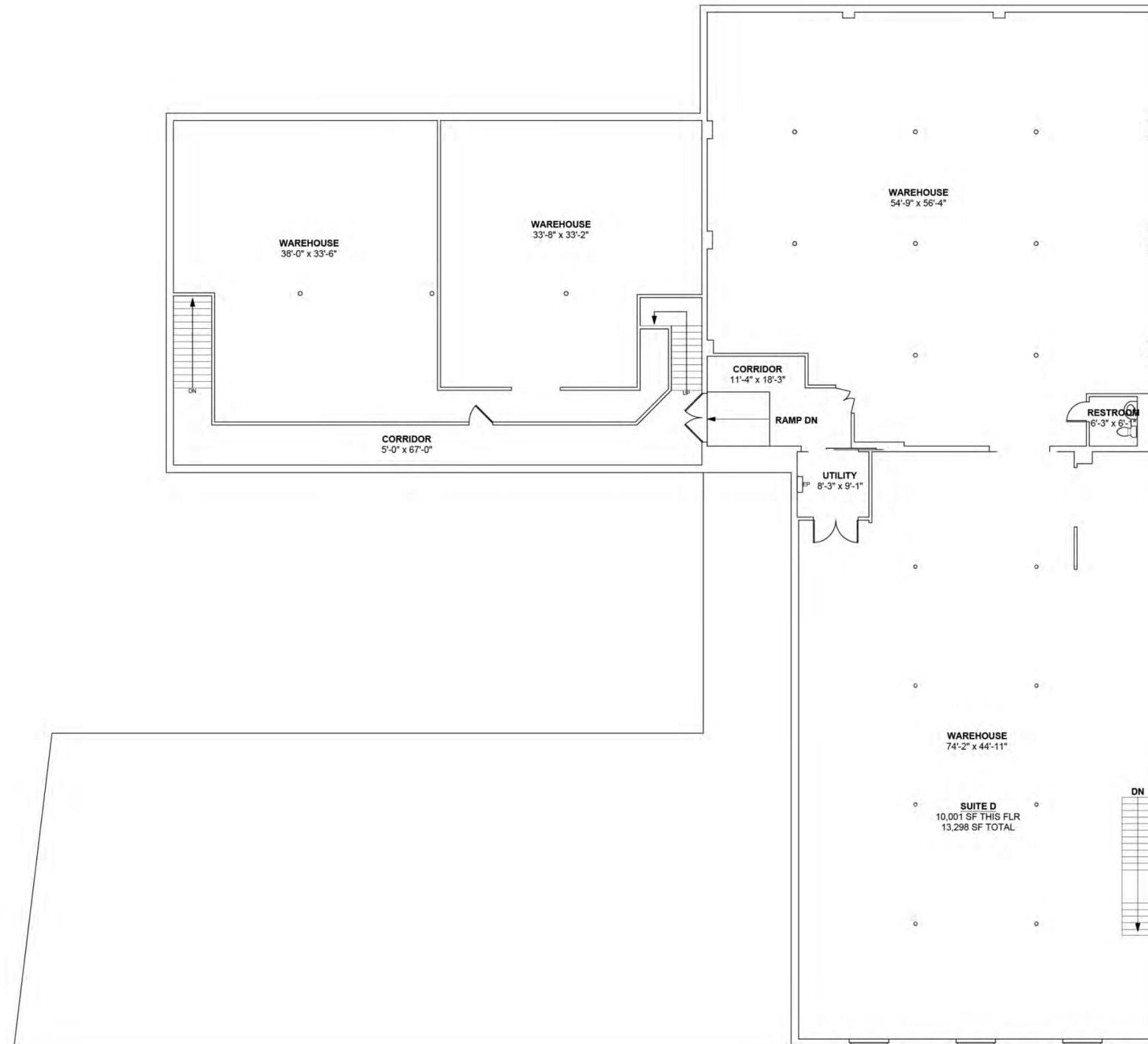
PROPOSED FIRST FLOOR PLAN

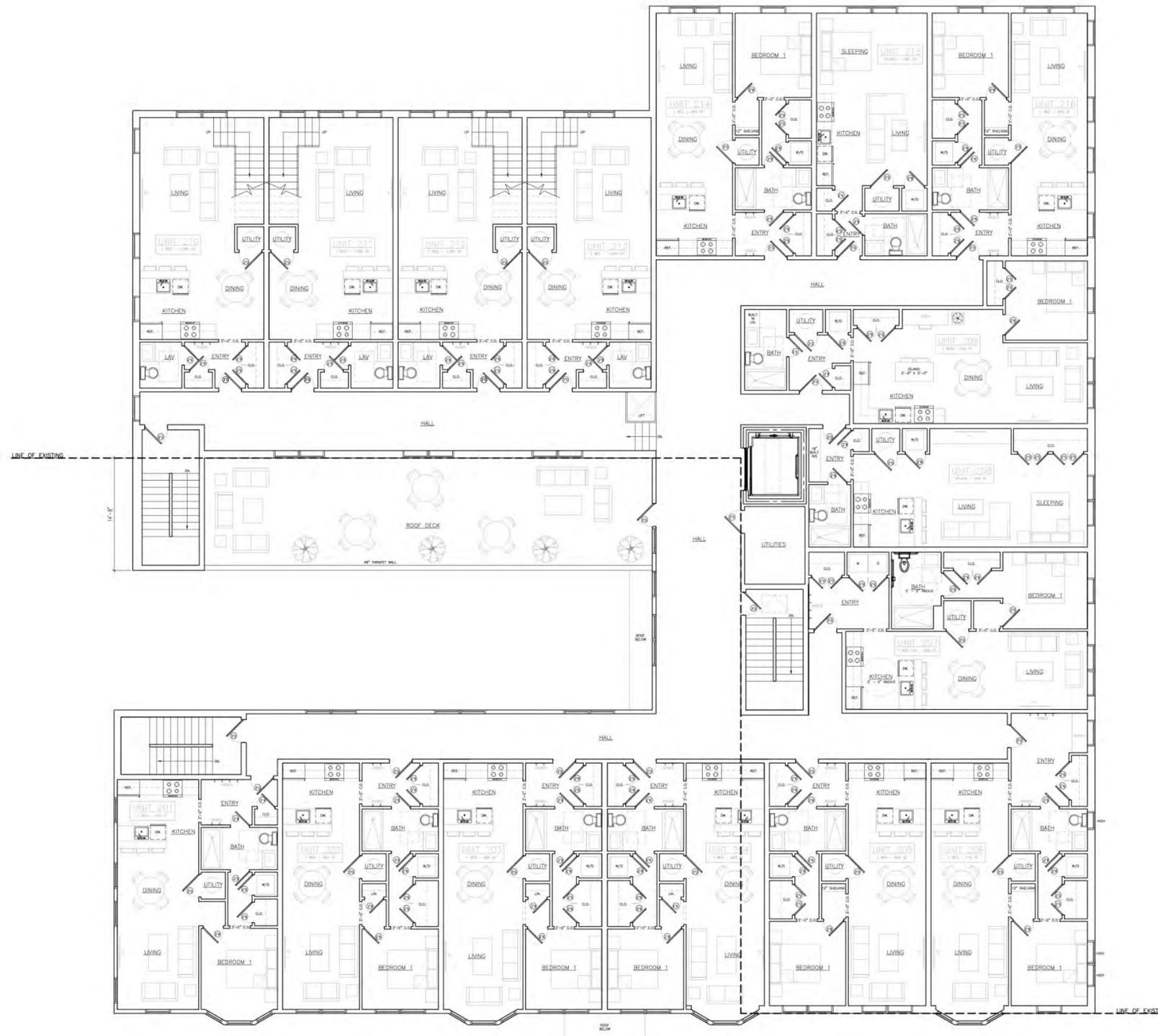
SCALE: 1/8" = 1'-0"



# 460-472 MAIN ST

WAKEFIELD, MA | 2.24.23





## PROPOSED SECOND FLOOR

Unit 201 (1 Bed):	630 SF
Unit 202 (1 Bed):	665 SF
Unit 203 (1 Bed):	665 SF
Unit 204 (1 Bed):	665 SF
Unit 205 (1 Bed):	665 SF
Unit 206 (1 Bed):	710 SF
Unit 207 (1 Bed ADA):	695 SF
Unit 208 (1 Bed Studio):	565 SF
Unit 209 (1 Bed):	690 SF
Unit 210 (2 Bed):	1,280 SF
Unit 211 (2 Bed):	1,280 SF
Unit 212 (2 Bed):	1,280 SF
Unit 213 (2 Bed):	1,280 SF
Unit 214 (1 Bed):	645 SF
Unit 215 (1 Bed Studio):	460 SF
Unit 216 (1 Bed):	645 SF

2 (1 BED STUDIO)

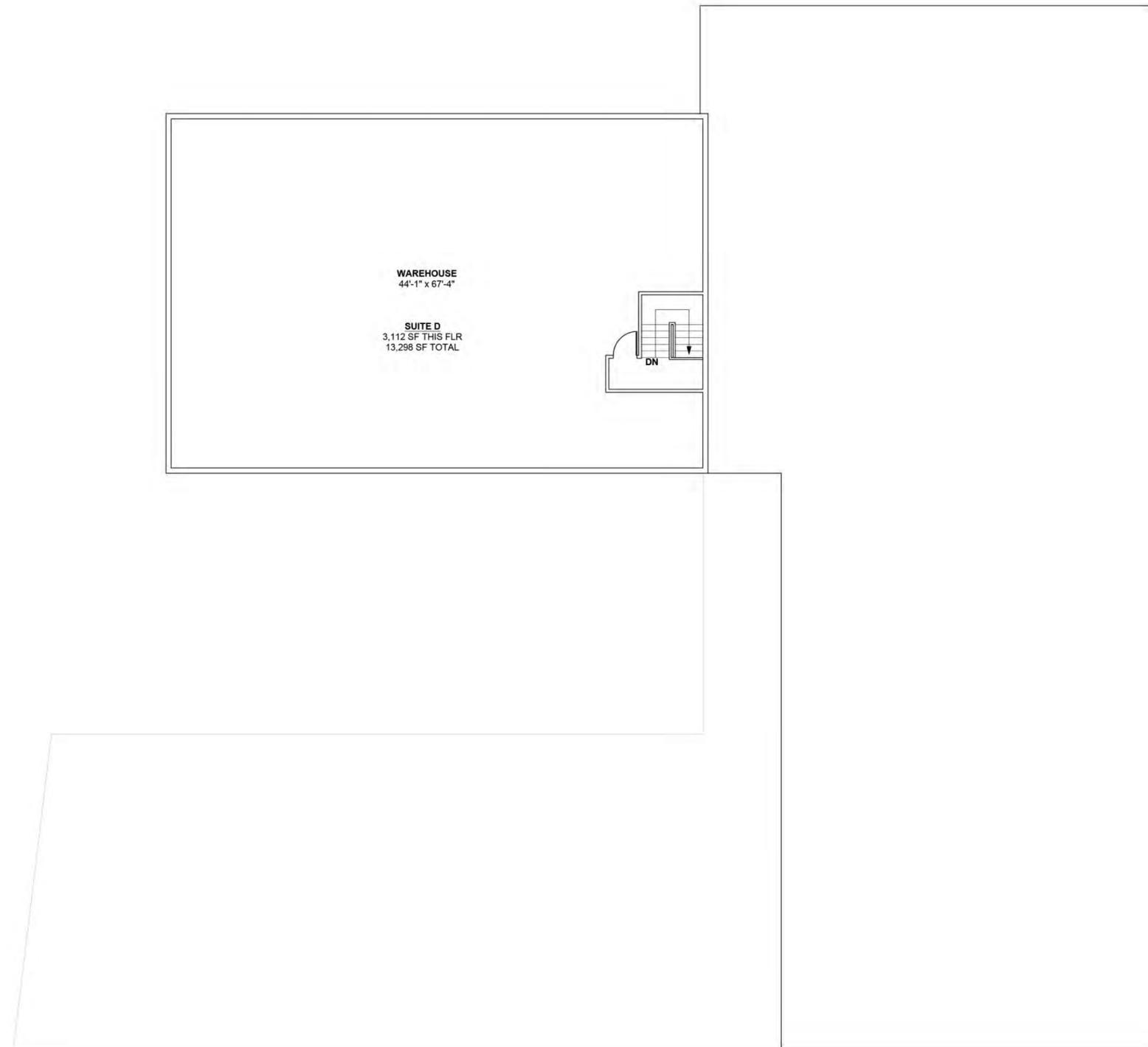
10 (1 BED)

4 (2 BED)



# 460-472 MAIN ST

WAKEFIELD, MA | 2.24.23



EXISTING THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



# 460-472 MAIN ST

WAKEFIELD, MA | 2.24.23



## PROPOSED THIRD FLOOR

Unit 210 (2 Bed):	1,280 SF
-Second Floor:	570 SF
-Third Floor:	710 SF
Unit 211 (2 Bed):	1,280 SF
-Second Floor:	570 SF
-Third Floor:	710 SF
Unit 212 (2 Bed):	1,280 SF
-Second Floor:	570 SF
-Third Floor:	710 SF
Unit 213 (2 Bed):	1,280 SF
-Second Floor:	570 SF
-Third Floor:	710 SF

PROPOSED THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



# 460-472 MAIN ST

WAKEFIELD, MA | 2.24.23

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## EXISTING FRONT ELEVATION

SCALE: 3/16" = 1'-0"



## PROPOSED FRONT ELEVATION

SCALE: 3/16" = 1'-0"



# 460-472 MAIN ST

WAKEFIELD, MA | 2.24.23

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EXISTING STREETScape RENDERING



# 460-472 MAIN ST

WAKEFIELD, MA | 2.24.23

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PROPOSED STREETScape RENDERING

16 UNITS

2 (1 BED STUDIO)

10 (1 BED)

4 (2 BED)

31,260 GROSS SF



# 460-472 MAIN ST

WAKEFIELD, MA | 2.24.23

phoenix  
ARCHITECTS



PROPOSED COLOR SCHEME A

16 UNITS

2 (1 BED STUDIO)

10 (1 BED)

4 (2 BED)

31,260 GROSS SF



# 460-472 MAIN ST

WAKEFIELD, MA | 2.24.23

phoenix  
ARCHITECTS



PROPOSED COLOR SCHEME B

16 UNITS

2 (1 BED STUDIO)

10 (1 BED)

4 (2 BED)

31,260 GROSS SF



# 460-472 MAIN ST

WAKEFIELD, MA | 2.24.23

phoenix  
ARCHITECTS



PROPOSED COLOR SCHEME C

16 UNITS

2 (1 BED STUDIO)

10 (1 BED)

4 (2 BED)

31,260 GROSS SF



Budget No. 40		Page 1									
Account No. 916											
TOWN OF WAKEFIELD											
Summary of Expenditures of Prior Periods With Estimates For the Fiscal Period of 2024											
Medicare Budget											
====	====	====	====	====	====	====	====	====	====	====	====
		Actual	Actual			Act. Expend.	Departmental	Town Admin.			
		Expend.	Expend.	Approp.	Approp.	Thru Wk. 26	Request For	Request For	Recommended		
EOC	Dept/Appropriation	FY 2021	FY 2022	FY 2022	FY 2023	12/27/22	FY 2024	FY 2024	FY 2024	+/- \$	+/- %
====	====	====	====	====	====	====	====	====	====	====	====
	Medicare Tax - Tax Levy	790,435.00	828,880.00	832,650.00	874,280.00	383,953.00	961,331.00	961,331.00	0.00	87,051.00	9.96%
	RFT	10,000.00	20,000.00	20,000.00							
	TOTAL	800,435.00	848,880.00	852,650.00	874,280.00	383,953.00	961,331.00	961,331.00	0.00	87,051.00	9.96%

Budget No. 46		TOWN OF WAKEFIELD					FY	2024	PAGE 1		
Department 914											
Human Resources											
Summary of Expenditures of Prior Periods with Estimates for the Fiscal Period of 2024											
		Actual	Actual			Actual Expend.	Departmental				
		Expend.	Expend.	Approp.	Approp	Thru Wk 26	Request For	Recommended			
EOC	Dept/Appropriation	2021	2022	2022	2023	12/27/2022	FY	FY			
						2023	2024	2024	+/- \$	+/- %	
SHEET A											
	Personal Services	177,669	188,421	188,422	201,964	100,832	209,357	0	7,393	3.66%	
	Town Appropriation	11,148,473	11,578,591	12,070,620	12,748,921	5,847,069	13,082,703	0	333,782	2.62%	
	TOTAL TAX LEVY	11,326,142	11,767,012	12,259,042	12,950,885	5,947,901	13,292,060	0	341,175	2.63%	
	Transfers:										
	WMGLD	1,256,766	1,333,477	1,333,477	1,491,951	745,976	1,580,483	0	88,532	5.93%	
	Water Department	383,701	409,257	409,257	450,471	225,236	497,513	0	47,042	10.44%	
	Sewer Department	269,540	283,177	283,177	312,013	156,007	342,960	0	30,947	9.92%	
	GRAND TOTALS	13,236,149	13,792,923	14,284,953	15,205,320	7,075,119	15,713,016	0	507,696	3.34%	

Budget No. 46	APPROPRIATION OF HUMAN RESOURCES BUDGET				FY	2024	PAGE 2
Department 914							
Human Resources							
	TOWN APPN.	SCHOOL APPN.	TAX LEVY	WMGLD	WATER	SEWER	TOTAL
HEALTH INSURANCE PREMIUMS	3,374,832	7,395,055	10,769,887	1,172,963	354,473	222,472	12,519,794
ADDITIONAL SUBSCRIBERS	135,499	270,998	406,497	90,333	45,166	28,229	570,225
HEALTH INSURANCE OPT-OUT PROGRAM	42,897	91,844	134,741	12,298	3,646	2,316	153,000
<b>SUB TOTAL</b>	<b>3,553,227</b>	<b>7,757,897</b>	<b>11,311,124</b>	<b>1,275,593</b>	<b>403,285</b>	<b>253,017</b>	<b>13,243,019</b>
LIFE INSURANCE	11,215	24,012	35,226	3,215	953	606	40,000
CONTRACTUAL SERVICES	28,349	62,858	91,207	8,127	2,409	1,531	103,274
QUARTERLY EXCISE TAX PAYMENTS (PCORI)	559	1,197	1,757	160	48	30	1,995
ADMINISTRATIVE COSTS			0	265,256	50,057	50,057	365,371
PEC ADDITIONAL HRA CONTRIBUTION	98,129	210,101	308,231	28,132	8,339	5,298	350,000
OPEB	467,305	867,853	1,335,158	0	32,421	32,421	1,400,000
<b>TOTAL</b>	<b>4,158,785</b>	<b>8,923,918</b>	<b>13,082,703</b>	<b>1,580,483</b>	<b>497,513</b>	<b>342,960</b>	<b>15,503,659</b>

	TOWN	SCHOOL	TAX LEVY	WMGLD	WATER	SEWER	TOTAL
<b>NON-MEDICARE PLANS</b>							
HP ACCESS AMERICA <i>(NEW)</i>							
ACTIVE	0	1	1	1	0	0	2
RETIRED	2	2	4	3	1	0	8
HP EXPLORER <i>(prev HP Independence)</i>							
ACTIVE	14	51	65	6	1	0.00	72
RETIRED	5.75	14	19.75	6	3.125	1.125	30
HP QUALITY <i>(prev HP Primary Choice)</i>							
ACTIVE	33.9	87	120.9	7	2.55	3.55	134
RETIRED	2	3	5	5	1	0	11
MGB COMPLETE HMO <i>(formerly Allways)</i>							
ACTIVE	29.8	86	115.8	7	4.6	0.6	128
RETIRED	2	2	4	1	0	0	5
UNICARE TOTAL CHOICE <i>(prev Unicare Basic)</i>							
ACTIVE	0.75	0	0.75	0	0.125	0.125	1
RETIRED	0	2	2	2	0	0	4
UNICARE - COMMUNITY CHOICE							
ACTIVE	52.89	89.00	141.89	12	5.055	5.055	164
RETIRED	7.5	6	13.5	8	1.25	1.25	24
UNICARE - PLUS							
ACTIVE	31.50	53	84.5	5	1.25	1.25	92
RETIRED	2.5	7	9.5	5	0.25	1.25	16
<b>MEDICARE PLANS</b>							
HARVARD MED ENHANCE							
	56.14	165	221.14	17	0.43	0.43	239
TUFTS MED PREFERRED							
	40.46	55	95.46	3	5.77	4.77	109
UNICARE OME							
	106	206	312	23	5.5	1.5	342
TOTAL ENROLLMENT							
	387.19	829	1216.19	111	32.905	20.905	1381
% OF ENROLLMENT							
	28.04%	60.03%	88.07%	8.04%	2.38%	1.51%	100.00%

Budget No. 46	HEALTH INSURANCE COST BY DEPARTMENT						FY 2024
Department 914							
Human Resources							
	<b>ACTIVE</b>						
	TOWN	SCHOOL	TAX LEVY	WMGLD	WATER	SEWER	TOTAL
<b>NON-MEDICARE PLANS</b>							
<b>HP ACCESS AMERICA (NEW)</b>							
ACTIVE	0	23,661	23,661	23,661	0	0	47,323
RETIRED	34,285	34,285	68,570	44,909	10,624	0	124,102
<b>HP EXPLORER (prev HP Independence)</b>							
ACTIVE	226,452	913,582	1,140,035	104,438	21,716	0	1,266,189
RETIRED	99,009	174,741	273,751	104,438	54,934	24,430	457,553
<b>HP QUALITY (prev HP Primary Choice)</b>							
ACTIVE	527,769	1,144,885	1,672,653	101,653	20,051	58,884	1,853,241
RETIRED	24,485	31,410	55,896	66,531	6,925	0	129,352
<b>MGB COMPLETE HMO (formerly Allways)</b>							
ACTIVE	493,584	1,493,667	1,987,251	116,037	102,481	12,148	2,217,917
RETIRED	31,151	31,151	62,302	22,583	0	0	84,885
<b>UNICARE TOTAL CHOICE (prev Unicare Basic)</b>							
ACTIVE	20,137	0	20,137	0	3,356	3,356	26,849
RETIRED	0	38,985	38,985	38,985	0	0	77,969
<b>UNICARE - COMMUNITY CHOICE</b>							
ACTIVE	562,759	917,206	1,479,965	126,679	48,920	48,920	1,704,484
RETIRED	61,311	54,408	115,719	93,384	17,662	17,662	244,426
<b>UNICARE - PLUS</b>							
ACTIVE	496,444	847,773	1,344,216	94,409	23,602	23,602	1,485,829
RETIRED	41,742	88,469	130,211	72,557	1,989	9,945	214,702
<b>MEDICARE PLANS</b>							
HARVARD MED ENHANCE	213,139	626,432	839,571	64,542	1,633	1,633	907,378
TUFTS MED PREFERRED	137,014	186,252	323,266	10,159	19,540	16,153	369,118
UNICARE OME	405,552	788,148	1,193,700	87,997	21,043	5,739	1,308,478
<b>TOTAL COST</b>	<b>3,374,832</b>	<b>7,395,055</b>	<b>10,769,887</b>	<b>1,172,963</b>	<b>354,473</b>	<b>222,472</b>	<b>12,519,794</b>

TOWN OF WAKEFIELD

Summary of Expenditures of Prior Periods With Estimates For the Fiscal Period of 2024  
Cable Television Public Access Enterprise

		Actual	Actual	Approp.	Approp.	Act. Expend.	Departmental	Town Admin.	Recommended		
		Expend.	Expend.	Approp.	Approp.	Thru Wk. 26	Request For	Request For	Request For	+/- \$	+/- %
EOC	Dept/Appropriation	FY 2021	FY 2022	FY 2022	FY 2023	12/27/22	FY 2024	FY 2024	FY 2024		
1	Personal Services										
	Contractual Services, & Capital	565,271.00	550,736.00	551,239.00	606,505.00	291,781.00	558,876.00	558,876.00	0.00	(47,629.00)	-7.85%
	TOTAL	565,271.00	550,736.00	551,239.00	606,505.00	291,781.00	558,876.00	558,876.00	0.00	(47,629.00)	-7.85%

TOWN OF WAKEFIELD												
Summary of Expenditures of Prior Periods With Estimates For the Fiscal Period of 2024												
Cable Television Public Access Enterprise												
		Actual	Actual			Act. Expend.	Departmental	Town Admin.				
		Expend.	Expend.	Approp.	Approp.	Thru Wk. 26	Request For	Request For	Recommended			
EOC	Dept/Appropriation	FY 2021	FY 2022	FY 2022	FY 2023	12/27/22	FY 2024	FY 2024	FY 2024	+/- \$	+/- %	
1	Personal Services WPS	162,814.00	158,030.00	158,533.00	152,588.00	62,053.00	149,537.00	149,537.00	0.00	(3,051.00)	-2.00%	
2	Contractual Services WCAT	377,457.00	367,706.00	367,706.00	353,917.00	180,409.00	346,839.00	346,839.00	0.00	(7,078.00)	-2.00%	
8	Capital - WPS	8,333.00	8,333.00	8,333.00	33,333.00	7,652.00	20,833.00	20,833.00	0.00	(12,500.00)		
	Capital - WCAT	16,667.00	16,667.00	16,667.00	66,667.00	41,667.00	41,667.00	41,667.00	0.00	(25,000.00)		
	Total Capital	25,000.00	25,000.00	25,000.00	100,000.00	49,319.00	62,500.00	62,500.00	0.00	(37,500.00)	-37.50%	
	TOTAL	565,271.00	550,736.00	551,239.00	606,505.00	291,781.00	558,876.00	558,876.00	0.00	(47,629.00)	-7.85%	

**Fy 2024 Capital Outlay Approval by Category**

**3/21/2023**

**Category  
Tax Levy Items**

**Description**

**Comments**

**Voted  
Amount**

**LEASES**

**Prior Year**

	IT Leases (Town & School)		\$	-
	School Fleet		\$	-
	Fire Alarm			
	DPW		\$	247,875.00
	Buildings			

**FLEET SECTION**

DPW - EQUIP. #1327	2023 Dump/Sand/Plow	5yr L/P	\$	80,000.00
DPW - EQUIP #1598	Tractor Drawn Lawn Aerator		\$	50,000.00
DPW - EQUIP #1148	2023 Bombardier SW Plow	5yr L/P	\$	45,000.00
DPW - EQUIP. 125	Sander/Plow		\$	30,000.00
DPW - EQUIP. #HBX	Bituminous Hot-Box Trailer		\$	65,000.00
DPW- EQUIP #CEMAUX	Cushman UTV (Cemetery)		\$	45,000.00
Police	CRUISERS - Three (3) Patrol Cars		\$	212,500.00

**BUILDINGS SECTION**

TH	Windows		\$	25,000.00
TH	Rubber Roof (North)		\$	70,000.00
5 Common	Windows		\$	10,000.00
9 Albion St	Roof		\$	55,000.00
Senior Center	Fascia/Soffit Rot Replacement		\$	20,000.00
Civic Center	Brick Repoint		\$	70,000.00
Civic Center	Exterior Mezzanine Support		\$	9,500.00
DPW North Ave	Automatic Transfer Switch		\$	10,000.00
DPW North Ave	Office Floors		\$	15,000.00
Woodville School	Chiller Replacement		\$	230,000.00
Greenwood School	Electrical Service Upgrade		\$	15,000.00
Galvin	PRV		\$	40,000.00
Doyle	Electrical Service Upgrade		\$	30,000.00
Beebe Library	Roof Replacement		\$	130,000.00

**F/P/C SECTION**

Upper Common	Monument Restoration		\$	300,000.00
Town Wide	Water Bubblers		\$	20,000.00
Dolebare	Playground & Rubber Surface		\$	240,000.00

**MISC. SECTION**

Buildings	Floor Machine		\$	15,000.00
Fleet	20k lb Lift		\$	35,000.00
Fleet	Mobile Post Lift		\$	80,000.00
Fleet	AC Machine		\$	8,000.00
Misc - Fire Dept	55 High Viz Jackets		\$	23,000.00
Greenwood - Fire Dept	12 Turnout Gear Lockers		\$	14,000.00
<b>Total Tax Levy ===&gt;&gt;&gt;&gt;&gt;</b>			<b>\$</b>	<b>2,239,875.00</b>

**SEWER DIVISION**

Leases	PRIOR YEAR		\$	42,000.00
Fleet	2023 Vac Truck	5 Yr L/P	\$	130,000.00
System	Line Jetter		\$	30,000.00
Buildings	Farm Street Pump Rebuild		\$	70,000.00
System	SYSTEM IMPROVEMENTS		\$	205,000.00
<b>Total Sewer Division =====&gt;&gt;&gt;&gt;&gt;</b>			<b>\$</b>	<b>477,000.00</b>

<b>WATER DIVISION</b>			
Leases	PRIOR YEAR		\$ 42,000.00
Dist.	SYSTEM IMPROVEMENTS		\$ 100,000.00
Treat	Plant Process Equipment		\$ 25,000.00
Dist.	Water Mains		\$ 500,000.00
<b>Total Water Division =====&gt;&gt;&gt;</b>			<b>\$ 667,000.00</b>



## Capital Planning Committee FY2024 Recommendation

Frank Leone (Chair)

Daniel Calore

David Whitham

Philip Renzi

Tracey Cleversey

Jeffrey Giunta

Frank Conte

# FY2024

## The process:

- Each fall, Town Departments submit requests to CPC for consideration
  - Requests are compiled into a spreadsheet for evaluation and review
  - Initial request :TAX- \$6,707,363
    - Water – 667,000
    - Sewer- \$842,000
- The CPC invites all interested Department heads to a meeting for a discussion on requests
  - CPC evaluates requests and establishes a rank and prioritization for funding
  - CPC works to explore all potential options for efficiency and savings
  - CPC establishes a yearly plan to meet the Town budgeted expense of approx. 2 million dollars.



# Fleet



\$212,500- 3 Police Cruisers

\$45,000 Bombardier Sidewalk Snowplow

\$45,000 Cushman UTV



# Buildings

\$70,000 Town Hall Rubber Roof

\$55,000 Roof at Albion Cultural Exchange

\$130,000 Roof Replacement at Beebe Library

\$230,000 Chiller A/C Replacement at Woodville School



# Other

\$80,000 Mobile Post Lift

\$20,000 Outdoor Water Fountains @ Lake Q

\$14,000 Turnout Gear Lockers @ Greenwood FD (Qty 12)



# Recommended appropriation

Tax Levy- \$2,239,875

Water Enterprise- \$667,000

Sewer Enterprise- \$477,000



Thank You!





March 14, 2023

Dear Town Council,

The Wakefield Human Rights Commission is respectfully requesting to fly the “progress” Pride flag and the Juneteenth flag again this year at the Americal Civic Center.

We are requesting that the “progress” Pride flag be flown at the Americal Civic Center from Thursday, June 1, 2023 until Thursday June 15<sup>th</sup>. Then again from Wednesday, June 21<sup>st</sup> until Thursday, June 30<sup>th</sup> at the conclusion of Pride month. We are in the process of developing other events as well, which we will share as they come together.

We are also requesting that the Juneteenth flag be raised on Thursday, June 15, 2023, and be taken down on Wednesday, June 21, 2022. This will be in conjunction with an HRC Juneteenth event with the North Shore Juneteenth Association which is planned for Thursday, June 15<sup>th</sup> at the Americal Civic Center.

Flying both flags during the designated times mentioned will demonstrate to our community the importance of diversity and visibility to all community members.

Thank you for your consideration on this topic.

Sincerely,

*Eileen M. Rooney*

Eileen Rooney  
Chair, Wakefield Human Rights Commission

