



June 19, 2023

Town of Wakefield
Traffic Advisory Committee
1 Lafayette Street
Wakefield, MA 01880

**RE: Audubon Road Cul-De-Sac
Request to be Heard: June 23, 2023 Meeting**

To the Traffic Advisory Committee:

Xyleco d/b/a Fermatix and Stor-U-Self, business operators at 360 and 400 Audubon Road, jointly submit this letter and kindly request the Town of Wakefield to take the following actions with respect to the paved cul-de-sac and surrounding conservation land around the businesses of 360, 365, and 400 Audubon Road (See Exhibit A):

1. Reinstall "No Standing/No Stopping" signs around the Circle (See Exhibit B, which depicts the installed signs from an October 2019 picture on Google Maps);
2. Repaint the faded and obscured "No Parking" lines and text in the Circle (See Exhibit B); and
3. Assign regular police patrols to the Circle to (a) enforce the posted and marked directives and (b) deter hazardous or illegal activity around the Circle.

The requests listed above result from semi-trailer trucks regularly standing and stopping in the Circle for extended periods of time, which cause a variety of hazards, public disturbances, and nuisances that adversely impact the health, safety, convenience, character, and welfare of our business district (See Exhibit C for recent pictures as of June 15, 2023 that support our requests for action).

A. Background

1. On December 12, 2016, the Town Council (formerly Board of Selectmen) voted to post signs on Audubon Road that read “No Standing/No Stopping” on both the west and east sides of the roadway, from Teal Road northbound to include the cul-de-sac.” (See Exhibit D).¹
2. On December 4, 2017, our businesses asked the Department of Public Works to reinstall signs that were vandalized and removed from the Circle (See Exhibit E).
3. On December 13, 2017, then Chairman Lt. Steve Skory acknowledged via email that “It is more likely than not that the signs will continue to disappear, which is costly to the town. As part of a long-term solution, we will look at painting the parking restrictions on the pavement in the spring when we do our annual painting of the roadways.” (See Exhibit F).
4. In the Spring of 2018, the “No Standing/No Stopping” signs were reinstalled, and the Circle was marked with no parking lines and text, thanks to help and assistance from then Chairman Lt. Skory and the Traffic Advisory Committee.
5. Over the last year, the signs disappeared, the marked lines and paint have faded, and there has been a significant increase in illegal standing, stopping, polluting, and other unlawful conduct around the Circle.

B. Negative impact of illegal standing and stopping around the Circle

1. Semi-trailer trucks consistently idle and park at the Circle during all hours of the day and night for extended periods of time as they enter or depart Westrock at 365 Audubon Road (See Exhibit C). Additionally, the truck drivers will sometimes disconnect their cabs so that the large, unattended trailers remain at the Circle for extended periods of time.
2. The parked semi-trailer trucks restrict the visibility of drivers and create a dangerous environment for vehicles (See Exhibit C). When semi-trailer trucks idle at the Circle, (a) drivers traveling down Audubon Road toward the Circle are unable to see vehicles entering or exiting the entrances of 360, 365, and 400 Audubon Road, and (2) drivers turning onto Audubon Road from the Circle are unable to see vehicles traveling down Audubon Road.
3. The parked semi-trailer trucks disrupt our business operations by blocking our entranceways and preventing larger vehicles, such as those belonging to our customers and business partners, from entering.

¹ The signs were intended to address the issues outlined in Section B of this letter. Unfortunately, over 6 years later, the issues related to semi-trailer trucks in the Circle continue to negatively impact our businesses and district.

4. A public safety hazard exists given that closed trailers remain parked on a public way and unattended for hours at a time.
5. The blocked entranceways and unattended trailers impede fire engines from accessing our properties during emergencies, as experienced during the April 20, 2023 two-alarm fire at 365 Audubon Road.
6. The practice of parking semi-trailer trucks on a public sidewalk creates safety hazards and places the public at risk for physical injury. The Circle should not be utilized to further WestRock's industrial operation, especially given the amount of regular pedestrian traffic coming from Audubon Road residential and office park complexes.
7. The semi-trailer trucks leave garbage, debris, and, in some cases, *bags of human waste*, along the Circle. The debris and garbage blow into our properties and into the adjacent conservation land and detract business within the district. Our experience has been that private contractors refuse to clean the area due to hazardous waste conditions.

Our businesses have made significant investments to our properties, and it is disappointing to experience this type of behavior within the Circle on an ongoing basis. We are hopeful you will agree to our reasonable requests to support our efforts in enhancing the safety and appearance of the Circle.

Thank you for your attention to these matters. Please do not hesitate to contact us directly with any questions or concerns.

Sincerely,


Stor-U-Self

By: 

Stephen Tranni
Head of Operations


Xyleco d/b/a Fermatix

By: 

T. Craig Masterman
President & CEO


cc: Lt. Joseph Anderson, Chairman
Joseph Conway, DPW Director
Stephen P. Maio, Town Administrator

Enclosures: Exhibits A-F

Exhibit A



Trakus

Power Proc
Marine supply

Audubon Rd

Audubon Rd

Audubon Rd

Layers

Exhibit B

443 Audubon Rd

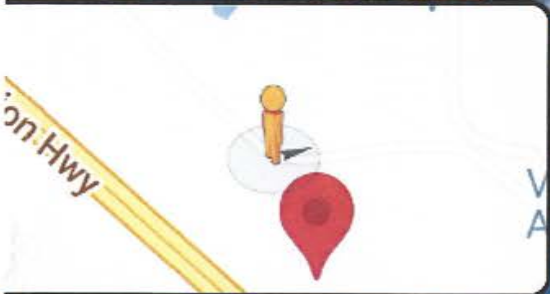
Wakefield, Massachusetts



Google Street View

Oct 2019

[See more dates](#)



Google

Exhibit C





BEST IN EXCELLENCE!
CHICAGO ATLANTA PHILADELPHIA

43.1
VOL PWR
SEEK SCAN
TUNE DISP
1 PREV 2 NEXT 3 REV 4 FWD 5 RDS 6 RDS
A-TUNE TUNE AUDIO SEEK TYPE TRAF AUTO EQ AUTO VOL

PASSENGER AIR BAG OFF
4E 83





Exhibit D

BOARD OF SELECTMEN – December 12, 2016

The meeting of the Board of Selectmen was posted and held at the WCAT Studios, 24 Hemlock Road, Wakefield, MA, with Chairman Paul R. DiNocco presiding, Selectwoman Ann McGonigle Santos, Selectwoman Phyllis J. Hull, Selectman Anthony Longo and Selectman Peter J. May in attendance. Town Administrator Stephen P. Maio, Clerk to the Board of Selectmen Sherri A. Dalton and Town Counsel Thomas A. Mullen were also present. Selectman Patrick S. Glynn and Selectman Brian E. Falvey were absent.

Chairman Paul R. DiNocco called the meeting to order at 7:30 p.m.

Selectman May motioned to approve the minutes of the November 28, 2016 seconded by Selectwoman Hull and so voted.

Selectwoman Hull motioned to post Audubon Road with signs that read, "No Standing/No Stopping" on both the west and east sides of the roadway, from Teal Road northbound to include the cul-de-sac, seconded by Selectman Longo and so voted.

Selectwoman Santos motioned that a Stop sign be installed, along with a painted stop line on Centre Street where it intersects with Main Street, seconded by Selectwoman Hull and so voted.

Selectwoman Hull motioned to go out to bid on Oliver Street and for the Request for Proposals to include no building on the lot; that the sale is subject to a drainage easement; Selectman Dinocco added that the additional square footage could not be used in calculating ratios for building on the overall parcel seconded by Selectman May and so voted.

Selectwoman Santos motioned to approve the request from Marianne Cohen to place a 9X9 Menorah on the Upper Common by the fire pit, seconded by Selectwoman Hull and so voted.

The Selectmen were in receipt of the Notice of Termination of Lease of Alanos.

John Ross a member of the Wakefield Main Streets board of directors appeared before the Board of Selectmen and said that the organization has been working with Patroicity a crowd funding facilitator to get funding through Mass Development's Commonwealth Places matching grant program. Mr. Ross explained that Wakefield Main Streets began seeking input from the public during two table outings at the Farmers Market and Festival Italia and during the Wakefield 101 day at the library. Two questions were asked. What do you love about (or in) downtown Wakefield? They received over 150 comments. New lighting to make the town safer, create ambiance and make it more attractive. New benches that create spaces for more people to stay in town and build community. New signage that shows people how to get to downtown and places of interest in the center. Selectwoman Hull expressed concern that the program was focusing on the downtown area and leaving out Greenwood. Mr. Ross said that there was no reason that Greenwood couldn't be included.

Selectwoman Hull motioned to sign the Certification to Assessors for the Highland Avenue Betterment, seconded by Selectman May and so voted.

Selectwoman Santos motioned to approve the request from Sharon Gilley Director of the Lucius Beebe Memorial Library to accept and expend a gift or gifts to the Library in the amount of \$785.00 from various donors with thanks, seconded by Selectwoman Hull and so voted.

Selectwoman Santos motioned to authorize Town Administrator Stephen Maio and Department of Public Works Director Richard Stinson to sign the 10 year MWRA Water Contract, seconded by Selectman Longo and so voted.

Selectwoman Hull motioned to approve the Change of Manager to Kenneth Marshall for Water Street Liquors, Inc., seconded by Selectman Longo and so voted.

Selectwoman Hull motioned to approve the 2017 Common Victualler Licenses as presented by Town Administrator Stephen Maio, seconded by Selectman May and so voted.

Selectwoman Hull motioned to approve the 2017 All Alcohol Restaurant Liquor Licenses as presented by Town Administrator Stephen Maio, seconded by Selectwoman Santos and so voted.

Selectwoman Hull motioned to approve the 2017 All Alcohol Inn Holder Liquor Licenses as presented by Town Administrator Stephen Maio, seconded by Selectman Longo and so voted.

Selectwoman Hull motioned to approve the 2017 All Alcohol Club Liquor Licenses as presented by Town Administrator Stephen Maio, seconded by Selectwoman Santos and so voted.

Selectman Longo motioned to approve the 2017 Beer and Wine Restaurant Liquor Licenses as presented by Town Administrator Stephen Maio, seconded by Selectwoman Hull and so voted.

Selectwoman Santos motioned to approve the 2017 All Alcohol Package Store Liquor Licenses as presented by Town Administrator Stephen Maio, seconded by Selectwoman Hull and so voted.

Selectwoman Hull motioned to approve the 2017 Lodging House Licenses as presented by Town Administrator Stephen Maio, seconded by Selectman Longo and so voted.

Selectwoman Hull motioned to approve the 2017 Entertainment Licenses as presented by Town Administrator Stephen Maio, seconded by Selectwoman Santos and so voted.

Selectwoman Santos motioned to approve the 2017 Fortune Teller License as presented by Town Administrator Stephen Maio, seconded by Selectman May and so voted.

Selectman May motioned to approve the 2017 Automated Device Licenses as presented by Town Administrator Stephen Maio, seconded by Selectwoman Hull and so voted.

Selectwoman Santos motioned to approve the 2017 Class I Dealer Licenses as presented by Town Administrator Stephen Maio, seconded by Selectwoman Hull and so voted.

Selectwoman Hull motioned to approve the 2017 Class II Dealer Licenses as presented by Town Administrator Stephen Maio, seconded by Selectman Longo and so voted.

Selectwoman Santos motioned to appoint Gregory S. Powers of 12 Thorndike Road to the Commission on Disabilities, seconded by Selectman May and so voted.

Selectwoman Hull motioned to appoint Keith P. LaGraves of 28 West Park Drive and Michelle D. Licciardi of 24 Garden Lane to the By-Law Review Committee, seconded by Selectwoman Santos and so voted.

Comments:

Selectwoman Hull – Fantastic turnout at the ribbon cutting of the Dog Park; is hoping the someone would be willing to donate a bench

Selectman Longo – Congratulations to Perry Pappas for being the Division 2 Coach of the Year; thank you to the voters; happy Holiday Season to everyone

Selectman May – Thank you to Phyllis Hull and Steve Maio for attending the Dog Park ribbon cutting; thank you to Richard Stinson and Dennis Fazio for all their help with the Dog Park; thank you to Father Coughlin for attending the Dog Park ribbon cutting

Town Counsel – remember that any donations to the Town of Wakefield are tax deductible

Town Administrator Maio – congratulations to Brian McCoubrey a great friend of the Town of Wakefield who is retiring at the end of the month

Selectman DiNocco – thank you to the DPW, Fire Department, Police Department and WMLD for their assistance with the light pole on Common Street; Merry Christmas and Happy Holidays

Selectman Longo motioned to adjourn at 8:19 p.m., seconded by Selectwoman Santos and so voted.



Sherri A. Dalton, Clerk

Exhibit E

December 4, 2017

VIA ELECTRONIC MAIL AND FIRST CLASS MAIL

Department of Public Works
Attn: Mr. Richard Stinson
1 Lafayette St.
Wakefield, MA 01880
rstinson@wakefield.ma.us

**RE: Re-Installation of No Standing/No Stopping Signs
Audubon Road Cul-de-Sac**

Dear Mr. Stinson:

Last year the Board of Selectmen voted to post the Audubon Road cul-de-sac with signs that read, "No Standing/No Stopping."


Unfortunately two of these signs next to the *Stor-U-Self* sign have been vandalized and removed from the cul-de-sac. Trucks have once again begun idling and parking in the no standing/no stopping zone.

It would be greatly appreciated if the Town could re-install these signs as soon as possible. Additionally, it would be appreciated if the Town could conduct a maintenance cleanup at the cul-de-sac to remove trash and debris.

Thank you for your attention to this matter. We appreciate the Town's efforts over the last several months to help us enhance the safety and appearance of the cul-de-sac. Please do not hesitate to contact us directly with any questions or concerns.

Sincerely,


Stor-U-Self, Ltd.


by: Brandon Kelly
President

cc:

Via Electronic Mail
Stephen Maio
Town Administrator
smaio@wakefield.ma.us

XYLECO, INC.


by: Joshua Swiecicki
Attorney

Via Electronic Mail
Lt. Steven Skory
Traffic Advisory Committee,
Wakefield Police Dept.
sskory@wakefieldpd.org

Exhibit F



Audubon Road: Re-Installation of No Standing/No Stopping Signs

Lt. Steven Skory <sskory@wakefieldpd.org>

Wed, Dec 13, 2017 at 6:55 PM

To: Brandon Kelly <[REDACTED]>, Josh Swiecicki <[REDACTED]>
<RSTINSON@wakefield.ma.us>, Stephen Maio <smaio@wakefield.ma.us>

Richard Stinson

Mr. Kelly and Mr. Swiecicki,

Thank you for making us aware that the parking restriction signs are missing from the cul-de-sac on Audubon Road. New signs are being ordered and once they arrive the DPW will install them. It is more likely than not that the signs will continue to disappear, which is costly to the town. As part of a long-term solution, we will look at painting the parking restrictions on the pavement in the spring when we do our annual painting of the roadways.

As far as the trucks that are parking in the cul-de-sac while we are waiting for the new signs, you may feel free to call the police department. You should keep in mind that we can't issue parking violations until the new signs are posted. Most importantly, you need to keep in mind that while we do our best to enforce parking restrictions, we serve many functions in town and will not always be available to respond to your complaint immediately. I strongly discourage having your employees engage the truck drivers.

Thank you,

Lt. Steven A. Skory

Wakefield Police Department

1 Union Street

Wakefield, MA 01880

Phone (781) 246-6331

Fax (781) 245-1299



FBINA Session 258

[Quoted text hidden]

To : Wakefield Advisory Committee

From : Gussie McKusick, resident of Brightview, Wakfield 21 Crescent St [REDACTED]

Date :July 15, 2223

Subject: Request for new STOP SIGN

Dear Committee Members,

I have been a resident for a year and wish to bring to our attention a situation a number of us have observed during this time. According to others have live her for far longer this is common. Upon entering this intersection of EATON STREET AND CRESCENT STREET rarely does a vehicle stop or even slow down. To compound this, vehicles use Crescent Street as a 'Short cut' avoiding Main Street and speed at dangerous rates via Crescent Street. Our Cafe and outside lounge look right at this intersection and we have witnessed numerous near accidents. In addition at the right hand side of that intersection there is a home where a toddler lives . Although we see he is always monitored We hold our breaks watching the perils of what could happen. Also many of our residents, on foot, with walkers or with aides, cross Crescent Street. Because of infirmities such a visual, hearing or physical impairments, this site is an 'Accident waiting to happen". Please act before it is too late.

I would appreciate you addressing these concerns and get back to me on your observations and recommended actions.

Most Sincerely ,



Gussie McKusick

[REDACTED]

Copy to Town Council