



TOWN OF WAKEFIELD

TOWN COUNCIL

Ann Santos, Chair
Julie Smith-Galvin, Vice Chair

Mehreen N. Butt
Jonathan P. Chines

Paul R. DiNocco
Edward F. Dombroski, Jr.

Peter J. May
Sherri Dalton, Clerk

NOTICE OF MEETING

August 03rd, 2020 | 6:00 p.m.

Via Zoom: <https://us02web.zoom.us/j/88692489436>

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting will be conducted by remote participation to the greatest extent possible. The public may not physically attend this meeting, but every effort will be made to allow the public to view and/or listen to the meeting in real time. Persons who wish to do so are invited to click on the following link <https://us02web.zoom.us/j/88692489436>. If you do not have a camera or microphone on your computer you may use the following dial in number: 1-646-558-8656 Meeting ID 886 9248 9436. Please only use dial in or computer and not both, as audio feedback will distort the meeting. This meeting will be audio and video recorded.

Item 1 | Call to Order

Item 2 | Pledge of Allegiance

Item 3 | Attendance

Item 4 | Public Engagement

Any member of the public who wishes to address the Town Council is asked to submit any comments or concerns to <https://www.wakefield.ma.us/public-participation> at least two hours prior to the start of the meeting. Alternatively, members of the public are invited to participate via the Zoom virtual meeting, using the instructions listed above.

In the event further deliberation or action is warranted, any issues raised may be included as an item on a future Town Council Agenda.

Item 5 | Approval of Minutes

A. Approval of July 13th, 2020 Town Council meeting minutes.

Item 6 | Public Safety Building

A. Public Safety Building update.

Item 7 | Public Hearings

A. 6:15 p.m. Pole Petition – Wakefield Municipal Gas & Light Department – 55 Court Street.

B. 6:30 p.m. Liquor Application – Ben 123, Inc. – 21 Broadway.

C. Schedule Wakefield Municipal Gas & Light Department Pole Petition Public Hearing – Murray Street – September 14th, 2020 at 6:15 p.m.



Item 8 | Proposed 40B Development

Crescent Commons Development, LLC site approval application.

Item 9 | Appointments/Personnel

A. Authorize Town Council Clerk to advertise for members for the Disability Commission as requested by Co-Chairs of the Disability Commission.

B. Authorize the appointment of Michael LaVecchia as the vacation replacement Inspector of Buildings.

Item 10 | 2020 Sidewalk Sale

Approval for the Wakefield Lynnfield Chamber of Commerce to host sidewalk sales as proposed.

Item 11 | Envision Wakefield

Main Street and Albion Street site materials palette options.

Item 12 | Betterment

Walton Lane Order Estimating Betterment.

Item 12 | Donation

A. Human Rights Commission seeks approval to accept and expend a gift or gifts to the Human Rights Commission in the amount of \$1,000.00 with thanks.

B. Library seeks approval to accept and expend a gift or gifts to the Library in the amount of \$100.00 with thanks.

Item 13 | Announcements

Item 14 | Matters Not Anticipated for Agenda

Any Voting matters not anticipated prior to the 48-hour public notice requirement but necessitating immediate action by the Council.

Item 15 | Adjournment

Next Regular Town Council Meeting: September 14th, 2020 at 6:00 p.m. via Zoom.



Call to Order: Councilor Santos called the meeting to order at 6:00 p.m.

Pledge of Allegiance: Councilor Santos led the body in the reciting of the Pledge of Allegiance.

Attendance: Councilor Santos noted that all seven (7) councilors were in attendance. Ann McGonigle Santos, Chair; Julie Smith-Galvin, Vice-Chair; Mehreen N. Butt; Jonathan P. Chines; Paul R. DiNocco; Edward F. Dombroski, Jr. and Peter J. May.

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

Town Counsel Present: Thomas A. Mullen.

Legal Strategy: Councilor Santos stated there is a need for Executive Session to discuss the Town's legal strategy in litigation concerning Woods Subdivision because an open meeting may have detrimental effects on the bargaining position of the Town, with the intent of returning to open session. Councilor DiNocco so motioned at 6:01 p.m. Councilor Chines seconded. Motion passed 7-0-0 on a roll call vote with all seven councilors voting in the affirmative.

Open session returned at 6:21 p.m.

Public Engagement: There was no public engagement.

Approval of Minutes: Councilor Chines motioned to approve the June 22nd, 2020 regular Town Council Meeting Minutes. Councilor DiNocco seconded. Motion passed 6-0-1 by a roll call vote with Councilor May abstaining.

Councilor Chines motioned to approve the June 29th, 2020 regular Town Council Meeting Minutes. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.

Councilor DiNocco motioned to approve the June 29th, 2020 executive session Town Council Meeting Minutes. Councilor May seconded. Motion passed 7-0-0 by a roll call vote.

Youth Council: Councilor Santos introduced Alyssa Toppi as she is the Youth Council liaison to the Town Council. The Youth Council has discussed, once school resumes, having a town hall so that students could ask the Town Council questions.



Updates: Director Clay stated nurses are still doing contact tracing and the Health Department is still responding to occasional complaints. Director Walsh stated Town Hall will continue with the hours of 8:30 a.m. until 12:30 p.m. and the same for the Civic Center. The Public Safety building continue to operate as they have with the exception of the community room which will remain closed. The Library has been doing curbside pickup and they are going to collaborate with the Senior Center for home delivery. The Senior Center has opened with appointment only requests. There will also be no public gatherings in the near future as it is impossible to do. Catherine McDonald thanked everyone for their help and stated her staff has been wonderful.

Liquor License Amendment: Crystal Community Club applied for a Change of Manager and a Change of Officers/Directors. Attorney Brian McGrail along with his client Kevin Lopes presented the applications. Councilor DiNocco motioned to approve the Change of Manager. Councilor Dombroski seconded. Motion passed 7-0-0 by a roll call vote. Councilor DiNocco motioned to approve the Change of Directors to Michael Crusco, John Doto, Nabil Nakhoul, Darin Conley, Steven Lowrey, Charles Benedetto, Christopher Nardone, Kevin Lopes, James Horne, Raymond Sanderson. Councilor May seconded. Motioned passed 7-0-0 by a roll call vote. Councilor DiNocco motioned to approve the Change of Officers to Kevin Lopes, President, James Horne, Treasurer and Nabil Nakhoul, Clerk. Councilor May seconded. Motion passed on a roll call vote.

Sewer Bond: Councilor Chines motioned that the sale of the \$320,000 Sewer Bond of the Town dated August 3, 2020, to Massachusetts Water Resources Authority (the "Authority") is hereby approved and the Town Treasurer or other appropriate Town official is authorized to execute on behalf of the Town a Loan Agreement and a Financial Assistance Agreement with the Authority with respect to the bond. The bond shall be payable without interest on August 15 of the years and in the principal amounts as follows:

<u>Year</u>	<u>Installment</u>	<u>Year</u>	<u>Installment</u>
2021	\$32,000	2026	\$32,000
2022	32,000	2027	32,000
2023	32,000	2028	32,000
2024	32,000	2029	32,000
2025	32,000	2030	32,000

Further Voted: that each member of the Town Council, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing vote. Councilor May seconded. Motion passed 7-0-0 by a roll call vote.

Public Hearings: Councilor DiNocco motioned to set the 55 Court Street Pole Petition public hearing for August 03rd, 2020 at 6:15 p.m. Councilor May seconded. Motion passed 7-0-0 by a roll call vote.

Councilor DiNocco motioned to set the liquor application for Ben 123, Inc. public hearing for August 03rd, 2020 at 6:30 p.m. Councilor May seconded. Motion passed 7-0- by a roll call vote.

Appointments/Personnel: Councilor DiNocco motioned to authorize the Town Council Clerk to advertise to fill two (2) unexpired 5-year terms on the Planning Board; one (1) through April 2021 and one (1) through April 2023. Councilor Smith-Galvin seconded. Motion passed 7-0-0 by a roll call vote.

Councilor Smith-Galvin motioned to appoint Joseph Bragg as the vacation replacement Inspector of Wires. Councilor Domborski seconded. Motion passed 7-0-0 by a roll call vote.

Councilor DiNocco motioned to appoint Shawn Inman as the vacation replacement Plumbing and Gas Inspector. Councilor Smith-Galvin seconded. Motion passed 7-0-0 by a roll call vote.

Warrants: Councilor were updated on Warrant 49 dated June 02nd, 2020 through Warrant 52 dated June 23rd, 2020.

Announcements: Councilor Chines reminded parents that the school sent out a survey regarding experiences with remote learning; free lunches are still available for students who need them. Councilor Butt mentioned the Community Garden and how amazing it looks; welcomed new police officer Adam Smigielski; proposed having a virtual Wakefield 101. Councilor Smith-Galvin mentioned the Meghan Burnett Softball Tournament this past weekend; stated the plastic bag ban is lifted. Councilor Dombroski stated there was a great show of patriotism on the 4th. Councilor DiNocco mentioned a few issues around town – one being a storm drain at the intersection of Roosevelt and Montrose and the other is having to do with a business in the downtown that is having an issue. Councilor Santos mentioned that the downtown could have prettier borders if outdoor dining is going to stay; a senior student at the high school has arranged a fundraiser for school supplies to be dropped off for students in need.

Matters Not Anticipated for Agenda: Advertisement for members to the Human Rights Commission with potential interviewing for a vote at a Town Council meeting in September.

Adjournment: Councilor DiNocco motioned to adjourn at 7:16 p.m. Councilor Chines seconded. Motion passed 7-0-0 by a roll call vote.

Respectfully submitted,



Sherri A. Dalton
Town Council Clerk

WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT
480 North Ave
Wakefield, Massachusetts 01880
781-246-6363

PETITION FOR POLE LOCATIONS

DATE: **July 10, 2020**

To the Town Council

Of WAKEFIELD, Massachusetts

THE TOWN OF WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT requests permission to locate poles, wires, cables and fixtures, including the necessary anchors, guys and other such sustaining and protecting fixtures to be owned and used by your petitioner, along and across the following public way or ways:

Court St: Place a wood pole, numbered Pole 9, approximately 10' North of the existing Pole 9 Court St. This is to replace the existing Pole 9, which is a wood pole that needs to be relocated for a WMGLD customer.

Wherefore they pray that after due notice and hearing as provided by law, they be granted locations for and permission to erect and maintain poles, wires and cables, together with anchors, guys and other such sustaining and protection fixtures as they may find necessary, said poles to be erected, substantially in accordance with the plan filed herewith marked, **#071020**, and dated **July 10, 2020**.

Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as said petitioner may desire for distributing purposes.

Your petitioner agrees to reserve space for one crossarm at a suitable point on each of said poles for the fire, police, and telephone wires belonging to the municipality and used by it exclusively for municipal purposes.

TOWN OF WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT



By: Vinnie McMahon, Senior Engineer



55 Court St

55

10 ft

Proposed Pole Location



The Commonwealth of Massachusetts
 Alcoholic Beverages Control Commission
 95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
 www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Municipality

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
On-Premises-12	§12 Restaurant	All Alcoholic Beverages	Annual

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Chinese cuisine with all alcoholic beverages license.

Is this license application pursuant to special legislation? Yes No Chapter Acts of

2. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Entity Name FEIN

DBA Manager of Record

Street Address

Phone Email

Alternative Phone Website

3. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

1 Floor, 1 dining area, 1 kitchen, 2 restrooms

Total Square Footage: Number of Entrances: Seating Capacity:

Number of Floors: Number of Exits: Occupancy Number:

4. APPLICATION CONTACT

The application contact is the person whom the licensing authorities should contact regarding this application.

Name: Phone:

Title: Email:

APPLICATION FOR A NEW LICENSE

5. CORPORATE STRUCTURE

Entity Legal Structure	<input type="text" value="C corporation"/>	Date of Incorporation	<input type="text" value="1/31/2020"/>
State of Incorporation	<input type="text" value="Massachusetts"/>	Is the Corporation publicly traded? <input type="radio"/> Yes <input checked="" type="radio"/> No	

6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:
On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers - At least 50% must be US citizens;
Off Premises(Liquor Store) Directors or LLC Managers - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal	Residential Address	SSN	DOB
Xuebin Zheng			09/21/1978

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
President/Treasurer/Secretary/ Director	100%	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director/ LLC Manager	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Additional pages attached? Yes No

CRIMINAL HISTORY

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.

Yes No

APPLICATION FOR A NEW LICENSE

6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

7. OCCUPANCY OF PREMISES

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name 32 Annese Road Realty Trust

Landlord Phone Landlord

Lease Beginning Date 4/1/2020

Rent per Month \$3,100

Lease Ending Date 8/31/2024

Rent per Year \$24,800

Will the Landlord receive revenue based on percentage of alcohol sales?

Yes No

3

Address 4 Avon Street, Wakefield, MA 01880

APPLICATION FOR A NEW LICENSE

8. FINANCIAL DISCLOSURE

A. Purchase Price for Real Estate	\$0
B. Purchase Price for Business Assets	\$60,000
C. Other * (Please specify below)	
D. Total Cost	\$60,000

*Other Cost(s): (i.e. Costs associated with License Transaction including but not limited to: Property price, Business Assets, Renovations costs, Construction costs, Initial Start-up costs, Inventory costs, or specify other costs):"

SOURCE OF CASH CONTRIBUTION

Please provide documentation of available funds. (E.g. Bank or other Financial institution Statements, Bank Letter, etc.)

Name of Contributor	Amount of Contribution
Xuebin Zheng & Xiu Yue Lam	\$433,411.24
Total:	\$433,411.24

SOURCE OF FINANCING

Please provide signed financing documentation.

Name of Lender	Amount	Type of Financing	Is the lender a licensee pursuant to M.G.L. Ch. 138.
n/a			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No
			<input type="radio"/> Yes <input type="radio"/> No

FINANCIAL INFORMATION

Provide a detailed explanation of the form(s) and source(s) of funding for the cost identified above.

n/a

9. PLEDGE INFORMATION

Please provide signed pledge documentation.

Are you seeking approval for a pledge? Yes No

Please indicate what you are seeking to pledge (check all that apply) License Stock Inventory

To whom is the pledge being made?

10. MANAGER APPLICATION

A. MANAGER INFORMATION

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name Date of Birth SSN

Residential Address

Email Phone

Please indicate how many hours per week you intend to be on the licensed premises

B. CITIZENSHIP/BACKGROUND INFORMATION

Are you a U.S. Citizen?* Yes No *Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime? Yes No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

C. EMPLOYMENT INFORMATION

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
2012	2016	Sushi Bar Manager	AFC Franchise Corp.	

D. PRIOR DISCIPLINARY ACTION

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action? Yes No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature Date

11. MANAGEMENT AGREEMENT

Are you requesting approval to utilize a management company through a management agreement?

Yes No

If yes, please fill out section 11.

Please provide a narrative overview of the Management Agreement. Attach additional pages, if necessary.

n/a

IMPORTANT NOTE: A management agreement is where a licensee authorizes a third party to control the daily operations of the license premises, while retaining ultimate control over the license, through a written contract. *This does not pertain to a liquor license manager that is employed directly by the entity.*

11A. MANAGEMENT ENTITY

List all proposed individuals or entities that will have a direct or indirect, beneficial or financial interest in the management Entity (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.).

Entity Name	Address	Phone
n/a		

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

Name of Principal	Residential Address	SSN	DOB

Title and or Position	Percentage of Ownership	Director	US Citizen	MA Resident
		<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> No

CRIMINAL HISTORY

Has any individual identified above ever been convicted of a State, Federal or Military Crime?

If yes, attach an affidavit providing the details of any and all convictions.

Yes No

11B. EXISTING MANAGEMENT AGREEMENTS AND INTEREST IN AN ALCOHOLIC BEVERAGES

LICENSE

Does any individual or entity identified in question 11A, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages; and or have an active management agreement with any other licensees?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11C. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE

Has any individual or entity identified in question 11A, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

11D. PREVIOUSLY HELD MANAGEMENT AGREEMENT

Has any individual or entity identified in question 11A, and applicable attachments, ever held a management agreement with any other Massachusetts licensee?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Licensee Name	License Type	Municipality	Date(s) of Agreement

11E. DISCLOSURE OF LICENSE DISCIPLINARY ACTION

Has any of the disclosed licenses listed in questions in section 11B, 11C, 11D ever been suspended, revoked or cancelled?

Yes No If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

11F. TERMS OF AGREEMENT

a. Does the agreement provide for termination by the licensee? Yes No

b. Will the licensee retain control of the business finances? Yes No

c. Does the management entity handle the payroll for the business? Yes No

d. Management Term Begin Date e. Management Term End Date

f. How will the management company be compensated by the licensee? (check all that apply)

\$ per month/year (indicate amount)

% of alcohol sales (indicate percentage)

% of overall sales (indicate percentage)

other (please explain)

ABCC Licensee Officer/LLC Manager

Signature:

Title:

Date:

Management Agreement Entity Officer/LLC Manager

Signature:

Title:

Date:

ADDITIONAL INFORMATION

Please utilize this space to provide any additional information that will support your application or to clarify any answers provided above.

APPLICANT'S STATEMENT

I, Xuebin Zheng the: sole proprietor; partner; corporate principal; LLC/LLP manager
Authorized Signatory

of Ben 123, Inc.
Name of the Entity/Corporation

hereby submit this application (hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statements and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises are in compliance with state and local laws and regulations;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the ownership as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.
- (10) I confirm that the applicant corporation and each individual listed in the ownership section of the application is in good standing with the Massachusetts Department of Revenue and has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting of child support.

Signature: Zheng Xuebin

Date: 2/27/2020

Title: president / owner

CORPORATE VOTE

The Board of Directors or LLC Managers of Entity Name

duly voted to apply to the Licensing Authority of and the
City/Town
Commonwealth of Massachusetts Alcoholic Beverages Control Commission on
Date of Meeting

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input checked="" type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other <input type="text"/> | <input type="checkbox"/> Change of DBA |

"VOTED: To authorize Name of Person

to sign the application submitted and to execute on the Entity's behalf, any necessary papers and do all things required to have the application granted."

"VOTED: To appoint Name of Liquor License Manager

as its manager of record, and hereby grant him or her with full authority and control of the premises described in the license and authority and control of the conduct of all business therein as the licensee itself could in any way have and exercise if it were a natural person residing in the Commonwealth of Massachusetts."

A true copy attest,

Xuebin Zheng
Corporate Officer /LLC Manager Signature

Xuebin Zheng
(Print Name)

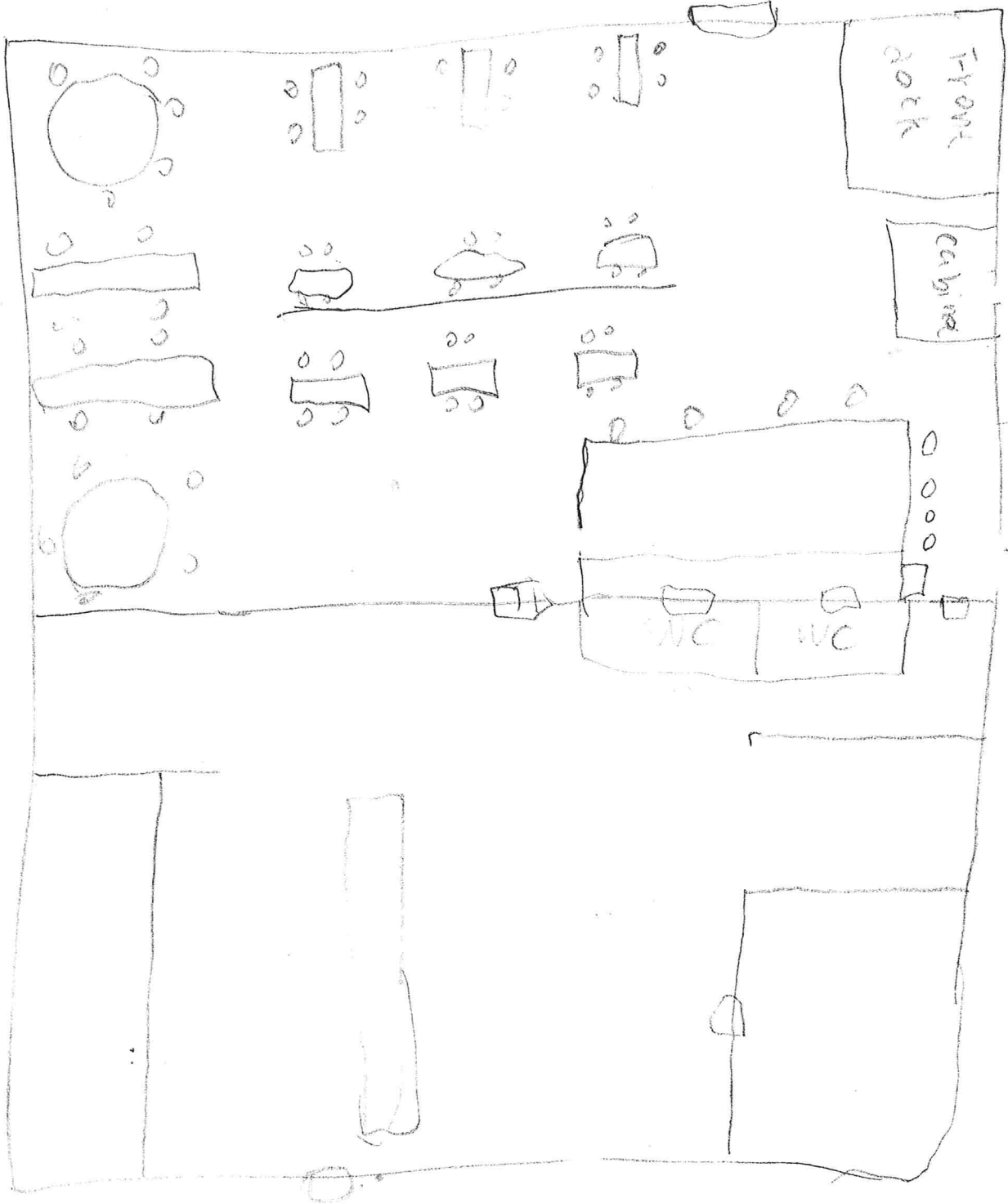
For Corporations ONLY

A true copy attest,

Xuebin Zheng
Corporation Clerk's Signature

Xuebin Zheng
(Print Name)

Path



WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT
480 North Ave
Wakefield, Massachusetts 01880
781-246-6363

PETITION FOR POLE LOCATIONS

DATE: **March 5, 2020**

To the Town Council

Of WAKEFIELD, Massachusetts

THE TOWN OF WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT requests permission to locate poles, wires, cables and fixtures, including the necessary anchors, guys and other such sustaining and protecting fixtures to be owned and used by your petitioner, along and across the following public way or ways:

Murray St: Place a black, steel, self-supporting guy pole, numbered 1-S, approximately 48' Northwest (across the street) of Pole 1 Murray St, in the grass plot just behind the curb. This is to support Pole 1 Murray St, which is a wood pole that is leaning.

Wherefore they pray that after due notice and hearing as provided by law, they be granted locations for and permission to erect and maintain poles, wires and cables, together with anchors, guys and other such sustaining and protection fixtures as they may find necessary, said poles to be erected, substantially in accordance with the plan filed herewith marked, **#030520**, and dated **March 5, 2020**.

Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as said petitioner may desire for distributing purposes.

Your petitioner agrees to reserve space for one crossarm at a suitable point on each of said poles for the fire, police, and telephone wires belonging to the municipality and used by it exclusively for municipal purposes.

TOWN OF WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT


By: Vinnie McMahon, Senior Engineer



Massachusetts Housing Finance Agency
One Beacon Street, Boston, MA 02108

TEL: 617.854.1000 | www.masshousing.com
FAX: 617.854.1091

Videophone: 857.366.4157 or Relay: 711

July 9, 2020

Ann Santos, Chair
Town Council
Town of Wakefield
1 Lafayette Street
Wakefield, MA 01880

**RE: Proposed 40B—Crescent Commons
Wakefield, MA**

Dear Chair Santos:

The Massachusetts Housing Finance Agency (MassHousing) is currently reviewing an application for Site Approval submitted by Crescent Commons Development, LLC (the Applicant). The proposed development will consist of 56 units of rental housing on approximately 25,200 square feet of land located at 44,46 & 48 Crescent Street in Wakefield, MA.

The site approval process is offered to project sponsors who intend to apply for a Comprehensive Permit under Chapter 40B. MassHousing's review involves an evaluation of the site, the design concept, the financial feasibility of the proposal, and the appropriateness of the proposal in relation to local housing needs and strategies. As part of our review, we are soliciting comments from the local community and we would appreciate your input. You also may wish to include in your response, issues or concerns raised by other Local Boards, officials or other interested parties. Pursuant to the new Massachusetts General Laws Chapter 40B regulations (760 CMR 56.00) your comments may include information regarding municipal actions previously taken to meet affordable housing needs such as inclusionary zoning, multifamily districts adopted under G.L. c.40A and overlay districts adopted under G.L. c.40R. Your comments will be considered as part of our review.

We have been informed by the Applicant that the Town has received a copy of the application and site plans for Crescent Commons. Please inform us of any issues that have been raised or are anticipated in the Town's review of this application. We request that you submit your comments to this office by Wednesday, August 12, 2020, so we may process this application in a timely manner. During the course of its review, MassHousing will conduct a site visit pursuant to 760 CMR 56.02. In light of the circumstances surrounding COVID-19, MassHousing staff have been directed to refrain from scheduling in-person meetings with external parties at this time and will

conduct the site visit independently. As such, we strongly encourage local officials to visit the Site independently, as well. MassHousing will hold a conference call with local officials to address any initial questions and/or concerns about the Site. Please notify me promptly if any representatives of your office or of other Local Boards would like to be included in the conference call.

Please note that if and when an application is submitted for a comprehensive permit, assistance is available to the Zoning Board of Appeals (ZBA) to review the permit application. The Massachusetts Housing Partnership's (MHP) Ch. 40B Technical Assistance Program administers grants to municipalities for up to \$15,000 to engage qualified third-party consultants to work with the town's ZBA in reviewing the Chapter 40B proposal. For more information about MHP's technical assistance grant visit MHP's web site, www.mhp.net/40B or e-mail MHP at kbosse@mhp.net.

If you have any questions, please do not hesitate to email me at mbusby@masshousing.com.

Thank you for your assistance.

Sincerely,

Michael Busby
Relationship Manager

PROPOSED COMPREHENSIVE PERMIT APPLICATION



44-48 Crescent Street
Wakefield, Massachusetts





OTIS STREET

CRESCENT HILL STREET

CRESCENT STREET

LINCOLN STREET

VERNON STREET

STREET

WATER STREET

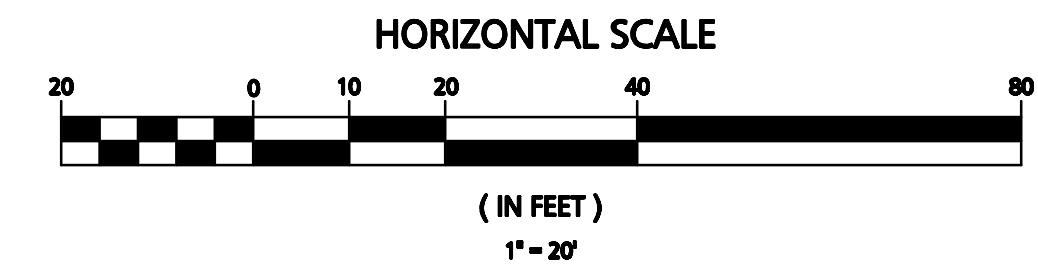
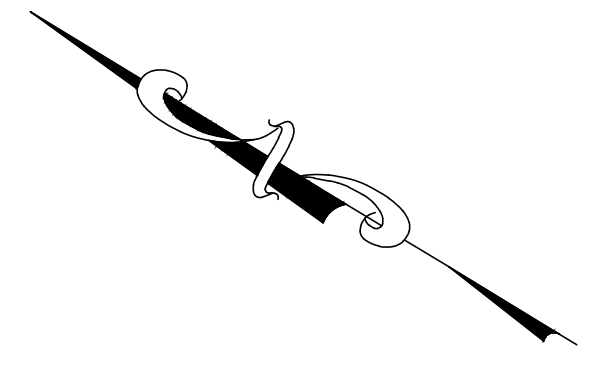
Tax Map 17
Blocks 56-58
Lots 171, 172, 175
AREA = 25,113 ± S.F.



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

1950 Lafayette Road
Portsmouth, NH 03801
Tel: (603) 610-7100
Fax: (603) 6107101



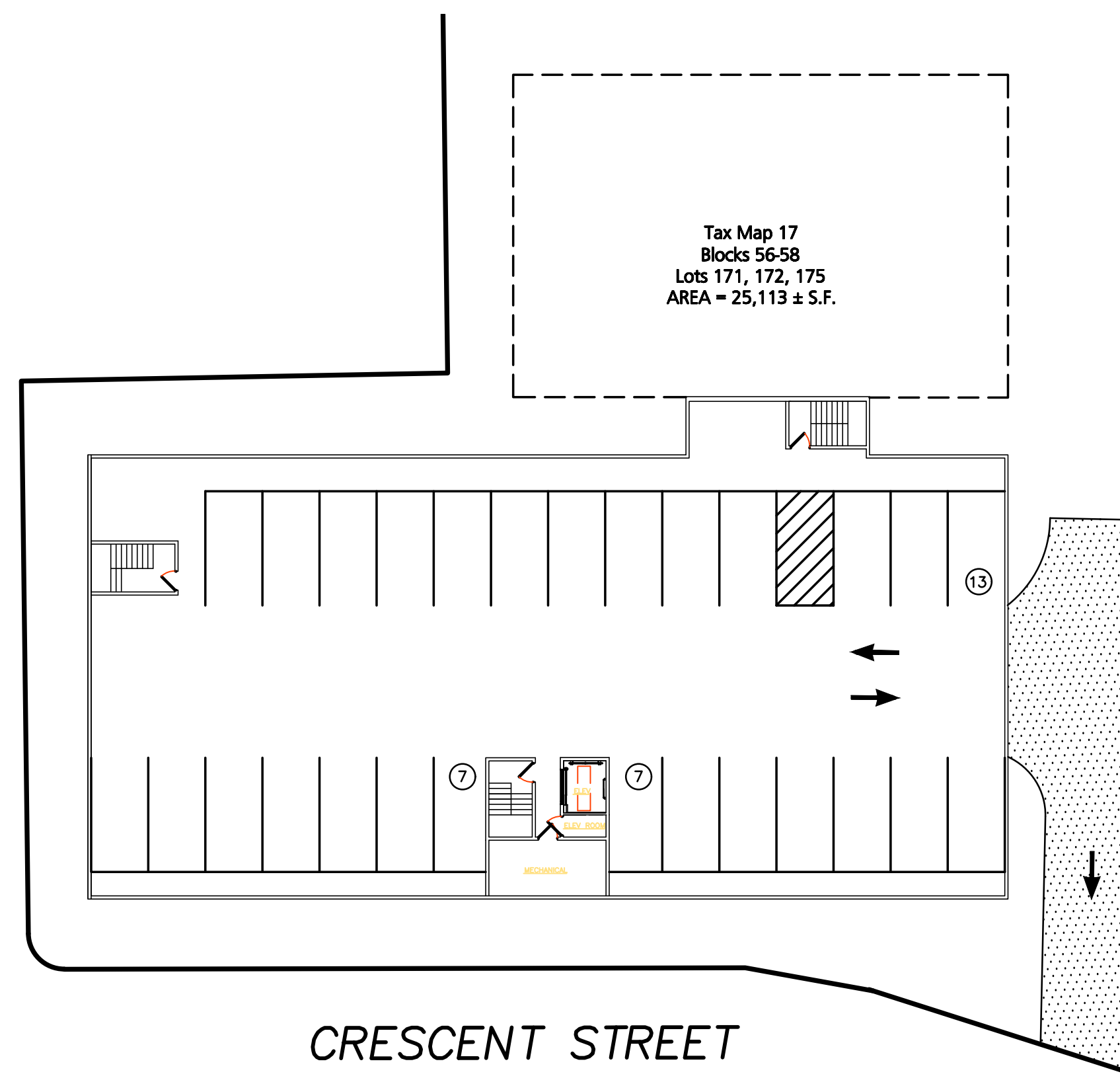


LAND USAGE TABLE			
GENERAL RESIDENCE (GR)			
ITEM	REQUIRED	PROVIDED	EXEMPTION REQUIRED
MINIMUM LOT WIDTH	80 FT	87.13 FT	NO
MINIMUM LOT SIZE	8,000 SF	25,113 SF	NO
MINIMUM LOT FRONTAGE	80 FT	178.78 FT	NO
MINIMUM FRONT YARD SETBACK	15 FT	10.9 FT	YES
MINIMUM SIDE YARD SETBACK	10 FT / 15 FT	9.1 FT / 28.1 FT	YES
MINIMUM REAR YARD SETBACK	20 FT	10.0 FT	YES
MAXIMUM HEIGHT	35 FT	65 FT	YES
MAXIMUM STORIES	3	5	YES
MINIMUM OPEN AREA	30%	20%	YES
MAXIMUM BUILDING COVERAGE	35%	59%	YES

COMPONENT	REQUIRED	PROPOSED
MULTIFAMILY DWELLING:		
2 BEDROOMS OR FEWER (50 UNITS)	75 SPACES (1.5 spaces per unit) 50 units x 1.5 spaces = 75 Spaces	27 SPACES (Lower Level)
3 BEDROOMS (6 UNITS)	12 SPACES (2.0 spaces per unit) 6 units x 2.0 spaces = 12 Spaces	40 SPACES (Upper Level)
TOTAL	87 SPACES	67 SPACES

NOTE:
 1A. TOTAL NUMBER OF PARKING SPACES IN PARKING FACILITY: 72 SPACES
 MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED FOR 51-75 SPACES: 3 SPACE
 2A. DRIVE ISLE WIDTH OF 24-FT PROVIDED THROUGHOUT FOR TWO WAY ACCESS/EGRESS
 3A. PARKING RATIO OF 1.2 SPACES PER UNIT PROVIDED

UNIT TYPE	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM
AFFORDABLE UNITS NUMBER OF UNITS	8	4	2
MARKET RATE UNITS NUMBER OF UNITS	22	15	5
TOTAL	30	19	7
56 UNITS TOTAL			



CRESCENT STREET
 LOWER LEVEL PARKING LAYOUT
 SCALE: 1" = 20'

PREPARED BY:

Engineering Alliance, Inc.
 Civil Engineering & Land Planning Consultants
 194 Central Street
 Saugus, MA 01906
 Portsmouth, NH 03801
 Tel: (603) 610-7100
 Fax: (603) 610-7101

PROJECT:

Plan of Land
44-48 Crescent Street
 (Tax Map 17 Blocks 56-58 Lots 171, 172, 175)
Wakefield, Massachusetts

DATE: May 12, 2020
 DWG FILE NAME: 20-19402.dwg
 PROJECT #: 20-13402
 SCALE: AS NOTED
 DESIGN BY: Garrett Anderson
 CHECKED BY: Richard A. Salvo, P.E.

Professional Engineer for
 Engineering Alliance, Inc.

APPLICANT:

Crescent Commons
Development, LLC.
 222 Central Street
 Saugus, MA 01906

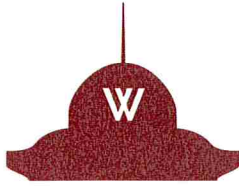
DRAWING TITLE:
Conceptual Site
Plan

DWG. NO.
C-2

Crescent Commons Unit Mix

<u>Affordable Units</u>			
Unit Type	One	Two	Three
# of Units	8	4	2
<u>Market Units</u>			
Unit Type	One	Two	Three
# of Units	22	15	5
TOTAL	30	19	7





TOWN OF WAKEFIELD

INSPECTIONAL SERVICES AND ZONING

To: Stephen P. Maio, Town Administrator
From: Benjamin P. DeChristoforo, Building Inspector
Date July 13, 2020
Re: Appointment of Vacation Replacement Inspector

I would like to recommend that Michael LaVecchia be appointed by the Town Council as the vacation replacement Inspector of Buildings when I am not available.

Thank you for your consideration in this matter.

Cc: Sherri Dalton

Attachment: Resume



Michael LaVecchia

10 LeBel Road

Danvers, MA 01923

781-632-2708

michael.lavecchia@comcast.net

Education:

Dec. 1999 – May 2002

Bachelor of Science in Business Administration (B.S./B.A.)

Salem State College (Salem, MA)

Sept. 1992 – May 1993

Certification in Computer Aided Design and Drafting

Computer Processing Institute (Cambridge, MA)

Sept. 1991 – May 1993

Architecture Program

Wentworth Institute of Technology (Boston, MA)

Experience:

December 2017 – 2018

Contracted Building Commissioner (2 month contract)

- ❖ Inspect commercial properties for end of the year License Renewals
- ❖ Worked in tandem with Fire Prevention on inspections

September 2015 – 2017

Local Building Inspector Town of Belmont

- ❖ Review and process building permits and permit applications using *People GIS* software
- ❖ Review and interpret plans for General By Laws, State Building Code and Architectural Access Board
- ❖ Review plans for Fire Prevention, Flood Zone, Wetlands, Rivers Act and Historic District
- ❖ Review construction plans and verify contractor's license
- ❖ Performed routine patrols to identify possible zoning violations
- ❖ Perform building inspections
- ❖ Enforce building codes
- ❖ Investigate building code violations
- ❖ Conduct final inspection for issuance of Certificate of Occupancy
- ❖ Performs field inspections for new and repaired sewer and drain services
- ❖ Conducted level surveys for street flooding studies

June 1994 – Present
Residential Designer
LaVecchia Designs (Saugus, MA)

- ❖ Planning residential and commercial layout and designs
- ❖ Analysis of existing space
- ❖ Tenant build-out in high-rise and low-rise buildings
- ❖ Coordination Drawings for trades (electrical, mechanical, etc.)
- ❖ Local Zoning and Code Review
- ❖ Review contractor estimates
- ❖ Preliminary site evaluation
- ❖ Construction Supervision
- ❖ Knowledge of the Residential and Commercial Building Code
- ❖ Commonwealth Building Code and International Building Code
- ❖ Knowledge of Fire Code and Sprinkler System
- ❖ Able to read and translate technical drawings
- ❖ Manage contractors and engineers
- ❖ Customer Service

May 2012 – January 2014
Commercial and Residential Estimator
Masco Construction Services, Inc. (Danvers, MA)

- ❖ Insulation estimating and job costing (commercial and residential)
- ❖ Providing support to insulation, branch, and safety operations
- ❖ Managing cost control
- ❖ Job tracking
- ❖ Inventory control
- ❖ Conducting job reviews
- ❖ Site visits
- ❖ Code review prior to estimating
- ❖ Ensure personnel comply with Company and customer policies and procedures
- ❖ Providing quality customer service

Personal and Certifications:

- ❖ 1A- Building Inspector Certification; One and Two Family (NCPCCI)
- ❖ 1B-Building Inspector Certification; Commercial Buildings (NCPCCI)
- ❖ 3B-Building Inspector Certification; Fire Protection (NCPCCI)
- ❖ Building Official Certification Local Inspector (expiration December 2020)
- ❖ HERS Rater
- ❖ Driver's License
- ❖ Construction Supervisor License - Unrestricted
- ❖ Approval from Commonwealth to take Building Commissioner Exam
- ❖ OSHA 10 Hour
- ❖ American Heart Association CPR certified
- ❖ American Heart Association First Aid certified

Activities and Affiliations:

Member of the International Code Council (ICC)

Delta Mu Delta (Beta Sigma Chapter Salem State College)

The Preservation Society of Newport County (Rhode Island)

Historic New England

Notary Public (The Commonwealth of Massachusetts)

Additional Skills:

Computer: People GIS, AutoCAD, Microsoft Office Suite, knowledge of computers and working components.

Language Skills:

Multi-lingual capacity, fluent in Italian (speak, read and write), some Spanish

Trade/Crossover skills:

- ❖ Intermediate knowledge of plumbing, electric and HVAC trades.
- ❖ Experience in construction, renovations and tenant build-out.
- ❖ Knowledge of renewable energy alternatives.



July 29, 2020

Mr. Steve Maio
Town Administrator
Town Hall
Wakefield, Ma. 01880

Dear Steve,

I am writing to you today to respectfully request that your office and that of the Town Council support and grant the following request.

The Wakefield Lynnfield Chamber of Commerce is working with and supporting local businesses, both chamber members and non-chamber members in an effort to host a series of sidewalk sales thru out the entire town of Wakefield. The purpose of this event would be to attract consumers to our local merchant locations and better support the local economy.

Event Parameters are as follows:

- * Event dates requested: Saturday August 29, Saturday September 26 and Saturday October 24.
- * The kick off date of August 29, 2020 coincides with the Massachusetts State "Tax Free" holiday weekend.
- * Event timeline 10:00 am – 5:00 pm
- * **Sidewalks will NOT be blocked and will be open to normal pedestrian traffic and remain handicap accessible.**
- * We plan to identify specific designated "hubs" around town to better involve and coordinate the entire business community as best as possible.
- * We plan to advertise this Sidewalk Sale on a special event page located on the Chamber Facebook Page and Website, local newspaper ads and if possible on the Town Website and face book page.
- * This event is intended for permitted local retail businesses – non-profits are not included on August 29th the first day of this event request. Inclusion of non-profits at future dates will be reviewed at a later time.

- * Sidewalk A frames signs will be allowed
- * Open spaces in front of vacant store fronts are available if desired. Contact Chamber to coordinate and secure site.
- * No food or drink product giveaways

******* SPECIAL EVENT INCENTIVE*******

Additionally, thanks to the generosity and financial support pledged to us from our two home town financial institutions, the Wakefield CO-Operative Bank and The Savings Bank we are able to include a very special incentive with our Sidewalk Sale event!

As an incentive to attract the largest number of shoppers possible to our retail stores the following special offer is being presented. Every shopper who spends a minimum of \$50.00 at a Wakefield retail store will receive a \$10 gift certificate which can be used at any participating Wakefield Restaurant.

Shoppers are eligible for additional \$10.00 gift certificates for each additional incremental expenditure of \$50.00 up to a maximum of \$500.00 or a total of 10 gift certificates maximum per person.

I am of course available to meet with you at any time to answer and/or address any questions or concern which you may have regarding this event.

Thank you in advance for your consideration.

Sincerely,

John

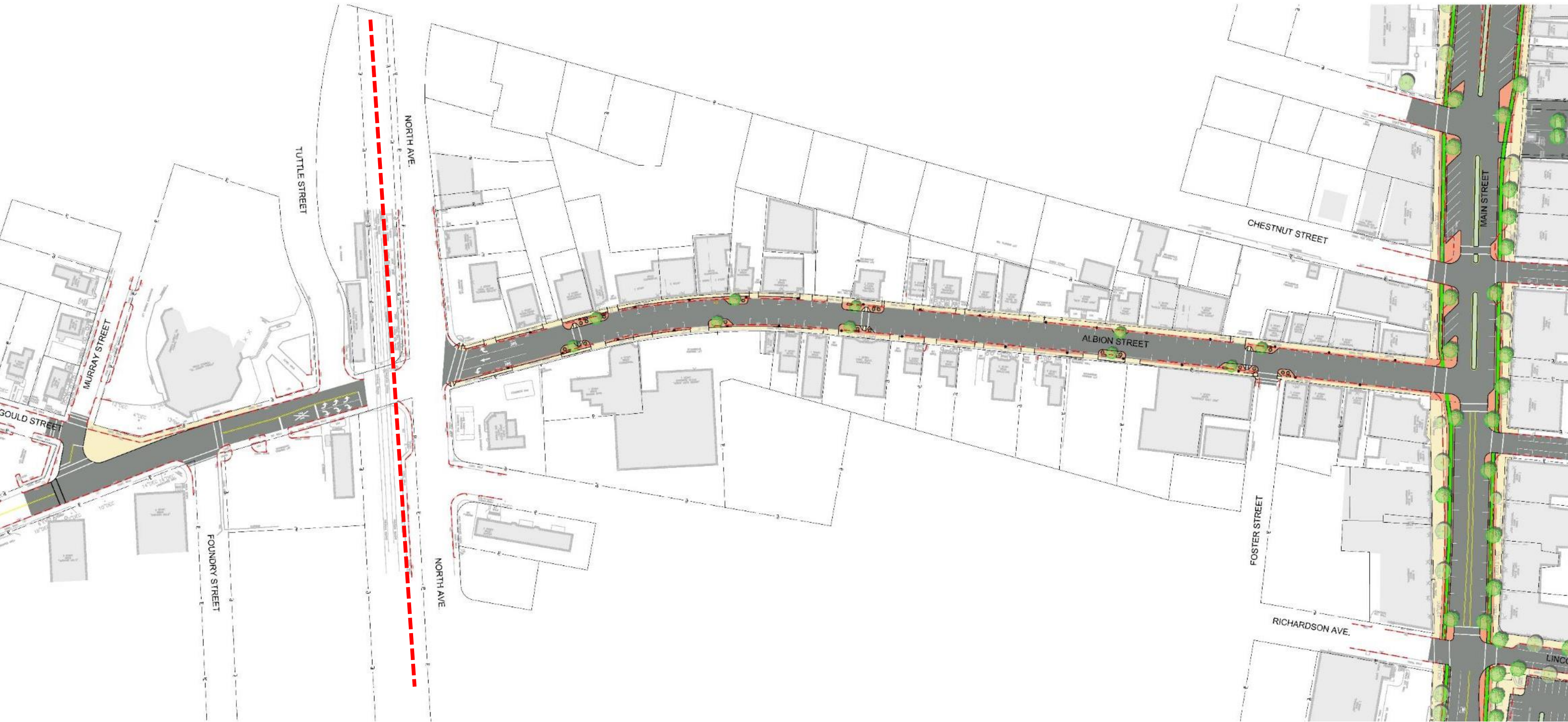
John J Smolinsky
Executive Director
Wakefield Lynnfield Chamber of Commerce



Main Street and Albion Street Site Materials Palette Options

July 30, 2020

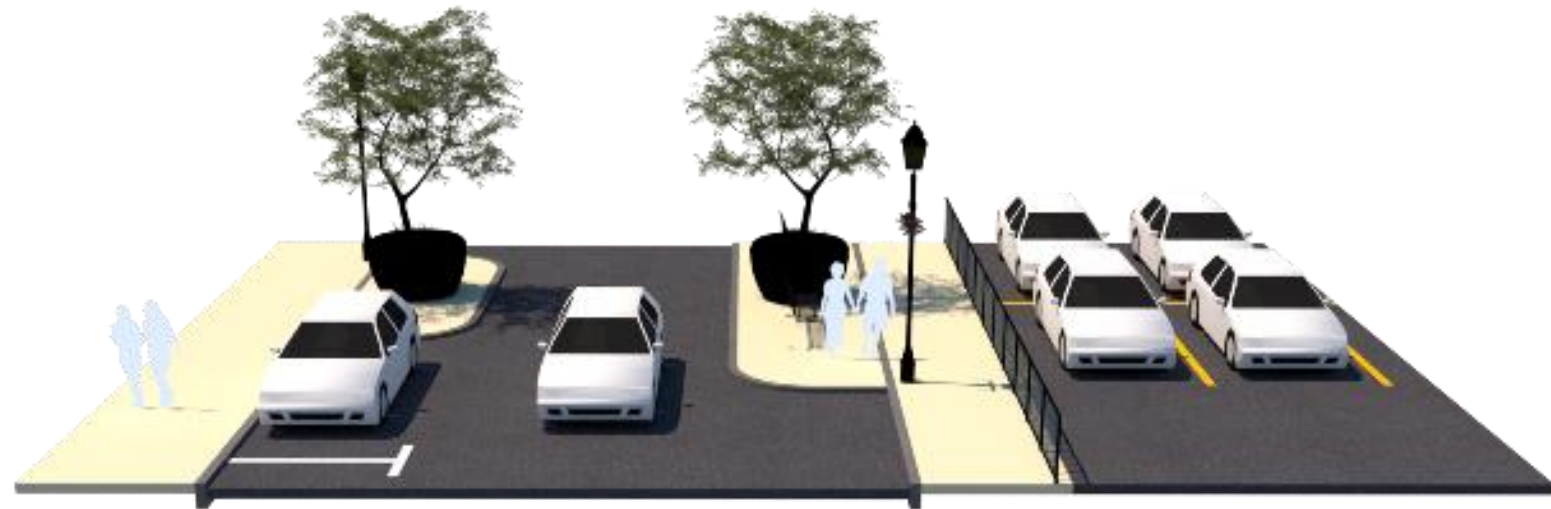
Albion Street - East



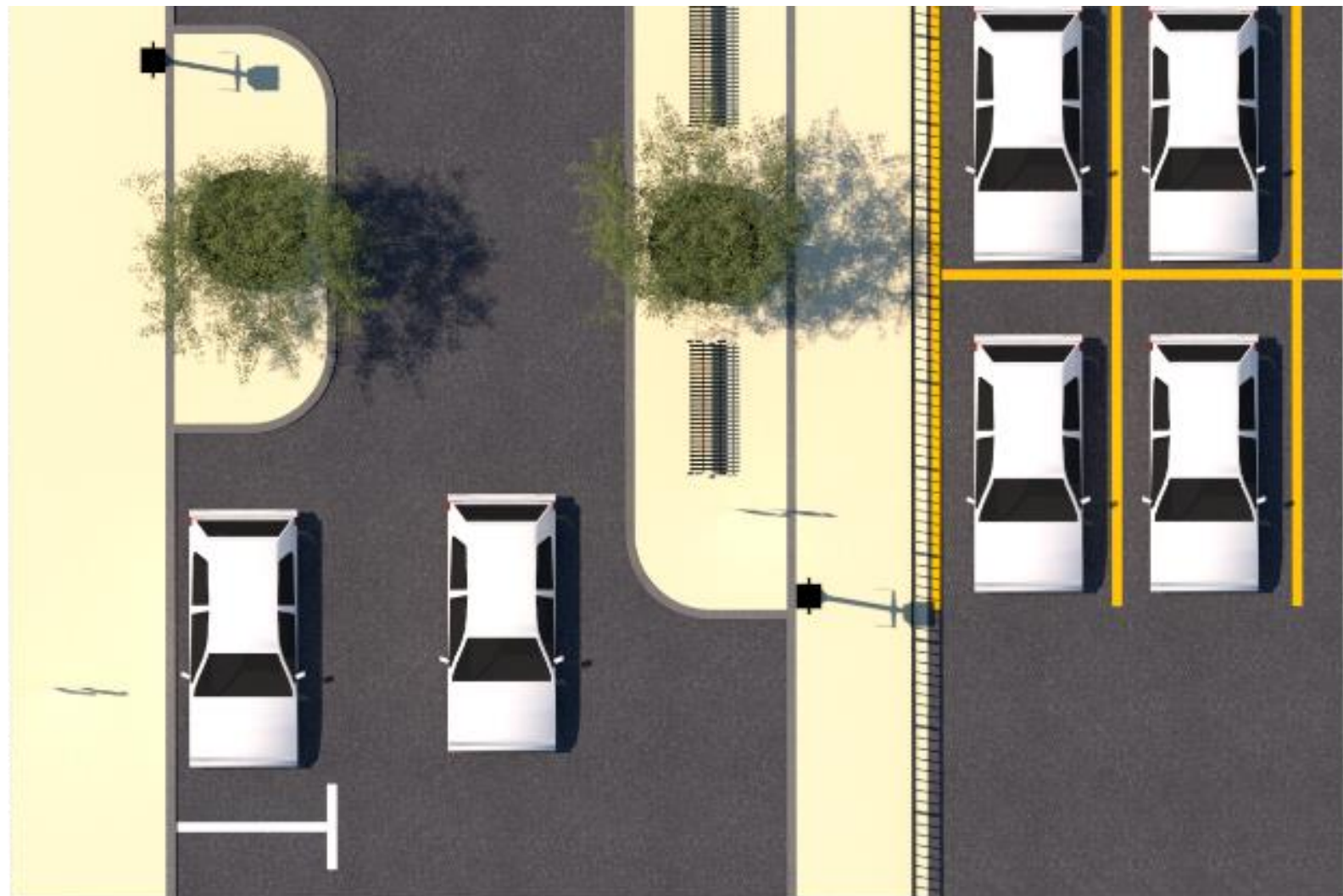
Albion Street

Streetscape Elements:

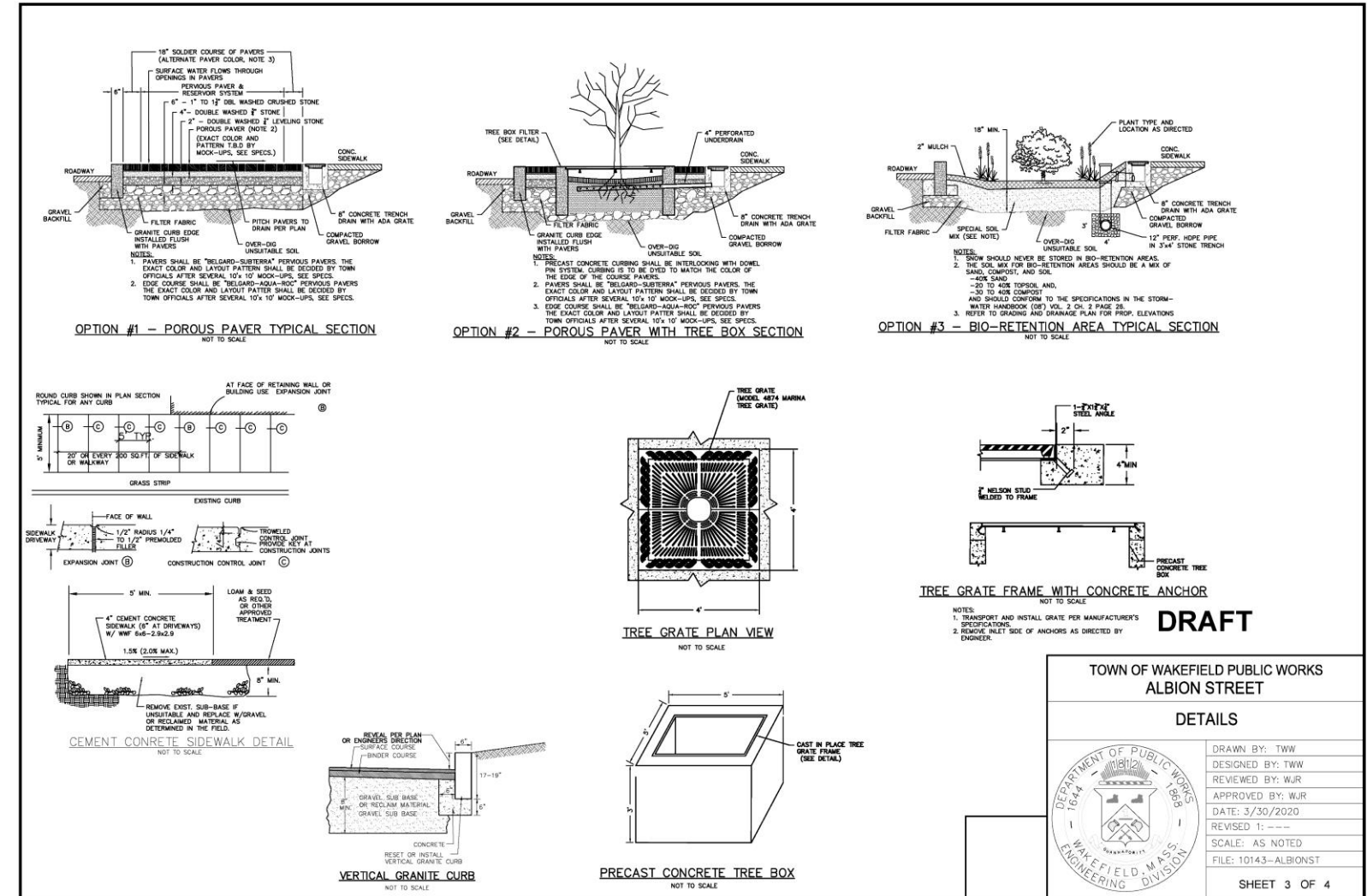
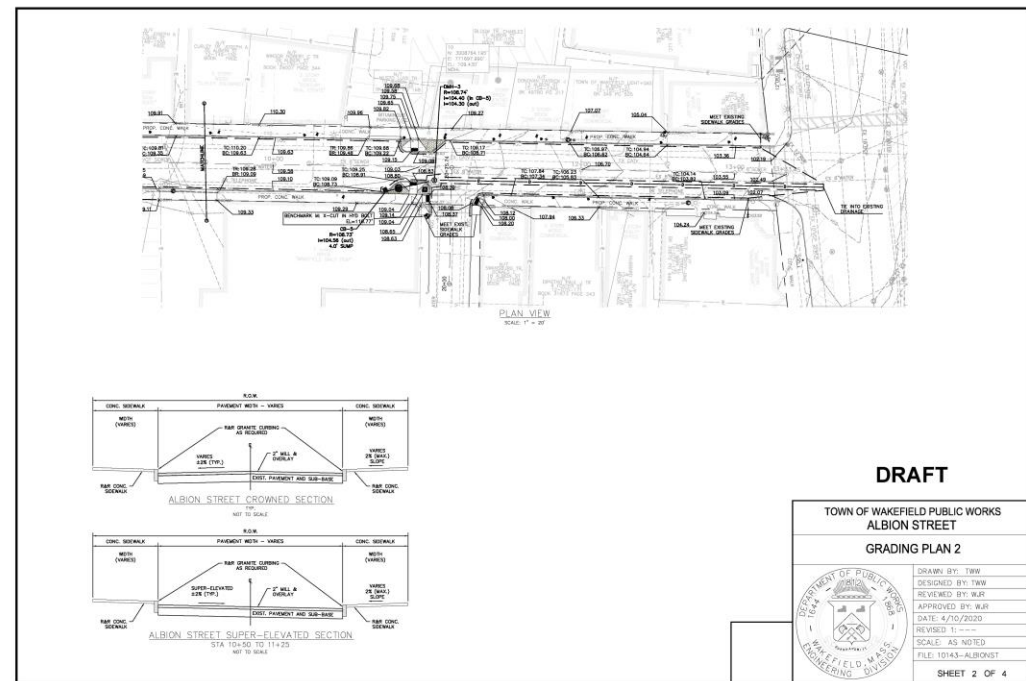
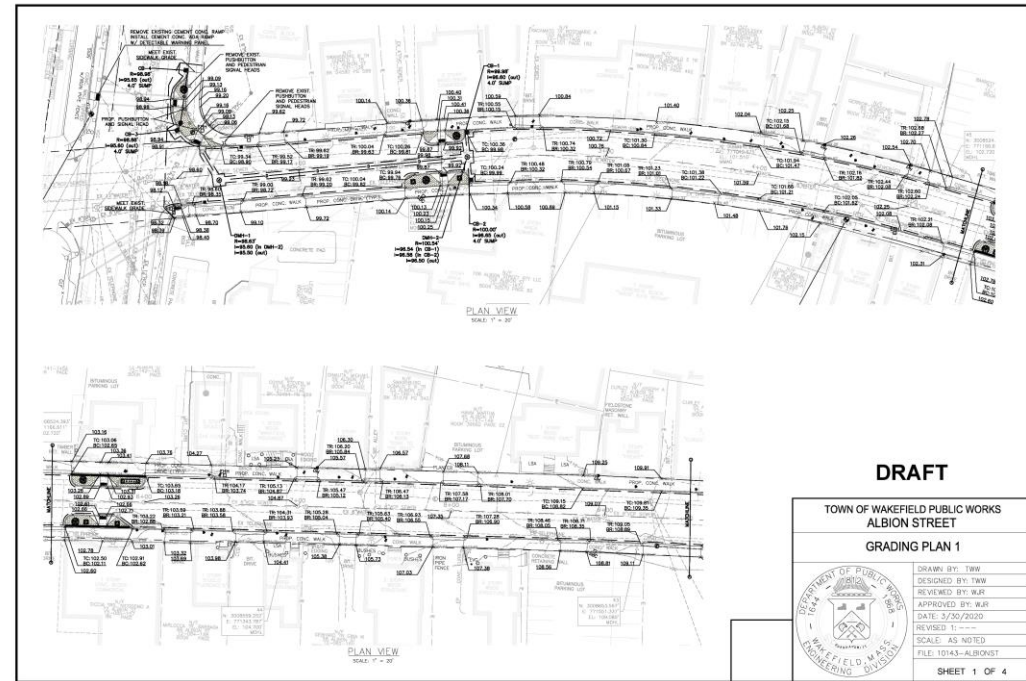
- Brick Paver Bump-outs
- Low Plant Beds
- Lighting Elements
- Bike Racks
- Benches and Informal Seating
- Trash Receptacles
- Trees in Planter Boxes?
- Separators at Back of Walk at Parking lots



SIDEWALK	PARKLET/ PARALLEL PARKING	TRAVEL LANE (ONE WAY)	PARKLET/ PARALLEL PARKING	SIDEWALK	ABUTTING CONDITIONS
6'	8'	18'	8'	6'	



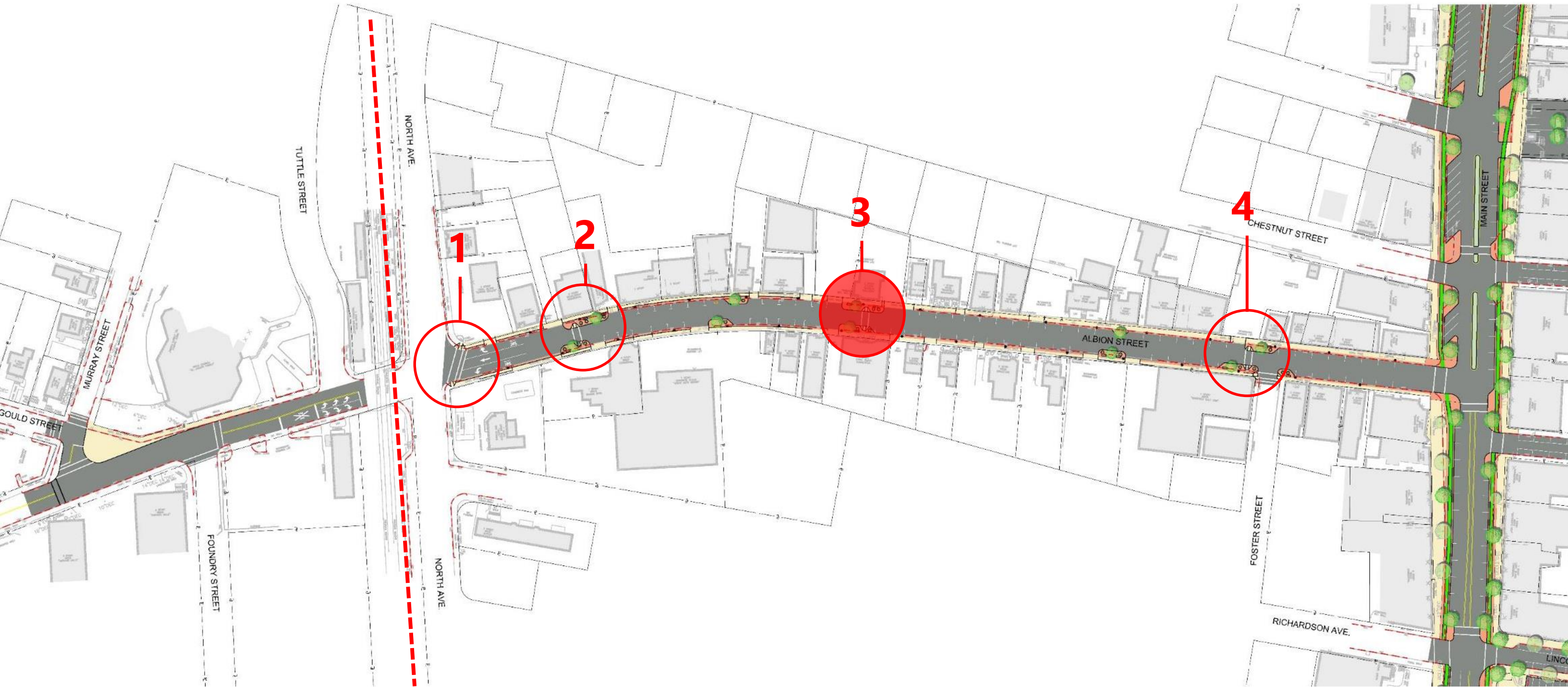
Albion Street Roadway Design



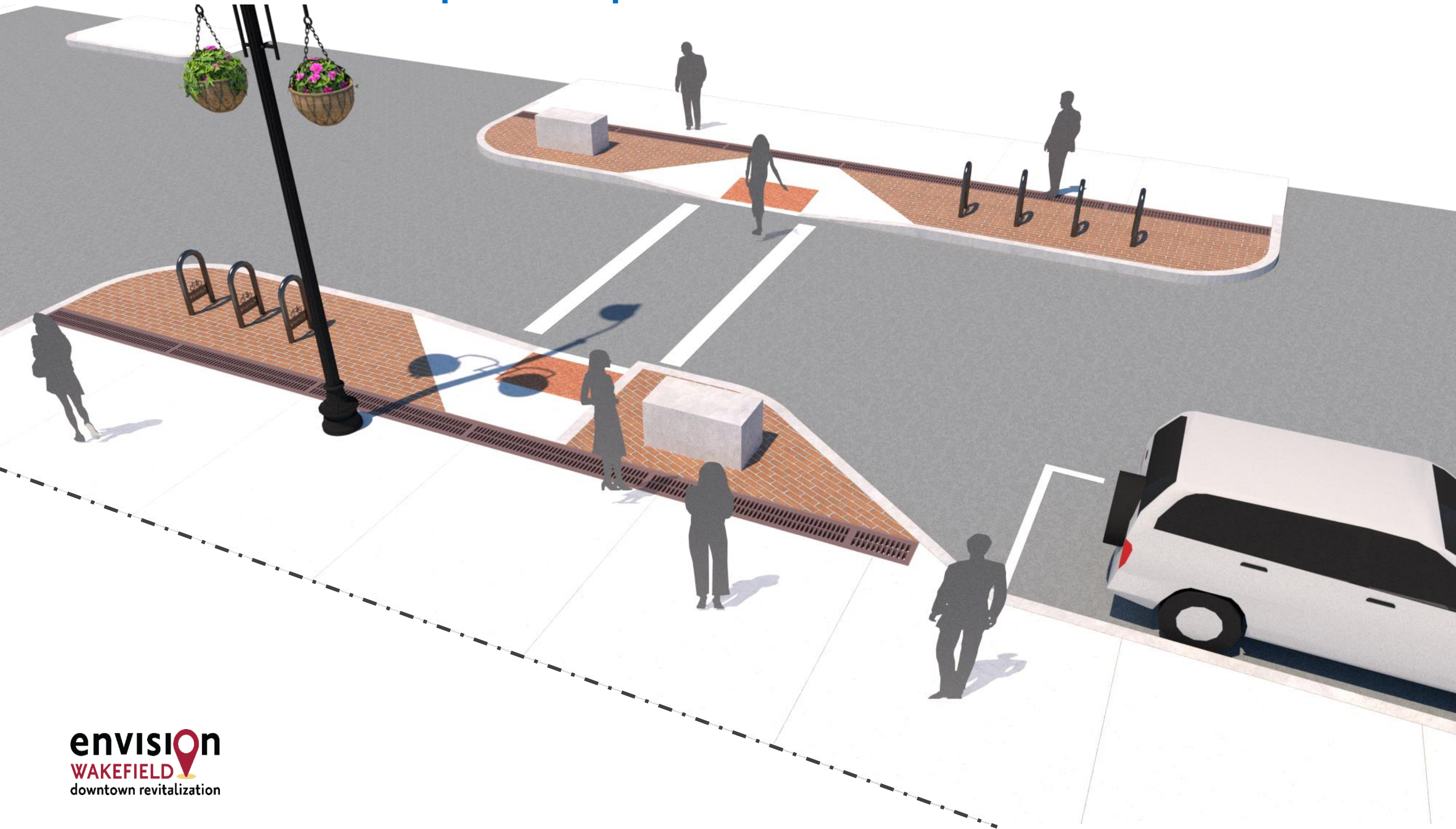
Albion Street - East



Albion Street - East



Albion Street Bump-Out Options - Porous Paver



Albion Street Bump-Out Options - Porous Paver with Tree Box



Albion Street Bump-Out Options - Bio-Retention Area



Albion Street Bump-Out Options Paving Options



Albion Street Bump-Out Options Paving Options



Albion Street Bump-Out Options Paving Options



Streetscape Materials Approaches

Design Style Options

- Traditional



- Contemporary



Design Approach Options

- Continue Existing Styles



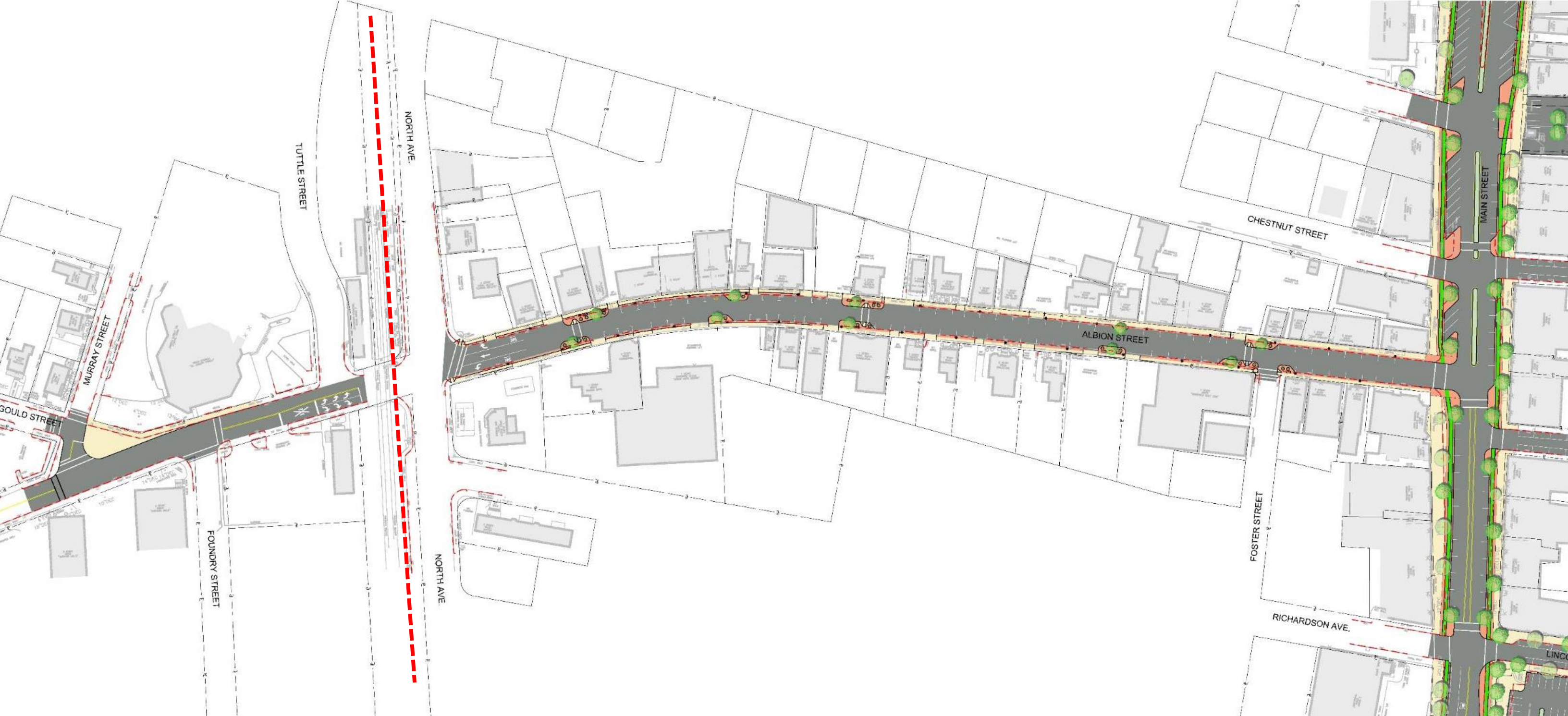
- Maintain Single New Style throughout Corridor
- Create Zone Identities
Albion Arts Corridor, etc.

Streetscape Palette

Ask yourself:

“How do I want my Streetscape to function and look?”

Main Street



Streetscape Materials Palette Options

Curb Extension - Mobility



Streetscape Materials Palette Options

Curb Extension - Gateway Landscape



Streetscape Materials Palette Options

Curb Extension - People Space



Streetscape Materials Palette Options

Curb Extension - Functioning Stormwater Landscape



Streetscape Materials Palette Options

Curb Extension - Cyclist Destination



Streetscape Materials Palette Options

Curb Extension - Information Hotspot



Streetscape Materials Palette Options

Curb Extension - Pop-up Flex Space



Streetscape Paving Materials Options

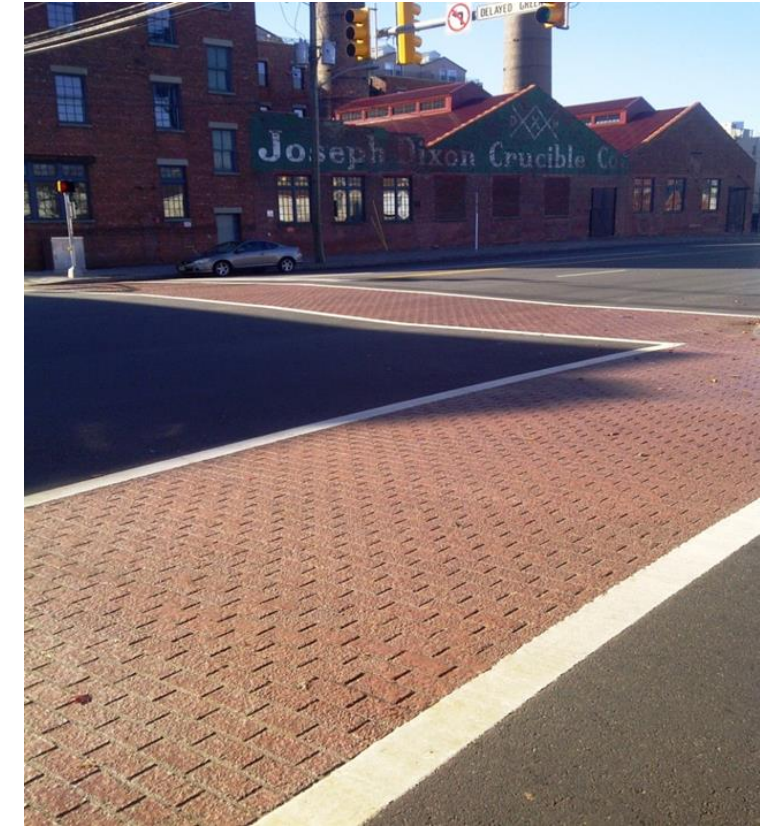
Paving Materials



Concrete with Sawcut Joints



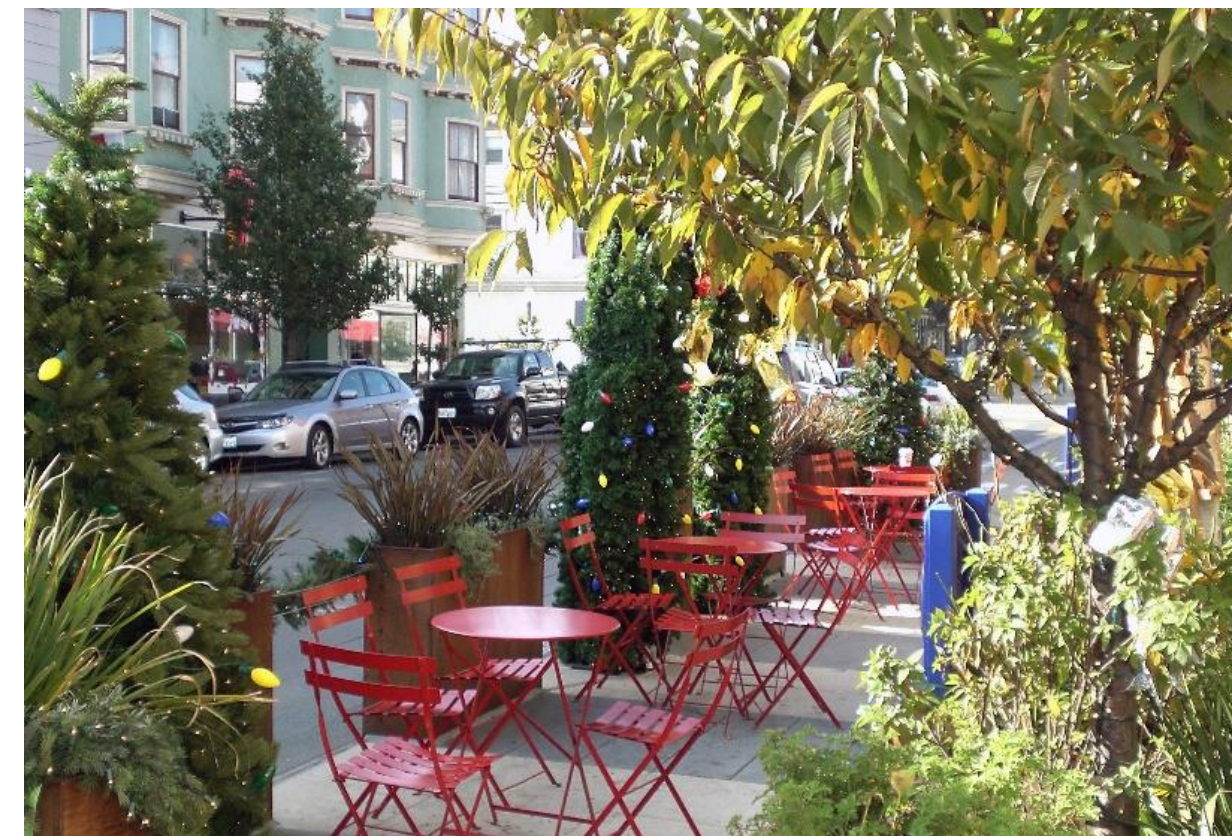
Brick Paver Focal Areas , including Permeable Paving Brick



Endurablend™ Colored/Textured Surfacing

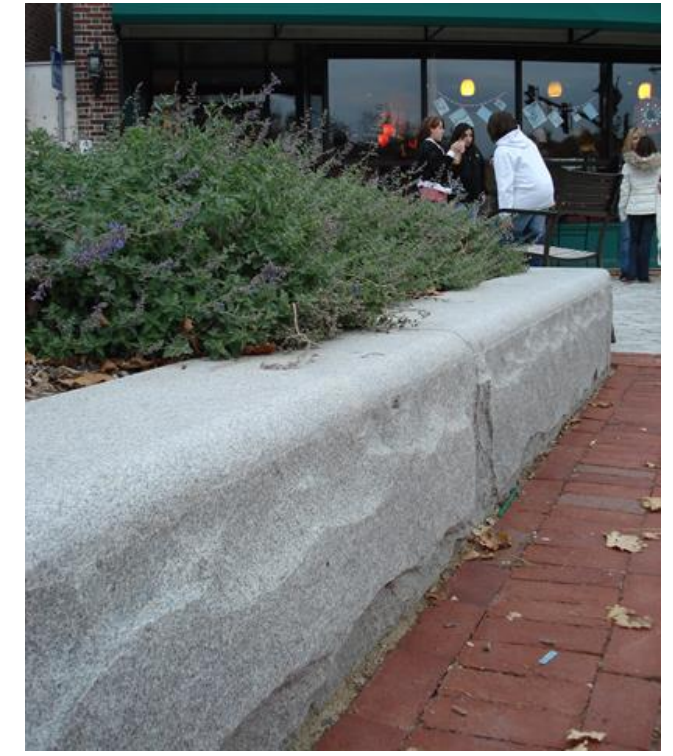
Streetscape Approaches in Other Lcales

- Traditional with Brick
- Brick Paver Highlights
- Granite Low Plant Beds
- Brick Highlights and Temporary Activity Parklets
- Movable Planters and Informal Seating



Streetscape Materials Options

Seating and Planters



Streetscape Materials Options

Bike and Scooter Racks



Trash and Recycling Receptacles



Streetscape Materials Options

Lighting Enhancements



Albion and Main Streetscape – Proposed Palette



Updated Traditional Bench – Metal Slats Option



Granite Seat Blocks and Lightpole Banner Attachments



New Pedestrian Level Lights to Match Fixtures on Albion C. E. Building



Black Metal Bike Racks with Logo



Granite Planter Seatwalls



Black Metal Trash/Recycling Cans



Bollards and Chain at Parking Lots

Albion Streetscape – Proposed Planting Palette

Low Shrubs



Grasses & Perennials

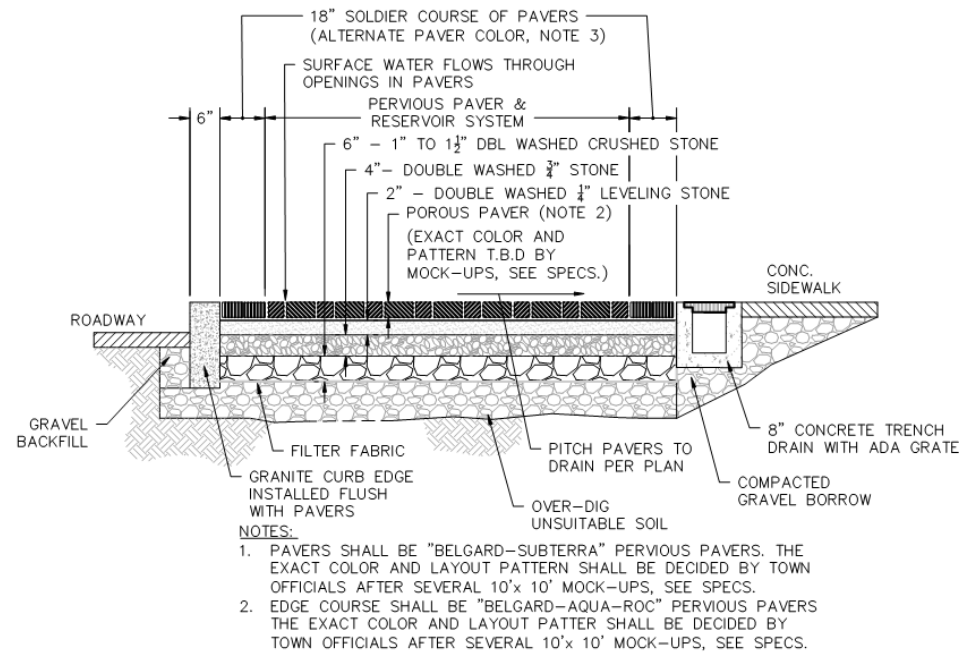


Meeting Logistics

- Raise/lower your “Hand” in Zoom
 - Invite you to go off mute
- Written Q&A/Chat
- Email your comments:
wrenault@wakefield.ma.us
- Ground Rules
 - Structured General Q&A Session

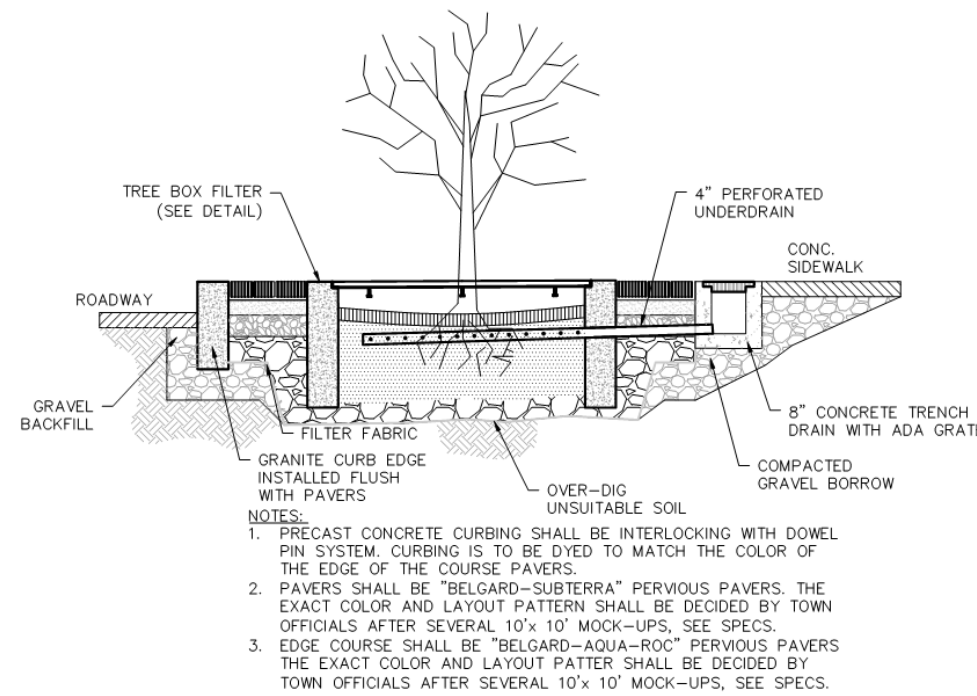
Discussion – Albion

Option 1 – Porous Paver



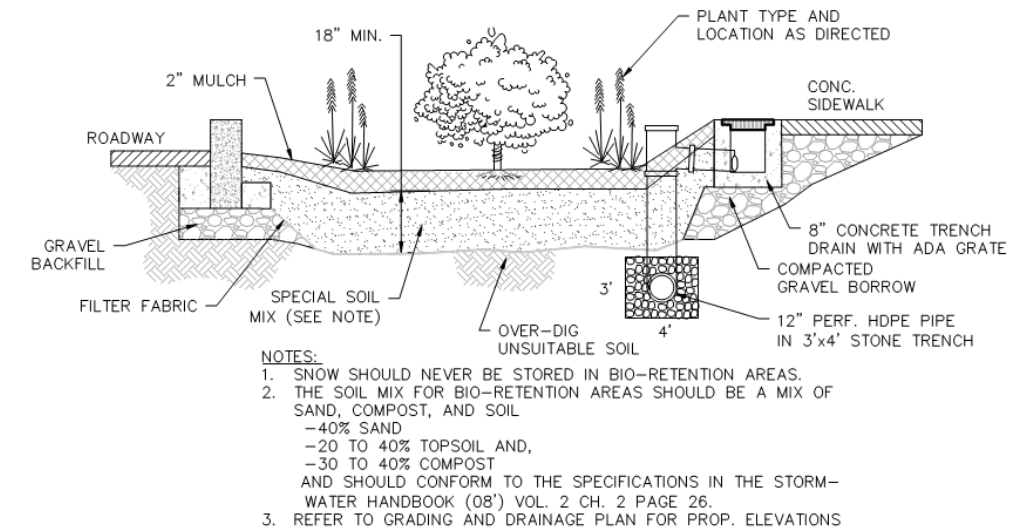
OPTION #1 – POROUS PAVER TYPICAL SECTION
NOT TO SCALE

Option 2 – Porous Paver with Tree Box



OPTION #2 – POROUS PAVER WITH TREE BOX SECTION
NOT TO SCALE

Option 3 – Bio-Retention Area



OPTION #3 – BIO-RETENTION AREA TYPICAL SECTION
NOT TO SCALE

Discussion – Albion

Option 1 –
Porous Paver



Option 2 –
Porous Paver with Tree Box



Option 3 –
Bio-Retention Area



Example from other communities



Example from other communities



Example from other communities

Albion Street - East



Albion Street – Area 1



Albion Street – Area 2



Albion Street – Area 3



Albion Street – Area 4



Discussion – Main Street



People Space



Pop-up Flex Space



Functioning Stormwater Landscape



Gateway Landscape



Cyclist Destination



Mobility

Thank you!



Main Street and Albion Street Site Materials Palette Options

July 30, 2020

Commonwealth of Massachusetts



Middlesex, ss.

Town of Wakefield

ORDER ESTIMATING BETTERMENTS

At a meeting of the Town Council of the Town of Wakefield, Massachusetts (the "Council") held on this _____ day of _____, 20 ____, it is hereby ORDERED as follows:

WHEREAS, the Council has determined that the public convenience requires the improvement of roadway conditions on [Walton Lane](#); and

WHEREAS, the Council will construct roadway improvements on [Walton Lane](#); and

WHEREAS, the said street is a private way within the Town of Wakefield; and

WHEREAS, the said construction will benefit the abutters to the said way; and

NOW, THEREFORE, the Council hereby orders:

1. That roadway improvements to be constructed on [Walton Lane](#), in said Wakefield from [Lowell Street](#) approximately **eight hundred (800')** to the [end of Walton Lane](#) as shown on a plan titled "[Walton Lane Roadway Betterment](#)", prepared by the Department of Public Works dated **July 2020** and recorded herewith (the "Plan"); and
2. that the work to be done in accordance with the plan by, or under the direction of, the Department of Public Works, which shall, as soon as feasible after the completion thereof, compute the expense of the same and return to this Council an account thereof, and that thereafter the cost of such construction be assessed upon the owners of the estates benefited or abutting on said streets or ways, in said location, in the manner provided under chapter 80 and/or 83 of the General Laws and all act in amendment and in addition thereto, and other General Laws and special laws hereto enabling; and
3. that the total cost of the said construction and the assessments to be made therefor are as shown on a schedule titled "[Schedule of Estimated Roadway Assessments](#)" dated **July 2020** attached hereto and incorporated herein by reference, and total **ninety-one thousand dollars and zero cents (\$91,000.00)**, attached hereto and incorporated herein by reference; and

4. this Order shall be recorded forthwith, together with the Plan, in Middlesex South District Registry of Deeds.

WITNESS OUR HANDS AND SEALS on and as of the first date above written.

TOWN OF WAKEFIELD
By and Through Its Town Council

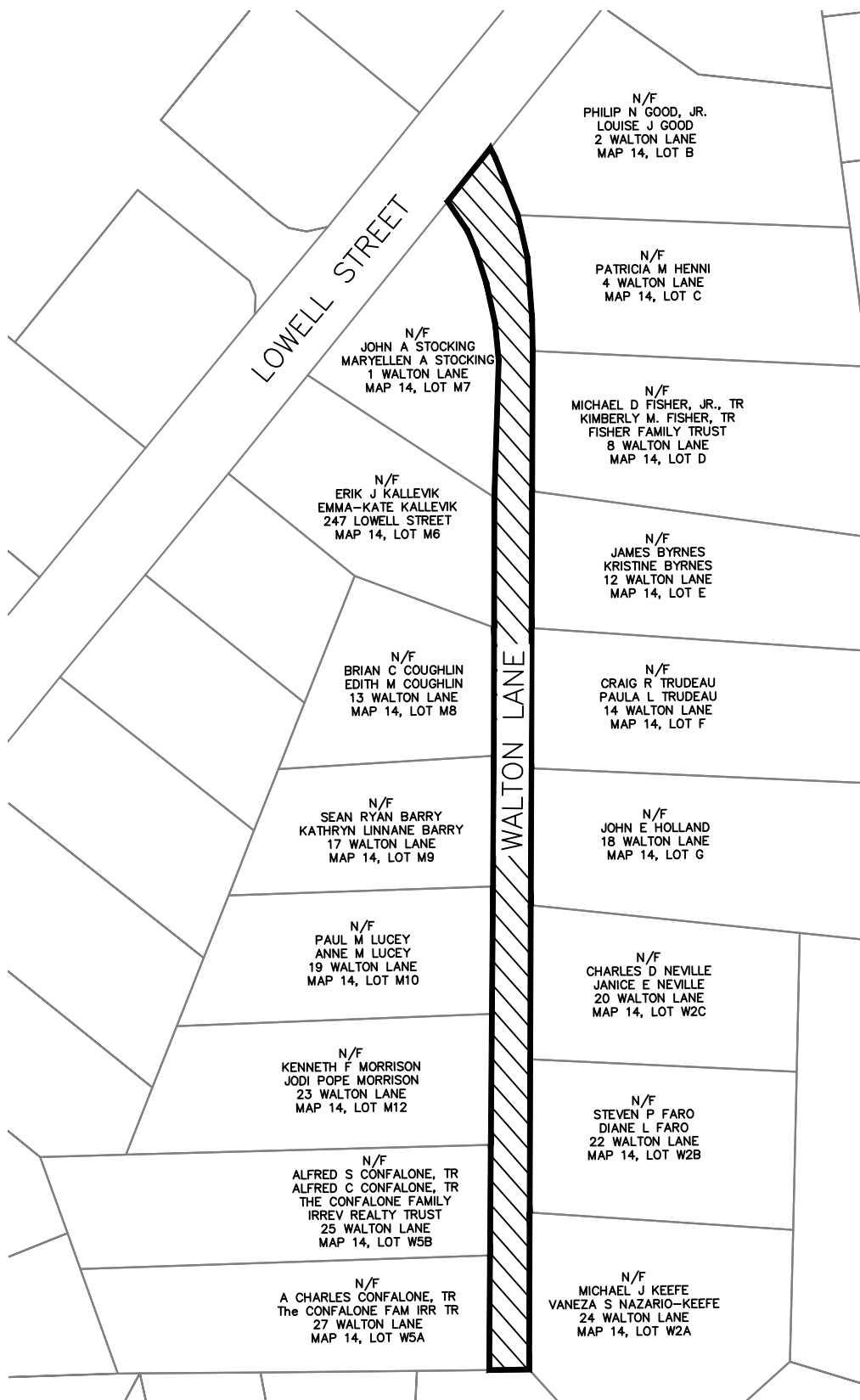
Commonwealth of Massachusetts

Middlesex, ss.

On this ___ day of _____, 20___, before me, the undersigned notary public, personally appeared _____

_____,
proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as a majority of the Town Council of the Town of Wakefield, Massachusetts

Notary Public
My commission expires:



PLAN
SCALE: 1" = 100'



TOWN OF WAKEFIELD
 Department of Public Works Engineering Division
 1 Lafayette Street Wakefield Massachusetts 01880
 Phone 781-246-6308 ♦ Fax 781-246-6266

WALTON LANE
 ROADWAY BETTERMENT

JULY 2020

SURVEY:
 DRAWN:
 EAS:
 CHECKED:
 SCALE:
 AS SHOWN

REVISIONS

10088
 SHEET 1 OF 1
 1

Walton Lane Betterment

Project #10088

TOWN OF WAKEFIELD MASS.

SCHEDULE OF ESTIMATED ROADWAY ASSESSMENTS

Schedule of Estimated Assessments made by the Town Council upon property on the street herein named,
in which roadway improvements will be constructed and recorded in the Middlesex Registry of Deeds

Date: July 2019

By: Eric Sherman, P.E., Sr. Civil Engineer

Total Cost = \$91,000.00

Lot No.	Book - Page	Legal Ref. Date	Name of Owner	Location of Property	Frontage (ft) based on Deed	from Lowell Street to dead end	
						% by Equal Shares	Amount by Equal Shares
14-018-0M7	30683-183	9/22/1999	N/F John A Stocking Maryellen A Stocking	1 Walton Lane	196.03	5.88%	\$5,352.94
14-002-00B	14582-0142	4/12/1982	N/F Philip N Good, Jr. Louise J Good	2 Walton Lane	33.15	5.88%	\$5,352.94
14-003-00C	58605-496	3/2/2012	N/F Patricia M Henni	4 Walton Lane	85.16	5.88%	\$5,352.94
14-004-00D	72794-332	6/20/2019	N/F Michael D Fisher, Jr., TR Kimberly M. Fisher, TR Fisher Family Trust	8 Walton Lane	85	5.88%	\$5,352.94
14-005-00E	62297-476	7/23/2013	N/F James Byrnes Kristine Byrnes	12 Walton Lane	85	5.88%	\$5,352.94

Lot No.	Book - Page	Legal Ref. Date	Name of Owner	Location of Property	Frontage (ft) based on Deed	from Lowell Street to dead end	
						% by Equal Shares	Amount by Equal Shares
14-016-0M8	13298-0597	9/30/1977	N/F Brian C Coughlin Edith M Coughlin	13 Walton Lane	80	5.88%	\$5,352.94
14-006-00F	17525-28	10/27/1986	N/F Craig R Trudeau Paula L Trudeau	14 Walton Lane	85	5.88%	\$5,352.94
14-015-0M9	69476-443	6/22/2017	N/F Sean Ryan Barry Kathryn Linnane Barry	17 Walton Lane	80	5.88%	\$5,352.94
14-007-00G	69563-536	7/6/2017	N/F John E Holland	18 Walton Lane	83.89	5.88%	\$5,352.94
14-014-M10	41785-074	1/15/2004	N/F Paul M Lucey Anne M Lucey	19 Walton Lane	80	5.88%	\$5,352.94
14-008-W2C	13409-0034	3/23/1978	N/F Charles D Neville Janice E Neville	20 Walton Lane	95.07	5.88%	\$5,352.94
14-009-W2B	16890-344	4/4/1986	N/F Steven P Faro Diane L Faro	22 Walton Lane	95.07	5.88%	\$5,352.94
14-013-M12	49349-437	4/26/2007	N/F Kenneth F Morrison Jodi Pope Morrison	23 Walton Lane	80	5.88%	\$5,352.94
14-010-W2A	54116-192	1/7/2010	N/F Michael J Keefe Vaneza S Nazario-Keefe	24 Walton Lane	95.06	5.88%	\$5,352.94

						from Lowell Street to dead end	
Lot No.	Book - Page	Legal Ref. Date	Name of Owner	Location of Property	Frontage (ft) based on Deed	% by Equal Shares	Amount by Equal Shares
14-012-W5B	29713/430	1/27/1999	N/F Alfred S Confalone, TR Alfred C Confalone, TR The Confalone Family Irrev Realty Trust	25 Walton Lane	68	5.88%	\$5,352.94
14-011-W5A	30982-450	12/21/1999	N/F A Charles Confalone, TR The Confalone Fam Irr Tr	27 Walton Lane	68	5.88%	\$5,352.94
14-017-0M6	63745-247	6/12/2014	N/F Erik J Kallevik Emma-Kate Kallevik	247 Lowell Street	80	5.88%	\$5,352.94
						100.00%	\$91,000.00

From: [Ann Santos](#)
To: [Sherri Dalton](#)
Subject: Fwd: Donation to WHRC
Date: Thursday, July 16, 2020 8:45:12 AM

Please see below! Thank you.

Ann McGonigle Santos, Esq.
Associate Dean of Students
Suffolk University Law School
120 Tremont Street
Boston, MA 02108
617-573-8157
asantos@suffolk.edu

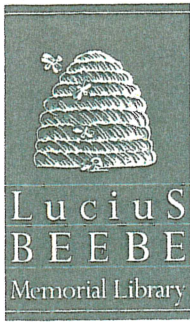
Begin forwarded message:

From: "m_muti@yahoo.com" <m_muti@yahoo.com>
Date: July 16, 2020 at 8:38:03 AM EDT
To: Stephen Maio <smaio@wakefield.ma.us>, Ann Santos
<councilor.Santos@wakefield.ma.us>
Subject: Donation to WHRC

Dear Steve and Ann,

The WHRC recently received an unsolicited donation of \$1000 from Greenwood Wine & Spirits and I was wondering if at the next town council meeting I could ask that we be allowed to accept it?

Thank you,
Maria



345 Main Street
Wakefield
Massachusetts
01880-5093

voice (781) 246-6335
fax (781) 246-6385
e-mail email@wakefieldlibrary.org

Date: 7/27/2020

Town Council
Lee Memorial Town Hall
Lafayette Street
Wakefield, MA 01880

Dear Councilors:

In accordance with Chapter 44, Section 53A of Massachusetts General Laws, the Board of Library Trustees requests approval to accept and expend a gift or gifts to the Library as indicated on the attached form bearing the above date.

Thank you for your consideration.

Very truly yours,

Catherine McDonald
Library Director

cc: Accounting

