

TOWN COUNCIL AGENDA

Edward F. Dombroski, Jr., Chairman
Ann McGonigle Santos, Vice-Chair
Mehreen N. Butt
Jonathan P. Chines
Paul R. DiNocco
Peter J. May
Julie Smith-Galvin

Stephen P. Maio, Town Administrator
Sherri A. Dalton, Clerk



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://zoom.us/j/94457281817>. The meeting ID is 944 5728 1817. 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 944 5728 1817. Please only use dial in or computer and not both, as audio feedback will distort the meeting.

ITEM 1 | Call to Order

ITEM 2 | Pledge of Allegiance

ITEM 3 | Attendance

ITEM 4 | Approval of Minutes

Approval of April 13, 2020 Regular Town Council Meeting Minutes. Vote anticipated.

ITEM 5 | 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> (preferred) or in writing at the secure drop off boxes at Town Hall, 1 Lafayette Street, 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 6 | Public Hearing – 7:05 p.m.

Bhavya Two LLC

Applicant has applied for a License and/or a modification of an existing License to store flammables at 950 Main Street. Vote anticipated.

ITEM 7 | State Delegation

State Senator Lewis, Representatives Wong and Lipper-Garabedian to provide the Council with updates from the State House and answer questions.

ITEM 8 | COVID-19 Updates

A. Emergency Management Director Thomas Walsh and Health Director Ruth Clay (along with any Board of Health members) to provide update on the Coronavirus, including steps taken within Town and recommendations going forward.

B. Police Chief Skory and Fire Chief Sullivan to provide first responder updates.
1 Lafayette Street Wakefield, MA 01880 . www.wakefield.ma.us . 781.246.6390

TOWN COUNCIL AGENDA

C. Town Administrator Maio and Town Council Chairman Dombroski to provide Town updates.

ITEM 9 | Ethics Disclosure

Review of Ethics Disclosure allowing Town Counsel Thomas Mullen to potentially answer questions concerning Articles 24 and 25 of the 2020 Annual Town Meeting, as these are warrant petition articles sponsored by The Savings Bank. Mr. Mullen is a Director of that institution. Article 24 would rezone from General Residence to Business certain properties located on Main, Avon, and Chestnut Streets. Article 25 would make textual changes in § 190-31 of the Zoning Bylaws and/or review and comment on motions made thereunder. The Planning Board and/or other Town boards and officials may also seek Town Counsel's advice concerning the meaning and consequence of the proposed zoning changes. Vote anticipated.

ITEM 10 | Appointments – Historical Commission

Councilors to further review applicants for appointment and modify appointments to staggered terms. Vote anticipated.

ITEM 11 | Constituent Issues

Councilors have opportunity to briefly report any issues raised by constituents that are not included on current Agenda. No votes will be taken at this time, but items may be included on a future Town Council Agenda.

ITEM 12 | Chairman's Comments

Chairman Dombroski to offer brief comments on:

- A. Regional Summit Meeting with neighboring communities; and
- B. Economic Development Council

ITEM 13 | Matters Not Anticipated for Agenda

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

ITEM 14 | Announcements & Acknowledgements

Town Councilors, Town Administrator, Town Counsel, and Clerk may offer recognitions and notices to the public.

ITEM 15 | Adjournment

Vote anticipated.

1 Lafayette Street Wakefield, MA 01880 . www.wakefield.ma.us . 781.246.6390



TOWN COUNCIL AGENDA

Next Regular Town Council Meeting: May 11, 2020 @ 7:00 p.m., via Zoom virtual meeting.





WAKEFIELD TOWN COUNCIL

Monday, April 13, 2020
7:00 P.M. (Via Zoom virtual meeting)

COUNCIL MEMBERS PRESENT:

Councilor Edward F. Dombroski, Jr., Chair
 Councilor Ann McGonigle Santos, Vice-Chair
 Councilor Mehreen N. Butt
 Councilor Jonathan P. Chines
 Councilor Paul R. DiNocco
 Councilor Peter J. May
 Councilor Julie Smith-Galvin

ADMINISTRATION PRESENT:

Town Council Clerk Sherri A. Dalton
 Town Administrator Stephen P. Maio
 Town Counsel Thomas A. Mullen

----- TOPICS OF DISCUSSION -----

Call to Order	Councilor Dombroski called the meeting to order at 7:01 p.m.
Pledge of Allegiance	Councilor Dombroski introduced a compilation video of members of the Wakefield Police Department, Wakefield Fire Department, and frontline healthcare personnel that have been helping us through the COVID-19 crisis, to lead the Pledge of Allegiance, with much thanks to WCAT for putting the video together.
Attendance	All seven (7) Councilors were present and participating via Zoom.
Approval of Minutes	<p>Councilor Santos motioned to approve the March 23, 2020 regular Town Council Meeting Minutes. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.</p> <p>Councilor Santos motioned to approve the April 06, 2020 regular Town Council Meeting Minutes. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.</p>
Public Engagement	<p>Madam Clerk Dalton stated that Charles Tarbell indicated that he was speaking personally and for the Zoning Board of Appeals with favorable recommendations for Amy Wall and David Hatfield to be re-appointed to the Zoning Board of Appeals.</p> <p>Joseph Pride submitted a Public Committee Meeting Participation Form via email. Councilor Dombroski noted that Mr. Pride resides at 489 Lowell Street. He read aloud his written submission recommending Amy Wall and David Hatfield for re-appointment to the Zoning Board of Appeals.</p>

COVID-19 Updates

Chairman Dombroski noted that as there was background noise during the Pledge of Allegiance when it first ran, it was important to show the video again.

As of this morning Wakefield has 115 positive cases of COVID-19 stated Chairman Dombroski which is up significantly from last week. Chairman Dombroski highlighted the Governor's remarks this afternoon about the fact that we are heading into a very difficult time over the next couple of weeks. Thoughts and prayers are certainly with all of those who have tested positive and may test positive in the coming days and weeks as well as those who are currently in treatment. The most important part is social distancing as well as face coverings. Another important piece is the data showing many of the people testing positive for COVID-19 are people under the age of 40. Chairman Dombroski asked that residents please discard their facemasks and gloves in receptacles and not throw them on the ground, creating a health risk and litter. He also wanted to encourage \$5,000 from the Emergency Fund to be directed to the Wakefield Food Pantry and another amount from the Fund to the Cards for the Community program established by the Wakefield-Lynnfield Chamber of Commerce.

Not only do we have over 100 cases of COVID-19 but we have five deaths, stated Town Administrator Maio. One important thing that everyone can do is to social distance themselves and to limit your time outside. While you are outside you should be wearing a mask. The Town will be bringing in 10 thousand masks and distribution for residents is being worked out. The lack of parking around the Lake has really limited the number of people around it. The local businesses have cooperated with their private lots and over the weekend 75 parking tickets were issued. Town Administrator Maio also noted the Emergency Fund has over \$17,000.00 in donations and the online portal on the website will be working soon. He asked the Council with their guidance that he would like to distribute some of the money to the Food Pantry and also Cards for the Community. Rooms at the Sheraton Colonial were secured for our first responders if they were to be exposed to the virus. Three Police Officers were exposed and were tested. All three tested negative for the virus and are back at work. Lastly, the National Grid construction on Salem Street should be finished this week. Chairman Dombroski agreed with Town Administrator Maio regarding the distribution of the Emergency Funds. Councilor Butt commented that when the Council created the Emergency Fund that it was really to help individuals and would love to think about fundraising for the food pantry and for other businesses. Chairman Dombroski noted that the Food Pantry is directly impacting individual Wakefield residents, as is the Cards for the Community program. Councilor Santos stated she understands what Councilor Butt is saying and she thinks when we advertised the Emergency Fund specifically for issues with COVID-19 and what is happening now, that we are okay with shifting a little bit of the intent and those who donated understand what they are donating for. Councilor Chines added that \$17,000.00 sounds like a lot and his worry is in a couple of weeks that isn't very much. He is supportive of the Food Pantry and Cards for the Community but we need to make sure that at least over

the next couple of weeks we have enough flexibility in the Emergency Fund knowing that we are probably closer to the beginning unfortunately of where the need is than the end and he would not want to put the Town in a position where we are giving the money away or tying it up in a particular way of helping individuals that does not allow the Town to be flexible over the next several weeks. Town Counsel advised the Council that if they are going to take a vote tonight that it be contingent on letting Town Counsel do research as to the constitutionality of donating from the Town's coffers to a private organization. He recited the anti-aid amendment in the Massachusetts State Constitution stating "no grant appropriation or use of public money should be made by any political subdivision for the purpose of founding, maintaining or aiding any infirmary, hospital institution, primary or secondary school or charitable or religious undertaking which is not publicly owned and under the exclusive control order and supervision of public officers". He said that we may have a problem donating to anybody other than individuals fund. Chairman Dombroski stated that we would not be voting on this because when the Emergency Fund was created the Town Administrator has the administrative authority. He also pointed out that these are donated private funds administered by the Town Administrator, not tax dollars. If anyone wants to have further communications on how to direct funds, they can contact the Town Administrator directly. Councilor Butt asked that the next time the Emergency Fund is discussed she has been thinking about the transient homelessness population and is wondering what the Town has been doing for them. She knows there has been a lot of gift card distribution from the Police Department to those individuals and the warm bags that people with the Human Rights Commission.

**Temporary
Taxation
Changes, Per
Legislation**

The Massachusetts Legislature has allowed some flexibility in our community to make adjustments regarding various aspects of local taxation. By statute, we as a community can not waive interest and penalties on taxes. There will be a series of votes expected to be taken tonight that include extending the date that the next tax bill is due from May 1st to June 1st; waiving interest and penalties through June 30th; extending the date of abatement applications and other tax credit applications through June 1st. Councilor Smith-Galvin asked if this applies to excise tax to which Town Counsel Mullen replied no. She also inquired if there was a possibility to look at the discount that is given for early payment on water bills and whether that money can go into either the Emergency Fund or some redirection to people who are having a hard time paying their bills. Town Administrator Maio stated he would be worried if bills do not get paid at all, as there is an incentive for people to take advantage of the discount by paying early. He indicated that he would go over this with the DPW Director as we have bills that need to get paid to the MWRA as a community. Councilor Chines questioned if the MGLD has made any similar recommendations in terms of waiving penalties and interest for utility bills in which the Town Administrator replied he has no information. Councilor Santos motioned pursuant to §10(a) of Chapter 53 of the Acts of 2020, and in light of the Governor's Declaration of a State of Emergency to Respond to provisions COVID-19 the date of May 1, as appearing in G.L. c. 59,

§ 57C, ¶¶ 7, 8, 10 & 11, be extended for the year 2020 to June 1; and the date April 1, as appearing in G.L. c. 59, § 57C, ¶ 7 be extended for the year 2020 to June 1; the purpose being to extend the due date for property tax bills to June 1, 2020. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote. Councilor Santos motioned pursuant to § 10(a) of Chapter 53 of the Acts of 2020, and in light of the Governor's Declaration of a State of Emergency to Respond to COVID-19 the date April 1, as appearing in G.L. c. 59 § 59, ¶ 3, be extended for the year 2020 to June 1; the purpose being to extend the due date for property tax exemptions applications to June 1, 2020. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote. Councilor Santos motioned pursuant to § 11 of Chapter 53 of the Acts of 2020, and in light of the Governor's Declaration of a State of Emergency to Respond to COVID-19; the Town waive the payment of interest and other penalties in the event of late payment of any excise, tax, betterment assessment or apportionment thereof, water rate or annual sewer use or other charge added to a tax for any payments with a due date on or after March 10, 2020, made after its respective due date but before June 30, 2020; the purpose being to avoid penalizing taxpayers for payments made late during the said emergency but within Fiscal Year 2020. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.

Annual Town Meeting

It appears quite obvious that we will need to reschedule our Town Meeting that is currently set for May 4, 2020, to a later date in light of the COVID-19 pandemic and the State of Emergency both within the Commonwealth and in the Town of Wakefield. Town Counsel Mullen stated that it has always been within the power of the Board of Selectmen or in Wakefield the Town Council to postpone the Annual Town Meeting by a vote. The new legislation makes clear that if the Annual Town Meeting cannot be completed by the end of the Fiscal Year, there will still be a budget and we will still be able to operate for the coming Fiscal Year even if Town Meeting ends in July. Whether we can actually start it in July is not clear in the legislation. He suggested to schedule the Annual Town Meeting to a date in June and the recommendation from the Town Administrator is June 8, 2020. If that date is approached and things are not looking good and Town Meeting needs to be postponed further, once the Warrant has been posted the Town Moderator is empowered to make an extension of 30 days and that 30-day extension can be repeated as often as necessary. Town Moderator Carroll reiterated that as long as the Council issues the Warrant in June, then it transitions over to his discretion to postpone the Annual Town Meeting in conjunction with the Board of Health Director. Councilor Santos motioned to postpone the Annual Town Meeting of May 4, 2020 to the date of June 8, 2020. Councilor Chines seconded. Motion passed 7-0-0 on a roll call vote.

The Town Council has seen every budget and almost every article at this point. However, some of them may have recommended changes as we continue through this pandemic and see the financial direction. We should probably know more in the next couple of weeks stated Town Administrator Maio. There are three articles on the Warrant for police union contracts; fire union contract; and

the supervisors union. We have not voted on those contracts, we have not presented those contracts to the Finance Committee, however in the forecasting we have held the money aside. If for some reason we cannot come to an agreement, then we just indefinitely postpone at Town Meeting. These have to be on the Warrant for us to even discuss them at Town Meeting. Article 15 is a little different even though we have had an article very similar to this before. Instead of going through the reserve fund transfer in case anything else shows up, we put a separate article to be voted separately. Town Administrator Maio stated because of COVID-19 we are suggesting an article being added as a placeholder. He does not know whether it will be necessary for all. We are seeing extra expenses in multiple departments in response to COVID-19. About 75 percent of the costs are expected to be reimbursed by the Federal Government and we have also received grants to cover other portions. A couple of citizen articles are on the Warrant because they have brought in the required signatures; Zoning articles and the final article is the Woods Subdivision. If by some means there were to be a settlement on this, although not likely by Town Meeting, this shows good faith and we have this article ready on the Warrant. Councilor Chines addressed an article that was not put on the Warrant. Earlier in the Fall he raised recommendations with Mr. Maio for license changes both to the process as well as some of the amounts of the fees. In a normal world he expected to have brought that back to the Council for further discussion and placement on the Warrant but in light of everything going on and the impact of the COVID-19 crisis on the business community in Wakefield, he said it was decided to not move forward. Hopefully we will get back to where the economy recovers and at a future Town Meeting he hoped it could be talked through again. Councilor Santos motioned to approve the Annual Town Meeting Warrant as presented. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.

**Committee,
Board and
Commission
Updates**

Chairman Dombroski stated that, as we have been doing for the past year, various boards/committees/commissions are invited to offer any comments or updates in terms of the work that they currently have going on and what they have planned going forward. It is a good opportunity for the Town Council to be updated and also for the Council to have a good, ongoing dialogue as stated Chairman Dombroski.

Advisory Board of Public Works Chairman Christopher Tarr first thanked the Town Council for the Volunteer Appreciation Event in early March. He went on to say that so far this year they have worked on three (3) road betterment hearings which allows abutters to advocate either for or against a private street betterment. Two (2) of them have been approved by the Town – Flanders Lane and Walton Lane. Hart Street was withdrawn by the residents. A representative from the Board participated in the Complete Streets working group and Wakefield was awarded \$378,000.00. They also conduct abatement request hearings and tree hearings. One hearing was held to evaluate the need to remove a public shade tree to accommodate the National Grid project and negotiated a tree donation to recoup the canopy cover for the adjacent area. Also, this year in Spring of 2020 the board

is implementing a curbside textile recycling program called Simple Recycling. This is a user-friendly program in which bags will be mailed to your house for free and you put items in these bags and put them curbside to be picked up at no cost. Coming up will be the annual water and sewer rate hearing with recommendations to the Town Council. The Stormwater land disturbance hearing as dictated by the Town By-law Chapter 170 will be last Spring. Councilor Santos noted that in years past there has been talk about what the role of the Advisory Board was and she feels that the Board has taken on a responsible corporative role with the DPW and other Town boards. Councilor Chines asked about reducing the waste stream in Wakefield as the textile recycling is part of getting materials out of the trash and inquired if there are any other programs or initiatives that the Advisory Board sees in the future to reduce the footprints in Wakefield. Mr. Tarr said that they are open to any discussions that anyone might want to have. Councilor Butt questioned if there are programs for people that live in condos and apartment buildings so that they can participate as well. Mr. Tarr answered not specifically but that certainly will be addressed at the next Advisory Board meeting. Chairman Dombroski also noted the great work of the DPW in conjunction with the Clean Lake Committee. Chairman Dombroski thanked the Advisory Board for all their work.

Environmental Sustainability Committee is a newer committee that the Town Council has created and they have been doing really great work stated Chairman Dombroski. Chairman of the Committee Rob Darnell said the Committee was formed in May 2019. Members consist of four (4) town residents, the DPW Director, Environmental Manager, a WMGL Commissioner, a member of the Town Council, a member of the School Committee and four (4) student liaisons. The Committee communicates with Town departments and works with different businesses on projects. They have done a number of public engagements as well as surveys. They have also created a map of all the municipal roofs in town and mapped them for solar now and in the future. The Committee also works closely with the schools to reduce their waste and also implemented a composting program through the four (4) elementary schools and has estimated nine tons of compost. Looking ahead they are working to continue the zero-waste program at the schools; working with food services; assisting the DPW on trash and recycling issues; making the Americal Civic Center a zero-waste building. Earth Day is next week and they are doing a virtual community celebration. Councilor Smith-Galvin stated she is extremely proud of this Committee and there is a lot more to do in the coming years. Chairman Dombroski thanked Councilor Smith-Galvin for all her work on this committee as she was instrumental in creating it. Councilor Chines congratulated the ESC particularly for the work that the committee is doing with the schools. He also asked if there is a waste reduction agenda that the ESC has in mind. Mr. Darnell stated that they have implemented a zero-waste event at the Farmers Market and is working on having the Americal Civic Center a zero-waste building. And for residents, they have been talking with the DPW about composting. Councilor DiNocco stated that years ago there used to be several containers set up throughout the Town to accept recyclable trash

and asked if there is a way to institute that again. Mr. Darnell said that the DPW did get a grant for some recycling bins which they do have but are reluctant to put them out right now due to concerns with the virus. Chairman Dombroski noted that at the next Town Council meeting there is an opportunity to provide better insight and education into making sure we are all recycling in a clean way as it has a significant impact on everyone. Chairman Dombroski thanked Mr. Darnell for all the work he has done on the ESC and Clean Lake Committee.

Upcoming Town Events

With respect to events that are scheduled to happen over the next few months and in light of COVID-19 it is apparent that we are going to need a policy in place for the foreseeable future stated Chairman Dombroski. Implementing a moratorium on any single-day town events through July 4th might be the most prudent of steps. That can certainly be revised as circumstances warrant. A lot of these events need time to be able to prepare and plan, so knowing definitively that the Town will have a moratorium provides everyone with an assurance from a safety perspective but also provides guidance to the various organizations that may still be contemplating potential events in Town. Town Administrator Maio stated that he has had conversations with members of the West Side Social Club, Wakefield Independence Day Committee and departments within the Town. There is a lot of planning that goes into events for the 4th of July and 50,000 people come in to the Town to attend these events. These events are very costly to put on as well as require significant private fundraising. When he spoke with the West Side Social Club that sponsors the children's events and the fireworks it is a \$40,000.00 cost for those events. Given where we are today, the WSSC feels very uncomfortable today asking people for donations. Town Administrator Maio recommends that all 4th of July events be cancelled. There are also many other events that happen on the Common that bring in thousands of people and he is recommending that all one-time events be cancelled through July 4th. One event that will come back to the Council is the Farmers Market which is not yet scheduled. Farmers Market like grocery stores are in a different category as they are not one-time events. Festival by the Lake has also been contacted but they have not decided yet and perhaps the Town Council needs to make that decision for them. Town Administrator Maio requested that the Town Council support his recommendations which is also the recommendations of police, fire, emergency management. Councilor Chines agrees with the recommendations and also agrees with having a consistent policy. He would like to see the community do something in an appropriately socially distanced way to recognize the 4th of July. He has received a couple of suggestions like doing a street fair or a sidewalk day for some of the businesses; a house decorating contest. He would love to think this through and would invite the community to let us know if they have any thoughts on recognizing the day. Councilor DiNocco agrees with the recommendations for no single-day events between now and July 4th. He proposed extending that from now through July 6th to capture the whole weekend. Councilor Santos is in full support and thinks by doing this we will not be putting more of a burden on our first responders. She also mentioned when the Council does talk about the Farmers Market to think about different locations

where they can be spread out. Councilor Smith-Galvin stated she is in full support as well and asked if Wakefield organizations are given priority once we are able to have events again. Town Administrator Maio answered that people need to have a Wakefield connection. Councilor Santos motioned for the moratorium on any single-day town events that would be scheduled through Monday, July 6, 2020. Councilor Chines seconded. Motion passed 7-0-0 by a roll call vote.

Public Hearings

Councilor DiNocco motioned to set the date of April 27, 2020 at 7:05 p.m. as the Public Hearing date for Bhavya Two LLC for an Application for License and/or a modification of an existing License to store Flammables at 950 Main Street. Councilor Chines seconded. Motion passed 7-0-0 by a roll call vote.

**Committees/
Boards/Commissions
Appointments**

Councilor Santos motioned to re-appoint Maria Palomino to the Advisory Board of Public Works for a three-year term ending April 30, 2023. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.

Councilor Santos motioned to re-appoint Amy Wall and re-appoint David Hatfield to the Zoning Board of Appeals both for three-year terms ending April 30, 2023. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.

Councilor DiNocco motioned to re-appoint Tracey Cleversey and re-appoint Daniel Calore to the Capital Planning Committee both for a three-year term ending April 30, 2023. Councilor May seconded. Councilor Chines commented on the recommendation from the Capital Planning Committee in which they requested to appoint all applicants. He asked Town Counsel Mullen if this is something that the Town Council could consider. Town Counsel stated that this committee is not established by either the Town of Wakefield's By-laws or the Charter. Councilor DiNocco's concern is that a change is being made to something that has been established. Councilor Smith-Galvin suggested that we appoint the other applicant as alternates or some other role. Chairman Dombroski noted that currently this Committee is a five (5) member committee and he raised the issue of precedent the Town Council would be setting if a committee/board/commission is looking to expand because they like a particular candidate. He feels there is potential concern going forward because we have a six-member board for voting purposes and he suggested a different way of looking at it would be an associate non-voting member. Councilor Chines stated an associate non-voting member would be something that he is amenable to. Councilor DiNocco amended his motion to re-appoint Tracey Cleversey and re-appoint Daniel Calore to the Capital Planning Committee, both for a three-year term ending April 30, 2023 and to appoint Jeffrey Giunta as an associate non-voting member to the Capital Planning Committee for a three-year term ending April 30, 2023. Councilor Santos seconded. Motion passed 7-0-0 by a roll call vote.

Councilor Santos motioned to re-appoint Lois Benjamin to the Disability Commission for a three-year term ending April 30, 2023. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.

Councilor DiNocco motioned to re-appoint Warren Lasky and appoint Kenneth Alepidis to the Conservation Commission, both for three-year terms ending April 30, 2023. Councilor May seconded. Councilor Butt asked Madam Clerk Dalton if there was a recommendation from the Conservation Commission. Madam Clerk Dalton answered yes. Chairman Dombroski read the recommendation in favor of Jim Luciani and Mickey Lasky. Councilor Chines stated in light of the recommendations from the Commission he is reluctant in voting Mr. Luciani off of the Conservation Commission and asked if there could be an associate member. Chairman Dombroski and Town Counsel Mullen stated that the Conservation Commission is statutorily set and is reflected in the Town of Wakefield's Charter. The Town Council does not have the power to change the number. Motion passed 4-3-0 by a roll call vote with Councilor Chines, Councilor Butt and Councilor Smith-Galvin voting against the motion.

Councilor Santos motioned to re-appoint Florence Calore and re-appoint Elizabeth Ellis to the Council on Aging both for three-year terms ending April 30, 2023. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.

Councilor DiNocco motioned to appoint Kathleen Cain to the Cultural Council for a three-year term ending April 30, 2023. Councilor Santos seconded. Motion passed 7-0-0 by a roll call vote.

Councilor Santos motioned to re-appoint Dennis Cloherty to the Fence View Committee for a three-year term ending April 30, 2023. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.

Regarding the Historical Commission, Chairman Dombroski pointed out that the terms are not currently staggered and suggest a change be made. Town Counsel Mullen reviewed and indicated that the terms were supposed to have been staggered from its inception, but there was apparently an oversight when the Commission was originally formed. After discussion in regards to staggering terms, Councilor DiNocco motioned to table the appointments for feedback from the Chair of the Historical Commission. Councilor Santos seconded. Motion passed 7-0-0 by a roll call vote.

Councilor Santos motioned to re-appoint Benny Wheat to the Human Rights Commission for a three-year term ending April 30, 2023 and to appoint Sherri Oken to the Human Rights Commission to fill an unexpired term through April 30, 2022. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.

Chairman Dombroski raised the request of the Permanent Building Committee Chairman, seeking additional appointments. Discussion was had regarding the number of additional construction projects expected in the coming years. Chairman Dombroski suggested considering appointment of associate, non-voting members. Councilor Santos motioned to re-appoint Charles Tarbell and

re-appoint Timothy Demers to the Permanent Building Committee both for three-year terms ending April 30, 2023 and to appoint Philip Renzi, Wayne Hardacker, and Marc Moccio all as associate non-voting members with three-year terms ending April 30, 2023. Councilor DiNocco seconded. Motion passed 7-0-0 by a roll call vote.

Councilor Santos motioned to re-appoint Richard Stevens, re-appoint Susan Hickey, and re-appoint Gerald Barrett to the Recreation Commission all with three-year terms ending April 30, 2023. Councilor May seconded. Motion passed 7-0-0 by a roll call vote.

Councilor Santos motioned to re-appoint Rob Ettinger and to appoint Kristi Yentile to the Veteran's Advisory Board for three-year terms ending April 30, 2023. Councilor Smith-Galvin seconded. Motion passed 7-0-0 by a roll call vote.

**Constituent
Issues**

There were no constituent issues.

**Chairman's
Comments**

The senior citizen property tax exemption is slowly making its way through the legislature and it is great news for the seniors stated Chairman Dombroski. This would be the latest step in the process to offer senior's tax relief. He credited Representative Wong with doing a lot on this front. The delegation has been re-scheduled to attend the April 27, 2020 Town Council meeting. Councilor Chines recognized Representative Lipper-Garabedian as she has made this a priority as well.

In Chairman Dombroski's role as liaison to the Finance Committee and Financial Forecasting, he had the opportunity to attend a public meeting last week of the Finance Forecasting Subcommittee. He credits Finance Committee Chairman Dan Sherman for his years of forecasting as they help with direction and guidance as the Town is making decisions both short and longer term. He noted that what came out of the discussion is a lot of "what-if" scenarios. The Subcommittee is looking at the effect of this pandemic on our Fiscal Year 2021 planning. All the budgets have come before the Town Council and the Finance Committee as well. Depending on what kind of modeling you are doing, we could be looking at potentially a 10% reduction in local receipts as well as a potential 10% reduction in State Aid. We need to be thoughtful in our spending and proactive as to not create issues for us in terms of sustainability of budgeting going forward. Town Administrator Maio said that he will be presenting to the Council recommendations on what we can do to maintain programs and to be sustainable going forward. One thing that we should be looking for when the delegation comes in on April 27, 2020, is there a revenue consensus from the State. The State is going to look at where they believe revenues are going to be; how much of the reserves they should use to help cities and towns; and how much of the Federal stimulus can be used for local aid. Councilor Chines asked for the latest version of the forecast model be circulated to the Town Council.

Chairman Dombroski reminded everyone to complete the 2020 Census before May 14, 2020. He noted that Wakefield's response rate is sixty-one percent (61%) compared to Stoneham's (60.5%)

Matters Not Anticipated for Agenda

There were no unanticipated matters.

Announcements and Acknowledgements

Councilor Butt noted the Sweetser Lectures were cancelled for this year and some have already bought tickets. Thanks to the Town refund checks were immediately issued and sent out. She questioned if there was a way to donate those checks to the Emergency Fund. Town Administrator Maio stated that Sweetser Lecture Series sent those checks back on their own accord as that is what they wanted to do. Individuals that received the checks can do what they want to do. She also reminded everyone that the Community Garden lottery is still open and the lottery will be on Facebook Live tomorrow at 10:00 a.m. Over 58 people have registered for the lottery.

Councilor Smith-Galvin commented that it is really great that everyone is doing these Zoom meetings and asked if the other meetings will be posted on the website. Both Chairman Dombroski and Town Administrator Maio answered yes.

Councilor Chines mentioned that the Vision and Values Statement for the community has been put on hold given the situation that we are in. Once we are past this he is looking forward to good conversations with residents and others in town. Prior to the pandemic he received good responses from different Commissions and boards in town and credited the Communication Manager for helping. He talked about another really important resource in addition to the Food Pantry and Emergency Fund which is the Interface Program that we have to connect residents to with support resources for behavioral health and substance use issues. The last thing he mentioned is that he is attempting to do virtual office hours via Facebook Live on Wednesday at 6:00 p.m.

Councilor Dombroski recognized all the first responders as they have an incredible task right now and they have been handling it just amazingly; he also recognized the health care professionals as they are working 24/7 to try to help us and we can do our part in social distancing; he recognized a lot of other folks who are delivering food, preparing food, working in the grocery stores, delivery the mail as these are all sorts of things that are able to still happen and sometimes we don't notice because we have just taken so much for granted; he recognized the DPW and Town Hall employees for their dedicated service.

Adjournment

At 9:53 p.m. Councilor Santos motioned to adjourn. Councilor Chines seconded. Motion passed 7-0-0 by a roll call vote.

Next Council Meeting

The next regular Town Council meeting is April 27, 2020 at 7:00 p.m. via Zoom virtual meeting.

Respectfully submitted,

Sherri A. Dalton

Sherri A. Dalton
Town Council Clerk

DRAFT

Sherri Dalton

From: John Walsh
Sent: Wednesday, April 15, 2020 3:26 PM
To: Sherri Dalton
Subject: 950 Main Street- Application for License- Amended
Attachments: scan_jwalsh_2020-04-15-15-11-17.pdf

Good Afternoon,

Attached you will find the Application for License- Amended, Scope of Work document from Commonwealth Tank and a letter sent to Chairman Dombrowski dated 9/17/2019 from Chief of Department Michael Sullivan.

Fast Freddies located at 950 Main Street is in compliance with the Mass. Fire Safety Code 527 CMR 1 and was last inspected on 4/6/2020. The proposed upgrade will include replacement tanks, piping, pumps and fire suppression and associated equipment. In addition a new fire alarm control panel will be installed that will be monitored by a central station alarm company and municipal fire alarm master box.

If approved by the Board the contracted company will submit stamped plans for review by the Wakefield Fire and Building Departments.

If you need further documentation let me know.

Captain John Walsh
Wakefield Fire Department
Fire Prevention/Code Enforcement
781-246-6435 x4

From: John Walsh [mailto:jwalsh@wakefield.ma.us]
Sent: Wednesday, April 15, 2020 3:11 PM
To: John Walsh <jwalsh@wakefield.ma.us>
Subject: Your scan (Scan to My Email)



FP-002A
(Rev. 1.2018)

The Commonwealth of Massachusetts
City/Town of Wakefield

Application For License

Massachusetts General Law, Chapter 148 §13

New License Amended License

GIS Coordinates

LAT.

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 950 Main Street 24-211-54A
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Sandip Patel

Address of Land Owner: 950 Main Street, Wakefield, MA 01880

Use and Occupancy of Buildings and Structures: Gas Station

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, cubic feet	CONTAINER UST, AST, IBC, drums
<u>Gasoline</u>	<u>1</u>	<u>12,000g</u>	<u>12,000g</u>	<u>UST</u>
<u>Gasoline</u>	<u>1</u>	<u>12,000g split</u>	<u>(6k super 6k regular)</u>	<u>UST</u>

Total quantity of all flammable liquids to be stored: 24,000g

Total quantity of all combustible liquids to be stored: _____

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

617-660-4722

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____

List sizes and capacities of all aboveground containers used for storage: _____

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____

List sizes and capacities of all underground containers used for storage: _____

Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, Lois A. Diaz, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature [Signature] Date 9/16/19 Name Lois A. Diaz

Fire Department Use Only

I, Chief Michael Sullivan, Head of the Wahchohd Fire Department endorse this application with my

Approval Disapproval

Signature of Head of Fire Department Chief Michael Sullivan Date 3/31/2020

Recommendations: Must comply with all provisions of Chapter 148 Section 13
NFPA 30 + 30A and 527 CMR 1.00



Installation | Maintenance | Removal

84 New Salem St.
Wakefield, MA 01880

Ph: 877.668.2657
800.628.8260
Fax: 781.224.9908

Email: info@commtank.com
Web: www.commtank.com

**Wakefield Mobil
950 Main Street
Wakefield, MA**

Scope of Work

UST Removals

- Install a chainlink fence around the work area
- Break concrete and asphalt on top of the USTs
- Excavate soil located on top of the USTs
- Drain, disconnect and remove the existing dispensers
- Create a manway into the USTs
- Remove all pumpable contents and tank bottoms
- Measure explosive gases using a 4-gas meter
- Inert the tanks using carbon dioxide
- Prepare the USTs for fire department inspection
- Field screen soil using an organic vapor meter (OVM)
- Send three soil (3) samples to a state certified analytical laboratory for volatile petroleum hydrocarbon (VPH) and extractable petroleum hydrocarbon (EPH) analysis
- Transport and dispose of the USTs at a licensed tank yard

UST Installations

- Excavate an area suitable to accommodate the new USTs
- Pre-inspect all equipment and materials (including a pre-installation pressure test)
- Provide and install eight (8) concrete dead-men to anchor the new USTs
- Provide and install non-degradable geo-textile fabric (as necessary)
- Provide and install approved base fill under, around, and on top the tanks and piping
- Provide and install one (1) 12,000-gallon UL-58 dual-wall fiberglass UST
- Provide and install one (1) 12,000-gallon (spilt 6k super/ 6k regular UL-58 dual-wall fiberglass UST
- Provide and install tank supports and anchorage devices
- Air test and soap the USTs during installation and document findings
- Provide and install two (2) observation wells
- Provide and install three (3) containment tank sumps and three (3) dispenser sumps
- Provide and install 1 3/4 " D/W flex product piping with 4" secondary conduit and entry boots
- Reprogram existing Veeder-Root™ TLS-350
- Provide and install two (2) Veeder-Root™ interstitial space sensors
- Provide and install three (3) level probes
- Run new conduits and wires, connect the new sensors and level probes to the Veeder-Root™ fuel monitoring system inside the building
- Provide and install an audible and visual overfill alarm
- Provide and install three (3) sump sensors and (3) dispenser sumps which will monitor loss of product within the underground piping and piping sumps
- Provide and install three (3) 4" aluminum drop tubes with overfill prevention valves
- Provide and install three (3) fill ports with double wall EVR approved 5-gallon spill buckets
- Provide and install one (1) 2", single-wall, fiberglass reinforced plastic buried vent lines which will transition to 3" schedule 40 galvanized steel vent riser with approved vent cap

- Provide and install two (2) 2 HP submersible pumps with mechanical leak detector and control box
- Excavate a trench from the new tanks to the new dispenser sumps
- Set new stainless steel forms and pour dispenser islands
- Supply and install all necessary explosion proof electrical conduits and wiring for the dispensers, submersible pumps
- Provide and install new 42 inch and 18 inch composite manway covers
- Provide the services of a licensed electrician to provide power to the dispensers, and submersible pumps, canopy and sign
- Hydrostatically test all new spill buckets and sumps as required by MADEP
- Provide final report with testing results, as-built plans, inspection results, operator's manuals and warranty documentation
- Assist the customer on updating the MADEP database to register the new system

Concrete

- Form and pour 10" thick concrete tank pad (39'x33') (on top of the USTs) that will allow appropriate surface access to the top of the USTs
- Form and pour 6" thick drive mats (70'x25') including the installation of positive limiting barrier (PLB)

Fuel Dispensers

Provide and Install (3) New Dispensers with the Following Specifications:

***3) •WAYNEDISPENSER B12/3220D3/29AJKLNT/LRVW
WAYNE OVATION2 DISPENSER
2 PRODUCT INLETS, 3 GRADE BLENDING DISPENSER
1 HOSE PER SIDE
SECURE EMV CARD READERS
iXPAY EPP PINPADS
SPEAKER & CONDUIT
ELECTROMECHANICAL TOTALIZERS
54" VALANCE
LIGHTED VALANCE CONDUIT***

***VA-EZR0400 3/4"HANGING HDW -11BP-SWIVEL-RECON
BREAK-HOSE-WHIP-VAC/3/4AD***

***PK-EZR0100-L1 3/4"HANGING HDW -11B-SWIVEL-RECON BREAK-8'-6"
HOSE-WHIP-GRN***

- M302P THREE PRODUCT MAG PRICE SIGN W/PLEXIGLASS COVERS - B/O/W***
- M452P FOUR PRODUCT MAG PRICE SIGN W/PLEXIGLASS COVERS - B/O/W***
- D-482 ULTRA LOW SULFUR DIESEL DECAL- 4 X 6- API SPEC***
- CALIBRATION CALIBRATION OF DISPENSER METERS***
- STARTUP PROGRAM EXISTING POS FOR NEW DISPENSERS***

Canopy Footings

- Break, remove and dispose of existing canopy footings
- Form and pour three (3) steel reinforced footings per the drawings and requirements of the canopy manufacturer
- Install new electrical conduits in the footings for the electrical and fire suppression system
- Provide the services of a licensed electrician to provide power the canopy lights
- Install new underground water drains

Canopy:

**15' Clearance with 1'- 0" Subset
Square Columns
Wind/Live load: 25/50
Internal drains
Perimeter Gutter: 8" w/ Overflow scuppers
Deck Pans: 16" Wide x 2 5/8" deep
Deck Gauge: 20 Gauge Embossed white
Square Corners
36" Laminated Fascia (color to be determined by customer)
Canopy shape: rectangle
Square feet: 2,112**

**CREE LED Lights: Model CPY250-A-DM-F-BUL-WH
Cpy Series CPY250 LED Canopy Luminaire Light Fixture,
Version A, Direct Mount, Flat Lens Optic, 120 Watt Input, 120-
277 Volt, White**

Labor to install 70' x 22' Canopy and (24) Lights

Digital Sign Installation

Provide and install a digital Sign with the following specifications:

**10" LED PRICER MIDRISE
2 PRODUCTS DOUBLE FACED SOLID (1) RED AND GREEN LED PRODUCTS,LED BACKLIT
GRADE LABEL PANELS REGULAR AND DIESEL,JUSTIFIED LEFT ON DIGITS,FULL CABINET
NEW FOR OVER TBA SINGLE POLE MOUNTING=2'5H" X6' wide x 12" DEEP X.XX 9/10
FORMAT;LOGO CABINET EXTENSION 1'7H X 6'W X 12"D WITH LED BACKLIT FLAT LEXAN TBA
LOGO FACE (OVERALL CABINET 4'H X 6'W X 12"D)**

WIRELESS KEYPAD CONTROLER

START UP AND PROGRAMING



TOWN OF WAKEFIELD
MASSACHUSETTS
FIRE DEPARTMENT HEADQUARTERS

ONE UNION STREET
WAKEFIELD, MA 01880-2495

MICHAEL J. SULLIVAN

FIRE CHIEF

(781) 246-6435

FAX: (781) 246-6433
BUSINESS PHONE: (781) 246-6432
EMAIL – msullivan@wakefield.ma.us

FIRE PREVENTION

(781) 246-6435

September 17, 2019

Chairperson Edward F. Dombroski Jr.
Wakefield Town Council
Wakefield Town Hall
1 Lafayette Street
Wakefield, MA 01880

Dear Chairperson Dombroski,

This letter shall serve as a response to a request to amend a flammable storage license at 950 Main Street in Wakefield for the Mobile gas station known as Fast Freddy's which will be appearing before the Town Council in the near future. The request to amend the License to store would increase the total capacity of at this location from 18,000 gallons to 24,000 gallons of gasoline. The request does not involve the addition of diesel fuel to the premises.

The Wakefield Fire department has no objection to the request to increase the quantity of gasoline stored at this facility. The operator, Mr. Sandip Patel, has always made a good faith effort to comply with all pertinent rules and regulations in regards to operating a self-service gas station. Any violations or issues raised during fire inspections have always been corrected in a timely manner. Increasing the storage capacity of the gas station will ultimately result in fewer gasoline tanker deliveries to an already congested area. The proposed upgrade to this facility will include a complete replacement of tanks, piping, pumps and all associated equipment that will need to conform to the current fire prevention code. The gas station is already connected directly to Wakefield Fire Headquarters via a municipal fire alarm master box. We look forward to examining the plans for this upgrade in the near future.

Please contact me at (781) 246-6435 extension 2 with any questions or concerns regarding this matter.

Sincerely,

Chief Michael Sullivan
Wakefield fire department

BRIAN D. McGRAIL
ATTORNEY AT LAW
LAKESIDE OFFICE PARK
599 NORTH AVENUE
SUITE SEVEN, SECOND FLOOR
WAKEFIELD, MASSACHUSETTS 01880

TELEPHONE
(781) 246-9999

FAX
(781) 246-1986

April 22, 2020

Edward F. Dombroski, Jr., Chair
Wakefield Town Council
Town Hall
1 Lafayette Street
Wakefield, MA 01880

RE: Application for a modification or amendment of an existing license to store
Flammables at 950 Main Street, Wakefield, Massachusetts

Dear Mr. Chair,

This office represents Bhavya Two LLC (hereinafter referred to as "Bhavya") the owner of property known as numbered as 950 Main Street, Wakefield, Massachusetts (hereinafter the "Property") regarding an application for a modification or amendment of the existing license to Store Flammables at the Property relating to underground gasoline storage tanks associated with the operation of the existing gasoline station at the Property.

Bhavya is in the process of renovating the Property with significant upgrades including new pavement, granite curbing and enhanced landscaping. The renovations have been reviewed and approved by the Board of Appeals.

The purpose of the application is to modify or amend the existing license to increase the underground gasoline storage tanks capacity at the Property from 18,000 gallons to 24,000 gallons, which will reduce the number of gasoline deliveries that occur at the Property.

Enclosed with this letter please find the following for your review and consideration:

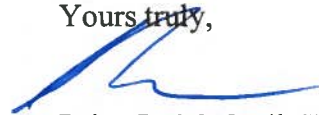
1. The existing license that was issued in 1971 allowing 18,000 gallon gasoline storage capacity;
2. Application to amend the existing license to allow 24,000 gallon gasoline storage capacity, which has been signed as approved by Fire Chief, Michael Sullivan;

3. Board of Appeals Decisions approving the renovations to the Property;
4. The Landscaping Plan required and approved by the Board of Appeals showing the enhanced landscaping; and
5. Letter of support from by Fire Chief, Michael Sullivan.

I look forward to appearing at your meeting on Monday evening to answer any questions that you and other Councilors may have.

Thank you in advance for your anticipated cooperation.

Yours truly,



Brian D. McGrail, Esq.



The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC SAFETY—DIVISION OF FIRE PREVENTION
1010 COMMONWEALTH AVENUE, BOSTON

Wakafield Sept. 28 1971
(City or Town) (Date)

LICENSE

In accordance with the provisions of Chapter 148 of the General Laws, a license is hereby granted to use the land herein described for the lawful use of the building... or other structure... which is/are or is/are to be situated thereon, and as described on the plot plan filed with the application for this license.

Location of land 950 Main St. Nearest cross street Oak St.
Owner of land Charles J. Helen Hanna (Street & Number) Address 45 Gregory Rd., Wakefield
Number of buildings or other structures to which this license applies 1
Occupancy or use of such buildings gasoline station
Total capacity of tanks in gallons:—Aboveground (See Reverse Side) Underground 12,000 Total
Kind of fluid to be stored in tanks gasoline
Restrictions—If any:

(Signature of licensing authority)

Exec. Secy, Board of Selectmen

THIS LICENSE OR A PHOTOSTATIC OR CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY POSTED IN A PROTECTED PLACE ON THE LAND FOR WHICH IT IS GRANTED



FP-2A
(Rev. 04-2010)

The Commonwealth of Massachusetts
City/Town of Wakefield

Application For License

Massachusetts General Law, Chapter 148 §13

New License Amended License

GIS Coordinates

LAT

LONG

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 950 Main Street, Wakefield MA Assessors Map24-211-54A
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Bhavya Two LLC

Address of Land Owner: 950 Main Street, Wakefield MA 01880

Use and Occupancy of Buildings and Structures: Gasoline Station/Retail

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments
September 28, 1971

Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 14;
Attach additional pages if needed All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, Cubic feet	CONTAINER UST, AST, IBC, drums
Gasoline	1	12,000	12,000	UST
Gasoline	1	12,000	12,000	UST

Total quantity of all flammable liquids to be stored: 24,000

Total quantity of all combustible liquids to be stored: _____

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 6)

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____
List sizes and capacities of all aboveground containers used for storage: _____
- ❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____
List sizes and capacities of all underground containers used for storage: _____
- Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 2)

- ❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____
- Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 13)

- ❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, Luis Diaz, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature [Signature] Date 4/3/20 Name Luis A. Diaz

Fire Department Use Only

I, Chief Michael Sullivan, Head of the Wakefield Fire Department endorse this application with my

Approval Disapproval

Signature of Head of the Fire Department Chief Michael Sullivan Wakefield Fire Chief Date 4/22/2020

Recommendations: Must comply with all provisions of MGL c. 148, s. 13 and NFPA 30 + 30A and 527CMR1.00.

2 Decisions

BOARD OF APPEALS
WAKEFIELD MA

March 30, 2020

✓ Attorney Brian McGrail
599 North Avenue, Door 7
Wakefield, MA 01880

RE: 950 MAIN STREET

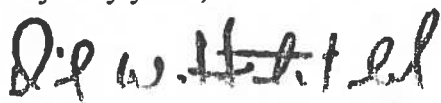
Dear Attorney McGrail:

Enclosed is a copy of the Decision(s) of the Board of Appeals. If there were any restrictions or conditions noted in the Decision(s) it is necessary that you comply with them.

The original Decision(s) were filed with the Town Clerk on March 30, 2020. After twenty (20) days have elapsed from the date the Decision(s) were filed in the office of the Town Clerk, and no appeal has been filed, or if such appeal has been filed and was either dismissed or denied, you shall obtain from the Town Clerk a copy of the Decision(s) with the Town Clerk's Certification. The Decision(s) certified by the Town Clerk, is to be recorded by you, at your expense, in the Registry of Deeds at Cambridge, MA and indexed in the grantor index under the name of the owner of record. No Building Permit will be issued until evidence of such recording is provided to the Building Inspector.

Please note that a building/occupancy permit must be obtained from the Building Inspector prior to the initiation of any construction work or actual occupancy.

Very truly yours,



David W. Hatfield, Chairman
Wakefield Zoning Board of Appeals

Cc: Building Inspector, Town Engineer
Town Planner, Board of Health,
Fire Chief, Fire Superintendent (Randy Hudson)

2020 MAR 30 AM 10:00

FINDING TO CHANGE, EXTEND OR ALTER A NON-CONFORMING BUILDING, STRUCTURE OR USE PURSUANT TO ARTICLE IX, SECTION 190-50B OF THE WAKEFIELD ZONING BYLAW AND MODIFICATION OF A PRIOR DECISION OF THE BOARD OF APPEALS RELATING TO PROPERTY NUMBERED 950 MAIN STREET AND SHOWN AS LOT 54A ON MAP 24 OF THE TOWN OF WAKEFIELD ASSESSORS MAP

DECISION of the Board of Appeals (hereinafter the "Board") on the Petition of **BHAVYA TWO LLC** (hereinafter the "Petitioner") asking the Board to (i) **GRANT/MAKE** a **FINDING** pursuant to Article IX, Section 190-50B of the Wakefield Zoning Bylaw (hereinafter the "Bylaw") that the proposed changes, extensions or alterations of preexisting legal nonconforming buildings, structures or uses, including the gas station and retail store uses, related to the property known and numbered as 950 Main Street, Wakefield, Massachusetts (hereinafter the "Property"), as shown on the Project Drawings and including the replacement of two (2) existing gasoline pump dispensers with three (3) new gasoline pump dispensers, and the replacement of the existing 10,000 and 8,000 gallon underground storage tanks with two (2) new 12,000 gallon underground storage tanks, are not substantially more detrimental than the existing nonconformities to the neighborhood; and (ii) modify an existing decision of the Board related to the Property, dated on or about August 1971 (hereinafter the "Existing Decision"), to allow these proposed changes, extensions or alterations to the Property and the uses thereon. The Petitioner is the owner of the Property. The Property is shown on Map 24, Lot 54A of the Wakefield Assessor's Maps. The Property is located within the Business Zoning District. Notice of a Public Hearing to the Petitioners and to Owners of all property affected, as they appeared in the last local tax list, was given by mail, and also by advertising in the Wakefield Daily Item and by displaying in a prominent place in the Town Hall as required by Massachusetts General Laws. Pursuant to said notice and advertisement, a public hearing was commenced in the Wakefield Town Hall, 1 Lafayette Street, Wakefield, MA on October 9, 2019. The hearing date was continued to a number of subsequent hearing dates until February 12, 2020.

Attorney Brian D. McGrail represented the Petitioner.

The Petitioner submitted the following plans and elevations as part of their application:

1. An existing conditions sited plan prepared by TAJ Engineering, LLC entitled "Existing Conditions Plan 950 Main Street Wakefield, MA" dated August 1, 2019 and signed on September 6, 2019;
2. A proposed site plan prepared by TAJ Engineering, LLC entitled "Proposed Site Plan 950 Main Street Wakefield, MA" dated August 5, 2019 and signed on September 6, 2019 with a final revision date of January 18, 2020 (hereinafter the "Final Site Plan");

3. A proposed landscaping plan prepared by James K. Emmanuel Associates entitled "Landscape Plan 950 Main St. Wakefield, MA" dated December 5, 2019 with a final revision date of December 16, 2019 (hereinafter the "Final Landscaping Plan");
4. An Exterior Lighting Layout with canopy light fixture specifications prepared by Red Leonard Associates entitled "Mobil 950 Main St Wakefield, MA" dated August 13, 2019 and consisting of three (3) sheets (hereinafter the "Final Lighting Plan");
5. Various elevations showing existing signage conditions on the Property including the following:
 - a. An existing conditions gas pump sign elevation by ART dated August 12, 2019;
 - b. An existing conditions free standing sign elevation by ART dated August 12, 2019; and
 - c. An existing conditions windows and sign elevation (A-1) by Comm Tank Inc. dated October 15, 2019.
6. A final canopy sign elevation by ART dated October 29, 2019 (hereinafter the "Final Canopy Sign Elevation");
7. A final window sign elevation (A-1) by Comm Tank Inc. dated February 12, 2020 (hereinafter the "Final Window Sign Elevation");
8. A final Wall sign elevation by ART dated October 28, 2019 (hereinafter the "Final Wall Sign Elevation");
9. A final free standing sign elevation by ART dated August 12, 2019 (hereinafter the "Final Free Standing Sign Elevation");
10. A final gas pump dispenser sign elevation by ART dated August 12, 2019 (hereinafter the "Final Gas Pump Dispenser Sign Elevation"); and
11. A final gas pump red wave sign elevation by ART dated January 20, 2020 (hereinafter the "Final Gas Pump Red Wave Sign Elevation").

The Final Site Plan, Final Landscaping Plan, Final Lighting Plan, Final Canopy Sign Elevation, Final Window Sign Elevation, Final Wall Sign Elevation, Final Free Standing Sign Elevation, Final Gas Pump Dispenser Sign Elevation and the Final Gas Pump Red Wave Sign Elevation are herein collectively referred to as the "Project Drawings".

The Board also received and considered correspondence from the Wakefield Fire Department, Wakefield Conservation Commission and the Wakefield Department of Public Works.

A. Finding

Section 190-50B of the Wakefield Zoning Bylaw reads as follows: "Pre-existing, non-conforming buildings, structures or uses (with the exception of single or two family structures) may be changed, extended or altered, provided that no such change, extension or alteration shall be permitted unless there is a finding by the Board of Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing non-conforming use to the neighborhood."

After careful review of all testimony and submittals, the Board determined that the changes, extensions or alterations related to the Property and uses thereon, as shown on the Project Drawings and including the replacement of two (2) existing gasoline pump dispensers with three (3) new gasoline pump dispensers, and the replacement of the existing 10,000 and 8,000 gallon underground storage tanks with two (2) new 12,000 gallon underground storage tanks, will be a benefit to the neighborhood and the Town of Wakefield as a whole. The proposal will cleanup and update the Property and provide a safer and more functional layout. Also, the increased underground storage tank capacity will reduce the number of fuel deliveries to the Property.

The Board unanimously voted (4-0) to FIND that the changes, extensions or alterations related to the Property and uses thereon, as shown on the Project Drawings and including the replacement of two (2) existing gasoline pump dispensers with three (3) new gasoline pump dispensers, and the replacement of the existing 10,000 and 8,000 gallon underground storage tanks with two (2) new 12,000 gallon underground storage tanks, are not substantially more detrimental than the existing nonconformities to the neighborhood.

B. Modification

The Petitioner is also requesting a modification to the Existing Decision to allow the proposed changes, extensions or alterations related to the Property and uses thereon, as shown on the Project Drawings and including the replacement of two (2) existing gasoline pump dispensers with three (3) new gasoline pump dispensers, and the replacement of the existing 10,000 and 8,000 gallon underground storage tanks with two (2) new 12,000 gallon underground storage tanks.

After careful review of all testimony and submittals, the Board, as stated above, determined that the requested modification of the Existing Decision was beneficial to the neighborhood and the Town of Wakefield as a whole.

The Board unanimously voted (4-0) to modify the Existing Decision to allow the proposed changes, extensions or alterations related to the Property and uses thereon, as shown on the Project Drawings and including the replacement of two (2) existing gasoline pump dispensers with three (3) new gasoline pump dispensers, and the replacement of the existing 10,000 and 8,000 gallon underground storage tanks with two (2) new 12,000 gallon underground storage tanks.

The Boards Finding and modification of the Existing Decision is based on the following and thus they are conditions of this decision:

1. **Hours of Operation:** Hours of operation of the dispensing facility shall be as follows:

Mon-Fri: 5:30am-10:30pm

Sat-Sun: 6:00am-10:00pm

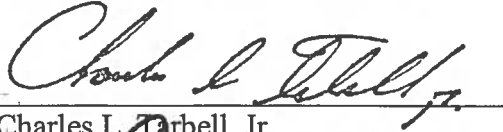
2. **Snow:** Snow storage may occur on the Property so long as parking spaces are not lost as a result of snow storage. In the event snow storage encroaches upon parking spaces or results in the loss of parking spaces, then snow shall be removed from the Property.
3. **Landscaping:** The landscaping features of the Property (including all lawn areas, trees, shrubs, flowering plants, planting / mulch beds, and walkways will be managed and maintained through a combination of: (1) ongoing and seasonal inspection, as well as (2) task-specific or scope-specific management and maintenance. Landscaping features shall be maintained in good condition at all times, and any dead landscaping features shall be replaced on a regular basis per manufactures specifications and/or requirements.
4. **Lighting:** The display window lights, any signage lights, and parking lot lights shall be off from One-half hour after closing and until One-half hour prior to opening. Dimmed safety lighting in the store may remain on at all times.
5. There shall be no diesel fuel sold on the Property.
6. When the new fuel storage tanks are installed, the Property shall be completely repaved with new pavement and new striping.
7. The Petitioner shall comply in all material respects with the conditions of this decision. The Board retains jurisdiction to approve any minor amendments to this decision that do not materially alter the terms of this decision. If, in the Board's judgment, a proposed change is material, then a new hearing shall be required to amend this decision. Jurisdiction to decide any disputes or make any necessary clarification(s) of this decision and conditions contained herein, which cannot be resolved by the Zoning Enforcement Officer, shall be retained by the Board.
8. The project when completed shall be as shown on the Project Drawings.
9. The blank wall sign on the Oak Street side of the building shall be removed from the building, and any damage to the façade shall be repaired in a good workmanlike manner.
10. All signs shall be as shown on the Project Drawings, and the Board retains jurisdiction to review and approve any and all changes including, but not

limited to, changes in size (including size of lettering), material, color, location, shape, lighting, verbiage or wording and style of the signs as shown on the Project Drawings. No other signage shall be allowed on the premises that are not shown on the Project Drawings. There shall be no back lighting of the wall sign.

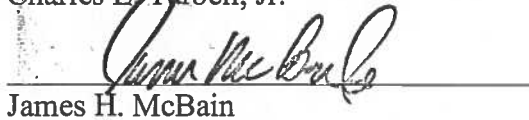
11. This decision and the relief, terms, restrictions and conditions contained herein shall supersede any contrary terms in the Existing Decision and shall run with the land and all subsequent owners shall benefit from and be bound by the relief, terms, restrictions and conditions contained herein.

12. The sheet metal panel shall be removed from front door of the building, and the Final Window Sign Elevation has been modified to reflect this requirement.

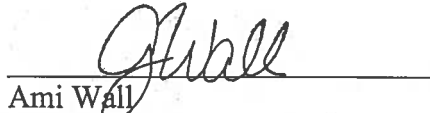
The Board certifies that this decision has been filed with the Wakefield Town Clerk and the Planning Board. Any person aggrieved by the decision of the Board has the right to appeal to the Land Court or Superior Court within twenty (20) days from the date of filing of this decision with the Town Clerk under Section 17 of the Massachusetts General Law, Chapter 40(A).



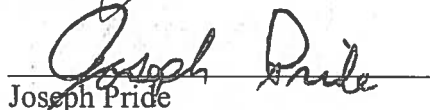
Charles L. Tarbell, Jr.



James H. McBain



Ami Wall



Joseph Pride

WAKEFIELD BOARD OF APPEALS
MARCH 30, 2020

TOWN CLERK
WAKEFIELD, MA
2020 MAR 30 AM 10:00

GRANT OF A SPECIAL PERMIT PURSUANT TO ARTICLE XVI, SECTION 190-101F OF THE ZONING BYLAW RELATING TO PROPERTY NUMBERED 950 MAIN STREET AND SHOWN AS LOT 54A ON MAP 24 OF THE TOWN OF WAKEFIELD ASSESSORS MAP

DECISION of the Board of Appeals (hereinafter the “Board”) on the Petition of **BHAVYA TWO LLC** (hereinafter the “Petitioner”) asking the Board to **GRANT a SPECIAL PERMIT** pursuant to Article XVI, Section 190-101F of the Wakefield Zoning Bylaw (hereinafter the “Bylaw”) related to the property known and numbered as 950 Main Street, Wakefield, Massachusetts (hereinafter the “Property”). The Property is shown on Map 24, Lot 54A of the Wakefield Assessor’s Maps. The Property is located within the Business Zoning District and the Signage Overlay District. Notice of a Public Hearing to the Petitioners and to Owners of all property affected, as they appeared in the last local tax list, was given by mail, and also by advertising in the Wakefield Daily Item and by displaying in a prominent place in the Town Hall as required by Massachusetts General Laws. Pursuant to said notice and advertisement, a public hearing was commenced in the Wakefield Town Hall, 1 Lafayette Street, Wakefield, MA on October 9, 2019. The hearing date was continued to a number of subsequent hearing dates until February 12, 2020.

Attorney Brian D. McGrail represented the Petitioner.

Pursuant to Section 190-101F of the Bylaw, the Petitioner is seeking a Special Permit from the Board to allow signs that do not comply with the provisions of Article XVI of the Bylaw and as specifically shown on the Project Drawings referenced below, thus varying the requirements of Article XVI of the Bylaw.

The Petitioner submitted the following plans and elevations as part of their application:

1. An existing conditions sited plan prepared by TAJ Engineering, LLC entitled “Existing Conditions Plan 950 Main Street Wakefield, MA” dated August 1, 2019 and signed on September 6, 2019;
2. A proposed site plan prepared by TAJ Engineering, LLC entitled “Proposed Site Plan 950 Main Street Wakefield, MA” dated August 5, 2019 and signed on September 6, 2019 with a final revision date of January 18, 2020 (hereinafter the "Final Site Plan");
3. A proposed landscaping plan prepared by James K. Emmanuel Associates entitled “Landscape Plan 950 Main St. Wakefield, MA” dated December 5, 2019 with a final revision date of December 16, 2019 (hereinafter the "Final Landscaping Plan");

4. An Exterior Lighting Layout with canopy light fixture specifications prepared by Red Leonard Associates entitled "Mobil 950 Main St Wakefield, MA" dated August 13, 2019 and consisting of three (3) sheets (hereinafter the "Final Lighting Plan");
5. Various elevations showing existing signage conditions on the Property including the following:
 - a. An existing conditions gas pump sign elevation by ART dated August 12, 2019;
 - b. An existing conditions free standing sign elevation by ART dated August 12, 2019; and
 - c. An existing conditions windows and sign elevation (A-1) by Comm Tank Inc. dated October 15, 2019.
6. A final canopy sign elevation by ART dated October 29, 2019 (hereinafter the "Final Canopy Sign Elevation");
7. A final window sign elevation (A-1) by Comm Tank Inc. dated February 12, 2020 (hereinafter the "Final Window Sign Elevation");
8. A final Wall sign elevation by ART dated October 28, 2019 (the "Final Wall Sign Elevation");
9. A final free standing sign elevation by ART dated August 12, 2019 (hereinafter the "Final Free Standing Sign Elevation");
10. A final gas pump dispenser sign elevation by ART dated August 12, 2019 (hereinafter the "Final Gas Pump Dispenser Sign Elevation"); and
11. A final gas pump red wave sign elevation by ART dated January 20, 2020 (hereinafter the "Final Gas Pump Red Wave Sign Elevation").

The Final Site Plan, Final Landscaping Plan, Final Lighting Plan, Final Canopy Sign Elevation, Final Window Sign Elevation, Final Wall Sign Elevation, Final Free Standing Sign Elevation, Final Gas Pump Dispenser Sign Elevation and the Final Gas Pump Red Wave Sign Elevation are herein collectively referred to as the "Project Drawings".

The Board also received and considered correspondence from the Wakefield Fire Department, Wakefield Conservation Commission and the Wakefield Department of Public Works.

The Petitioner's proposal meets the requirements of a Special Permit to be issued in the Town of Wakefield, pursuant to Article VIII, Sections 190-42-44 of the Bylaw.

Specifically,

1. **The use requested requires a Special Permit in the district for which the application is made.** Section 190-101F is very clear on its face that Petitioner may seek a sign Special Permit.

2. **The requested use is essential and/or desirable to public convenience or welfare.** The Petitioner is performing renovations to the Property. The finished result is a very attractive building and business that the Board believes will help promote other revitalization of the area.
3. **The requested use will not create or add to undue traffic congestion or unduly impair pedestrian safety.** The Property is located in the Business District and the Signage Overlay District, and the proposed use is appropriate for the district and location.
4. **The requested use will not overload any public water, drainage or sewer system or any other municipal system for such an extent that the requested use or any developed use in the immediate area or in any other area of Town will be unduly subjected to hazards effecting health, safety or general welfare.** The Petitioner's use as depicted above is very benign from the sense that it does not result in a heavy usage of any of the Town's resources or result in any negative effect on health, safety or general welfare.
5. **The requested use will not impair the integrity or character of the district or adjoining districts nor be detrimental to the public health, convenience or welfare.** It is important to note that the Property is situated in a Business District and Signage Overlay District. The Board believes that the proposal will help revitalize the Business District in which it is located.
6. **The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.** As mentioned numerous times in this decision, the Property is situated in the Business Zoning District. The proposed use fits nicely into this District and compliments other current uses occurring in said district.

In addition to the findings enumerated above, the Board also determined the following with respect to the proposed signage as shown on the Project Drawings:

1. They are in reasonable relation to development scale, viewer distance, travel speed and sign sizes on nearby structures.
2. Their sizes, shapes, and placement serve to define or enhance architectural elements of the building.
3. Their designs are in harmony with other signage on the same and adjacent structures.
4. Their materials, colors, lettering styles, illuminations and forms are reasonably compatible building design, neighborhood context and use.
5. Their sizes, locations, designs and illuminations do not present a safety hazard to vehicular or pedestrian safety.

6. The information submitted to the Board is adequate for the compliance with Sections 190-101A, B and C of the Bylaw.

After hearing comments from the Sign Design Review Board, the Board found that the Petitioner met the requirements for the Special Permit under Section 190-101F and voted unanimously (4-0) to GRANT the SPECIAL PERMIT to allow the signs as shown on the Project Drawings, and to vary and/or grant relief from the requirements of Article XVI of the Bylaw so as to allow the signage shown on the Project Drawings including, but not limited to:

- a. relief from article 190-99.E – Table 1 & 190-100.E.2a to allow mid-sized window bays 1, 2 and 4 (from the left) signage coverage to exceed the required 10% glass area and to be set at 15%;
- b. relief from article 190-99.E – Table 1 & 190-100.E.2a to allow signage coverage to exceed the required 10% glass area and to be set at 66% (at door) and 34% (at transom panel); and,
- c. relief from Article XVI – 190-99.E to allow the aggregate area of signage on the Building Establishment to exceed 50 square foot by 4.7 sf. or for a total of 54.7 sf subject to the conditions stated below.

1. **Hours of Operation:** Hours of operation of the dispensing facility shall be as follows:

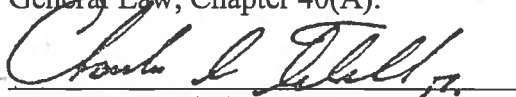
Mon-Fri: 5:30am-10:30pm

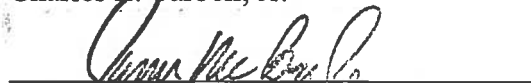
Sat-Sun: 6:00am-10:00pm

2. **Snow:** Snow storage may occur on the Property so long as parking spaces are not lost as a result of snow storage. In the event snow storage encroaches upon parking spaces or results in the loss of parking spaces, then snow shall be removed from the Property.
3. **Landscaping:** The landscaping features of the Property (including all lawn areas, trees, shrubs, flowering plants, planting / mulch beds, and walkways will be managed and maintained through a combination of: (1) ongoing and seasonal inspection, as well as (2) task-specific or scope-specific management and maintenance. Landscaping features shall be maintained in good condition at all times, and any dead landscaping features shall be replaced on a regular basis per manufactures specifications and/or requirements.
4. **Lighting:** The display window lights, any signage lights, and parking lot lights shall be off from One-half hour after closing and until One-half hour prior to opening. Dimmed safety lighting in the store may remain on at all times.


5. There shall be no diesel fuel sold on the Property.
6. When the new fuel storage tanks are installed, the Property shall be completely repaved with new pavement and new striping.
7. The Petitioner shall comply in all material respects with the conditions of this decision. The Board retains jurisdiction to approve any minor amendments to this decision that do not materially alter the terms of this decision. If, in the Board's judgment, a proposed change is material, then a new hearing shall be required to amend this decision. Jurisdiction to decide any disputes or make any necessary clarification(s) of this decision and conditions contained herein, which cannot be resolved by the Zoning Enforcement Officer, shall be retained by the Board.
8. The project when completed shall be as shown on the Project Drawings.
9. The blank wall sign on the Oak Street side of the building shall be removed from the building, and any damage to the façade shall be repaired in a good workmanlike manner.
10. All signs shall be as shown on the Project Drawings, and the Board retains jurisdiction to review and approve any and all changes including, but not limited to, changes in size (including size of lettering), material, color, location, shape, lighting, verbiage or wording and style of the signs as shown on the Sign Drawings. No other signage shall be allowed on the premises that are not shown on the Sign Drawings. There shall be no back lighting of the wall sign.
11. This decision and the relief, terms, restrictions and conditions contained herein shall supersede any contrary terms in the existing decision of the Board related to the Property, dated on or about August 1971, and shall run with the land and all subsequent owners shall benefit from and be bound by the relief, terms, restrictions and conditions contained herein.
12. The sheet metal panel shall be removed from front door of the building, and the Final Window Sign Elevation has been modified to reflect this requirement.

The Board certifies that this decision has been filed with the Wakefield Town Clerk and the Planning Board. Any person aggrieved by the decision of the Board has the right to appeal to the Land Court or Superior Court within twenty (20) days from the date of filing of this decision with the Town Clerk under Section 17 of the Massachusetts General Law, Chapter 40(A).


 Charles L. Tarbell, Jr.


 James H. McBain


 Ami Wall


 Joseph Pride



TOWN OF WAKEFIELD

MASSACHUSETTS

FIRE DEPARTMENT HEADQUARTERS

ONE UNION STREET
WAKEFIELD, MA 01880-2495

MICHAEL J. SULLIVAN

FIRE CHIEF

(781) 246-6435

FAX: (781) 246-6433

BUSINESS PHONE: (781) 246-6432

EMAIL – msullivan@wakefield.ma.us

FIRE PREVENTION

(781) 246-6435

September 17, 2019

Chairperson Edward F. Dombroski Jr.
Wakefield Town Council
Wakefield Town Hall
1 Lafayette Street
Wakefield, MA 01880

Dear Chairperson Dombroski,

This letter shall serve as a response to a request to amend a flammable storage license at 950 Main Street in Wakefield for the Mobile gas station known as Fast Freddy's which will be appearing before the Town Council in the near future. The request to amend the License to store would increase the total capacity of at this location from 18,000 gallons to 24,000 gallons of gasoline. The request does not involve the addition of diesel fuel to the premises.

The Wakefield Fire department has no objection to the request to increase the quantity of gasoline stored at this facility. The operator, Mr. Sandip Patel, has always made a good faith effort to comply with all pertinent rules and regulations in regards to operating a self-service gas station. Any violations or issues raised during fire inspections have always been corrected in a timely manner. Increasing the storage capacity of the gas station will ultimately result in fewer gasoline tanker deliveries to an already congested area. The proposed upgrade to this facility will include a complete replacement of tanks, piping, pumps and all associated equipment that will need to conform to the current fire prevention code. The gas station is already connected directly to Wakefield Fire Headquarters via a municipal fire alarm master box. We look forward to examining the plans for this upgrade in the near future.

Please contact me at (781) 246-6435 extension 2 with any questions or concerns regarding this matter.

Sincerely,

Chief Michael Sullivan
Wakefield fire department

BRIAN D. McGRAIL
ATTORNEY AT LAW
LAKESIDE OFFICE PARK
599 NORTH AVENUE
SUITE SEVEN, SECOND FLOOR
WAKEFIELD, MASSACHUSETTS 01880

TELEPHONE
(781) 246-9999

FAX
(781) 246-1986

April 22, 2020

Edward F. Dombroski, Jr., Chair
Wakefield Town Council
Town Hall
1 Lafayette Street
Wakefield, MA 01880

RE: Application for a modification or amendment of an existing license to store
Flammables at 950 Main Street, Wakefield, Massachusetts

Dear Mr. Chair,

This office represents Bhavya Two LLC (hereinafter referred to as "Bhavya") the owner of property known as numbered as 950 Main Street, Wakefield, Massachusetts (hereinafter the "Property") regarding an application for a modification or amendment of the existing license to Store Flammables at the Property relating to underground gasoline storage tanks associated with the operation of the existing gasoline station at the Property.

Bhavya is in the process of renovating the Property with significant upgrades including new pavement, granite curbing and enhanced landscaping. The renovations have been reviewed and approved by the Board of Appeals.

The purpose of the application is to modify or amend the existing license to increase the underground gasoline storage tanks capacity at the Property from 18,000 gallons to 24,000 gallons, which will reduce the number of gasoline deliveries that occur at the Property.

Enclosed with this letter please find the following for your review and consideration:

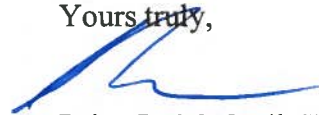
1. The existing license that was issued in 1971 allowing 18,000 gallon gasoline storage capacity;
2. Application to amend the existing license to allow 24,000 gallon gasoline storage capacity, which has been signed as approved by Fire Chief, Michael Sullivan;

3. Board of Appeals Decisions approving the renovations to the Property;
4. The Landscaping Plan required and approved by the Board of Appeals showing the enhanced landscaping; and
5. Letter of support from by Fire Chief, Michael Sullivan.

I look forward to appearing at your meeting on Monday evening to answer any questions that you and other Councilors may have.

Thank you in advance for your anticipated cooperation.

Yours truly,



Brian D. McGrail, Esq.



The Commonwealth of Massachusetts

DEPARTMENT OF PUBLIC SAFETY—DIVISION OF FIRE PREVENTION
1010 COMMONWEALTH AVENUE, BOSTON

Wakfield Sept. 28 1971
(City or Town) (Date)

LICENSE

In accordance with the provisions of Chapter 148 of the General Laws, a license is hereby granted to use the land herein described for the lawful use of the building... or other structure... which is/are or is/are to be situated thereon, and as described on the plot plan filed with the application for this license.

Location of land 950 Main St. Nearest cross street Oak St.
Owner of land Charles J. Helen Hanna (Street & Number) Address 45 Gregory Rd., Wakefield
Number of buildings or other structures to which this license applies 1
Occupancy or use of such buildings gasoline station
Total capacity of tanks in gallons:—Aboveground (See Reverse Side) Underground 12,000 Total
Kind of fluid to be stored in tanks gasoline
Restrictions—If any:

(Signature of licensing authority)

Exec. Secy, Board of Selectmen

THIS LICENSE OR A PHOTOSTATIC OR CERTIFIED COPY THEREOF MUST BE CONSPICUOUSLY POSTED IN A PROTECTED PLACE ON THE LAND FOR WHICH IT IS GRANTED



FP-2A
(Rev. 04-2010)

The Commonwealth of Massachusetts
City/Town of Wakefield

Application For License

Massachusetts General Law, Chapter 148 §13

New License Amended License

GIS Coordinates

LAT

LONG

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 950 Main Street, Wakefield MA Assessors Map24-211-54A
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Bhavya Two LLC

Address of Land Owner: 950 Main Street, Wakefield MA 01880

Use and Occupancy of Buildings and Structures: Gasoline Station/Retail

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments
September 28, 1971
Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 14;
Attach additional pages if needed All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal., lbs, Cubic feet	CONTAINER UST, AST, IBC, drums
Gasoline	1	12,000	12,000	UST
Gasoline	1	12,000	12,000	UST

Total quantity of all flammable liquids to be stored: 24,000

Total quantity of all combustible liquids to be stored: _____

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 6)

- ❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: _____
List sizes and capacities of all aboveground containers used for storage: _____
 - ❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: _____
List sizes and capacities of all underground containers used for storage: _____
- Total aggregate quantity of all LP-gas to be stored: _____

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 2)

- ❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____
 - ❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____
 - ❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____
- Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 13)

- ❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____
- ❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, Luis Diaz, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature [Signature] Date 4/3/20 Name Luis A. Diaz

Fire Department Use Only

I, Chief Michael Sullivan, Head of the Wakefield Fire Department endorse this application with my

Approval Disapproval

Signature of Head of the Fire Department Chief Michael Sullivan Wakefield Fire Chief Date 4/22/2020

Recommendations: Must comply with all provisions of MGL c. 148, s. 13 and NFPA 30 + 30A and 527CMR1.00.

2 Decisions

BOARD OF APPEALS
WAKEFIELD MA

March 30, 2020

✓ Attorney Brian McGrail
599 North Avenue, Door 7
Wakefield, MA 01880

RE: 950 MAIN STREET

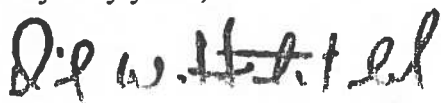
Dear Attorney McGrail:

Enclosed is a copy of the Decision(s) of the Board of Appeals. If there were any restrictions or conditions noted in the Decision(s) it is necessary that you comply with them.

The original Decision(s) were filed with the Town Clerk on March 30, 2020. After twenty (20) days have elapsed from the date the Decision(s) were filed in the office of the Town Clerk, and no appeal has been filed, or if such appeal has been filed and was either dismissed or denied, you shall obtain from the Town Clerk a copy of the Decision(s) with the Town Clerk's Certification. The Decision(s) certified by the Town Clerk, is to be recorded by you, at your expense, in the Registry of Deeds at Cambridge, MA and indexed in the grantor index under the name of the owner of record. No Building Permit will be issued until evidence of such recording is provided to the Building Inspector.

Please note that a building/occupancy permit must be obtained from the Building Inspector prior to the initiation of any construction work or actual occupancy.

Very truly yours,



David W. Hatfield, Chairman
Wakefield Zoning Board of Appeals

Cc: Building Inspector, Town Engineer
Town Planner, Board of Health,
Fire Chief, Fire Superintendent (Randy Hudson)

2020 MAR 30 AM 10:00

FINDING TO CHANGE, EXTEND OR ALTER A NON-CONFORMING BUILDING, STRUCTURE OR USE PURSUANT TO ARTICLE IX, SECTION 190-50B OF THE WAKEFIELD ZONING BYLAW AND MODIFICATION OF A PRIOR DECISION OF THE BOARD OF APPEALS RELATING TO PROPERTY NUMBERED 950 MAIN STREET AND SHOWN AS LOT 54A ON MAP 24 OF THE TOWN OF WAKEFIELD ASSESSORS MAP

DECISION of the Board of Appeals (hereinafter the "Board") on the Petition of **BHAVYA TWO LLC** (hereinafter the "Petitioner") asking the Board to (i) **GRANT/MAKE** a **FINDING** pursuant to Article IX, Section 190-50B of the Wakefield Zoning Bylaw (hereinafter the "Bylaw") that the proposed changes, extensions or alterations of preexisting legal nonconforming buildings, structures or uses, including the gas station and retail store uses, related to the property known and numbered as 950 Main Street, Wakefield, Massachusetts (hereinafter the "Property"), as shown on the Project Drawings and including the replacement of two (2) existing gasoline pump dispensers with three (3) new gasoline pump dispensers, and the replacement of the existing 10,000 and 8,000 gallon underground storage tanks with two (2) new 12,000 gallon underground storage tanks, are not substantially more detrimental than the existing nonconformities to the neighborhood; and (ii) modify an existing decision of the Board related to the Property, dated on or about August 1971 (hereinafter the "Existing Decision"), to allow these proposed changes, extensions or alterations to the Property and the uses thereon. The Petitioner is the owner of the Property. The Property is shown on Map 24, Lot 54A of the Wakefield Assessor's Maps. The Property is located within the Business Zoning District. Notice of a Public Hearing to the Petitioners and to Owners of all property affected, as they appeared in the last local tax list, was given by mail, and also by advertising in the Wakefield Daily Item and by displaying in a prominent place in the Town Hall as required by Massachusetts General Laws. Pursuant to said notice and advertisement, a public hearing was commenced in the Wakefield Town Hall, 1 Lafayette Street, Wakefield, MA on October 9, 2019. The hearing date was continued to a number of subsequent hearing dates until February 12, 2020.

Attorney Brian D. McGrail represented the Petitioner.

The Petitioner submitted the following plans and elevations as part of their application:

1. An existing conditions sited plan prepared by TAJ Engineering, LLC entitled "Existing Conditions Plan 950 Main Street Wakefield, MA" dated August 1, 2019 and signed on September 6, 2019;
2. A proposed site plan prepared by TAJ Engineering, LLC entitled "Proposed Site Plan 950 Main Street Wakefield, MA" dated August 5, 2019 and signed on September 6, 2019 with a final revision date of January 18, 2020 (hereinafter the "Final Site Plan");

3. A proposed landscaping plan prepared by James K. Emmanuel Associates entitled "Landscape Plan 950 Main St. Wakefield, MA" dated December 5, 2019 with a final revision date of December 16, 2019 (hereinafter the "Final Landscaping Plan");
4. An Exterior Lighting Layout with canopy light fixture specifications prepared by Red Leonard Associates entitled "Mobil 950 Main St Wakefield, MA" dated August 13, 2019 and consisting of three (3) sheets (hereinafter the "Final Lighting Plan");
5. Various elevations showing existing signage conditions on the Property including the following:
 - a. An existing conditions gas pump sign elevation by ART dated August 12, 2019;
 - b. An existing conditions free standing sign elevation by ART dated August 12, 2019; and
 - c. An existing conditions windows and sign elevation (A-1) by Comm Tank Inc. dated October 15, 2019.
6. A final canopy sign elevation by ART dated October 29, 2019 (hereinafter the "Final Canopy Sign Elevation");
7. A final window sign elevation (A-1) by Comm Tank Inc. dated February 12, 2020 (hereinafter the "Final Window Sign Elevation");
8. A final Wall sign elevation by ART dated October 28, 2019 (hereinafter the "Final Wall Sign Elevation");
9. A final free standing sign elevation by ART dated August 12, 2019 (hereinafter the "Final Free Standing Sign Elevation");
10. A final gas pump dispenser sign elevation by ART dated August 12, 2019 (hereinafter the "Final Gas Pump Dispenser Sign Elevation"); and
11. A final gas pump red wave sign elevation by ART dated January 20, 2020 (hereinafter the "Final Gas Pump Red Wave Sign Elevation").

The Final Site Plan, Final Landscaping Plan, Final Lighting Plan, Final Canopy Sign Elevation, Final Window Sign Elevation, Final Wall Sign Elevation, Final Free Standing Sign Elevation, Final Gas Pump Dispenser Sign Elevation and the Final Gas Pump Red Wave Sign Elevation are herein collectively referred to as the "Project Drawings".

The Board also received and considered correspondence from the Wakefield Fire Department, Wakefield Conservation Commission and the Wakefield Department of Public Works.

A. Finding

Section 190-50B of the Wakefield Zoning Bylaw reads as follows: "Pre-existing, non-conforming buildings, structures or uses (with the exception of single or two family structures) may be changed, extended or altered, provided that no such change, extension or alteration shall be permitted unless there is a finding by the Board of Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing non-conforming use to the neighborhood."

After careful review of all testimony and submittals, the Board determined that the changes, extensions or alterations related to the Property and uses thereon, as shown on the Project Drawings and including the replacement of two (2) existing gasoline pump dispensers with three (3) new gasoline pump dispensers, and the replacement of the existing 10,000 and 8,000 gallon underground storage tanks with two (2) new 12,000 gallon underground storage tanks, will be a benefit to the neighborhood and the Town of Wakefield as a whole. The proposal will cleanup and update the Property and provide a safer and more functional layout. Also, the increased underground storage tank capacity will reduce the number of fuel deliveries to the Property.

The Board unanimously voted (4-0) to FIND that the changes, extensions or alterations related to the Property and uses thereon, as shown on the Project Drawings and including the replacement of two (2) existing gasoline pump dispensers with three (3) new gasoline pump dispensers, and the replacement of the existing 10,000 and 8,000 gallon underground storage tanks with two (2) new 12,000 gallon underground storage tanks, are not substantially more detrimental than the existing nonconformities to the neighborhood.

B. Modification

The Petitioner is also requesting a modification to the Existing Decision to allow the proposed changes, extensions or alterations related to the Property and uses thereon, as shown on the Project Drawings and including the replacement of two (2) existing gasoline pump dispensers with three (3) new gasoline pump dispensers, and the replacement of the existing 10,000 and 8,000 gallon underground storage tanks with two (2) new 12,000 gallon underground storage tanks.

After careful review of all testimony and submittals, the Board, as stated above, determined that the requested modification of the Existing Decision was beneficial to the neighborhood and the Town of Wakefield as a whole.

The Board unanimously voted (4-0) to modify the Existing Decision to allow the proposed changes, extensions or alterations related to the Property and uses thereon, as shown on the Project Drawings and including the replacement of two (2) existing gasoline pump dispensers with three (3) new gasoline pump dispensers, and the replacement of the existing 10,000 and 8,000 gallon underground storage tanks with two (2) new 12,000 gallon underground storage tanks.

The Boards Finding and modification of the Existing Decision is based on the following and thus they are conditions of this decision:

1. **Hours of Operation:** Hours of operation of the dispensing facility shall be as follows:

Mon-Fri: 5:30am-10:30pm

Sat-Sun: 6:00am-10:00pm

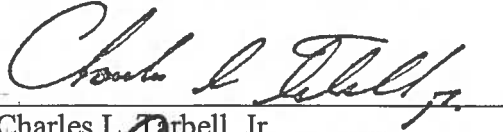
2. **Snow:** Snow storage may occur on the Property so long as parking spaces are not lost as a result of snow storage. In the event snow storage encroaches upon parking spaces or results in the loss of parking spaces, then snow shall be removed from the Property.
3. **Landscaping:** The landscaping features of the Property (including all lawn areas, trees, shrubs, flowering plants, planting / mulch beds, and walkways will be managed and maintained through a combination of: (1) ongoing and seasonal inspection, as well as (2) task-specific or scope-specific management and maintenance. Landscaping features shall be maintained in good condition at all times, and any dead landscaping features shall be replaced on a regular basis per manufactures specifications and/or requirements.
4. **Lighting:** The display window lights, any signage lights, and parking lot lights shall be off from One-half hour after closing and until One-half hour prior to opening. Dimmed safety lighting in the store may remain on at all times.
5. There shall be no diesel fuel sold on the Property.
6. When the new fuel storage tanks are installed, the Property shall be completely repaved with new pavement and new striping.
7. The Petitioner shall comply in all material respects with the conditions of this decision. The Board retains jurisdiction to approve any minor amendments to this decision that do not materially alter the terms of this decision. If, in the Board's judgment, a proposed change is material, then a new hearing shall be required to amend this decision. Jurisdiction to decide any disputes or make any necessary clarification(s) of this decision and conditions contained herein, which cannot be resolved by the Zoning Enforcement Officer, shall be retained by the Board.
8. The project when completed shall be as shown on the Project Drawings.
9. The blank wall sign on the Oak Street side of the building shall be removed from the building, and any damage to the façade shall be repaired in a good workmanlike manner.
10. All signs shall be as shown on the Project Drawings, and the Board retains jurisdiction to review and approve any and all changes including, but not

limited to, changes in size (including size of lettering), material, color, location, shape, lighting, verbiage or wording and style of the signs as shown on the Project Drawings. No other signage shall be allowed on the premises that are not shown on the Project Drawings. There shall be no back lighting of the wall sign.

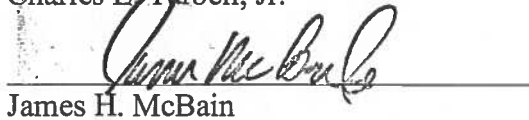
11. This decision and the relief, terms, restrictions and conditions contained herein shall supersede any contrary terms in the Existing Decision and shall run with the land and all subsequent owners shall benefit from and be bound by the relief, terms, restrictions and conditions contained herein.

12. The sheet metal panel shall be removed from front door of the building, and the Final Window Sign Elevation has been modified to reflect this requirement.

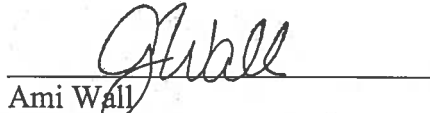
The Board certifies that this decision has been filed with the Wakefield Town Clerk and the Planning Board. Any person aggrieved by the decision of the Board has the right to appeal to the Land Court or Superior Court within twenty (20) days from the date of filing of this decision with the Town Clerk under Section 17 of the Massachusetts General Law, Chapter 40(A).



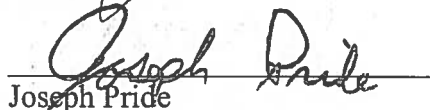
Charles L. Tarbell, Jr.



James H. McBain



Ami Wall



Joseph Pride

WAKEFIELD BOARD OF APPEALS
MARCH 30, 2020

TOWN CLERK
WAKEFIELD, MA
2020 MAR 30 AM 10:00

GRANT OF A SPECIAL PERMIT PURSUANT TO ARTICLE XVI, SECTION 190-101F OF THE ZONING BYLAW RELATING TO PROPERTY NUMBERED 950 MAIN STREET AND SHOWN AS LOT 54A ON MAP 24 OF THE TOWN OF WAKEFIELD ASSESSORS MAP

DECISION of the Board of Appeals (hereinafter the “Board”) on the Petition of **BHAVYA TWO LLC** (hereinafter the “Petitioner”) asking the Board to **GRANT a SPECIAL PERMIT** pursuant to Article XVI, Section 190-101F of the Wakefield Zoning Bylaw (hereinafter the “Bylaw”) related to the property known and numbered as 950 Main Street, Wakefield, Massachusetts (hereinafter the “Property”). The Property is shown on Map 24, Lot 54A of the Wakefield Assessor’s Maps. The Property is located within the Business Zoning District and the Signage Overlay District. Notice of a Public Hearing to the Petitioners and to Owners of all property affected, as they appeared in the last local tax list, was given by mail, and also by advertising in the Wakefield Daily Item and by displaying in a prominent place in the Town Hall as required by Massachusetts General Laws. Pursuant to said notice and advertisement, a public hearing was commenced in the Wakefield Town Hall, 1 Lafayette Street, Wakefield, MA on October 9, 2019. The hearing date was continued to a number of subsequent hearing dates until February 12, 2020.

Attorney Brian D. McGrail represented the Petitioner.

Pursuant to Section 190-101F of the Bylaw, the Petitioner is seeking a Special Permit from the Board to allow signs that do not comply with the provisions of Article XVI of the Bylaw and as specifically shown on the Project Drawings referenced below, thus varying the requirements of Article XVI of the Bylaw.

The Petitioner submitted the following plans and elevations as part of their application:

1. An existing conditions sited plan prepared by TAJ Engineering, LLC entitled “Existing Conditions Plan 950 Main Street Wakefield, MA” dated August 1, 2019 and signed on September 6, 2019;
2. A proposed site plan prepared by TAJ Engineering, LLC entitled “Proposed Site Plan 950 Main Street Wakefield, MA” dated August 5, 2019 and signed on September 6, 2019 with a final revision date of January 18, 2020 (hereinafter the "Final Site Plan");
3. A proposed landscaping plan prepared by James K. Emmanuel Associates entitled “Landscape Plan 950 Main St. Wakefield, MA” dated December 5, 2019 with a final revision date of December 16, 2019 (hereinafter the "Final Landscaping Plan");

4. An Exterior Lighting Layout with canopy light fixture specifications prepared by Red Leonard Associates entitled "Mobil 950 Main St Wakefield, MA" dated August 13, 2019 and consisting of three (3) sheets (hereinafter the "Final Lighting Plan");
5. Various elevations showing existing signage conditions on the Property including the following:
 - a. An existing conditions gas pump sign elevation by ART dated August 12, 2019;
 - b. An existing conditions free standing sign elevation by ART dated August 12, 2019; and
 - c. An existing conditions windows and sign elevation (A-1) by Comm Tank Inc. dated October 15, 2019.
6. A final canopy sign elevation by ART dated October 29, 2019 (hereinafter the "Final Canopy Sign Elevation");
7. A final window sign elevation (A-1) by Comm Tank Inc. dated February 12, 2020 (hereinafter the "Final Window Sign Elevation");
8. A final Wall sign elevation by ART dated October 28, 2019 (the "Final Wall Sign Elevation");
9. A final free standing sign elevation by ART dated August 12, 2019 (hereinafter the "Final Free Standing Sign Elevation");
10. A final gas pump dispenser sign elevation by ART dated August 12, 2019 (hereinafter the "Final Gas Pump Dispenser Sign Elevation"); and
11. A final gas pump red wave sign elevation by ART dated January 20, 2020 (hereinafter the "Final Gas Pump Red Wave Sign Elevation").

The Final Site Plan, Final Landscaping Plan, Final Lighting Plan, Final Canopy Sign Elevation, Final Window Sign Elevation, Final Wall Sign Elevation, Final Free Standing Sign Elevation, Final Gas Pump Dispenser Sign Elevation and the Final Gas Pump Red Wave Sign Elevation are herein collectively referred to as the "Project Drawings".

The Board also received and considered correspondence from the Wakefield Fire Department, Wakefield Conservation Commission and the Wakefield Department of Public Works.

The Petitioner's proposal meets the requirements of a Special Permit to be issued in the Town of Wakefield, pursuant to Article VIII, Sections 190-42-44 of the Bylaw.

Specifically,

1. **The use requested requires a Special Permit in the district for which the application is made.** Section 190-101F is very clear on its face that Petitioner may seek a sign Special Permit.

2. **The requested use is essential and/or desirable to public convenience or welfare.** The Petitioner is performing renovations to the Property. The finished result is a very attractive building and business that the Board believes will help promote other revitalization of the area.
3. **The requested use will not create or add to undue traffic congestion or unduly impair pedestrian safety.** The Property is located in the Business District and the Signage Overlay District, and the proposed use is appropriate for the district and location.
4. **The requested use will not overload any public water, drainage or sewer system or any other municipal system for such an extent that the requested use or any developed use in the immediate area or in any other area of Town will be unduly subjected to hazards effecting health, safety or general welfare.** The Petitioner's use as depicted above is very benign from the sense that it does not result in a heavy usage of any of the Town's resources or result in any negative effect on health, safety or general welfare.
5. **The requested use will not impair the integrity or character of the district or adjoining districts nor be detrimental to the public health, convenience or welfare.** It is important to note that the Property is situated in a Business District and Signage Overlay District. The Board believes that the proposal will help revitalize the Business District in which it is located.
6. **The requested use will not, by its addition to a neighborhood, cause an excess of that particular use that could be detrimental to the character of said neighborhood.** As mentioned numerous times in this decision, the Property is situated in the Business Zoning District. The proposed use fits nicely into this District and compliments other current uses occurring in said district.

In addition to the findings enumerated above, the Board also determined the following with respect to the proposed signage as shown on the Project Drawings:

1. They are in reasonable relation to development scale, viewer distance, travel speed and sign sizes on nearby structures.
2. Their sizes, shapes, and placement serve to define or enhance architectural elements of the building.
3. Their designs are in harmony with other signage on the same and adjacent structures.
4. Their materials, colors, lettering styles, illuminations and forms are reasonably compatible building design, neighborhood context and use.
5. Their sizes, locations, designs and illuminations do not present a safety hazard to vehicular or pedestrian safety.

6. The information submitted to the Board is adequate for the compliance with Sections 190-101A, B and C of the Bylaw.

After hearing comments from the Sign Design Review Board, the Board found that the Petitioner met the requirements for the Special Permit under Section 190-101F and voted unanimously (4-0) to GRANT the SPECIAL PERMIT to allow the signs as shown on the Project Drawings, and to vary and/or grant relief from the requirements of Article XVI of the Bylaw so as to allow the signage shown on the Project Drawings including, but not limited to:

- a. relief from article 190-99.E – Table 1 & 190-100.E.2a to allow mid-sized window bays 1, 2 and 4 (from the left) signage coverage to exceed the required 10% glass area and to be set at 15%;
- b. relief from article 190-99.E – Table 1 & 190-100.E.2a to allow signage coverage to exceed the required 10% glass area and to be set at 66% (at door) and 34% (at transom panel); and,
- c. relief from Article XVI – 190-99.E to allow the aggregate area of signage on the Building Establishment to exceed 50 square foot by 4.7 sf. or for a total of 54.7 sf subject to the conditions stated below.

1. **Hours of Operation:** Hours of operation of the dispensing facility shall be as follows:

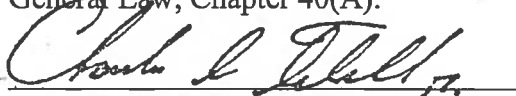
Mon-Fri: 5:30am-10:30pm

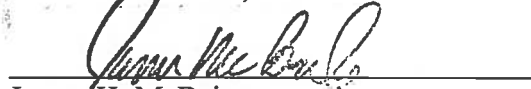
Sat-Sun: 6:00am-10:00pm

2. **Snow:** Snow storage may occur on the Property so long as parking spaces are not lost as a result of snow storage. In the event snow storage encroaches upon parking spaces or results in the loss of parking spaces, then snow shall be removed from the Property.
3. **Landscaping:** The landscaping features of the Property (including all lawn areas, trees, shrubs, flowering plants, planting / mulch beds, and walkways will be managed and maintained through a combination of: (1) ongoing and seasonal inspection, as well as (2) task-specific or scope-specific management and maintenance. Landscaping features shall be maintained in good condition at all times, and any dead landscaping features shall be replaced on a regular basis per manufactures specifications and/or requirements.
4. **Lighting:** The display window lights, any signage lights, and parking lot lights shall be off from One-half hour after closing and until One-half hour prior to opening. Dimmed safety lighting in the store may remain on at all times.

5. There shall be no diesel fuel sold on the Property.
6. When the new fuel storage tanks are installed, the Property shall be completely repaved with new pavement and new striping.
7. The Petitioner shall comply in all material respects with the conditions of this decision. The Board retains jurisdiction to approve any minor amendments to this decision that do not materially alter the terms of this decision. If, in the Board's judgment, a proposed change is material, then a new hearing shall be required to amend this decision. Jurisdiction to decide any disputes or make any necessary clarification(s) of this decision and conditions contained herein, which cannot be resolved by the Zoning Enforcement Officer, shall be retained by the Board.
8. The project when completed shall be as shown on the Project Drawings.
9. The blank wall sign on the Oak Street side of the building shall be removed from the building, and any damage to the façade shall be repaired in a good workmanlike manner.
10. All signs shall be as shown on the Project Drawings, and the Board retains jurisdiction to review and approve any and all changes including, but not limited to, changes in size (including size of lettering), material, color, location, shape, lighting, verbiage or wording and style of the signs as shown on the Sign Drawings. No other signage shall be allowed on the premises that are not shown on the Sign Drawings. There shall be no back lighting of the wall sign.
11. This decision and the relief, terms, restrictions and conditions contained herein shall supersede any contrary terms in the existing decision of the Board related to the Property, dated on or about August 1971, and shall run with the land and all subsequent owners shall benefit from and be bound by the relief, terms, restrictions and conditions contained herein.
12. The sheet metal panel shall be removed from front door of the building, and the Final Window Sign Elevation has been modified to reflect this requirement.

The Board certifies that this decision has been filed with the Wakefield Town Clerk and the Planning Board. Any person aggrieved by the decision of the Board has the right to appeal to the Land Court or Superior Court within twenty (20) days from the date of filing of this decision with the Town Clerk under Section 17 of the Massachusetts General Law, Chapter 40(A).


 Charles L. Tarbell, Jr.


 James H. McBain


 Ami Wall


 Joseph Pride



TOWN OF WAKEFIELD

MASSACHUSETTS

FIRE DEPARTMENT HEADQUARTERS

ONE UNION STREET
WAKEFIELD, MA 01880-2495

MICHAEL J. SULLIVAN

FIRE CHIEF

(781) 246-6435

FAX: (781) 246-6433

BUSINESS PHONE: (781) 246-6432

EMAIL – msullivan@wakefield.ma.us

FIRE PREVENTION

(781) 246-6435

September 17, 2019

Chairperson Edward F. Dombroski Jr.
Wakefield Town Council
Wakefield Town Hall
1 Lafayette Street
Wakefield, MA 01880

Dear Chairperson Dombroski,

This letter shall serve as a response to a request to amend a flammable storage license at 950 Main Street in Wakefield for the Mobile gas station known as Fast Freddy's which will be appearing before the Town Council in the near future. The request to amend the License to store would increase the total capacity of at this location from 18,000 gallons to 24,000 gallons of gasoline. The request does not involve the addition of diesel fuel to the premises.

The Wakefield Fire department has no objection to the request to increase the quantity of gasoline stored at this facility. The operator, Mr. Sandip Patel, has always made a good faith effort to comply with all pertinent rules and regulations in regards to operating a self-service gas station. Any violations or issues raised during fire inspections have always been corrected in a timely manner. Increasing the storage capacity of the gas station will ultimately result in fewer gasoline tanker deliveries to an already congested area. The proposed upgrade to this facility will include a complete replacement of tanks, piping, pumps and all associated equipment that will need to conform to the current fire prevention code. The gas station is already connected directly to Wakefield Fire Headquarters via a municipal fire alarm master box. We look forward to examining the plans for this upgrade in the near future.


Please contact me at (781) 246-6435 extension 2 with any questions or concerns regarding this matter.

Sincerely,

Chief Michael Sullivan
Wakefield fire department

**DISCLOSURE BY NON-ELECTED MUNICIPAL EMPLOYEE OF FINANCIAL INTEREST
AND DETERMINATION BY APPOINTING AUTHORITY
AS REQUIRED BY G. L. c. 268A, § 19**

MUNICIPAL EMPLOYEE INFORMATION	
Name:	Thomas A. Mullen
Title or Position:	Town Counsel
Municipal Agency:	Law Department, Town of Wakefield
Agency Address:	40 Salem Street, Suite 12 Lynnfield, MA 01940
Office Phone:	(781) 245-2284
Office E-mail:	tmullen@thomasamullenpc.com
	My duties require me to participate in a particular matter, and I may not participate because of a financial interest that I am disclosing here. I request a determination from my appointing authority about how I should proceed.
PARTICULAR MATTER	
Particular matter E.g., a judicial or other proceeding, application, submission, request for a ruling or other determination, contract, claim, controversy, charge, accusation, arrest, decision, determination, or finding.	Please describe the particular matter. Articles 24 and 25 of the 2020 Annual Town Meeting warrant are petition articles sponsored by The Savings Bank. Article 24 would rezone from General Residence to Business certain properties located on Main, Avon and Chestnut Streets. Article 25 would make textual changes in § 190-31 of the Zoning Bylaws.
Your required participation in the particular matter: E.g., approval, disapproval, decision, recommendation, rendering advice, investigation, other.	Please describe the task you are required to perform with respect to the particular matter. As Town Counsel, I may have to answer questions at the Town Meeting concerning the said articles, and/or review and comment on motions made thereunder. The Planning Board and/or other Town boards and officials may also seek my advice concerning the meaning and consequence of the proposed zoning changes.
FINANCIAL INTEREST IN THE PARTICULAR MATTER	
Write an X by all that apply.	<input type="checkbox"/> I have a financial interest in the matter. <input type="checkbox"/> My immediate family member has a financial interest in the matter. <input type="checkbox"/> My business partner has a financial interest in the matter. <input checked="" type="checkbox"/> I am an officer, director, trustee, partner or employee of a business organization, and the business organization has a financial interest in the matter. <input type="checkbox"/> I am negotiating or have made an arrangement concerning future employment with a person or organization, and the person or organization has a financial interest in the matter.
Financial interest in the matter	Please explain the financial interest and include a dollar amount if you know it. I am a Director of The Savings Bank and of its holding company. The proposed amendments would affect land owned by The Savings Bank. I do not know the dollar amount of The Savings Bank's interest.

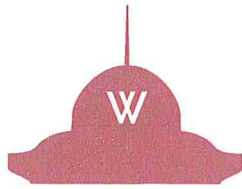
Employee signature:	
Date:	April 17, 2020

DETERMINATION BY APPOINTING OFFICIAL

APPOINTING AUTHORITY INFORMATION	
Name of Appointing Authority:	Town Council of the Town of Wakefield
Title or Position:	Town Council of the Town of Wakefield
Agency/Department:	Town Council of the Town of Wakefield
Agency Address:	1 Lafayette Street Wakefield, MA 01880
Office Phone:	(781) 246-0390
Office E-mail	smaio@wakefield.ma.us
DETERMINATION	
Determination by appointing authority:	As appointing official, as required by G.L. c. 268A, § 19, I have reviewed the particular matter and the financial interest identified above by a municipal employee. I have determined that the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee.
Appointing Authority signature:	
Date:	
Comment:	

Attach additional pages if necessary.

The appointing authority shall keep this Disclosure and Determination as a public record.



TOWN OF WAKEFIELD

TOWN ADMINISTRATOR'S OFFICE

Application for Appointment / Re-Appointment to Town Board, Committee, or Commission

Please submit this application with a current resume to Sherri Dalton at sdalton@wakefield.ma.us.

Name: Email:

Address:

Daytime phone: Evening phone:

How long have you lived in Wakefield: Current occupation:

Board or commission in which you are interested:

Please state why you are interested in serving on this board or commission:


I m fully aware of preserving Wakefield's history. I've been on the board for some time and at present we are assembling a list of homes that might have historical significance. Owners of these homes can apply for an historical sign (showing the date the building was erected) if they can offer us some proof of their claim.


In addition to the experience listed in your attached resume, what specific skills or expertise do you believe you can bring to this board or commission?

In my earlier career I was a history teacher, have traveled all over the world (23 countries and 7 continents) so am able to see structures here in Wakefield that might indicate their association with the Revolutionary or colonial periods. I have many history books in my home and have always been passionate about history.

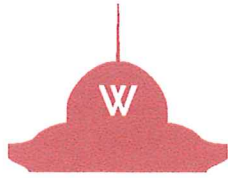
Are you currently serving on any other Town boards? Yes No

If yes, please specify:


Signature


Date





TOWN OF WAKEFIELD

TOWN ADMINISTRATOR'S OFFICE

Application for Appointment / Re-Appointment to Town Board, Committee, or Commission

Please submit this application with a current resume to Sherri Dalton at sdalton@wakefield.ma.us.

Name: Jennifer Osterhout Email: josterh74@gmail.com

Address: 26 Elm Street, Wakefield, MA 01880

Daytime phone: 617-899-0647 Evening phone: 617-899-0647

How long have you lived in Wakefield: since 2012 Current occupation: stay-at-home parent

Board or commission in which you are interested: Historical Commission

Please state why you are interested in serving on this board or commission:

During my spare time as a stay-at-home-parent, I started to explore my passion for history, old houses and the built environment. As part of this hobby, I've started learning more about Wakefield's history. Why am I interested in learning about my town's past? Quite simply, here is where I decided to buy my first house, set down roots and raise my family. As a citizen I am part of shaping this town's present and future, but I believe that to be a responsible citizen I also need to have an understanding and appreciation of its past. I'm interested in serving on this Commission because I want to ensure that Wakefield's rich history and architecture 1) continues to be preserved, protected, and developed, and 2) remains part of the conversation as Wakefield moves into a new decade of growth to meet the needs of its residents.

In addition to the experience listed in your attached resume, what specific skills or expertise do you believe you can bring to this board or commission?

As my resume demonstrates, I worked almost 20 years in two of the most legally regulated industries in this country (insurance and hazardous materials/waste management). As a result, I have direct experience in successfully working within a legal framework such as the MGL, as well as gained an deep appreciation for the law - its intent, power, as well as its nuances.

Admittedly I would come to the commission with a beginner's knowledge of historic architecture and preservation. But, if appointed to the Historical Commission, I would humbly join with an enthusiasm and willingness to listen and learn from the experienced commission members who have worked to protect this town's unique history and architecture.

Are you currently serving on any other Town boards? Yes No

If yes, please specify: _____

Jennifer Osterhout
Signature

2/17/2020
Date



JENNIFER L. OSTERHOUT

26 Elm Street
Wakefield, MA 01880

cell (617) 899-0647
josterh74@gmail.com

STAY-AT-HOME PARENT

September 2018-Current

- Currently stepped back from Corporate America to dedicate time to my family and raise 3 little girls, Emma, age 7, and twins, Madison and Audrey, both age 3.
- When not actively managing a full household, in my spare time I enjoy DIY house and furniture projects, and writing on my hobby blog (EverydayOldHouse.com) to further fuel my passion as an old house enthusiast.

INSURANCE/FINANCIAL EXPERIENCE

October 2007- August 2018

Chubb (previously ACE USA)

Executive Environmental Underwriter

- Underwrote pollution liability insurance policies (Contractor Pollution Liability and Premises Pollution Liability)
- Handled a ~\$5.7m annual book of business from 20+ alpha and regional retail agent/broker offices in New England and Upstate New York. Grew the book from ~ \$1.5m.
- Helped grow regional environmental segment from \$3m to \$14m (equates to ~20% growth YOY)
- Developed appropriate pricing and program structures (coverage, limits/retention, pricing) for acceptable risks after complete analysis and consideration of applicant documentation as well as business factors and competitive situations
- Negotiated pricing, terms and conditions with agent/brokers
- Prospected and underwrote new business as well as serviced and underwrote renewal accounts
- Traveled throughout New England and Upstate New York to cultivate and maintain long-term sustainable agent/ broker and insured partnerships
- Executed cross-sell marketing plans to drive multi-line business through in-person visits with Chubb team members

ENVIRONMENTAL CONSULTING EXPERIENCE

May 2005 – October 2007

Tetra Tech, EC, Inc.

Risk Assessor

- Conducted site-specific and screening human health and ecological risk assessments under a variety of risk assessment and site remediation frameworks for government and private sector clients.
- Developed risk-based soil and groundwater clean-up levels and air action levels in support of remedial investigations.
- Established conceptual site models (CSMs) to outline exposure scenarios to chemical constituents.
- Provided technical support for insurance carrier for underwriting pollution liability insurance.

ENVIRONMENTAL CONSULTING EXPERIENCE (CONTINUED)

September 2003 – April 2005

Gradient Corporation

Environmental Engineer

- Performed site-specific risk and screening level human health assessments in accordance with the Massachusetts Contingency Plan (MCP) for private sector clients.
- Qualitatively and quantitatively assessed potential exposures of contamination from incidental ingestion of and dermal contact with soil/sediment/surface water, inhalation of fugitive dust and indoor air.
- Provided litigation support for toxic tort.

May 1999 – September 2003

Rizzo Associates

Environmental Scientist II

- Conducted preliminary and comprehensive assessments under the MCP, consisting of site reconnaissances, subsurface investigations, and preparation of reports.
- Collected samples from various media (soil, groundwater, sediment, surface water) following standard protocols.
- Performed due-diligence environmental site assessments (Phase I ESAs) following ASTM protocols for industrial, commercial, and residential properties.

EDUCATION

Tufts University – September 1996-May 1999

M.S., Civil and Environmental Engineering, Environmental Health Concentration. GPA 3.7.

- Thesis topic: Comparative Risk Analysis of 10 Lethal Home Hazards

Internships:

Harvard Center for Risk Analysis (HCRA), Harvard University. January 1998 - September 1998

- Published in Risk in Perspectives, April 1998, Issue 6, Volume 4.

GZA GeoEnvironmental, Inc. September 1997- May 1998

Rhode Island Department of Health. Drinking Water Quality Division. Summer 1997

- Tasked with developing application for the Drinking Water State Revolving Loan Fund

Smith College – September 1992- May 1996

B.A., Biological Sciences, Dean's List 1992-1994. GPA 3.4.

PROFESSIONAL TRAINING

Insurance CPCU – 4 classes completed

Completed continuing education and training courses in the following:

- Consultative Selling
- Negotiation
- Fraud Awareness
- Business Continuity
- Information Security

References available upon request

7 Shumway Circle
Wakefield, MA 01880
February 15, 2020

Town Council
Wm. J. Lee Town Hall
One Lafayette Street
Wakefield, MA 01880

To Whom it May Concern:

I would like to apply to be appointed to the Wakefield Historical Commission. In addition to my past service on the Wakefield Historical Commission, I have also served the Wakefield Historical Society as Historian (1993 to present) and as President; I have served on the Board of Directors of the Col. James Hartshorne House Association from around 1990 to present, serving as Historian of that organization during most of that time, and also serve as the Publicity Chair of the organization. I also served the town on other committees and boards, most notably the 350th Anniversary Committee and the Wakefield Cultural Council. I have also served as president of the Walton and West Ward School PTO organizations. I have written several books and numerous articles on Wakefield's history and maintain wakefieldhistory.org (Historical Society), historicwakefield.com (Historical Commission) and hartshornehouse.org.

Professionally, I worked for the National Park Service at Independence National Historical Park, Boston National Historical Park and John F. Kennedy Birthplace National Historical Site for a total of ten years, and served as Executive Director of the Wakefield Chamber of Commerce for fifteen years 1995 – 2010. Presently, I own Wakefield Un-Common Antiques and Collectibles at 306 Main Street in Wakefield.

If you require a separate resume, please let me know.

Thank you for your consideration.

Very truly yours,

Nancy Lapergola Bertrand



TOWN OF WAKEFIELD

TOWN ADMINISTRATOR'S OFFICE

Application for Appointment / Re-Appointment to Town Board, Committee, or Commission

Please submit this application with a current resume to Sherri Dalton at sdalton@wakefield.ma.us.

Name: _____ Email: _____

Address: _____

Daytime phone: _____ Evening phone: _____

How long have you lived in Wakefield: _____ Current occupation: _____

Board or commission in which you are interested: _____

Please state why you are interested in serving on this board or commission:

In addition to the experience listed in your attached resume, what specific skills or expertise do you believe you can bring to this board or commission?

Are you currently serving on any other Town boards? Yes No

If yes, please specify: _____

Signature _____

Date _____



CATHLINA ANN DRIVER

237 Albion Street #1 . Wakefield, MA 01880 . (603) 944-0948 . cathlina.driver@gmail.com

EXPERIENCE

PROJECT MANAGER

Walsh Brothers, Inc.

June 2018 – Present

- Review de-scopes and sign on subcontractors to finalize awards and issue subcontracts.
- Planning and scheduling scopes of work to meet project milestones and subcontractor specific deadlines.
- Manage monthly requisitions and issue change orders while maintaining client approval and communication.
- Process and review all RFI's and submittal documentation in line with specifications.
- Maintain LEED documentation to meet project requirements.

PROJECT MANAGER

JCC Cannistraro (Watertown, MA)

September 2016 – June 2018

- Finalize project contracts and review drawings prior to start of construction.
- Create budgets by reviewing estimates and generate buyout packages, submittals and purchase orders.
- Maintain financial projections including monthly costs to completes, cash flows, potential risks and labor/manpower reports.
- Take off Bulletin/RFI changes and provide pricing accordingly.
- Manage multiple active projects with consistent site visits while maintain pivotal client relationships.
- Provide specifications for prefabricated equipment, review design and coordinate release date.

PLUMBING COORDINATOR

JCC Cannistraro (Watertown, MA)

March 2014 – August 2016

- Creating Permit drawings and designing new plumbing systems for the IPD Project at Boston Medical Center, Menino Renovation and Addition.
- Maintain construction needs on site with trimble files, updated coordination drawings, and meeting schedule deadlines.
- Work closely with prefabrication and create spool sheets for fabricated pipe racks and in wall assemblies.

MULTI-TRADE CAD COORDINATOR

JCC Cannistraro (Watertown, MA)

September 2011 – March 2014

- Process incoming architectural, steel and MEP trade files with AutoCAD or REVIT to set up and maintain the progress of multiple jobs at one time, this includes elevations, locations, scaling and adhering to CAD standards.
- Distribute and post files through FTP sites that represent in house progress for plumbing, fire protection, heat pipe and duct.
- Communicate with clients and sub-contractors to have the appropriate drawings and newest files needed for meetings, reviews, sign off or field use.

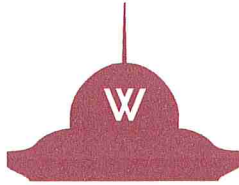
EDUCATION

- **WENTWORTH INSTITUTE OF TECHNOLOGY (Boston, MA)**
Bachelor of Science in Civil Engineering Technology

August 2011

CERTIFICATIONS

- Construction Supervisor's License **2018**
- NFPA 99 Certification **2017**
- Osha 30 Hour Construction Certification **2014**



TOWN OF WAKEFIELD

TOWN ADMINISTRATOR'S OFFICE

Application for Appointment / Re-Appointment to Town Board, Committee, or Commission

Please submit this application with a current resume to Sherri Dalton at sdalton@wakefield.ma.us.

Name: Daniel L. Benjamin Jr. Email: America704@aol.com

Address: 10 - Foster Street, Unit # 205

Daytime phone: 781-589-6910 (C) Evening phone: 781-589-6910 (C)

How long have you lived in Wakefield: Lifetime Current occupation: Volunteer/ Semi-Retired?

Board or commission in which you are interested: Wakefield Historical Commission - (Re-appointment)

Please state why you are interested in serving on this board or commission:

I have been a Historical Commission member for the last 3 years and would like to continue our work preserving Wakefields rich history. There is always much to be done to preserve our history and protect buildings, artifacts and written history that can never be replaced. We must save for future generations and learn from our past. As keepers of our past we must always look to the future! Our dreams of the future all started because of our past! "History is important, it is in all of us and is a treasure that is Priceless!!"

In addition to the experience listed in your attached resume, what specific skills or expertise do you believe you can bring to this board or commission?

I have always been interested in our history and been a member of many boards and committees that always cross paths with history. Living a lifetime in a small community like Wakefield leaves an imprint on you that never goes away. I have heard many times from former Wakefield residents living far away now, but they will always say "Wakefield will always be my HOME TOWN" Amen!

Are you currently serving on any other Town boards? Yes No

If yes, please specify: Historical, Veterans Advisory Brd., Branding and Wayfaring, & Traffic Advisory Ctm.

Daniel L. Benjamin Jr.
Signature

2/8/2020
Date



*Office of Town Administrator
1 Lafayette Street
Wakefield, MA 01880*

*Daniel L. Benjamin Jr.
10 - Foster Street #205
Wakefield, MA 01880
America704@aol.com
781-589-6910*

Stephen P. Maio,

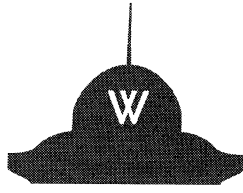
My name is **Daniel L. Benjamin Jr.**, I am interested in **Re-appointment** to the **Wakefield Historical Commission**. Listed Community service, Council appointments and brief resume.

- . **Wakefield Community Access Television** – Past Board of Directors.
- . **Wakefield Veterans Food Pantry** - Present Volunteer.
- . **Wakefield Traffic Advisory Committee** – Present.
- . **Wakefield Historical Commission** –Present.
- . **Wakefield Branding & Wayfaring Committee** – present.
- . **Wakefield Center Neighborhood Association** - Member.
- . **Vietnam Veterans of America Post #835** –Life Member and a Board Director.
- . **West Side Social Club** – over 30 year member.
- . **Food & Beverage Workers Union Local #513 N.E., Joint Board (Retired)**
- . **Wakefield Independence Day Parade Committee** –(Past Co-Chair for 12 straight yrs. 1998 -2010 , and as Parade Float Chair, Secretary, Presently consulting for New parade Committee.
- . **Veterans Advisory Board** –Present.
- . **Wakefield Lions Club** – Past Vice President, Secretary, and Visual Aids Director.
- . **Wakefield Boys & Girls Club** –Founding Committee 2012 –14 - Presently on Clubs fundraising Committee.
- . **Wakefield Council on Aging** – Past Chair and Vice Chair.
- . **Wakefield Commission on Disabilities Issues** – Past Chair, & Member.
- . **Wreaths Across America** - Volunteer P.R. Leader & organizer.
- . **Hartshorne House Assoc.** - Life Member

Historical (Wakefield Historical Commission) As a proud member over the last 3 years I have been involved with several projects in town including historical building markers, promoting our towns rich heritage, researching of some of our ‘missing’ Common artifacts, restoring our old cemetery burial ground , issues in the town including our **Historical Buildings Demolition Bylaw**, and preserving our rich history. As a member of **Branding and Wayfaring Committee** I have been involved with our vision planning for our downtown and bringing a vibrant downtown back to Wakefield. I believe I have the vision and knowledge to protect the **personality, compatibility** and **vitality** of our community and would be an asset to the Commission and continue on the commission and bring experience to the board. We need **Smart Development** that benefits Wakefield neighborhoods character and also **preserves**. *“We must honor the past and also learn from the past for the future!”* I have always wanted to serve, preserve, and give back to the people of Wakefield *...”as a lifetime (73yrs.) resident I have personally lived much of this history!”*

Thank You!

Daniel L. Benjamin Jr.



TOWN OF WAKEFIELD

TOWN ADMINISTRATOR'S OFFICE

Application for Appointment / Re-Appointment to Town Board, Committee, or Commission

Please submit this application with a current resume to Sherri Dalton at sdalton@wakefield.ma.us.

Name: Francene Harrington Email: fah-harrington@yahoo.com

Address: 47 Elmcrest Rd, Wakefield

Daytime phone: 617-901-2265 Evening phone: Same

How long have you lived in Wakefield: 22 yrs Current occupation: Business Analyst

Board or commission in which you are interested: Historic Commission

Please state why you are interested in serving on this board or commission:

I have sat on the Historic Commission board since 2015. I have an interest in preserving the historic buildings in Wakefield.

In addition to the experience listed in your attached resume, what specific skills or expertise do you believe you can bring to this board or commission?

I have studied history & Art history including architecture. Along with a passion for history & preserving our Past, I have worked as an analyst. Analytical skills enhance my ability to research, understand & advise with a clear picture of all of the information.

Are you currently serving on any other Town boards? Yes No

If yes, please specify: Current member of Historic Commission

Jan An
Signature

2/2/2012
Date



Francene Harrington
47 Elmcrest Road
Wakefield, Massachusetts 01880
fah_harrington@yahoo.com (617) 901-2265

Professional Experience **Allscripts, Burlington MA – November 2016 – Present**

Expert Business Analyst

- Participate as a business analyst for the development of Registration and Scheduling functionality for an existing healthcare suite of applications.
- Provide analytical support to team to define requirements and specifications for the features.
- Work with global teams and customers on development and support issues.
- Provide demonstrations and educational materials of new features.

Partners Healthcare, Boston, MA - March 1994 - Present

Senior Project Specialist September 2014 - Present

- Participated as a project manager for the MGH Interface Integration team development and implementation on new HL7 interfaces for new hospital wide system.
- Provide project management role to small and medium size projects for the Emergency Department
- Works closely with end users, technical software and hardware teams to identify, troubleshoot and resolve production issues.
- Works closely with the administrative and clinical Emergency Department team to design the optimal system functionality.
- Provide workflow analysis to aid in the design of new functionality.
- Provide detailed written specification to develop new functionality and enhancements to existing functionality.
- Provide project management and analysis role for software implementations, including writing test plans, executing functional testing, cut over testing and post production testing.
- Provide post-production analysis of system data for research and quality assurance.
- Define new HL7 and service oriented interfaces to support new project initiatives at the hospital, including Meaningful Use demonstration and attestation.
- Serve as a liaison between end users and technical team.
- Collaborated with team to develop tracking tools for Emergency Department on-going enhancements.
- Responsible for facilitating enhancement request meetings for prioritization and approval.
- Provide demonstrations, training sessions and documentation for administrative and clinical staff in the Emergency Department when introducing new functionality.
- Responsible for updating production support documentation and functional specifications.
- Managed and lead team in hardware upgrades, cluster environment and SQL servers.

Application Specialist

- Participated in vendor application implementation across Massachusetts General Hospital outpatient practices.
- Worked with implementation team to develop best practice workflow and implementation process.
- Participated in original RFP and review of vendors for Massachusetts General Hospital Emergency Department system.
- Worked closely with Emergency Department and technical team to develop, test and implement Emergency Department system.
- Participated with multiple department team to ensure HIS (Health Information Systems) regulations and policies are being addressed and followed.
- Provide system application support to Massachusetts General Emergency Department on a continuous basis to address workflow and system issues.
- Participated in multiple phases of the development, implementation and support of various Emergency Department projects.
- Managed and lead team in migration from SQL 2003 to SQL 2007.
- Proficient in Microsoft Word, Access, Excel and Visio

Education **Assumption College**, Worcester, Massachusetts
Bachelor of Arts in History and Art History - May 1990

Interests Wakefield Historical Commission member and Wakefield Center Neighborhood Association

References Furnished Upon Request



TOWN OF WAKEFIELD

TOWN ADMINISTRATOR'S OFFICE

Application for Appointment / Re-Appointment to Town Board, Committee, or Commission

Please submit this application with a current resume to Sherri Dalton at sdalton@wakefield.ma.us.

Resumes are optional for Youth Council applicants.

Name: Therese Frazier Email: gormley.therese@gmail.com

Address: 20RichardsonStreetApt2

Daytime phone: 617-461-4143 Evening phone: _____

How long have you lived in Wakefield: Jan 2020 Current occupation: Web Content Coordinator

Board or commission in which you are interested: Historical Commission

Please state why you are interested in serving on this board or commission:

I just moved to Wakefield and would like to get involved in the town. I am very interested in history and understand the importance of preserving, protecting, and developing Wakefield's historical and architectural heritage. I would also be interested in the Council of Aging because I feel that the elderly are such an important part of our population.

I do not have any experience working on a board or commission.

In addition to the experience listed in your attached resume, what specific skills or expertise do you believe you can bring to this board or commission?

I am experience with creating flyers and other publication materials. I also have experience with editing.

I have 10+ years experience with HTML and CSS.

I work for the City of Somerville posting notices and agendas for various boards and commission meetings.

Although it's not on my resume because it was so long ago, I do have experience working with the elderly (mid to late 1990s).

I was the activities director for an adult day program as one of my first jobs. This was at the Don Guanella Center in Chelsea, MA.

Are you currently serving on any other Town boards? Yes No

If yes, please specify: _____

T Gormley
Signature

3/05/2020

Date



THERESE FRAZIER

20 Richardson Street #2 Wakefield MA 01880
(617) 461-4143 | gormley.therese@gmail.com

Experience

Web Content Coordinator for Elsevier Cambridge, MA (September 2006 to Present)

Manage and develop website content, including daily posts, updated content and images.

Work with vendors, Production department, and suppliers to manage the production workflow of all online article content, ensuring that deadlines and embargoes are met.

Send out etocs and other marketing emails as needed.

Maintain a high level of quality on the Cell.com platform by leading the troubleshooting of any problems that arise.

Track and prioritize all of cell.com's platform-related issues and coordinate with relevant Elsevier teams to assess the implications of all platform processes for Cell Press.

Manage and deliver all featured updates on the cell.com homepage.

Provide digital support to all commercial products.

Deliver strategic website creation products while following brand standards.

Produce the company's monthly podcast, including scheduling, recording, editing and managing other sound editors.

Control access and entitlements for content across cell.com.

Online Producer for the Telegraph Publishing Company Hudson, NH (Apr 2004 to September 2006)

Editing and formatting news stories from the print version of a daily newspaper and a monthly parenting magazine to the online version using a CMS.

Editing and formatting photos in Photoshop for uploading onto the site

Uploading classified and other online ads on a regular basis.

Creation of various templates to be used on the web site.

Management of event listings for the company's events web site

Made editorial decisions daily on what photos/stories to use on the site's front page.

Proofread the entire issue of the magazine monthly and made corrections as necessary.

Formatting pages of the magazine in Quark Xpress for the magazine

Building and management of web sites for special publications for

Parenting NH Magazine.

General Knowledge and Technical Skills:

- Detail-oriented, with strengths in quality assurance, thoroughness, and accuracy
- Organized with concern for order and follow-up
- Strong communication skills, verbal & written
- Effective interpersonal skills
- Ability to handle a multitude of tasks
- Ability to prioritize
- Ability to identify problems and solutions, analytical thinking
- Working knowledge of HTML, CSS, and XML
- Familiarity with end-to-end production procedures and Elsevier DTD
- Strong technical background, with a demonstrated skill level in a number of computer applications
- Detailed knowledge of Microsoft Office applications
- Ability to work and meet deadlines in fast pace environment
- Experience with web graphic optimization techniques
- Balance numerous projects to meet ongoing tight deadlines.
- Functional understanding of W3C standards.

Education

Bachelor of Science in
Communications with a
concentration in Journalism – 2004
Salem State University in Salem, MA

Yellow Belt in Digital Accessibility
Deque University – 2019