

BOARD OF SELECTMEN – June 26, 2017

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

Chairman Paul R. DiNocco called the meeting to order at 7:00 p.m.

Patrick Bruno of 2 MacKenzie Lane appeared before the Board for Public Participation. Mr. Bruno spoke about group homes.

Selectman May motioned to approve the minutes of June 12, 2017, seconded by Selectman Longo and so voted.

Amanda Chisholm of the Metropolitan Area Planning Council and Town Planner Paul Reavis appeared before the Board to discuss the Albion Arts Corridor Economic Development Strategy in which the MAPC produced a 92 page report. The Town received a grant in 2016 from the MAPC to look at ways to turn Albion Street into a thriving arts and culture destination. Mr. Reavis stated that Albion Street already has seven arts related businesses as well as the new Albion Cultural Exchange. Ms. Chisholm stated that the MAPC's work included a review of the town's assets, extensive feedback from the community and an overview of the economic development benefits of increasing arts and cultural opportunities in the downtown area. She said that some of what residents wanted to see was more permanent spaces for art to be displayed. She discussed the MAPC's recommendations for renovations and managing the ACE Center building for optimum benefit. She talked about the town hiring a Cultural Affairs Coordinator to work with the ACE Committee to continue programming and developing annual strategies. She ended her discussion with Wakefield has great potential to become a thriving arts and culture destination.

Selectman Longo motioned to go out to bid for the tax title property at 28 Redfield Road, seconded by Selectman May and so voted.

Attorney Brian McGrail and Matthew Maggiore of Maggiore Construction appeared before the Board regarding the 175 North, LLC project for the traffic and layout improvements which include the following: installation of a crosswalk on Armory Street; the re-alignment of parking spaces with a loading zone on Armory Street adjacent to the project with striping and signage; the marking of "Do Not Block Intersection" on North Avenue at the intersection with West Water Street; and the re-alignment of parking spaces on West Water Street adjacent to the Project with striping and signage. Selectman Dombroski requested that the applicant also supply the Town with ten street trees to be used throughout the Town (locations and types to be approved by the Town Arborist)

Selectman May motioned to approve and/or allow the traffic and layout improvements as stated above and to accept as a gift the cost of the acquisition and installation of the necessary signs and pavement markings implementing said improvements and for the donation of 10 trees with the Department of Public Works (Town Arborist) selecting the type and location of trees, seconded by Selectman Longo and so voted.

Selectwoman Butt recused herself and left the room from the following vote due to the fact that she is an abutter to the project and is also on the Hallmark Health Board. Attorney Brian McGrail appeared before the Board regarding the Hallmark Health project at 888 Main Street traffic and layout improvements which include the following: a parking restriction along the full Main Street frontage of the property; a pedestrian crossing of Main Street on the south side of the Main Street, Forest Street and Property Drive intersection. The crosswalk and ramp system will include a push button actuated flashing beacon system warning motorists of a pedestrian's presence in the walk.

Selectman Dombroski requested that the applicant also supply the Town with ten street trees to be used throughout the Town (locations and types to be approved by the Town Arborist). Selectman May motioned to approve and/or allow the traffic and layout improvements as stated above and to accept as a gift the cost of the acquisition and installation of the necessary equipment, signs and pavement markings implementing said improvements and for the donation of 10 trees with the Department of Public Works (Town Arborist) selecting the type and location of trees, seconded by Selectman Longo and so voted.

Selectwoman Butt rejoined the meeting.

Selectman May motioned to appoint Selectman Longo as the signatory for the Warrants, seconded by Selectwoman Butt and so voted.

Selectman May motioned to dissolve the Event Planning Committee, seconded by Selectman Dombroski and so voted.

At 7:20 p.m. Selectman Dombroski motioned to open the Public Hearing for The Bread Shop for outdoor dining, seconded by Selectman Longo and so voted.

Roll Call

Selectman Dombroski – yes

Selectman Longo – yes

Selectman May – yes

Selectwoman Butt – yes

Chairman DiNocco – yes

Town Administrator Stephen P. Maio stated that the Board will be granting the preliminary approval and called for a motion to set the Public Hearing for August 14, 2017 at 7:10 p.m.

Selectman Dombroski motioned to offer preliminary approval and schedule a Public Hearing for The Bread Shop for August 14, 2017 at 7:10 p.m., seconded by Selectman Longo and so voted.

At 7:37 p.m. Selectman Dombroski motioned to close the Public Hearing, seconded by Selectman Longo and so voted.

Roll Call

Selectman Dombroski – yes

Selectman Longo – yes

Selectman May – yes

Selectwoman Butt – yes

Chairman DiNocco – yes

Matters Not Anticipated By The Chairman Within 48 Hours of Meeting -

Selectwoman Butt – encouraging everyone to enjoy summer in Wakefield; the Board has received lots of media attention this past week and is looking forward to working with the community and the Board with further discussions

Selectman May – memorial Bench to John Carnivale came out beautiful

Selectman Longo – as a Town we have everything in place for the Albion Arts Corridor, now we just need to figure out how and put it together

Selectman Dombroski – thank you to Sharon Gilley for her incredible service to the Town; encourages everyone to come out for the 4th of July festivities; happy 4th of July; group home forum was well attended and if anyone has any issue please reach out to the Board

Town Counsel – salute to Sharon Gilley

Town Administrator – please sign the Market Street Agreement that was voted on last meeting; Thursday night is the close out of the year with the Finance Committee with reserve funds transfers with \$300,000.00 a year is budgeted to shift money around. There will be 6 transfers this year adding up to a total of \$109,000.00; 4th of July is a great day in Town

Chairman DiNocco – received notification regarding the entrance to the Crystal Community Club and safety concerns; Strategic Planning Meeting is July 22, 2017; two committees are almost ready to be formed; would like to initiate a Spirit of Community Award with the following criteria: any Selectmen can request a citizen, must be a citizen of Wakefield, cannot be a town employee, cannot be an elected official, the recipient will receive a certificate from the Board of Selectmen as well as \$50.00 Wakefield dollars to be used at a Wakefield business of their choice. The first recipient will be announced at the July 10, 2017 selectmen meeting; asked if there was feedback regarding Lake Quannapowitt in which Town Administrator Maio answered that the Town did a study of the lake and the committee has many recommendations on what to do and the chairman of the committee has reached out to an expert to guide them on what to do

Selectman May motioned to adjourn at 8:20 p.m., seconded by Selectman Longo and so voted.



Sherri A. Dalton, Clerk