



TOWN OF WAKEFIELD

TOWN COUNCIL

Notice of Meeting Minutes: Town Council
2023 August 14
6:00 pm Eastern Time
WCAT Studio – 24 Hemlock Road | Via Zoom

Call to Order: Jonathan P. Chines called the meeting to order at 6:00 p.m.

Pledge of Allegiance: Jonathan P. Chines led the body in the reciting of the Pledge of Allegiance.

Town Council Present: Mehreen N. Butt, Jonathan P. Chines, Chair; Anne P. Danehy; Edward F. Dombroski, Jr., Michael J. McLane, Vice Chair; Julie Smith-Galvin, Robert E. Vincent II.

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

Town Counsel Present: Thomas A. Mullen.

Executive Session: At 6:02 p.m. Michael J. McLane moved to go into the executive session to discuss Contracts because an Open Session may have detrimental effects on the bargaining position of the Town, with the intent of returning to the open session immediately after that. Mehreen N. Butt seconded. Motion passed 7-0-0 by roll call vote. Open session resumed at 6:51 p.m.

Public Engagement: Colleen Palmer of 18 Nahant Street, Paula Gardella of 10 Wilson Road, and Maureen Nelting of 100 Nahant Street opposed the proposed development at 127-135 Nahant Street.

Presentations / Updates: The Town Council heard updates on the initiatives of the Communications Department and the Information Technology Department. **The Residences at Nahant LLC:** Representatives of the proposed development at 127-135 Nahant Street provided an updated project overview showing a reduction in residential units from 120 to 100. Attorney Jason Panos, Anthony Capachietti of Hayes Engineering, and Stefano Basso of SV Design heard comments from the Town Council that the project is too large for the area, that the applicant has ignored previous comments of the Town, and needs to address expressed concerns adequately, the neighborhood in question consists of more modest (in size and height) 1-2 family



homes with perhaps one grandfathered business, safety concerns about car and pedestrian safety still need to be addressed, fire apparatus are still unable to service all sides of the building, depending upon the definition, the project remains devoid of open/green space with a percentage in the 4-9% range, and the presentation's comparison of this site to other "similar" developments in Town is disingenuous. Town Administrator Maio will draft a letter to Mass Housing outlining concerns. **Town of Wakefield Affordable Housing Trust:** Michael J. McLane moved to adopt the Affordable Housing Trust document as proposed. Mehreen N. Butt seconded. Motion passed 7-0-0. The document will be posted to the Town's website, and calls for Trustees for the Trust will be advertised. **Asset Naming Policy:** The Town Council proposed an Asset Naming Policy for which they shall be responsible for naming public assets under their dominion. Councilors were asked to provide feedback to Town Administrator Maio. The document will be posted to the Town's website, and public comment is welcome and will be included when the policy is reviewed at the September 11, 2023, meeting.

Appointments: Michael J. McLane moved to appoint Rabbi Greg Hersh as the Council of Clergy member to the Human Rights Commission with a term ending April 30, 2024. Mehreen N. Butt seconded. Motion passed 7-0-0. Michael J. McLane moved to appoint Paul Mochi as the vacation replacement Building Inspector. Mehreen N. Butt seconded. Motion passed 7-0-0. Michael J. McLane moved that DPW Director Conway be the authorized representative of the Applicant to file applications and execute agreements for grant and/or loan assistance as well as furnishing such information, data and documents pertaining to the applicant for a grant(s) and/or loan(s) as may be required; and otherwise to act as the authorized representative of the Applicant in connection with the application; that the purpose of said loan(s)/grant(s), if awarded, shall be to fund planning activities; that if said award is made the Applicant agrees to pay those costs which constitute the required Applicant's share of the project cost. Mehreen N. Butt seconded. Motion passed 7-0-0.

Licenses: Michael J. McLane moved to approve the Common Victualler license for Boba Tea & Snow Ice House located at 8 Albion Street. Mehreen N. Butt seconded. Motion passed 7-0-0. Representative from PK Brothers Inc. attended the meeting to apply for a Common Victualler license. Michael J. McLane moved to approve the Common

Victualler license for PK Brothers Inc. located at 404 Main Street. Mehreen N. Butt seconded. Motion passed 7-0-0. Michael J. McLane moved to approve the 4-hour liquor license extension for the West Side Social Club from 8:00 a.m. until 12:00 p.m. on August 20, 2023. Mehreen N. Butt seconded. Motion passed 5-0-2 with Michael J. McLane, Mehreen N. Butt, Jonathan P. Chines, Anne P. Danehy, and Julie Smith-Galvin voting in favor. Edward F. Dombroski, Jr., and Robert E. Vincent II abstaining.

Donations: Michael J. McLane moved to accept and expend a gift or gifts to the Council on Aging in the amount of \$215.00 from various donors with thanks. Mehreen N. Butt seconded. Motion passed 7-0-0.

Warrants: Councilors were updated on Fiscal Year 2023 Warrant 52, dated June 27, 2023; Warrant 53, dated June 28, 2023; and Warrant 54, dated June 29, 2023; Fiscal Year 2024 Warrant 1 dated July 4, 2023; and Warrant 2 dated July 11, 2023.

Approval of Minutes: Town Council unanimously approved the July 10, 2023 Town Council meeting minutes.

Matters Not Anticipated for Agenda: Edward F. Dombroski, Jr. moved to advance for discussion a flag request from Ronald P. McCarron of 21 Reynolds Road to fly two flags at the Americal Civic Center, the straight pride flag and the Christian flag, anytime in September or October. Motion failed with no one seconding. Discussion ensued regarding the current Flag Policy and how agenda requests are handled. Edward F. Dombroski, Jr. made a blanket request that all future flag requests be placed on the Town Council agenda. Jonathan P. Chines honored the proposal noting that he, as the current chair, would do so but could not guarantee this would be the case with future chairs. Robert E. Vincent stated at some point in time the Flag Policy language should be reviewed because currently there is no notice requirement on how requests are to be brought forward.

Adjournment: Michael J. McLane motioned to adjourn at 10:11 p.m. Mehreen N. Butt seconded. Motion passed 7-0-0.

Respectfully submitted,

Sherri A. Dalton,
Town Council Clerk