



TOWN OF WAKEFIELD

TOWN COUNCIL

Notice of Meeting Minutes: Town Council
2023 October 16
7:00 pm Eastern Time
WCAT Studio – 24 Hemlock Road | Via Zoom

Call to Order: Jonathan P. Chines called the meeting to order at 7:00 p.m.

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

Jonathan P. Chines called for a moment of silence to reflect upon and remember the victims of the Hamas terror attacks in Israel last week as well as the civilian casualties that have been experienced since then in the Middle East.

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

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

Town Counsel: Thomas A. Mullen absent.

Public Engagement: John Crisley of 19 Humphrey Street addressed the construction redesign on North Avenue that is underway. Bill Spaulding of 42 Gould Street addressed the safety of the bike lane around the lake. Maureen Nelting of 100 Nahant Street sent an email requesting the opportunity to speak if she wished – she declined.

Public Hearings: KVP Inc. d/b/a Jeffreys Liquors: At 7:03 p.m., Michael J. McLane moved to open the Public Hearing for the Transfer of Stock application located at 354 Main Street. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote. Michael J. McLane moved to continue the Public Hearing to November 13, 2023 at 7:03 p.m. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote. **D&M Liquor Corp d/b/a S&M Liquors:** At 7:15 p.m. Michael J. McLane moved to open the Public Hearing for the Transfer of Stock and Change of Directors application located at 258 Water Street. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote. Attorney John Mooradian and his client reviewed the required documents for submittal to the ABCC. Edward F. Dombroski requests the esthetics of the building be cleaned up. Attorney Mooradian stated his client



has started to take down window signs and is cleaning up the storefront. No members of the public spoke in favor or against the application. Michael J. McLane moved to approve the application submittal. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote. At 7:22 p.m. Michael J. McLane moved to close the Public Hearing. Mehreen N. Butt seconded. The motion passed 7-0-0 by roll call vote.

Presentations / Updates: Nicotine Free Generation: Regional Tobacco Prevention Program Coordinator Maureen Busby and Health and Human Services Director Anthony Chui and Board of Health chair Gourville addressed the proposed Board of Health Regulation – prohibition of sales, no person, firm, corporation, establishment, or agency shall sell tobacco or e-cigarette products to anyone born on or after January 1, 2004. Any person, firm, corporation, establishment, or agency who or which shall violate any provisions of this regulation and upon written notification shall be fined and suspended in accordance to the schedule set forth under the regulation of Wakefield Board of Health restricting the sale of tobacco products. The Board of Health will hold a Public Hearing on October 18, 2023 at 7:00 p.m. in the cafeteria of the Galvin Middle School and by Zoom regarding the proposed regulation. **Public Works Projects:** Department of Public Works Director Conway, and Town Engineer Renault reviewed the Interactive Construction Viewer on the town’s website that outlines project overviews, plans and schedules. They reviewed road work, water main work, Harts Hill Water Tank, sidewalk work, and Rail to Trail/Envision work that have been completed and work that is upcoming and planned for in 2024. **Elm Street Sidewalk Easement:** Michael J. McLane moved to accept the Easement for the sidewalk on Elm Street at the corner of Edwards Avenue. Mehreen N. Butt seconded. The motion passed 7-0-0. **Hall Park Restroom:** Three sites were identified for the restroom. Site one – Hall Park; Site two – by the bleachers; Site three – by the backstop. Michael J. McLane moved to authorize the Department of Public Works to move ahead with planning and eventual construction for a restroom facility to be located at site one with the facility to include storage for the farmers market to be designed with gray siding and white trim with the overhead and post construction style as presented. Mehreen N. Butt seconded. The motion passed 7-0-0. **40A Committee:** Chair Hogan of the 40A Committee Working Group and Community and Economic Development Director Kokinda presented a draft plan for the State’s new MBTA Communities law. The proposed zoning amendment will add a multi-district that would allow multifamily housing developments as of right to a maximum of 4 units per lot. The purpose of the district is to comply with State zoning requirements under Section 3A of MGL c. 40A. Comments

from some councilors would like the plan to include just the minimum required by the State. The zoning needs to be in place by the end of 2024 in order to maintain compliance with the State and not impact the town's ability to solicit grants. The plan is scheduled to be presented at the Annual Town Meeting in May 2024.

Flag Request: Michael J. McLane moved to table the revised Flag Policy proposal until the November 27, 2023 Town Council meeting so that proposal can be vetted by other committees. Robert E. Vincent II seconded. The motion passed 7-0-0.

Regular Town Meeting: Specialized Energy Code Presentation: Chair Eusden of the Environmental Sustainability Committee provided a brief presentation on the Specialized Energy Code article the committee is sponsoring at the November 18, 2023 Town Meeting. If adopted at Town Meeting, the code will take effect July 1, 2024. The Specialized Energy Code has additional sets of requirements that relates for both new construction and existing buildings. This article aims to better align the current "Stretch Code" with the International Energy Conservation Code with the ultimate goal of achieving net zero greenhouse gas emissions from the building sector by 2050. **Regular Town Meeting Warrant:** Town Administrator Maio gave an overview of the remaining articles on the Warrant. Michael J. McLane moved to approve the Regular Town Meeting Warrant of November 18, 2023. Mehreen N. Butt seconded. The motion passed 6-0-1 with Mehreen N. Butt, Edward F. Dombroski, Jr., Julie Smith-Galvin, Anne P. Danehy, Michael J. McLane, and Jonathan P. Chines voting in favor. Robert E. Vincent II abstained.

License: Michael J. McLane moved to approve the 2023 Class II License application for Diagnostic Motor Vehicle Inspection located at 129 Broadway Street. Mehreen N. Butt seconded. The motion passed 7-0-0.

Warrants: Councilors were updated on Fiscal Year 2024 Warrants: Warrant 8 dated August 22, 2023; Warrant 10 dated September 5, 2023; Warrant 12 dated September 19, 2023; and Warrant 14 dated October 3, 2023.

Community Media Day Resolution: Michael J. McLane moved to approve the Community Media Day Resolution for 2023. Mehreen N. Butt seconded. The motion passed 7-0-0.

Donations: Michael J. McLane moved to accept the donation of \$1,275.00 from the Friends of Lake Quannapowitt to the Town of Wakefield for replacement of the Town's boat with thanks. Mehreen N. Butt seconded. The motion passed 7-0-0.

Approval of Minutes: Michael J. McLane moved to approve the October 2, 2023 Town Council meeting minutes. Mehreen N. Butt seconded. The motion passed 6-0-1 with Edward F. Dombroski, Jr., Mehreen N. Butt, Michael J. McLane, Anne P. Danehy, Robert E. Vincent II, and Jonathan P. Chines voting in favor. Julie Smith-Galvin abstaining. Michael J. McLane moved to approve the October 2, 2023 Town Council Executive Session minutes. Mehreen N. Butt seconded. The motion passed 6-0-1 with Edward F. Dombroski, Jr., Mehreen N. Butt, Michael J. McLane, Anne P. Danehy, Robert E. Vincent II, and Jonathan P. Chines voting in favor. Julie Smith-Galvin abstaining. Michael J. McLane moved to approve the October 5, 2023 Town Council meeting minutes. Mehreen N. Butt seconded. The motion passed 7-0-0.

Matters Not Anticipated for Agenda: Michael J. McLane moved to set Tax Classification Public Hearing for November 13, 2023 at 7:15 p.m. Mehreen N. Butt seconded. The motion passed 7-0-0. Edward F. Dombroski, Jr. moved to extend the application period to November 3, 2023 for the Economic Development Council. Michael J. McLane seconded. The motion passed 7-0-0.

Adjournment: Michael J. McLane motioned to adjourn at 10:49 p.m. Mehreen N. Butt seconded. The motion passed 7-0-0.

Respectfully submitted,

Sherri A. Dalton,
Town Council Clerk