



# TOWN OF WAKEFIELD

TOWN COUNCIL

MEETING MINUTES  
April 25<sup>th</sup>, 2022 | 7:00 p.m.

**Call to Order:** Julie Smith-Galvin called the meeting to order at 7:00 p.m.

**Pledge of Allegiance:** Julie Smith-Galvin led the body in the reciting of the Pledge of Allegiance.

**Attendance:** Julie Smith-Galvin, Chair; Mehreen N. Butt, Vice-Chair; Jonathan P. Chines; Anne P. Danehy; Edward F. Dombroski, Jr.; Michael J. McLane and Ann McGonigle Santos.

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

**Town Counsel Present:** Thomas A. Mullen.

**Public Engagement:** Ervis Vukaj of 375 Water Street expressed his frustration regarding the clean-up process at 383 Water Street. Steven Marujo of 389 Water Street emailed a comment asking for clarity regarding a statement that the Town made in writing and verbally on Zoom meetings that the Town does not get involvement in any property line or plot line disputes between land owners. Town Counsel Mullen stated the Town does not get involved in non-Town owned property disputes.

**Approval of Minutes:** Mehreen N. Butt motioned to approve the April 11<sup>th</sup>, 2022 Town Council meeting minutes as proposed. Ann Santos seconded. Motion passed 7-0-0. Mehreen N. Butt motioned to approve the executive session meeting minutes as proposed. Ann Santos seconded. Motion passed 7-0-0.

**Public Hearings:** At 7:10 p.m. Mehreen N. Butt motioned to open the Public Hearing for liquor license for Megoz, Inc. d/b/a Bellino's located at 146 Lowell Street. Ann Santos seconded. Motion passed 7-0-0 by a roll call vote. Attorney Lee Rajsich with the law firm of Rajsich & Associates, P.C. located One State Street, Suite 1200, Boston along with his client Samuel Gomez presented the application for an All Alcoholic Beverage License. Description of the premises to be licensed: Approximately 2,200 square feet of space. The restaurant has a kitchen, dining room, small service bar and two customer entrances with seating for 46, the premises includes the use of an outdoor deck. The hours are 10:00 a.m. to 1:00 a.m. on Sundays; 11:00 a.m. to 1:00 a.m. Mondays through Saturdays. No one from the public spoke in favor or against the application. Mehreen N. Butt motioned to approve the application for an All Alcoholic Beverage License with the hours from 10:00 a.m. to 1:00 a.m. on Sundays and 11:00 a.m. to 1:00 a.m. Mondays through Saturdays; approve the Common Victuallar application and approve the Entertainment application. Ann Santos seconded. Motion passed 7-0-0. At 7:20 p.m. Mehreen N. Butt motioned to close the Public Hearing. Ann Santos seconded. Motion passed 7-0-0 by roll call vote.

**Property Updates:** Attorney Brian McGrail asked for a two-week extension for the clean-up at 383 Water Street. Although the resident is back in the home, Mr. McGrail stated they need more time to



finish removing abandoned vehicles and other material. Town Administrator Maio credited volunteer help of local businesses. Edward F. Dombroski, Jr. motioned for a two-week extension for the removal of abandoned vehicles and other material to May 9<sup>th</sup>, 2022. Jonathan P. Chines seconded. Motion passed 6-1-0 with Edward F. Dombroski, Jr., Jonathan P. Chines, Ann Santos, Anne P. Danehy, Mehreen N. Butt and Julie Smith-Galvin voting in favor of the motion. Michael J. McLane voting against the motion. Town Council Mullen addressed the Notice to Quit, which is an initial legal requirement for one seeking to obtain possession of their property, for a business located within a Town owned building at 5 Common Street. The tenant has been a Tenant-at-Will for many years and has retained Attorney Brian McGrail as their legal representative. Town Counsel Mullen and Attorney McGrail will work towards a reasonable time-frame for the tenant to vacate the property. Town Administrator Maio stated going forward, matters like this, will be discussed in Executive Session.

**MBTA Communities:** Town Council was presented with the details of a new state housing law for MBTA communities in which Wakefield is considered one. An MBTA community shall have at least one zoning district of reasonable size in which multi-family housing is permitted. The multi-family district shall support a minimum gross density of 15 units per acre; be not more than a half mile from a commuter rail station, subway station, ferry terminal or bus station; have no age restriction; and be suitable for families with children. In addition to presenting these guidelines to the Town Council, the Town needs to submit the MBTA Community Form to the Department of Housing and Community Development by May 2<sup>nd</sup>, 2022; complete zoning analysis, hold public meetings on zoning changes, determine amendments needed for compliance and submit a compliance action plan by December 2022; Wakefield would need to formally adopt the guidelines by December 31<sup>st</sup>, 2023. Failure to comply with the guidelines as an MBTA community would result in Wakefield not being eligible for funding from The Housing Choice Initiative, The Local Capital Projects Fund, The MassWorks Infrastructure Program, and other discretionary grants. The Council requested that page dedicated to this process be added to the Town website.

**Policies & Agreements:** Due to the pending U.S Supreme Court case *Shurtleff v. City of Boston*, the Council deferred changes to the current Flag Policy. Edward F. Dombroski, Jr. motioned to support the flying of the Pride and Juneteenth flags on the flag pole that currently does not have any flags being flown at the Lucius Beebe Memorial Library pending approval from the Board of Library Trustees. Ann Santos seconded. Motion passed 7-0-0. The request for a Memorial Remembrance on the shore of Lake Quannapowitt was withdrawn by the applicant. Mehreen N. Butt motioned to approve the request of Town Counsel Mullen to represent Wakefield in the negotiations of an Intermunicipal Agreement between Wakefield and Lynnfield to share a Director of Assessments. Ann Santos seconded. Motion passed 7-0-0.

**Appointments:** Karen Burke Croteau was introduced as the new Director of the Council on Aging. Mehreen N. Butt motioned to approve the request to advertise for appointments to the Youth Council for one-year terms from July 1<sup>st</sup>, 2022 through June 30<sup>th</sup>, 2023. Ann Santos seconded. Motion passed 7-0-0.

**Announcements:** Edward F. Dombroski, Jr.: wish the candidates well in the election; recognized the retirement of Judy Luciano. Jonathan P. Chines: forum on the Wakefield Memorial High School project is Wednesday at 7:00 p.m.; thank you to everyone involved in the election. Anne P. Danehy: wished the candidates good luck; Master Plan Survey is open until April 27<sup>th</sup>, 2022; thank you to Ann Santos. Mehreen N. Butt: thank you to the first responders and public safety regarding the 3-alarm fire last week; really great to see the collaboration with the social services group; the Sweetser Lecture Series is back; happy end of Ramadan and Happy Eve. Town Administrator Maio: Pre Town-Meeting Show

is May 5<sup>th</sup>, 2022 via Zoom at 6:00 p.m.; Friday at Noon at the Library there will be a raffling the winners of a tree donated by the Rotary to be planted on the winner's property.

Ann Santos was recognized as this was her last meeting on the Town Council. Her public serviced has spanned more than a decade in Wakefield. She served two-terms on the Board of Health and three-terms on the Board of Selectmen/Town Council.

**Matters Not Anticipated for Agenda:** There were no matters unanticipated.

**Adjournment:** Ann Santos motioned to adjourn at 9:50 p.m. Mehreen N. Butt seconded. Motion passed 7-0-0.

Respectfully submitted,



Sherri A. Dalton  
Town Council Clerk