

**SEEKONK PLANNING BOARD**  
**Joint Meeting with Select Board**  
**Select Board Room**  
**June 21<sup>st</sup>, 2023**

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Present: Ch. D. Sullivan, B. Hoch, P. Dunn, S. Escaler, S. Foulkes, and John Aubin (Town Planner), Select Board Members, D. Cabral (DPW Superintendent), Kim Armstrong (GPI Representative)

Absent: D. Roderick

**Meeting Opened at: 6:02PM**

1. Attleboro Dye Works Dam Removal MVP Grant stakeholder meeting

D. Cabral introduced the first item of discussion. He explained that this ADW project has been in progress for a while. The MVP grant for this project has been received. There will also be a community meeting with the Planning Board that will be a presentation for the public explaining what is coming next for this project.

Kim Armstrong, Structural engineer from GPI, has been working on the removal vs rehab options of this project and she was also accompanied by Sage Winter, a landscape architect. K. Armstrong then went on to present an overall summary of the ADW project and what work has been done so far.

S. Winter then went over some visualizations of what the effect of the dam removal might be. She explained the removal of the dam will affect the entire watershed up past the Town line. Taking a closer look at the dam site, there is a development proposal of incorporating trail paths and went over the site analysis for that development.

K. Armstrong then went over the cost for removal vs repair of the dam and the possible pros and cons of each option. She noted that the removal option is more feasible. The conversation was then opened up for questions or suggestions.

J. Sullivan from the Select Board asked K. Armstrong to speak more on the grants. K. Armstrong then explained the MVP grant. She stated that the removal option has a lot more grant opportunities than the repair option. J. Sullivan then asked how big the grant is. K. Armstrong explained that you can do it through multiple sources and MVP grants have been known to fund full projects for construction costs, typically with the town matching. It was stated that we should prepare for the town being required to match at least 25% no matter what grant they get.

P. Pozzi asked if the removal of the pond would be a natural removal or the stream would be filled in. K. Armstrong stated that her opinion is to bring a professional out to study the natural path of the water and see where the path should go in order to keep the flow as organic as possible.

J. Aubin stated that the pond as it exists today, is compromised from the failure of the dam back in 2017.

D. Cabral stated that the dam is now exposed and not covered by water. The pond has also decreased its water level by about a foot.

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2. Discussion of incomplete subdivision and enforcement.

J. Aubin introduced the next discussion item. He stated that the Planning Board is there to update the Select Board and discuss some strategies as to how to deal with enforcement. He stated that the three categories they would like to discuss is: subdivisions that are dormant and the developer has left without completing work, subdivisions where the development and public improvements are incomplete but the developer is still around but more so leading the residents on so to speak, and finally subdivisions where the work is ongoing and the developer is still around.

M. Healy, stated that this is an unfortunate situation because the Boards understand the frustration from residents but the boards have very little power to enforce upon the developers to finish these projects. He stated he would be willing to support any solution to get these developments finished and closed out as fast as possible.

D. Sullivan explained that the enforcement is the biggest issue because, as stated before, the Planning Board does not have that much enforcement power. The process that is available, is very lengthy and very expensive.

J. Aubin suggested that working with some of the smaller developments such as Stallard Estates or Hart's Court may be a good place to test the process.

J. Sullivan reiterated that he will also support whatever the Boards need to do to get these developments finished and closed out. D. Sullivan stated that Town council has stated it is not an issue of amending our by-laws. D. Sullivan asked the Select Board if they will give authorization to the Planning Board to take legal action and pursue the completion of these developments.

J. Sullivan stated he feels like the Board needs a little more information like some trial recommendations from the Planning Board where the developer is still around so the Select Board can consider all options.

J. Aubin said he would work with DPW to get more information and get Town Council here to get her opinion and possibly have a joint executive session on the subject.

P. Pozzi agreed that the subdivisions should be dealt with on a case-by-case basis because they have different forms of sureties, problems, etc.

C. Zorra asked if in other court cases, if there has been a ruling that is stopping developers from filing bankruptcy and starting a new business under a new name to develop more neighborhoods. J. Aubin answered that he has not seen that happen to his knowledge.

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3. Discussion of potential amendment to **Section 8.8 Signs of the Zoning By-laws of the Town of Seekonk**

J. Aubin introduced the discussion item.

M. Healy offered a suggestion to limit the number of billboard signs that would be allowed in that area. Limiting the number either by lot size or East/West bound.

S. Cadime stated that the state would dictate the distance between the signs themselves because it runs along the highway system.

J. Aubin stated that he has put together some recommendations as to amendments to the sign by-laws and would like to run it by town council. M Healy asked to look into the electronic billboard laws. J. Aubin stated that he would look into it. Further discussion ensued.

M. Hines stated that the direction from the Select Board is to review the sign by-laws in and around Seekonk and come back to this discussion.

J. Sullivan suggested to look at what neighboring Town by-laws say like Providence and Attleboro.

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Adjournment

**Motion to adjourn the meeting.**

**ROLL CALL: All members present said AYE.**

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Respectfully submitted by,  
Stephanie Iagatta, Planning Board Secretary

*Formally accepted on: 6/27/23  
4 in favor, 0 against, 1 abstention*

**[Full Video available to view on TV9 Seekonk Community Access Television](#)**

**Link: <http://tv9seekonk.com/>**