

**Board of Selectmen  
Open Meeting of September 27, 2023  
Seekonk Town Hall, 100 Peck Street  
BOS Meeting Room**

---

Members Present: Justin Sullivan, Pam Pozzi, Chris Zorra, Michelle A. Hines, Michael P. Healy  
Town Administrator: Shawn E. Cadime

Chair Healy opened the meeting at 6:00 p.m.

**Board and Committee Openings**

M. Hines read the Board and Committee vacancies into the record.

**Community Speaks**

Joan Webb from 130 Jacob Street asked for the status of the solar panels being installed at the landfill.

Chair Healy said last year the Board discussed all townwide projects, and at that time, it was decided to address the solar panel project when a new DPW garage is built at that location.

Allison from Chelsea Drive was present to follow up on a previous meeting the Board had with the Planning Board regarding incomplete subdivisions. She asked what the process was to have Chelsea Drive accepted.

John Aubin, the Town Planner, explained the developer never put forward acceptance of the subdivision. He explained he would provide more information when she came into the Planning Office to discuss the process.

**A. Recognition of Dispatchers Taylor Cordeiro and Melissa Zasowski**

Director Wunschel presented awards to Dispatchers Cordeiro and Zasowski for their actions on March 15, 2023

**B. Consider appointing Jason French to the Board of Health**

S. Cadime and Brian Darling, Health Agent, interviewed Mr. French. He made the recommendation to appoint Jason French to the Board of Health for a three-year term that will expire on June 30, 2026.

**M. Hines made a motion to appoint Jason French to the Board of Health for a term expiring 2026; it was seconded by J. Sullivan, and unanimously approved.**

**Vote: 5-0 all in favor**

**C. Consider the Conditional Offer of Employment to Christine Zadykovich for the position of Recycling Coordinator**

S. Cadime stated after conducting the interviews, the interview team recommends the position to Christine Zadykovich.

**M. Hines made the motion the Board of Selectmen appoint Christine Zadykovich to the position of Recycling Coordinator with Department of Public Works subject to and conditioned upon her successful passage, as determined by the Town Administrator, of an employment check, successful CORI check, and completion of all pre-employment paperwork; it was seconded by J. Sullivan, and unanimously approved.**

**Vote: 5-0 all in favor**

**D. Consider the request for a Place of Public Amusement License for Osamequin Farm to hold seasonal celebrations, Holiday events, small concerts, and small private weddings at 80 Walnut Street**

Sarah Newkirk on behalf of Osamequin Farm summarized the application. They are requesting to hold events such as a harvest party, holiday events, agricultural events, small private weddings, etc.

M. Hines asked if they were requesting an annual license.

S. Newkirk answered yes.

J. Sullivan asked if they would go up for an annual renewal in December.

M. Healy answered yes. He asked Ms. Newkirk to explain if small concerts would have a two or three-piece band.

S. Newkirk said it would be like a blue grass band.

**M. Hines made a motion to approve the Place of Public Amusement License for Osamequin Farm as presented; it was seconded by J. Sullivan, and unanimously approved.**

**Vote: 5-0 all in favor**

**E. Consider the request for an extension of time for Cannaverse's Host Community Agreement**

Attorney Eric Brainsky from Brainsky Levinson, LLC was present on behalf of his client Cannaverse, LLC. Due to the requirements and regulations, they are requesting an extension to May 1, 2024.

M. Hines asked if they only need a 6-month extension.

Attorney Brainsky said he is only asking 6-months at this time since they have not received the approved CCC regulations yet.

**M. Hines made a motion to approve the extension for Cannaverse’s Host Community Agreement to May 1, 2024; it was seconded by P. Pozzi, and unanimously approved.**

**Vote: 5-0 all in favor**

**F. Consider the request to layout the roadways known as Stone Ridge Drive and Brady Lane within the Stone Ridge Subdivision and forward to the Planning Board for a recommendation**

**M. Hines made a motion to forward the request to the Planning Board for their recommendation for layout of the roadways; it was seconded by C. Zorra, and it was unanimously approved.**

**Vote: 5-0 all in favor**

**G. Presentation by David Weed regarding the Sowams National Heritage Area**

Present: Town Planner, John Aubin

Chairperson of the Sowams Heritage Area Steering Committee, Dr. David Weed

Dr. Weed provided an overview of the Sowams Heritage Area Project. Some of the benefits of having a recognized area includes economic development, tourism, education, and environmental drivers. There are 2 websites: [www.SowamsHeritageArea.org](http://www.SowamsHeritageArea.org) (about the history) and [www.sowams.org](http://www.sowams.org) (about the project to create a National Heritage Area here).

J. Aubin said more information will be available at the Celebrate Seekonk Day this Saturday.

**H. JOINT MEETING WITH PLANNING BOARD: Discussion of proposed amendments to sections 1.2; 4.2; 5; 8.8; 9 of the Zoning Bylaws**

**M. Hines made the motion to open the joint meeting with the Planning Board at 6:31 p.m.; it was seconded by J. Sullivan, and it was unanimously approved.**

**Vote: 5-0 all in favor**

**Planning Board Chair David Sullivan opened the Planning Board meeting at 6:31 p.m.**

**Roll Call Vote: 4-0 all in favor**

**Sandra Escaler-Aye; Phoebe Lee Dunn-Aye; Dave Sullivan-Aye; Bruce Hoch-Aye**

J. Aubin explained the Zoning By-law amendments were put together with the Zoning Board of Appeals, Fire Department, Building Department, and Department of Public Works. In summary:

1. Change the general intent from prohibitive to permissive.
2. Allow for up to 8 second floor (plus) accessory units “per building” above commercial use by right in the highway business district. *\*John Aubin will amend language to read more clearly before finalizing\**

3. Allow for the use of alternate minimum standard within the R4 Zoning District.
4. Increase the maximum building/lot area coverage percentage in the local and highway business district and allow for a minimum height of 4 stories and 45 feet in the Highway Business District;
5. Allow for temporary commercial signage to advertise special events at the location of the signage.
6. Provide for regulations require fire safety cisterns or dry hydrants for developments lacking public water service.

Both Boards discussed language/wording of recommendations, cisterns/dry hydrants/sprinkler systems for homes outside the water district.

**M. Hines made a motion to approve the amendments and forward it back to the Planning Board to conduct a public hearing; it was seconded by C. Zorra, and it was unanimously approved. Vote: 5-0 all in favor**

**P. Dunn made a motion to adjourn the Planning Board meeting at 7:00 p.m.**

**Roll Call Vote: 5-0 all in favor**

**Sandra Escaler-Aye; Phoebe Lee Dunn-Aye; Dave Sullivan-Aye; Bruce Hoch-Aye, D. Roderick-Aye (arrived at the meeting during the discussion).**

**I. Discussion of the Town Administrator's Goals and Objectives for FY 24**

**J. Discussion of the Board of Selectmen Goals and Objectives for FY 24**

Chair Healy asked the Board if Agenda I and Agenda J could be discussed together. There were no objections.

Mr. Cadime said he met with the Chairman to discuss some recommendations from the Board members.

1. Continue with Professional Development to include all Town employees
2. Economic Development (multi components and continual): 1) identify a consultant; 2) continue working with the Route 6 corridor study.
3. Employee Handbook completion

Chair Healy explained once Mr. Cadime incorporates Town Counsel's edits into the handbook, the Board will need to review and approve. The Board will also discuss economic development along the Route 6 corridor.

**M. Hines made a motion to approve the three goals and objectives for the Town for FY24; it was seconded by J. Sullivan, and it was unanimously approved. Vote: 5-0 all in favor**

**K. Consider approving the minutes of August 30, 2023 and September 13, 2023**

**J. Sullivan made a motion to approve the open meeting minutes of August 30, 2023; it was seconded by C. Zorra, and it was unanimously approved. Vote: 5-0 all in favor**

**P. Pozzi made a motion to approve the open meeting minutes of September 13, 2023; it was seconded by C. Zorra, and it was voted 4 in favor/1 abstention (J. Sullivan).**

**COMMUNITY SPEAKS:** *No one was present to speak.*

**OTHER BUSINESS:** Discuss other topics not reasonably anticipated by the Chairman 48 hours before the meeting. *Nothing at this time.*

### **TOWN ADMINISTRATOR'S REPORT**

- A. South End Fire Station Building Committee – File sub bids were due last Wednesday. The OPM received approximately 120 Request for Information (RFIs). The building meeting was held on Thursday which pushed out the deadline to was this past Friday. Mr. Cadime stated he was concerned with the number of RFIs and whether or not that could lead to significant change orders.
- B. Department of Public Works Building Committee – The workshop with the Architect and DPW reviewed two design plans. They were presented at today's Building Committee meeting. They agreed to one design but made some changes.

### **BOARD OF SELECTMEN LIAISON REPORTS AND COMMENTS**

- A. Accounts Payable Warrant – Signed
- B. Bristol County Advisory Board (M. Healy) – *nothing new to report at this time.*
- C. 540 Arcade Avenue Building Committee Report (M. Hines) – The painters did a second coat of paint. They are waiting on the main distribution panel.
- E. TV9 liaison (M. Healy) – *nothing to report at this time.*
  
- J. Sullivan asked if TV9 committee gave Mr. Healy any kind of notice of the meeting to discuss the new By-laws.
  
- M. Healy said they had a meeting on the 18<sup>th</sup> to discuss the By-laws but he was unable to attend. He has not received an agenda or notes from that meeting. The committee held another meeting on the 11<sup>th</sup> but he was not notified of that meeting.
  
- M. Hines reminded everyone of the Tri County vote on October 24<sup>th</sup> from 12–8 p.m. at the High School. The Fire Department is hosting an Open House on October 14<sup>th</sup> from 10:00 a.m. to 1:00 p.m. at the Public Safety Complex. The Seekonk Public Library is having Celebrate Seekonk Day on September 30<sup>th</sup> from 11:00 a.m. to 3:00 p.m.

### **Adjournment**

**M. Hines made a motion to enter into Executive Session at 7:33 p.m. to A) conduct strategy sessions with respect to negotiations with the Director of Communications, per MGL c 30A § 21(a) (2) as having the discussion in open session would be detrimental to the litigation or bargaining position of the town; B) to conduct a strategy session with respect to negotiations with the United Steelworkers Clerical Unit Local 9517-10 per MGL c 30A § 21(a) (3) as having the discussion in**

**open session would be detrimental to the litigation or bargaining position of the town; C) to conduct a strategy session with respect to negotiations with the Seekonk Public Library Employee Association, MLSA, AFT Massachusetts, AFL-CIO per MGL c 30A § 21(a) (3) as having the discussion in open session would be detrimental to the litigation or bargaining position of the town; D) to conduct a strategy session with respect to negotiations with DPW AFSCME Council 93 per MGL c 30A § 21(a) (3) as having the discussion in open session would be detrimental to the litigation or bargaining position of the town; E) to conduct strategy sessions in preparation for negotiations with nonunion personnel, the Fire Chief, per MGL c 30A § 21(a) (2) as having the discussion in open session would be detrimental to the litigation or bargaining position of the town; F) to consider accepting the executive session meeting minutes of August 16, 2023, August 30, 2023, and September 13, 2023. The Board will not reconvene into open session; it was seconded by C. Zorra, and it was unanimously approved.**

**Roll Call Vote: 5-0 all in favor**

**Justin Sullivan-Aye; Pam Pozzi-Aye; Chris Zorra-Aye; Michelle Hines-Aye; Michael Healy-Aye**

Respectfully submitted,  
Michelle A. Hines, Clerk

Prepared by:  
Kristen L'Heureux

#### **Items Distributed at the September 27, 2023 Board of Selectmen Meeting**

- Copy of the article recognizing Dispatchers Taylor Cordeiro and Melissa Zasowski
- Board of Health Talent Bank Form
- Memo from Dave Cabral regarding new hire Christine Zadykovich; and letter of support from Recycling Committee
- Place of Public Amusement License for Osamequin Farm
- Letter from Attorney Brainsky regarding the extension of Cannaverse's Host Community Agreement
- Street Acceptance application for Strone Ridge Subdivision
- Memo from John Aubin regarding the proposed Sowams Heritage Area; Press release and documents of support for the of Sowams;
- Memo and documentation from John Aubin for the Proposed Zoning By-law amendments.
- Draft open meeting minutes of August 30, 2023 and September 13, 2023