

**Board of Selectmen  
Open Meeting of October 11, 2023  
Seekonk Town Hall, 100 Peck Street  
BOS Meeting Room**

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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** *(No one asked to speak)*

**A. Recognition of Lieutenant William George for 35 years of service**

Chair Healy presented a Proclamation to Lieutenant William George for his 35 years of service to the Seekonk Fire Department.

**B. Consider the Conditional Offer of Employment for Chaislyn Burgio for the position of Police Officer**

Chief Enos stated Chaislyn Burgio was interviewed as a lateral transfer. She is a three-year veteran, a taser instructor, and currently works as an officer in New Hampshire. He asked the Board to consider a conditional offer of employment to Chaislyn Burgio.

Mr. Cadime stated his recommendation was as stated by the Police Chief.

**M. Hines made a motion to appoint Chaislyn Burgo to the position of full-time Police Officer; it was seconded by P. Pozzi, and it was unanimously approved.**

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

**C. Accept the resignation of Adam Chalifoux from the position of Emergency Telecommunications Dispatcher**

**M. Hines made a motion to accept the resignation of Adam Chalifoux from the position of Emergency Telecommunications Dispatcher; it was seconded by J. Sullivan, and unanimously approved.**

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

**D. License Hearing: Consider the request for a new Class II Motor Vehicle License for T&K Auto Body and Sales Co., to be located at 1849 Fall River Avenue**

Tracy Sousa summarized the application for a Class II MV license located at 1849 Fall River Avenue

**M. Hines made a motion to approve the Class II Motor Vehicle License for T&K Auto Body and Sales Co.; it was seconded by J. Sullivan, and unanimously approved.**

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

**E. License Hearing: Consider the request for a “One Day Special Permit” to allow Osamequin Farm Inc. to serve beer and wine at their holiday events on the following dates: October 28, 2023; December 2, 2023; December 3, 2023; December 9, 2023; & December 10, 2023**

Sarah Newkirk, Director of Osamequin Farm summarized the application. Their Halloween event will be held from 2:00 p.m. to 7:00 p.m. on October 28<sup>th</sup>. Their Holiday celebration events will be held on December 2<sup>nd</sup>, 3<sup>rd</sup>, 9<sup>th</sup>, and 10<sup>th</sup> from 12:00 p.m. to 5:00 p.m. Any staff serving alcohol will be TIPS certified.

J. Sullivan asked about their insurance policy.

S. Newkirk said if the Board approves the events, she will provide their insurance information prior to the events.

**M. Hines made a motion to approve the One Day Special Permit for October 28, 2023; December 2, 2023; December 3, 2023; December 9, 2023; & December 10, 2023 with the stipulation the insurance will be provided prior to the events; it was seconded by P. Pozzi, and unanimously approved.**

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

**F. Public Hearing: Consider the application from Darling Development Corporation, 1105 Fall River Avenue, Seekonk, MA, requesting an Earth Import permit, under Category 17B of the Town’s Bylaws, to allow the importation and placement of soil, loam, sand, gravel, stone, construction and demolition debris, or other earth material, in an amount of approximately 6,500 cubic yards of fill at 928, 934, and 940 Fall River Avenue, Seekonk, MA**

**G. Public Hearing: Consider the application from Darling Development Corporation, 1105 Fall River Avenue, Seekonk, MA, requesting an Earth Export permit, under Category 17A of the Town’s Bylaws, to allow the removal of soil, loam, sand, gravel, stone or other earth material, in an amount of approximately 5,500 cubic yards at 928, 934, and 940 Fall River Avenue, Seekonk, MA**

Chair Healy asked that Items F & G be discussed together. There were no objections.

**M. Hines made a motion to open the public hearing at 6:19 p.m.; it was seconded by J. Sullivan, 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**

Present: Attorney Eric Brainsky  
Engineer James Dailey from BSC Group, Inc.  
Property owner David Darling

Attorney Eric Brainsky from Brainsky Levinson, LLC was present on behalf of his client Darling Development Corporation for both the import and export permits. In summary, the existing structures will be demolished and redevelop as a mixed-use development. It is in the economic overlay district. They are proposing a large grocery store, small retail establishment, hotel, stand-alone restaurant, and another stand-alone building (to be determined). They obtained the variance from the Zoning Board of Appeals for the height of the hotel. They will go to the Planning Board after the Select Board conducts this hearing.

Mr. Dailey stated all the proposed grading will remain within the property lines.

No one present to speak in favor or against the project.

**M. Hines made a motion to close both public hearings at 6:25 p.m.; it was seconded by J. Sullivan, 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**

No further discussion from the Board.

**M. Hines made a motion to approve the request for an Earth Import and Earth Export Permits to allow the importation and placement of soil, loam, sand, gravel, stone, construction and demolition debris, or other earth material, in an amount of approximately 6,500 cubic yards of fill at 928, 934, and 940 Fall River Avenue, Seekonk, MA and the removal of soil, loam, sand, gravel, stone or other earth material, in an amount of approximately 5,500 cubic yards at 928, 934, and 940 Fall River Avenue, Seekonk, MA; it was seconded by J. Sullivan, and unanimously approved.**

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

Chair Healy asked Mr. Darling if Public Safety could use the buildings before they were torn down for training purposes.

David Darling said he will reach out to the Police and Fire Chiefs to discuss further.

C. Zorra asked for a proposed timeline for completion of the project.

Mr. Darling anticipates the project taking at least 2-3 years. The project will also have to go to Mass Highway. It is an extensive project and will include a lot of site work. They are currently in the design phase.

**H. Consider approving the Professional Services Supplement agreement for Tappe Architects, Inc. for the Feasibility Study/Building Assessment for the Seekonk Library and authorizing the Town Administrator to sign**

S. Cadime said the Chairperson of the Board of Library Trustees, as well as the Library Director, were present. He recommended the Board to approve the document as submitted.

**M. Hines made a motion to approve the request for the Professional Services Supplement agreement for Tappe Architects, Inc. for the Feasibility Study/Building Assessment for the Seekonk Library and authorize the Town Administrator to sign the agreement; it was seconded by J. Sullivan, and unanimously approved.**

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

**I. Discussion with the Town Clerk regarding poll pads**

Town Clerk, Florice Craig, said a poll pad will replace the paper voter list for checking in voters at elections and town meetings. The poll pad is designed to streamline the process and eliminate long lines. It has built in management and recording. The information will be downloaded which will eliminate the need to scan barcodes from the paper lists after voting takes place. The State of Massachusetts allows poll pads but the use of driver's license is optional, at this time. The cost of each poll pad and printer is \$1,575. Ms. Craig has requested eight poll pads (2 per precinct).

Laura Schwall, the Town Clerk from Rehoboth, did a poll pad demonstration. The Town of Rehoboth also purchased label printers at \$550 (1 per precinct).

C. Zorra asked if the cost to maintain the poll pads is \$2,400 per year (\$300 per poll pad).

L. Schwall said the cost is budgeted. She also said if/when the state requires poll pads, maybe they will offset the cost.

Chair Healy asked if the polls paid could be purchased with this year's budget.

S. Cadime said the cost could be taken out of a Town Hall Capital line item.

Chief Healy asked Ms. Schwall about the training process.

L. Schwall answered it was one day. LHS came out to train all the election works, as well as the Town Clerk staff.

P. Pozzi asked if the training was included in the cost of the poll pads.

L. Schwall answered yes.

M. Hines asked if the Clerk and/or the Assistant Town Clerk would be able to train other people or if a LHS staff member would have to conduct the training.

L. Schwall said LHS would not have to do further trainings.

The Board agreed to eight poll pads and printers. F. Craig said if they order by October 31<sup>st</sup> they should have them available by March 5<sup>th</sup> primary. J. Sullivan asked Florice to get a quote for a label printer.

**J. Consider authorization the Town Administrator to sign on to future matters supporting the advancement of an Act supporting electrical load aggregation programs in the Commonwealth**

S. Cadime said he needs a letter from the Board to say 1) we support the aggregate program, and 2) he had authorization to sign future letters of support of the program. The residential savings from 2016 to 2023 was \$4.7M; small commercial and industrial savings was \$637,000; large commercial and industrial savings was \$756,000 for a total savings of \$6.1M. The residents can choose to opt in and out of the program.

**M. Hines made a motion to allow the Town Administrator sign any agreements for the electrical aggregate program; it was seconded by J. Sullivan and unanimously approved.**

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

**K. Joint meeting with the South End Fire Station Building Committee:**

**M. Hines made the motion to open the joint meeting with the South End Fire Station Building Committee at 7:11 p.m.; it was seconded by C. Zorra, and it was unanimously approved.**

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

**i. Presentation of bid construction cost and total project budget for the South End Fire Station and Communications Center Plan**

Chair Jim Tusino provided the bid awards they received yesterday. In summary, subcontractor bids opened on September 28, 2023. They received 11 bids. They were relatively similar. The bid included demolition and removal and prep of the site at 69 School Street. The low bidder was \$758,000 over the architect's initial estimate of the design phase. The total project cost for the warrant article is \$11,201,457 and contingencies are built into the project.

P. Pozzi asked for confirmation that the estimate was only for the building project only and did not include any engines or rescues, etc.

Chair Tusino said it only included office furnishings, dispatch consoles, tables, etc. but does not include apparatus.

**ii. Discussion of Warrant Article regarding the South End Fire Station project**

M. Hines suggested moving the project forward to Town Meeting and ballot to have the voters decide. The cost for building will only increase. She also said by the time it's built in 2025, there might not be staffing issues.

C. Zorra said although he would like to see the station in South Seekonk, it is difficult to support \$11.2M for the project at this time.

P. Pozzi said there are other building projects that need to be addressed, such as DPW, Medeiros Farm, and possibly the Tri County school project.

J. Sullivan said the staffing issues have been ongoing and he would like to get the staffing levels up before adding another building. He thinks, at this time, the Board should prioritize the projects they are faced with. Approximately 4 years ago when they initially discussed the project the cost was estimated at \$6M before the cost of equipment, engines, and staffing. Now it is estimated at \$11M and still without staffing and equipment. He would like to see staffing increase and be maintained prior to a new building being built.

M. Healy said he is concerned that after eight years the Banna Fire Station is still not adequately staffed. If they move forward, 12 new firefighters would have to be included in next year's budget. He thinks both stations should be staffed before adding the South End Fire Station.

Chair Tusino said the price of the project, along with the cost of energy codes, will only increase. He would like to project to move forward to Town Meeting. The Board is discussing staffing of the Firefighters but the Dispatchers will be able to move in on Day 1.

Committee Member, Oscar Elmasian, said he thinks the geographical layout of the town is being overlooked, as well as if something happens to headquarters, the South End Fire Station could be used. He said to build the building and plan for staffing.

### **iii. Hold any further discussions relative to the South End Fire Station Project**

M. Healy asked the Board if they want to move forward with project.

**M. Hines made a motion to include the South End Fire Station Building article on the Town Warrant for Fall Town meeting; it was seconded by C. Zorra. C. Zorra said he does not agree with the cost of the project but he supports discussion at Town meeting. It was voted: Vote: 2 in favor/3 against – Motion failed**

Mr. Cadime said it was a long and tedious project and wanted to recognize the committee, as well as the Department Heads for all their efforts and thanked them for volunteering their time.

**M. Hines made the motion to close the joint meeting with the South End Fire Station Building Committee at 7:46 p.m.; it was seconded by J. Sullivan, and it was unanimously approved.**

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

**L. Approval of the Warrant for Fall Town meeting**

S. Cadime provided the warrant to the Board.

**M. Hines made a motion to approve the Fall Town Meeting Warrant; it was seconded by P. Pozzi, and unanimously approved.**

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

**M. Assign Warrant Articles for Fall Town Meeting**

**N. Make Recommendations on Warrant Articles for Fall Town Meeting**

Article 1: Reports from Town Officers or Committees - No Recommendation from the Board of Selectmen

Article will be read by P. Pozzi

Article 2: Appropriation of Free Cash – VOTED: 5-0 all approved

Article will be read by M. Hines

Article 3: Transfer \$40,000 from Free Cash to FY24 Town Meeting Operating Budget Line for consultant fees related to Open Space and Recreation Plan (OSRP) – VOTED: 5-0 all approved

Article will be read by M. Healy

Article 4: Collective Bargaining Agreement for the Supervisory Unit – VOTED: 5-0 all approved

Article will be read by J. Sullivan

Article 5: Collective Bargaining Agreement for the Library – VOTED: 5-0 all approved

Article will be read by M. Hines

Article 6: Collective Bargaining Agreement for DPW – VOTED: 5-0 all approved

Article will be read by C. Zorra

Article 7: Prudent Investment Rule - VOTED: 5-0 all approved

Article will be read by J. Sullivan

Article 8: Street acceptance of Stone Ridge Drive and Brady Lane – VOTED: 5-0 all approved

Article will be read by P. Pozzi

Article 9: Zoning By-law changes – VOTED: 5-0 all approved

Article will be presented by J. Aubin

Article 10: Amend the General By-law, Category 5C and add new Section 5.13 (revolving account for fire cisterns) – VOTED: Board will vote on town meeting floor

Article will be read by M. Healy

Article 11: South End Fire Station project – VOTED: 2 in favor/3 in opposition - Article removed

**O. Sign the Warrant for Fall Town Meeting**

*The Town Administrator will make changes before the Board signs the warrant.*

**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 – *Discussed during Agenda Item K*
- B. Department of Public Works Building Committee – The Building Committee has been reviewing schematic designs, going over floor plans and HVAC systems.

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

- A. Accounts Payable Warrant – Signed
- B. Bristol County Advisory Board (M. Healy) – *nothing at this time.*
- C. 540 Arcade Avenue Building Committee Report (M. Hines) – The main distribution panel is still on back order but there is another dual panel that can be installed first. If the electrical work can be done and get approved by the electrical inspector, they can get the occupancy permit. When the main panel comes in, it will be installed. The building will have to shut down that day.
- E. TV9 liaison (M. Healy) – A meeting on held on October 2<sup>nd</sup>. They produced 2 new shows, they did a public service announcement with Tri County School for the new building. They did a sound check at the High School Auditorium on October 4<sup>th</sup> to prepare for Town Meeting. Everything appears to be functioning properly. They provided financial report and went into executive session. They reopened to open session to discuss the By-laws. They will hold a member meeting for the By-law changes.

J. Sullivan said the Mederios Farm committee met twice. The guidelines and scope of the project were discussed. They will be moving towards the RFP process (request for proposal). The next meeting is set for November 14<sup>th</sup> in the Planning Board meeting room.

C. Zorra asked if Mr. Cadime could send a letter to MassDOT to ask them reevaluate the traffic light at Luther's Corner.

M. Hines reminded everyone of Fire Department's Open House from 10-1 on Saturday; Seekonk Artists Open Studios Saturday and Sunday from 11-4; The vote for Tri County vote will be on October 24<sup>th</sup> from 12–8 p.m. at the High School. She spoke with Veterans' Agent about the Christmas trees. If anyone would like to order a tree to please contact him. There will be 50 trees available.

## **Adjournment**

**J. Sullivan made a motion to enter into Executive Session at 8:11 p.m. to reconvene into open session for potential contract negotiations 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 discuss the deployment of or strategy regarding security personnel or devices pursuant to MGL c 30A, § 21(a) (4); C) consider accepting the executive session meeting minutes of September 20, 2023 and September 27, 2023; 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**



**Contract Approval**

**M. Hines made a motion to enter back into open session at 8:52 p.m. to approve the Director of Communications contract; it was seconded by P. Pozzi, and it was unanimously approved.**

Vote: 5-0 all in favor  
Justin Sullivan-Aye; Pam Pozzi-Aye; Chris Zorra-Aye; Michelle Hines-Aye; Michael Healy-Aye

**P. Pozzi made a motion to adjourn open session at 8:54 p.m. it was seconded by M. Hines, 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 October 11, 2023 Board of Selectmen Meeting**

- Memo from Chief Enos regarding new hire Chaislyn Burgio
- Adam Chalifoux resignation letter
- New MVII license application from T&K Auto Body and Sales, Co.
- One Day Special Permit to serve beer and wine at Osamequin Farm
- Letter from Attorney Brainsky regarding earth import and earth export permits for Darling Development Corporation
- Professional services supplement agreement for Tappe study/Building Assessment for the Library
- Draft Fall Town Meeting Warrant
- South End Fire Station General Contractor Bid Tabulation October 10, 2023