

TOWN OF SEEKONK

WARRANT/MINUTES



January 28, 2019

Special Town Meeting

Town Moderator

Peter Hoogerzeil

Board of Selectmen

David J. Andrade, Chairman

Nelson Almeida, Vice
Chairperson

David F. Viera, Clerk

Michelle A. Hines

Christopher Zorra

Town Administrator

Shawn E. Cadime

Town Clerk

Florice Craig

Asst. Town Clerk

Lorraine Sorel

Finance Committee

Mathew Salisbury, Chair

Justin Sullivan

Michael Brady

Jack Horton

Phillip Yan

Norman Duquette

Dereck Medeiros

Town of Seekonk

SPECIAL TOWN MEETING

Town Moderator announced at 7:22PM that the Special Town meeting was adjourned due to over capacity of the High School auditorium. The Special Town meeting would be continued to February 4, 2019 at 7:00PM at the Ramada Inn, 213 Taunton Ave. Seekonk, MA

BRISTOL, SS.

Greetings:

In the name of the Commonwealth of Massachusetts, you are hereby requested to notify the inhabitants of the Town who are qualified to vote in Town affairs, to meet at Seekonk High School, 261 Arcade Avenue, Seekonk, Massachusetts on:

Monday, January 28, 2019 at 7:00 P. M.

To vote on the following Articles. The Meeting will be called to order by the Town Clerk who will turn the meeting over to the Town Moderator, who shall preside at said Meeting.

ARTICLE 1

To receive the reports of Town Officers, or Committees, if any, and to act thereon, or take any action relative thereto.

<u>Motion 1:</u>	<i>Moved that the Town vote to receive the reports of Town Officers, or Committees, and to place them on file with the Town Clerk</i>
-------------------------	--

**Submitted by: Board of Selectmen
Board of Selectmen:
Finance Committee:**

ARTICLE 2

NOW COME, the within Petitioners and pursuant to MGL c. 39 Section 10 request that the Seekonk Board of Selectmen insert the following articles into the warrant for the Fall 2018 Town Meeting.

Amend section 3.02 of the Town of Seekonk Zoning Bylaws and the Town of Seekonk's Zoning map as it pertains to a portion of the property located at 800 Fall River Avenue, Seekonk, Massachusetts (commonly known as the "Showcase Cinemas' property").

To see if the Town will vote to amend Section 3.2 of the Town of Seekonk Zoning Bylaw and the Town of Seekonk Zoning Map as follows:

Section 3.2 of the Town of Seekonk Zoning Bylaws governs the Town of Seekonk Zoning Map. The Zoning Map of the Town of Seekonk is the map reflecting the official zoning districts of the Town of Seekonk. The Property located at 800 Fall River Avenue, Parcel

Number 265-008-003 is a 22 acre parcel commonly known as the "Showcase Cinemas" property (hereinafter the "Showcase Property"). The principal owner of the adjacent property commonly known as the "Greenbrier Condominium Multifamily Development Project" (hereinafter "Greenbrier Property") has contracted with the owners of the Showcase Property to purchase the Showcase Property. Currently, the rear portion of the Showcase Property has a zoning designation of R-4. Said rear portion of the Showcase Property is reflected on the official zoning map as the portion of that Property North of the front portion (which is currently zoned Highway Business and Economic Development Area Overlay District) and is further delineated on the proposed site plans attached hereto as Exhibit 1.

This Article No. _____ proposes to amend Section 3.2 of the Town of Seekonk Zoning Bylaw and the Town of Seekonk's Zoning Map to extend the Multifamily Development Overlay District that is currently designated over the Greenbrier Property to the rear portion of the Showcase Property as set forth on Exhibit 1. Said amendment shall additionally permit that portion of the Showcase Property to be developed as a one hundred two (102) townhouse unit development that will be incorporated into the Greenbrier Property's Condominium Development Project, and will be subject to all the rules and regulations set forth in Section 6.6 of the Town of Seekonk Zoning Bylaws, which governs the Multifamily Development Overlay District.

Motion 2: Motion to be made on Town Meeting Floor

**Submitted by: Voter Petition
Board of Selectmen:
Finance Committee:**

TOWN OF SEEKONK

WARRANT/MINUTES



January 28, 2019

Special Town Meeting continued to February 4, 2019

Town Moderator
Peter Hoogerzeil

Board of Selectmen
David J. Andrade, Chairman
Nelson Almeida, Vice Chairperson
David F. Viera, Clerk
Michelle A. Hines
Christopher Zorra

Town Administrator
Shawn E. Cadime

Town Clerk
Florice Craig
Assistant Town Clerk
L. Sorel
Finance Committee
Mathew Salisbury, Chair
Justin Sullivan
Michael Brady
Jack Horton
Phillip Yan
Norman Duquette
Dereck Medeiros

Town of Seekonk

BRISTOL, SS.

Assistant Town Clerk opened with the Pledge of Allegiance:

Assistant Town Clerk read the greeting: In the name of the Commonwealth of Massachusetts, you are hereby requested to notify the inhabitants of the Town who are qualified to vote in Town affairs, to meet at Ramada Inn, 213 Taunton Avenue, Seekonk, Massachusetts on: **Monday, February 4, 2019 at 7:00 P. M.** to vote on the following Articles.

The Meeting was called by the Assistant Town Clerk at 7:00PM with a quorum of 75 registered voters and the meeting was turned over to the Town Moderator, who presided over said Meeting. A total count of 707 registered voters were checked by 7:15pm.

A motion was made to allow the following non-residents to speak at the meeting:
Shawn Cadime, Town Administrator; Peter Fuller, Library Director; Theodora Gabriel, Town Assessor; Bruce Alexander, Director of Finance; Christine DeFontes, Treasure/Collector; John Aubin, III, Town Planner; Dr. Richard Drolet, School Superintendent; Jill Brilhante, School Dept. Finance Administrator, Town Counsel: KP Law, LLC; James LaFlame, Veterans Agent; Jennifer Miller, Conservation Agent; Christopher Campbell, Director of Communications; Rob Bernardo, Water Superintendent.

Action on the motion: Motion passed with a unanimous vote.

A motion was made by the Town Moderator to allow the Town Moderator to proceed with all articles, even those that affect him/her personally.

Action on the motion: Motion passed with a unanimous vote.

A motion was made by the Town Moderator to allow the Town Moderator to declare a majority vote on articles requiring that vote.

Action on the motion: Motion passed with a unanimous vote.

ARTICLE 1

To receive the reports of Town Officers, or Committees, if any, and to act thereon, or take any action relative thereto.

A motion was made that the Town vote to receive the reports of Town Officers, or Committees, and to place them on file with the Town Clerk

John Aubin, Town Planner for Seekonk introduced himself and gave an amended report for Town Meeting and to file with the Town Clerk's office. He pointed out a typographical error to the recitation of the vote of the Planning Board.

Also at this time he noted a correction made to Article 2, it's described as an R-4 designation when in fact it is an R-3 zoning designation. He also noted the Planning Board made no findings in regard to the 102 unit multi-family conceptual development.

Action on the motion: Motion passed with a unanimous vote

ARTICLE 2

Amend section 3.02 of the Town of Seekonk Zoning Bylaws and the Town of Seekonk's Zoning map as it pertains to a portion of the property located at 800 Fall River Avenue, Seekonk, Massachusetts (commonly known as the "Showcase Cinemas' property).

To see if the Town will vote to amend Section 3.2 of the Town of Seekonk Zoning Bylaw and the Town of Seekonk Zoning Map as follows:

Section 3.2 of the Town of Seekonk Zoning Bylaws governs the Town of Seekonk Zoning Map. The Zoning Map of the Town of Seekonk is the map reflecting the official zoning districts of the Town of Seekonk. The Property located at 800 Fall River Avenue, Parcel

Number 265-008-003 is a 22 acre parcel commonly known as the "Showcase Cinemas" property (hereinafter the "Showcase Property"). The principal owner of the adjacent property commonly known as the "Greenbrier Condominium Multifamily Development Project" (hereinafter "Greenbrier Property") has contracted with the owners of the Showcase Property to purchase the Showcase Property. Currently, the rear portion of the Showcase Property has a zoning designation of R-4. Said rear portion of the Showcase Property is reflected on the official zoning map as the portion of that Property North of the front portion (which is currently zoned Highway Business and Economic Development Area Overlay District) and is further delineated on

the proposed site plans attached hereto as Exhibit 1.

This Article No. _____ proposes to amend Section 3.2 of the Town of Seekonk Zoning Bylaw and the Town of Seekonk's Zoning Map to extend the Multifamily Development Overlay District that is currently designated over the Greenbrier Property to the rear portion of the Showcase Property as set forth on Exhibit 1. Said amendment shall additionally permit that portion of the Showcase Property to be developed as a one hundred two (102) townhouse unit development that will be incorporated into the Greenbrier Property's Condominium Development Project, and will be subject to all the rules and regulations set forth in Section 6.6 of the Town of Seekonk Zoning Bylaws, which governs the Multifamily Development Overlay District.

A Motion was made to reject the zoning amendments proposed in Article 2.

Action on the Motion: Motion passed in the affirmative to reject the zoning amendments proposed in Article 2 with a majority vote.

A motion was made to dissolve the Special Town Meeting at 7:46 PM.

Action on the motion: Motion passed with a unanimous vote.