

**BOARD OF SELECTMEN**  
**FEBRUARY 24, 2021**  
**REGULAR SESSION**

Members Present: Justin Sullivan, David Viera, Chris Zorra,  
David Andrade, Adam Petronio

Town Administrator: Shawn E. Cadime (left early due to family matter)

Asst. Town Administrator/  
Director of Human Resources: Carol-Ann Days

The meeting was held via Zoom Webinar due to COVID restrictions.

Chairman Sullivan opened the meeting at 7 p.m. followed by the Pledge of Allegiance and moment of silence.

He announced that, per Governor Baker's Order suspending certain provisions of the Open Meeting Law, M.G.L. Chapter 30A, Section 20, the public was not allowed to physically access this Board of Selectmen meeting. The public could have submitted comments and questions to the Board in advance of the meeting by completing the Google Form prior to the meeting by Tuesday, February 23, 2021 at 4:30 p.m. The meeting will be broadcast live on Seekonk Cable TV9, streamed live on TV9's Facebook, and streamed live on the Town of Seekonk's YouTube channel.

M.G.L. Chapter 30A, Section 20(f) requires any person recording must notify the Chairman at the beginning of the meeting.

**BOARD AND COMMITTEE OPENINGS**

Mr. Petronio announced that volunteers are needed on the Board of Assessors (1 Board of Selectmen appointment), Capital Improvement Committee (2 BOS), Commission on Disability (5-13 BOS), Economic Development Committee (5 BOS), Energy Committee (1 BOS), Historical Commission (3 BOS), Parks & Recreation (1 BOS), Recycling Committee (3 BOS), Zoning Board of Appeals (2 Alternates). Chairman Sullivan added the Finance Committee has one vacancy.

**JOINT MEETING WITH PLANNING BOARD**

On a roll call it was unanimously

**VOTED:** To open the joint meeting with the Planning Board.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye;  
Chairman Sullivan – Aye.

Planning Board Chairman David Sullivan opened the Planning Board meeting at 7:04 p.m.

A roll call was taken.

Bruce Hoch – Present, James Roach – Present, David Sullivan – Present.

Director of Planning John Aubin III explained three members constitute a meeting. Four are required for any formal action. He did not anticipate any matters to vote on at this time. He said other members might join in.

**Discussion of Amendments to Zoning Bylaw Sections 1.2 Purpose 2.8.7 Site Plan Review; Table 4.2.5; and 8 Development and Design Standards**

Mr. Aubin thanked the Board of Selectmen for scheduling the meeting on short notice. He explained this is a continuation of discussion started on February 3rd to build on direction the Board of Selectmen had to the Planning Board. Discussion continued at the Planning Board meeting of February 9.

At the February 3 Board of Selectmen meeting, discussion was on site plan approval, industrial district, Section 1.2 Zoning Bylaw, industrial land use table and development and design standard.

The Board required radius notice for certain site plan applications and general review of industrial land use table, industrial zoning district and expanded potential role of the Board of Selectmen and increased jurisdictions between boards and commissions.

After the February 9<sup>th</sup> meeting, there were additional recommendations such as requirement for zoning certificate for site plan and determination by the Zoning Enforcement Officer for consistency with the Zoning By-law. Section 2.8.2 states the Planning Board does not have authority to deny use, allowing the Planning Board to require advertisement of state plan applications.

The reason for the joint meeting is to review those recommendations and identify any additional areas the Board of Selectmen would like the Planning Board to look at. Mr. Aubin requested legal counsel in attendance at the March 9 Planning Board meeting.

Mr. Aubin said he looked at the zoning maps and where the current land use title originated. The town first adopted a zoning map in 1941 and in 1959 adopted a revised zoning map. There are issues with regard to lot sizes.

Mr. Andrade asked about sliding notification radius.

Mr. Aubin explained that came up at the February 3 meeting that the radius should be greater than 300 ft.

Mr. Andrade felt it should be changed from a minimum of 300 ft. to 1,000 ft.

Mr. Aubin said previously there was no notice. There have been issues over the last couple of years with regard to lot sizes.

Chairman Sullivan noted if giving the Planning Board the right to deny there has to be an appeals process.

Mr. Aubin said appeals process does not kick in until an applicant files for building permit. There is language right now that calls for special permit before site plan approval. There is an image out there that the Planning Board is gatekeeper. The Planning Board is accepting applications for property owners who are following the rules and regulations.

Mr. Andrade did not recall discussion that the Board of Selectmen get involved with the site plan review.

Mr. Aubin said it was a comment from Chairman J. Sullivan.

Chairman Sullivan said it pertains to certain licenses and permits that should come before the Board.

Mr. Viera would like to see in writing information on the radius of which people have to be notified. He felt the Board should get feedback from Conservation, ZBA, and Board of Health.

Mr. Aubin said that is in place for zoning applications.

Chairman Sullivan suggested that Mr. Aubin prepare ideas of what he wants to see on the Spring Town Meeting Warrant.

Mr. Aubin said he could have language for March meeting. He repeated that legal counsel should be in attendance at the March 9 Planning Board meeting. The Planning Board has other items to discuss with legal.

Mr. Aubin suggested bringing in a consultant to evaluate light and industrial zoning.

He said any changes should be included in the Master Plan. He will be presenting an economic development element and that leads into the land use element.

Chairman D. Sullivan suggested consulting other boards. A consultant can do a more comprehensive review to fit into Section 1.2.

Mr. Andrade said in the instance of light to heavy industrial, a consultant would be beneficial for a long term fix. The Board could go to town meeting and amend or modify.

Mr. Aubin said everybody has a different opinion of what is light industrial. It is important to have an industrial district and land use table that meets the needs of the town and reflects Section 1.2.

Mr. Andrade said they are trying to top heavy industrial use such as a concrete center.

Mr. Aubin said it should be done once and correctly.

Mr. Petronio felt they have to be a little more towards the light industrial. He doesn't think the geography of Seekonk is proper for heavy industrial.

Mr. Viera said the definition of industrial needs to be spelled out.

Mr. Andrade wanted the definition of industrial in the bylaws to say that "industrial is defined for use in the Town of Seekonk as being activities similar to assembly and does not include activities like a foundry."

Mr. Aubin said currently in accordance with Section 4.1.2.4, the definition of industrial district is intended to encourage and permit industrial uses comparable with the community.

Chairman Sullivan recommended that Mr. Aubin prepare language for Spring Town Meeting. It will probably be extended for discussion at another town meeting.

Mr. Hoch suggested they should be looking at setbacks, such as hazardous, potentially dangerous. Not to deny but to regulate within the district how far to build from residential areas.

Mr. Andrade gave The Speedway as an example, although not intending to pick on them. It can be heard everywhere. He said there are certain things the Town of Seekonk does not want to have such as hazardous industrial uses.

Mr. Hoch added explosive manufacturer or biological warfare development lab, which would be insane.

Mr. Andrade said the Board has the opportunity to put in language.

Mr. Viera suggested that Mr. Aubin do what he has to do and move on. Everybody has gotten the message.

Mr. Aubin said he would prepare the document for the March 9 Planning Board meeting. It will go to the Board of Selectmen to forward to the Planning Board for the Spring Town Meeting.

**Discussion of Continued Joint Efforts with Old Colony Habitat for Humanity to Identify Publicly Owned Parcels for the Development of Additional Affordable Housing Stock in Town**

Mr. Aubin said this is a new initiative to previous discussions with regard to affordable housing. Kimberly Thomas, CEO of Old Colony Habitat for Humanity, stated that they are interested in purchasing land from the town to build a modest affordable home using the 40B/Comprehensive Permit process.

Chairman D. Sullivan advised Old Colony Habitat had made a presentation at the last Planning Board meeting.

Mr. Andrade asked if there is any way to limit the type of affordable housing development that doesn't fit the character of the town. He mentioned Greenbrier.

Mr. Aubin clarified that the current Greenbrier development was approved with no affordable housing. He said Mr. Andrade is speaking to high density, multi-family housing. He responded "yes" to Mr. Andrade's question especially when it is a non-friendly 40B application.

Chairman D. Sullivan said there is a Conservation subdivision right now.

Mr. Aubin noted in this instance the position of the Planning Board is significantly less. The application goes to the ZBA and transfer of property has to be approved at Town Meeting.

Mr. Andrade said it has to be clear that the Board is for it but limited to single family type development and not high density multi-family housing.

Charles Beauchamp of 127 Allen Avenue, a member of the Board of Old Colony Habitat for Humanity, stated that they got a list of town-owned properties from the treasurer. They have a very limited budget and resources. The goal is to develop single family houses and maybe a duplex. They are not interested in large developments. Ideally, they would prepare property with town water. They would like to find property in disrepair to refurbish.

Mr. Beauchamp said Habitat does more than develop affordable houses. They have a process of selecting families and ensure that they can afford it. They support families during the process and continue to support when they are in the house. They deed restrict the housing. Property owners need to provide 300 hours in sweat equity so they are invested. It is a win-win situation for the town, property owner and Habitat.

Mr. Petronio said he is impressed with Habitat for Humanity. He agreed with Mr. Andrade to keep Seekonk looking like Seekonk. He knows there is a need to increase affordable housing in Seekonk. It is a great way going forward but it has to be one step at a time with input from Community Preservation, Open Space, Recreation, and Planning.

Mr. Andrade asked Ms. Thomas and Mr. Beauchamp if they would go before the Board and include in the initiative that it would be limited to single family home development. He wanted a disclaimer to the agreement that it would be limited to single family type of renovations or developments.

Mr. Aubin clarified that duplex might be allowed depending on lot size. He said each of these will be on a parcel by parcel case and the Board of Selectmen and Town Meeting would have to authorize transfer of the parcel. Old Colony would have to come forward with each individual project.

Mr. Beauchamp said this is going to be done on a lot by lot basis. They don't want to get into situations where they have to go to the ZBA or get any variances. They want property zoned residential.

Ms. Thomas said they do a house every two years.

Community Preservation Committee Chairman John Alves said they have approved a house. He supports efforts of Old Colony. They are planning to build an affordable single family home and there is nothing wrong with that.

Mr. Alves said an application is available on the website for CPC funding.

Mr. Zorra noted the Board recently approved tax title properties to go to auction. He approves this and he is ready to help.

Mr. Aubin clarified that duplexes are allowed in the Luther Corners Village District. A second one is allowed by special permit. He recommended in keeping with the Zoning bylaw.

A motion was made by Mr. Andrade, seconded by Mr. Viera, and it was unanimously

**VOTED:** To allow the Old Colony Habitat for Humanity initiative to develop additional affordable housing in accordance with the Zoning bylaw.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

On a motion by Mr. Hoch, seconded by Mr. Roach, it was unanimously

**VOTED:** To adjourn the Planning Board meeting at 8:14 p.m.

The vote: Mr. Hoch – Aye; Mr. Bourque - Aye; Mr. Roach – Aye; Chairman Sullivan – Aye. Ms. Foulkes was muted.

Chairman Sullivan thanked Mr. Aubin and Planning Board members.

## **GENERAL BUSINESS**

### **Consider the Appointment of Donna Wunschel to the Position of Director of Communications**

Mrs. Days respectfully requested the appointment of Donna Wunschel. The Board had approved the conditional offer of appointment on January 20, 2021. Ms. Wunschel has completed all pre-employment training including background check and evaluation.

A motion was made by Mr. Viera, seconded by Mr. Petronio, and it was unanimously

**VOTED:** To approve the appointment of Donna Wunschel to the position of Director of Communications, effective March 15, 2021.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan- Aye.

Ms. Wunschel was in attendance virtually.

### **Consider the Reappointment of Bruce Alexander as the Custodian of Tax Title Foreclosures**

Mrs. Days advised that Mr. Alexander served for a three-year term. The reappointment would be for another three years.

Mr. Petronio verified that it is for three years.

Mr. Viera noted that Mr. Alexander's contract as Finance Director ends in 1 ½ year. He felt this reappointment should coincide with that.

Chairman Sullivan said whatever happens the Board could appoint another person.

Mr. Andrade and Mr. Petronio felt it doesn't make sense to have a three-year appointment.

A motion was made by Mr. Zorra, seconded by Mr. Petronio, and it was unanimously

**VOTED:** To reappoint Bruce Alexander as the Custodian of Tax Title Foreclosures for a 1 1/2 year term.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

**Consider Accepting the Grant from Medication Education & Disposal (MED)-Project LLC in the Amount of \$1,300 for the Collection and Disposal of Unwanted Medicine**

A motion was made by Mr. Andrade, seconded by Mr. Petronio, and it was unanimously

**VOTED:** To accept the grant from Medication Education & Disposal (MED)-Project LLC in the amount of \$1,300 for the collection and disposal of unwanted medicine.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

**Discussion of the Fire Department’s “RED Shirt Friday” Awareness Campaign**

Chief David Rave advised the Seekonk Fire Department would like to join other departments in the Commonwealth by wearing RED shirts on Friday to support American troops who have been deployed. The program has been in existence for a while and becoming more popular. RED is an acronym for “Remember Everyone Deployed.” It is a reminder to keep our troops in our thoughts. He provided the Board with a picture of the shirt designed by members of the Seekonk Fire Department. Firefighters are paying for shirts out of their uniform fund.

A motion was made by Mr. Zorra, seconded by Mr. Viera, and it was unanimously

**VOTED:** To approve the Fire Department’s “RED Shirt Friday” Awareness Campaign.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

**Consider the Application of the Assistance to Firefighters (AFG) “Staffing for Adequate Fire and Emergency Response (SAFER) Grant”**

Chief Rave advised FEMA has opened the application period. The grant will help fire departments come closer to meeting the NFPA 1710 standard and deployment of fire suppression operations. Seekonk relies on mutual aid. It will cover all regular salaries for three years. There is no cost sharing from the town. The deadline is March 12, 2021. Two firefighters started to prepare if approved to go for the grant. Eleven awards will be made in the State of Massachusetts.

Mr. Andrade had concerns It goes contrary to what the Board has been doing. In conversations with the previous fire chief and Mr. Cadime, there is a benchmark for the Police and Fire Departments. There haven’t been any discussions to modify the benchmark. They will have to alter that benchmark if the South End Fire Station becomes a reality. Working with Mr. Cadime and the former fire chief, the Board just met the benchmark of 40 in the Fire Department.



Mr. Andrade noted grant money is for a certain amount of time. After the three years, the town will have additional positions to fund out of the budget.

There are other departments that need attention.

Chief Rave said there are 40 members including the chief and deputy chief. Sometimes there are six firefighters to cover the whole town. That is 4 at headquarters and 2 at Banna. There is not enough overtime to man that station.

The Chief said the grant is to hire firefighters. He is down one firefighter and if the deputy chief position comes from within that would be two. He is looking at possible retirements in the next three to four years. There is the opportunity right now to have firefighters already trained and those individuals could be absorbed in the budget.

Mr. Andrade said in the past these discussions were done ahead of time.

Chief Rave said he saw an opportunity at no cost to the town. Adding one more person per shift would allow Banna to stay open with four firefighters 24/7.

Mr. Andrade asked the Chief if the Fire Department is operating in an unsafe manner.

Chief Rave responded they operate in an unsafe manner according to OSHA. They have to rely on mutual aid.

Chairman Sullivan talked about response time – just over 4 minutes. With respect to Chief Healy's presentation regarding the South End Fire Station, it would require eight individuals. That might be three years away. He is struggling with wanting to add to the 40.

Mr. Viera noted response time could be up to eight minutes traveling from one end of town to the other. He said the Board has never put people in harm's way.

He asked Chief Rave if the additional firefighters could be terminated after the three years.

Chief Rave said there is no obligation to keep them.

Mr. Zorra said if we are fortunate to get the grant he doesn't think it is fair to drop the new hires after three years.

Mr. Petronio asked if the grant is for only new hires.

Chief Rave said it would be going for new hires but could be for rehires but we are not in that position.

Mr. Petronio asked if grant application is at the same time every year.

Chef Rave said once awarded there is no obligation to take it. He doesn't want to see his guys do all the work and then not take the grant. He felt maybe next year they would have more information on the South End Station.

Mr. Petronio asked if it is position specific.

Chief Rave said it is for any position on a fire apparatus at least 50% of the time.

He said originally he was going to ask for four positions in the budget. He would ask for ten in the application. The salary for ten additional firefighters is \$650,000.

With respect to Mr. Andrade's suggestion to table, Mr. Petronio said the deadline is March 12.

Mr. Andrade had concerns with the comment about unsafe conditions and changing the benchmark to 50.

Chairman Sullivan said there are a lot of decisions. He suggested Chief Rave meet with Mr. Cadime.

Chief Rave understood.

Mr. Zorra suggested a meeting prior to March 12 for further discussion.

A motion was made by Mr. Andrade, seconded by Mr. Petronio, and it was unanimously

**VOTED:** To table the Assistance to Firefighters "(AFG) "Staffing to Adequate Fire and Emergency response (SAFER) Grant."

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

### **Discussion of a Proposed "Nuisance Property" bylaw**

Chairman Sullivan noted this is a follow up to discussion in December with regard to crime and high emergency calls in Seekonk. Police Chief Dean Isabella and Mr. Cadime were asked to work on a Nuisance Bylaw to be presented at the Spring Town Meeting.

Chief Isabella presented data to support the implementation of a new Bylaw to deal with a systematic problem in Seekonk. They looked at data over the last five years to determine what type of police resources are spent on emergency calls to the ten hotels and motels in town.

Thirty-nine percent of Opioid calls were from individuals who do not live in Seekonk and over 57% occurred in hotels.

In the five-year IBR Offense Totals by Location Type, IBR meaning Incident Based Report which is submitted to the FBI, there were 1,261 incidents in the entire town and a similar number (1,250) in the ten hotels and motels.

Motel 6 has had the highest number of calls for service over the last five years from 2016 at 189 calls for service to 258 calls in 2020.

The total number of incidents and arrest reports from 2016 at 7.1% and 12.1% to 2020 at 15% and 19% are generated by the hotels. The trend is continuing in almost all the motels.

The total number of calls during the past five years at all hotels is as follow: 20 sex crimes, assault and intimation 74, robberies and breaking and entering 19, larceny, theft, fraud 124, vandalism 39, drugs/alcohol 103, weapons 11, disorderly/trespassing 38, motor vehicle law/by law, all other 684. The Chief also had a breakdown for each of the top five hotels/motels.

The total number of calls for service at hotels and motels is 1,375 for police and fire.

Chief Isabella will forward the report to Board members electronically.

He said the data is there to support the need for a bylaw. There is a historic concentrated problem generated out of the hotels and motels. He felt it is based on the business model used and the clientele they attract.

Mr. Viera pointed out the higher end hotels have less incidents.

Chief Isabella said Mr. Cadime was very helpful in drafting the proposed bylaw. The bylaw states 3 or more offenses in a 60 day period the Police Department sends notice that it is at risk of being a nuisance property. The owner has ten days to respond at which time they will develop an abatement plan. If owner does not respond, the Police Department will post it as a nuisance property and issue a citation. If no response, the owner will have to come before the Board to look at other ways to get into compliance or come up with an action plan.

In response to Mr. Petronio's question, Chief Isabella said the top three hotels would be in violation if the bylaw was in effect now. If the owner does not respond at all, a summons is issued to come before the Board of Selectmen. The Board can do what they need to do. The penalties will be edited to reflect state law regarding the bylaw.

Mr. Andrade said the owner could build in the \$100 per day to their business model.

Chief Isabella said the Board will be instrumental in trying to avoid that. He intends to have an in-person meeting with all owners and managers. Fees are \$50 for first time, \$150 for second and then \$300 for subsequent offenses.

Mr. Petronio clarified that when a citation is issued that is a matter of record and will come back to the Board when issuing the license.

In response to Mr. Viera's question, Chief Isabella said the notice of nuisance property is a sticker on the door. Mr. Viera said that can be removed.

Chief Isabella said that is an additional fine.

Chief Isabella said notifications are sent to the listed owner.

Mr. Viera felt the parent company would not want the bad press. Notifications should be sent to the local owner and parent company.

Chief Isabella will check with legal.

Mr. Andrade asked for a legal opinion to make sure each room is individual and does not apply to the entire hotel/motel.

Chief Isabella thanked Det. Perry for the outstanding job on the report.

Chairman Sullivan suggested Chief Isabella work with Mr. Cadime to prepare for Spring Town Meeting.

Prior to the following discussion, Mr. Andrade motioned, seconded by Mr. Petronio, and it was unanimously

**VOTED:** To strike Healthy Substitutes, Inc. proposed marijuana cultivation, manufacturing and retail licenses to be located at 32 Industrial Court from the agenda.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

Chairman Sullivan advised the company was notified several times that a retail license is not available. He noted the other two had detailed reports and this one is lacking information.

**Presentations of Proposals for Cannabis Licenses:**

- **Cannaverse, LLC Proposed Marijuana Cultivator and Product Manufacturing Licenses to be located 32 Hollister Road**
- **Queens Bridge, Inc. Proposed Marijuana Cultivation, Manufacturing, Transportation and Possibly Research Laboratory Licenses to be located at 1853 Fall River Avenue**

Chairman Sullivan stated the applicants were requested to provide no more than 15 minute presentation. It will then be opened up to questions.

**Cannaverse, LLC Proposed Marijuana Cultivator and Product Manufacturing Licenses to be located at 32 Hollister Road**

Atty. Eric Brainsky was in attendance to represent Cannaverse, LLC. He said they are under agreement for a portion of the property at 32 Hollister Road. It is an 8,200 sq. ft. building on approximately one acre site. It will require special permit from the Zoning Board and site planning review by the Planning Board and also state permits. The maximum 3% to the Town might be raised. It will create 25 to 30 jobs. The company has made a commitment to the community and non-profit joint ventures to the Town and will donate yearly to charity/charities chosen by the Board of Selectmen in a negotiated amount.

Principal Owner and Manager Michael Rego, Chief Operating Officer Robert Pagliarini, Production Supervisor Thomas Gallagher, and Director of Security Kenneth Marandola, Sr. introduced themselves to the Board and responded to questions.

Mr. Gallagher said they would like to hire people born and raised in Seekonk. It will be a 24-hour operation and could be up to 40 employees. The on the ground employee time is around 16 hours per day. The plant does sleep.

Mr. Marandola is a retired RI State Police Officer (25 years).

Mr. Andrade asked about exterior security cameras and the ability for Seekonk Police to tap into them.

Mr. Marandola said yes. The outside will be lighted. There will be two security officers 24 hours.

Mr. Andrade asked about smell because about 1,000 ft. down the street is residential.

Mr. Gallagher said they will be using a system called "carbon scrubbing". It will mitigate the smell.

Mr. Andrade would like to see that documented.

Mr. Gallagher responded to several questions raised by Mr. Andrade. He understands all the concerns.

Mr. Zorra asked about double stacking.

Mr. Gallagher said no need to do that.

Chairman Sullivan asked about the financial aspect to be able to withstand competition.

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Mr. Gallagher said a Bill passed the House. It will open transportation of the product across state lines and enable them to expand in Seekonk.

Chairman Sullivan asked about consumer packages for sales.

Mr. Gallagher said the production is for older products that are on shelves. They will do whatever calls for a particular product. They have developed communications with leading developers. They have partnerships with people ready to go.

Mr. Andrade said it would be helpful to have financial information about what funds are already dedicated to the project.

Mr. Rego said he has his own money and there is an investor.

Atty. Brainsky said his clients are being cautious right now. The total budget is around \$5M.

**Queen Bridge, Inc. Proposed Cannabis Cultivation, Manufacturing, Transportation and Possible Research Laboratory Licenses to be located at 1853 Fall River Avenue**

Chief Executive Officer Tiffini Isom made the presentation. They are looking to locate in Seekonk for cultivation, marijuana product manufacturing, transportation, laboratory and retail. The facility at 1853 Fall River Avenue is 25,000 sq. ft.

Cultivation Director William Conley said if the project is approved they are prepared to meet all requirements. They have contacted Conservation Agent Jennifer Miller, Fire Chief David Rave, and the Water Department. They have equipment to eliminate odor.

Mr. Shane Darcy, Compliance Officer, said he will ensure they are in full compliance. Security will be on site 24 hours per day. There is ample parking on site.

Chief of Security David Caruso and Johanny Viciano talked about security. Ms. Viciano said security personnel will be in-house staff. The plan has been reviewed by Chief Isabella.

Chief Operating Officer Leah Isom talked about community impact.

Mr. Andrade confirmed that the operation will be at 1853 Fall River Avenue.

Mr. Petronio asked about conversations with Chief Isabella and Parks & Recreation.

Ms. Isom said they want to make donations for activities in Seekonk.

Mr. Petronio asked about the metric system.

Mr. Darcy said the system is metric.

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Ms. Isom talked about marketing and transportation.

Mr. Andrade said there is one transportation license available.

There was talk about disposing of byproducts.

Mr. Andrade asked about security cameras.

Ms. Isom said they would be in favor of allowing cameras around the perimeters and perhaps software to allow the Police Department to tap in when there is an alarm.

Mr. Andrade talked about elimination of odors.

Mr. Conley said he has been working with a company who will design a system – at least two units.

Mr. Andrade requested additional information on mitigation, removal of byproducts and financial as mentioned by Chairman Sullivan.

Mr. Viera said it seems they are not having a problem getting investors.

With regard to Cannaverse, LLC, Atty. Brainsky said they provided information about \$500,000 and a letter of intent for \$1M. His clients are prepared to present all financial information. He noted the other presentation did not have sufficient contributions to the community.

Chairman Sullivan said he did not want to get into comparison of the two presentations.

Ms. Isom said cultivation is different than retail.

Chairman Sullivan said they need financial information or letter of intent. Could do a second presentation on March 31, 2021.

### **Consider Accepting the Minutes of February 3, 2021**

Mr. Petronio said the vote was not included.

A motion was made by Mr. Zorra, seconded by Mr. Viera, and it was unanimously

**VOTED:** To accept the Regular Sessions of February 3, 2021, as amended.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade – Aye; Chairman Sullivan – Aye.

**OTHER BUSINESS** – None.

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**TOWN ADMINISTRATOR'S REPORT** – None.

**BOARD OF SELECTMEN LIAISON REPORTS AND COMMENTS**

**Bristol County Advisory Board** – None.

**Aitken School Expansion Building Committee Report** – None.

**540 Arcade Avenue Building Committee Report** – None.

**Veterans' Council** – None.

**South End Fire Station Building Committee**

Mr. Viera reported the committee will meet this week to select an OPM. The committee had interviewed four individuals.

**EXECUTIVE SESSION**

At 11:48 p.m., Mr. Viera motioned, seconded by Mr. Andrade, to go into Executive Session To consider the purchase, exchange lease or value of real property pursuant to M.G.L. Chapter 30A, Section 21(a)(6) as having the discussion in open session would be detrimental to the negotiating position of the town (472Taunton Avenue) and to conduct strategy sessions with respect to negotiations with the Director of Communications, per M.G.L. Chapter 30A, Section 21(a)(2) as having the discussion in open session would be detrimental to the litigation or bargaining position of the town; not to return to open session.

The vote: Mr. Petronio – Aye; Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Andrade- Aye; Chairman Sullivan – Aye..

(Upon entering executive session, it was decided to table.)

Respectfully submitted,

David Viera, Clerk

Prepared by:

Patricia Gamer, Secretary



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Items Distributed at the February 24, 2021 Board of Selectmen Meeting

Information on Medication Education & Disposal (MED)-Project LLC

Fire Chief David Rave re RED Shirt Friday and SAFER Grant

Documentation from Police Chief Dean Isabella re: Nuisance Property bylaw

Documents on 3 Cannabis Licenses:

Cannaverse, LLC

Healthy Substitutes, Inc.

Queens Bridge, Inc.