

TOWN OF SEEKONK



November 10, 2025

FALL TOWN MEETING

Town Moderator
Peter Hoogerzeil

Town Clerk
Kristen L'Heureux

Select Board
Michelle A. Hines, Chair
Michael P. Healy, Vice Chair
Christopher Zorra, Clerk
Pamela Pozzi
Gary Sagar

Finance Committee
Normand Duquette, Chair
Michael Brady, Vice Chair
Phillip Yan, Clerk
Joanna L'Heureux
Christopher Rizzo
Matthew Salisbury

Town Administrator
Shawn E. Cadime

Director of Finance
Jennifer Argo

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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, November 10, 2025 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, if any, of Town Officers or Committees and to act thereon, or take any other action relative thereto.

Motion 1:* ***Move that the Town vote to receive the reports, if any, of Town Officers or Committees and to place them on file with the Town Clerk.**

Submitted by: Select Board

Select Board: Recommendation on Town Meeting Floor
Finance Committee: Recommendation on Town Meeting Floor

ARTICLE 2

To see if the Town will vote to raise and appropriate, transfer from available funds in the treasury or transfer from designated funds that have been reserved for appropriation the sums detailed below in accordance with the Financial Policies of the Town of Seekonk adopted by the Select Board, April 2021, or take any other action relative thereto.

- a. The sum of \$533,351.85 from Free Cash to the Stabilization Fund.
- b. The sum of \$533,351.85 from Free Cash to the Municipal Capital Stabilization Fund.
- c. The sum of \$533,351.85 from Free Cash to the Building & Infrastructure Stabilization Fund.
- d. The sum of \$533,351.85 from Free Cash to the Other Post-Employment Benefits (OPEB) Trust Fund.

[See motion next page]

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Motion 2: *Move that the Town transfer from Free Cash the sums detailed below in accordance with Financial Policies adopted by the Select Board, April 2021.*

- a. *The sum of \$533,351.85 from Free Cash to the Stabilization Fund*
- b. *The sum of \$533,351.85 from Free Cash to the Municipal Capital Stabilization Fund*
- c. *The sum of \$533,351.85 from Free Cash to the Building & Infrastructure Stabilization Fund*
- d. *The sum of \$533,351.85 from Free Cash to the Other Post-Employment Benefits (OPEB) Trust Fund*

Submitted by: Select Board
Select Board: Recommend Approval
Finance Committee:

ARTICLE 3

To see if the Town will authorize the appropriate Town officials to enter into contracts for more than three years for new or continuing leases for police vehicles, as applicable, or take any other action relative thereto:

Motion 3: *Moved that the Town authorize appropriate Town officials to enter into contracts for new or continuing leases for police vehicles, as applicable*

2/3 Vote Required

Submitted by: Select Board
Select Board: Recommend Approval (3 Years and 1 Abstention)
Finance Committee:

ARTICLE 4

To see if the Town will vote to transfer from Free Cash or available funds in the treasury the sum of \$285,000.00 for the purpose of purchasing and installing a new Fire Department station alerting system, including all costs incidental and related thereto, or take any other action relative thereto.

[See motion next page]

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Motion 4: *Moved that the Town appropriate from Free Cash the sum of \$285,000.00 for the purchase and installation of a new Fire Department station alerting system, including all costs incidental and related thereto.*

Submitted by: Select Board
Select Board: Recommend Approval
Finance Committee:

ARTICLE 5

To see if the Town will vote to transfer the sum of \$70,000 from Ambulance Receipts for the purpose of upgrading Rescue 3 to full Advanced Life Support (ALS) capability, including the purchase and installation of a Zoll X-Series cardiac monitor, LUCAS CPR device, McGrath video laryngoscope, and other essential EMS equipment, and for all costs incidental and related thereto; or take any other action relative thereto.

Motion 5: *Moved that the Town appropriate from Ambulance Receipts the sum of \$70,000 to upgrade Rescue 3 to full Advanced Life Support (ALS) capability, including the purchase and installation of a Zoll X-Series cardiac monitor, LUCAS CPR device, McGrath video laryngoscope, and other essential EMS equipment, and for all costs incidental and related thereto.*

Submitted by: Select Board
Select Board: Recommend Approval
Finance Committee:

ARTICLE 6

To see if the Town will vote to transfer from Free Cash the sum of \$43,470 to the Special Education Stabilization Fund, or take any other action relative thereto.

Motion 6: *Moved that the Town appropriate from Free Cash the sum of \$43,470 to the Special Education Stabilization Fund.*

Submitted by: School Committee
Select Board: Recommend Approval
Finance Committee:

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ARTICLE 7

To see if the Town will vote to transfer from Free Cash the sum of \$85,000 for the purpose of repairing and refinishing the High School Gymnasium Floor, including all costs incidental and related thereto; or to take any other action relative thereto.

Motion 7: *Moved that the Town appropriate from Free Cash the sum of \$85,000 for the purpose of repairing and refinishing the High School Gymnasium Floor, and for all costs incidental and related thereto.*

Submitted by: School Committee
Select Board: Recommend Approval
Finance Committee:

ARTICLE 8

To see if the Town will vote to raise and appropriate, transfer from available funds in the treasury or transfer from designated funds that have been reserved for appropriation, the sum of \$295,000 to fund the cost elements of the first fiscal year of a three-year collective bargaining agreement between the Town and the Fraternal Order of Police, MCOP, Local #215, for a term covering the period of July 1, 2025 through June 30, 2028, or take any other action relative thereto.

Motion 8: *Move that the Town appropriate from Free Cash the sum of \$295,000 to fund the cost elements of the first fiscal year of a three-year collective bargaining agreement between the Town and the Fraternal Order of Police, MCOP, Local #215, for a term covering the period of July 1, 2025 through June 30, 2028.*

Submitted by: Select Board
Select Board: Recommend Approval (3 Years and 1 Abstention)
Finance Committee:

ARTICLE 9

To see if the Town will vote to raise and appropriate, transfer from available funds in the treasury or transfer from designated funds that have been reserved for appropriation, the sum of \$50,000 to fund the cost elements of the first fiscal year of a three-year collective bargaining agreement between the Town and the New England Police Benevolent Association, Inc., Local 126, for a term covering the period of July 1, 2025 through June 30, 2028, or take any other action relative thereto.

[See motion next page]

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Motion 9: *Move that the Town appropriate from Free Cash the sum of \$50,000 to fund the cost elements of the first fiscal year of a three-year collective bargaining agreement between the Town and the New England Police Benevolent Association, Inc., Local 126, for a term covering the period of July 1, 2025 through June 30, 2028.*

Submitted by: Select Board
Select Board: Recommend Approval
Finance Committee:

ARTICLE 10

To see if the Town will vote to raise and appropriate, transfer from available funds in the treasury or transfer from designated funds that have been reserved for appropriation, the sum of \$150,000 to fund the cost elements of the first fiscal year of a three-year collective bargaining agreement between the Town and the International Association of Firefighters, Local 1931, for a term covering the period of July 1, 2025 through June 30, 2028, or take any other action relative thereto.

Motion 10: *Move that the Town appropriate from Free Cash the sum of \$150,000 to fund the cost elements of the first fiscal year of a three-year collective bargaining agreement between the Town and International Association of Firefighters, Local 1931, for a term covering the period of July 1, 2025 through June 30, 2028.*

Submitted by: Select Board
Select Board: Recommend Approval
Finance Committee:

ARTICLE 11

To see if the Town will vote to transfer from the PEG Cable Access and Cable Related fund the sum of \$146,865 as a grant to Seekonk Cable Access, Inc., the Town's PEG Access Provider, to carry out its PEG Access Provider functions in FY2026, or take any other action relative thereto.

Motion 11: *Move that the Town vote to transfer from the PEG Cable Access and Cable Related fund the sum of \$146,865 as a grant to Seekonk Cable Access, Inc., the Town's PEG Access Provider, to carry out its PEG Access Provider functions in FY2026.*

Submitted by: Select Board
Select Board: Recommend Approval
Finance Committee:

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ARTICLE 12

To see if the Town will vote to transfer from the PEG Cable Access and Cable Related fund the sum of \$88,569 to Seekonk Public Schools for PEG purposes and for replacement of outdated equipment at the High School TV studio used for PEG purposes, including all costs incidental and related thereto, or take any other action relative thereto.

Motion 12: Move that the Town vote to transfer from the PEG Cable Access and Cable Related fund the sum of \$88,569 as a grant to the Seekonk Public Schools, for PEG purposes and for replacement of outdated equipment at the High School TV studio used for PEG purposes, including all costs incidental and related thereto.

Submitted by: School Committee
Select Board: Recommend Approval
Finance Committee:

ARTICLE 13

To see if the Town will vote to discontinue as a public town way the roadway depicted as "Old Fall River Avenue, Discontinuance Area, Assessors Map 7, Parcel 113", on the plan entitled: "Discontinuance Plan in Seekonk, MA Bristol County Prepared for the Town of Seekonk, MA", dated April 24, 2025, prepared by Greenman-Pedersen, Inc. (the "Discontinuance Plan"), a copy of which is on file with the Town Clerk, said way being no longer needed as a public way, and to transfer from the Select Board for public way purposes to the Select Board for general municipal purposes, including the purpose of conveyance, and authorize the Select Board to convey, any and all land and interests in land within the discontinued Old Fall River Avenue on such terms and conditions as the Select Board sees fit, and for the purpose of confirming or otherwise establishing record rights to maintain the utilities presently located over Old Fall River Avenue, and to enter into all agreements and take all other actions necessary or appropriate to effectuate said discontinuance and to convey and acquire the foregoing land and interests in land, or take any other action relative thereto.

[See motion next page]

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Motion 13: *Move that the Town vote to discontinue as a public town way the roadway depicted as "Old Fall River Avenue, Discontinuance Area, Assessors Map 7, Parcel 113", on the plan entitled: "Discontinuance Plan in Seekonk, MA Bristol County Prepared for the Town of Seekonk, MA", dated April 24, 2025, prepared by Greenman-Pedersen, Inc. (the "Discontinuance Plan"), a copy of which is on file with the Town Clerk, said way being no longer needed as a public way, and to transfer from the Select Board for public way purposes to the Select Board for general municipal purposes, including the purpose of conveyance, and authorize the Select Board to convey, any and all land and interests in land within the discontinued Old Fall River Avenue on such terms and conditions as the Select Board sees fit, and for the purpose of confirming or otherwise establishing record rights to maintain the utilities presently located over Old Fall River Avenue, and to enter into all agreements and take all other actions necessary or appropriate to effectuate said discontinuance and to convey and acquire the foregoing land and interests in land.*

2/3 Vote Required

Submitted by: Select Board
Select Board: Recommend Approval
Finance Committee:

ARTICLE 14

To see if the Town will vote, pursuant to M.G.L. c.40, §59, and M.G.L. c.23A, § 3E and §3F, to:

- a) approve a Tax Increment Financing Agreement between the Town and Darling Development Corporation/928 Fall River Avenue LLC in the form substantially as on file with the Town Clerk ("TIF Agreement"), as may be amended by agreement of all parties, for property located at 928 Fall River Avenue which property is as described in more detail in such TIF Agreement, and which TIF Agreement provides for real estate tax exemptions at the exemption rate schedule set forth therein; and further

- b) authorize the Board of Selectmen to execute the TIF Agreement and approve submission to the Massachusetts Economic Assistance Coordinating Council (EACC) of the TIF Agreement and any Economic Development Incentive Program (EDIP) "Local Incentive Only Application" for EACC approval, and any necessary documents related thereto, all relating to the project as described in the TIF Agreement and related submissions; and to take such action as are necessary or appropriate to obtain EACC approval, implement those documents, and carry out the purposes of this Article;

or take any other action relative thereto.

[See motion next page]

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Motion 14: *Move that the Town vote, pursuant to M.G.L. c.40, §59, and M.G.L. c.23A, § 3E and §3F, to:*

- a) *approve a Tax Increment Financing Agreement between the Town and Darling Development Corporation/928 Fall River Avenue LLC in the form substantially as on file with the Town Clerk (“TIF Agreement”), as may be amended by agreement of all parties, for property located 928 Fall River Avenue, which property is as described in more detail in such TIF Agreement, and which TIF Agreement provides for real estate tax exemptions at the exemption rate schedule set forth therein; and further*
- b) *authorize the Board of Selectmen to execute the TIF Agreement and approve submission to the Massachusetts Economic Assistance Coordinating Council (EACC) of the TIF Agreement and any Economic Development Incentive Program (EDIP) “Local Incentive Only Application” for EACC approval, and any necessary documents related thereto, all relating to the project as described in the TIF Agreement and related submissions; and to take such action as are necessary or appropriate to obtain EACC approval, implement those documents, and carry out the purposes of this vote.*

2/3 Vote Required

Submitted by: Select Board
Select Board: Recommend Approval
Finance Committee:

ARTICLE 15

To see if the Town will vote to authorize the Board of Selectmen to convey the property known as “Old Town Hall”, located at 624 Taunton Avenue and shown as Assessors Map 18, Lot 16 inclusive of buildings and land, no longer needed by the Town, on such terms and conditions as the Board of Selectmen sees fit, and to authorize the Board of Selectmen to enter into all agreements and take all other actions necessary or appropriate to effectuate the vote taken hereunder, or take any other action relative thereto.

Motion 15: *Move that the Town authorize the Board of Selectmen to convey the property known as “Old Town Hall” located at 624 Taunton Avenue, inclusive of buildings and land, shown as Assessors Map 18, Lot 16, on such terms and conditions as the Board of Selectmen sees fit, and to authorize the Board of Selectmen to enter into all agreements and take all other actions necessary or appropriate to effectuate the vote taken hereunder.*

Submitted by: Select Board
Select Board: Recommend Approval (3 Yea and 1 Nay)
Finance Committee:

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ARTICLE 16

To see if the Town will vote to authorize the Board of Selectmen to convey the property known as "County Street Fire Station" located at 170 County Street, shown as Assessors Map 13, Lot 21, inclusive of buildings and land, no longer needed by the Town, on such terms and conditions as the Board of Selectmen sees fit, and to authorize the Board of Selectmen to enter into all agreements and take all other actions necessary or appropriate to effectuate the vote taken hereunder, or take any other action relative thereto.

Motion 16: *Move that the Town authorize the Board of Selectmen to convey the property known as "County Street Fire Station" located at 170 County Street, shown as Assessors Map , Lot , inclusive of buildings and land, shown as Assessors Map 13, Lot 21, on such terms and conditions as the Board of Selectmen sees fit and to authorize the Board of Selectmen to enter into all agreements and take all other actions necessary or appropriate to effectuate the vote taken hereunder.*

Submitted by: Select Board
Select Board: Recommend Approval
Finance Committee:

ARTICLE 17

To see if the Town will vote to authorize the Board of Selectmen to convey the property known as "Firefly Golf Course" located at 320 Fall River Avenue, and 763 and 769 Arcade Avenue, consisting of approximately 55 acres, of undeveloped land identified as all of Lots 78, 100 and 101 on Seekonk Assessor Map 14, and Lot 96 on said Assessor Map 14, inclusive of buildings and land, no longer needed by the Town, on such terms and conditions as the Board of Selectmen sees fit, and to authorize the Board of Selectmen to enter into all agreements and take all other actions necessary or appropriate to effectuate the vote taken hereunder, or take any other action relative thereto.

Motion 17: *Move that the Town authorize the Board of Selectmen to convey the property known as "Firefly Golf Course" located at 320 Fall River Avenue, and 763 and 769 Arcade Avenue, inclusive of buildings and land, consisting of approximately 55 acres, of undeveloped land identified as all of Lots 78, 100 and 101 on Seekonk Assessor Map 14, and Lot 96 on said Assessor Map 14, inclusive of buildings and land, on such terms and conditions as the Board of Selectmen sees fit and to authorize the Board of Selectmen to enter into all agreements and take all other actions necessary or appropriate to effectuate the vote taken hereunder.*

Submitted by: Select Board
Select Board: Recommend Approval
Finance Committee:

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ARTICLE 18

To see if the Town will vote to accept the layout identified and described as follows, Airdrie Court as shown on a Plan of land entitled "Definitive Subdivision Plan Stallard Estates" Assessor's Map 6 Lot 64 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 393, Page 72, which was approved by the Planning Board of the Town of Seekonk on August 23, 2000, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith, or take any other action relative thereto.

Motion 18: *Move that the Town vote to accept the layout identified and described as follows, Airdrie Court as shown on a Plan of land entitled "Definitive Subdivision Plan Stallard Estates" Assessor's Map 6 Lot 64 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 393, Page 72, which was approved by the Planning Board of the Town of Seekonk on August 23, 2000, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith.*

Submitted by: Select Board
Select Board: Recommendation on Town Meeting Floor
Finance Committee:

ARTICLE 19

To see if the Town will vote to accept the layout identified and described as follows, Palmer River Road as shown on a Plan of land entitled "11 Lot Definitive Subdivision Plan of Jacob Hill Estates" Assessor's Map 17 Lot 79 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 495, Page 19-20, which was approved by the Planning Board of the Town of Seekonk on January 15, 2014, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith, or take any other action relative thereto.

Motion 19: *Move that the Town will vote to accept the layout identified and described as follows, Palmer River Road as shown on a Plan of land entitled "11 Lot Definitive Subdivision Plan of Jacob Hill Estates" Assessor's Map 17 Lot 79 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 495, Page 19-20, which was approved by the Planning Board of the Town of Seekonk on January 15, 2014, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith.*

Submitted by: Select Board
Select Board: Recommendation on Town Meeting Floor
Finance Committee:

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ARTICLE 20

To see if the Town will vote to accept the layout identified and described as follows, Rose Ann Court as shown on a Plan of land entitled "Definitive Subdivision Plan of Farmland Estates" Proposed Residential Definitive Subdivision 349 & 337 Lincoln Street, Seekonk, Massachusetts, Assessor's Map 16 Lot 52 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 500, Page 19, which was approved by the Planning Board of the Town of Seekonk on September 21, 2010, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith, or take any other action relative thereto.

Motion 20: *Move that the Town will vote to accept the layout identified and described as follows, Rose Ann Court as shown on a Plan of land entitled "Definitive Subdivision Plan of Farmland Estates" Proposed Residential Definitive Subdivision 349 & 337 Lincoln Street, Seekonk, Massachusetts, Assessor's Map 16 Lot 52 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 500, Page 19, which was approved by the Planning Board of the Town of Seekonk on September 21, 2010, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith.*

Submitted by: Select Board
Select Board: Recommendation on Town Meeting Floor
Finance Committee:

ARTICLE 21

To see if the Town will vote to accept the layout identified and described as follows, Berson Road as shown on a Plan of land entitled "Definitive Subdivision Plan of Berson Estates" in Seekonk, Massachusetts, Assessor's Map 28 Lot 20 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 531, Page 20, which was approved by the Planning Board of the Town of Seekonk on May 11, 2021, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith, or take any other action relative thereto.

[See motion next page]

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Motion 21: *Move that the Town will vote to accept the layout identified and described as follows, Berson Road as shown on a Plan of land entitled “Definitive Subdivision Plan of Berson Estates” in Seekonk, Massachusetts, Assessor’s Map 28 Lot 20 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 531, Page 20, which was approved by the Planning Board of the Town of Seekonk on May 11, 2021, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith.*

Submitted by: Select Board
Select Board: Recommendation on Town Meeting Floor
Finance Committee:

ARTICLE 22

To see if the Town will vote to accept the layout identified and described as follows, Cooper Road as shown on a Plan of land entitled “Definitive Subdivision Plan - Final of Pine Brook Court” in Seekonk, Massachusetts, Assessor’s Map 21 Lots 18, 277, 305 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 529, Page 24, which was approved by the Planning Board of the Town of Seekonk on November 24, 2020, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith, or take any other action relative thereto.

Motion 22: *Move that the Town will vote to accept the layout identified and described as follows, Cooper Road as shown on a Plan of land entitled “Definitive Subdivision Plan - Final of Pine Brook Court” in Seekonk, Massachusetts, Assessor’s Map 21 Lots 18, 277, 305 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 529, Page 24, which was approved by the Planning Board of the Town of Seekonk on November 24, 2020, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith.*

Submitted by: Select Board
Select Board: Recommendation on Town Meeting Floor
Finance Committee:

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ARTICLE 23

To see if the Town will vote to accept the layout identified and described as follows, Logan Court as shown on a Plan of land entitled "Definitive Subdivision Plan of Caleb Estates" in Seekonk, Massachusetts, Assessor's Map 6 Lot 40 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 484, Page 33, which was approved by the Planning Board of the Town of Seekonk on December 13, 2011, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith, or take any other action relative thereto.

Motion 23: Move that the Town will vote to accept the layout identified and described as follows, Logan Court as shown on a Plan of land entitled "Definitive Subdivision Plan of Caleb Estates" in Seekonk, Massachusetts, Assessor's Map 6 Lot 40 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 484, Page 33, which was approved by the Planning Board of the Town of Seekonk on December 13, 2011, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith.

Submitted by: Select Board
Select Board: Recommendation on Town Meeting Floor
Finance Committee:

ARTICLE 24

To see if the Town will vote to amend the Town of Seekonk General Bylaws by adopting, **Category 20D Homeowners Association Requirements**, as shown below, or take any other action relative thereto.

CATEGORY 20D – HOMEOWNERS' ASSOCIATION REQUIREMENTS

SECTION 1 – DEFINITIONS

Homeowners' Association (HOA): A legally incorporated Massachusetts non-profit corporation established as a condition of subdivision approval, with membership comprised of all lot owners within the subdivision and governance vested in an elected Board of Directors.

Board of Directors: The elected body responsible for managing the affairs of the HOA, enforcing these requirements, and carrying out the duties set forth in the recorded Declaration of Covenants, Conditions, and Restrictions.

Member: Any individual, corporation, trust, or other legal entity holding legal title to a lot within the subdivision.

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Private Infrastructure: All privately owned roads, stormwater systems, open space, landscaping, emergency water supply systems or other common elements not accepted or maintained by the Town.

Declarant: The developer of the subdivision and creator of the Homeowners' Association or their successor in interest.

Reserve Study: A report prepared by a qualified independent professional that identifies all common area capital components, assesses their current condition, estimates their remaining useful life, and calculates a recommended funding plan to provide for their timely repair or replacement.

SECTION 2 – HOA REQUIREMENT

Any residential subdivision in which roads, stormwater systems, or other infrastructure are privately owned or maintained—whether permanently private or intended for future public acceptance—shall require the formation of a legally incorporated Homeowners' Association as a condition of Planning Board approval.

In cases where a subdivision road is intended for eventual public acceptance, the Declarant or their successor(s) in interest shall be responsible for all road and infrastructure maintenance until such time as the Town votes to accept the road as a public way.

The HOA shall also be responsible in perpetuity for any private subdivision infrastructure, including but not limited to stormwater systems, common open space, private utilities or other features in accordance with the legal documents establishing the HOA.

SECTION 3 – GOVERNING DOCUMENTS

In accordance with the Rules and Regulations Governing the Subdivision of Land in the Town of Seekonk, the Declarant shall submit the HOA's proposed governing documents, including the Declaration of Covenants, Conditions, and Restrictions and the Bylaws, for review by the Planning Board and Town Counsel. These documents must explicitly incorporate the duties, responsibilities, and powers outlined within these regulations.

All above referenced documents shall be recorded currently with the final definitive subdivision plan with proof of such recordation submitted to the Planning Board

SECTION 4 – DEVELOPER TRANSITION AND RESPONSIBILITIES

The Declarant shall be responsible for all HOA duties and shall properly fund all operating and reserve accounts until control is transferred to the homeowners. The transfer of control of the HOA Board of Directors from the Declarant to the elected homeowners as specified in the Homeowners Association Declaration and associate documents.

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As part of the transition, the Declarant shall provide the new homeowner-led Board of Directors with all necessary documents, including but not limited to:

All HOA financial records, including bank statements and ledgers.

Copies of the governing documents and all contracts entered into by the HOA.

As-built plans and specifications for all private infrastructure.

All insurance policies.

A copy of the initial Reserve Study.

SECTION 5 – FINANCIAL AND ASSET MANAGEMENT

The Declarant shall fund an initial professional Reserve Study prior to the sale of the first lot. The HOA shall maintain adequate reserve funds and insurance to ensure any road intended for public acceptance meets all Town acceptance standards at the time of petition. The HOA budget must include a line item for reserve contributions, and failure to fund reserves at a reasonable level based on the Reserve Study may be grounds for a finding of default by the Town. Reserve funds may not be used for general operating expenses.

SECTION 6 – MAINTENANCE AND ACCEPTANCE STANDARDS

All infrastructure shall be maintained to the standards outlined in the Town of Seekonk's Subdivision Rules and Regulations, the approved operation and maintenance plan for the system and any other applicable town engineering standards.

SECTION 7 – HOA ENFORCEMENT POWERS

The HOA shall have such enforcement powers and remedies as specified in the Homeowners Association Declaration, the documents and easements associated with the declaration, and as they may have at law.

SECTION 8 – ENFORCEMENT

If the HOA fails to maintain the subdivision in accordance with approval conditions, the Town of Seekonk, through its Planning Board, Building Commissioner, Superintendent of Public Works or other authorized officials, may take enforcement action as permitted by Massachusetts law (M.G.L. c. 41, §§ 81K–81GG). The Town may recover all associated enforcement and or remediation costs in accordance with the provisions of the HOA declaration and any associated drainage or other easements recorded in association with the development.

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Any Declarant, HOA, or other individual or found to be in violation of the provisions of this bylaw shall be subject to fines in accordance with Category 39 of the By-law and Attachment A – Fine Schedule. Each day or part thereof that such violation occurs or continues shall constitute a separate offense.

SECTION 9 – NO WAIVER

Failure to enforce any provision shall not be deemed a waiver of the right to enforce the same or other provisions in the future.

SECTION 10 – SEVERABILITY

If any provision, paragraph, sentence, or clause of this bylaw shall be held invalid for any reason, all other provisions shall continue in full force and effect.

Motion 24: ***Move that the Town vote to amend the General Bylaws of the Town of Seekonk, Massachusetts as presented in the warrant under Article 25.***

Submitted by: Planning Board
Select Board: Recommendation on Town Meeting Floor
Finance Committee:

ARTICLE 25

To see if the Town will vote to appropriate \$1,600,000 from the Building & Infrastructure Stabilization Fund for the purchase of a parcel of land and building, to be held for general municipal purposes, located at 911 Taunton Avenue in Seekonk, consisting of approximately 3.35 acres of land identified as Lot 0106 on Seekonk Assessor Map 17, and for all costs incidental and related thereto, and to further authorize the Board of Selectmen to acquire said land and building and to enter into all agreements and execute any and all instruments as may be necessary to affect said purchase, or take any other action relative thereto.

Motion 25: ***Move that the Town appropriate \$1,600,000 from the Building & Infrastructure Stabilization Fund for the purchase of a parcel of land and building for general municipal purposes, located at 911 Taunton Avenue in Seekonk, consisting of approximately 3.35 acres of land identified as lot 0106 on Seekonk Assessor Map 17 and for all costs incidental and related thereto, and to further authorize the Select Board to acquire said land and buildings and to enter into all agreements and execute any and all instruments as may be necessary to affect said purchase.***

Submitted by: Select Board
Select Board: Recommend Approval
Finance Committee:

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 10, 2025

ARTICLE 26

Pursuant to Massachusetts General Laws Chapter 39, Section 10, and Article II – Section 6 of the Seekonk Home Rule Charter, I am submitting the following items for inclusion in the warrant for the upcoming Annual Fall Town Meeting in November.

1. Petition for the Rescission of the Appropriated Funding for the Medeiros Farm Project

Motion 26: ***Motion to be made on Town Meeting Floor.***

Submitted by: Voter Petition
Select Board:
Finance Committee:

ARTICLE 27

Pursuant to Massachusetts General Laws Chapter 39, Section 10, and Article II – Section 6 of the Seekonk Home Rule Charter, I am submitting the following items for inclusion in the warrant for the upcoming Annual Fall Town Meeting in November.

1. Petition for the Rescission of the Vote Creating the Medeiros Farm Committee

Motion 27: ***Motion to be made on Town Meeting Floor.***

Submitted by: Voter Petition
Select Board:
Finance Committee:

Town of Seekonk

27 OCT 2025 PM01:08

FALL TOWN MEETING

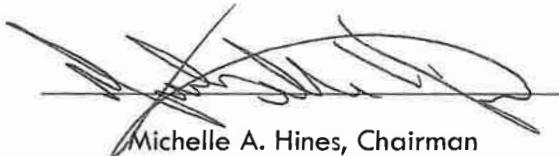
NOVEMBER 10, 2025

And you are hereby directed to serve this Warrant by posting attested copies as required by law and vote of the Town.

Hereof fail not and make return of the Warrant with your doings thereon to the Town Clerk at or before the time of said Meeting.

GIVEN UNDER OUR HANDS ON THIS 15th DAY OF OCTOBER, 2025.

Seekonk Select Board



Michelle A. Hines, Chairman



Michael P. Healy

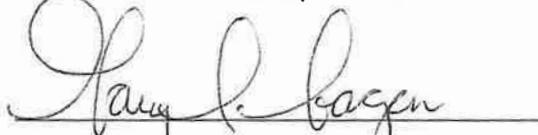
Michael P. Healy, Vice Chairman



Christopher Zorra

Christopher Zorra, Clerk

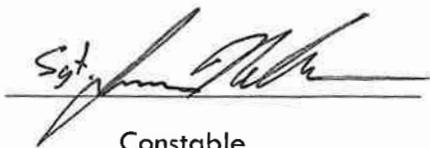
Pamela Pozzi, Member



Gary Sagar

Gary Sagar, Member

A True Copy Attest:



Sgt. John Miller

Constable

Date: 10/27/2025