

BOARD OF SELECTMEN
DECEMBER 26, 2018
REGULAR SESSION

Members Present: David Andrade, Nelson Andrade, David Viera,
Michelle Hines, Chris Zorra

Town Administrator: Shawn E. Cadime

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

He announced that, in accordance with M.G.L. Chapter 30A, Section 20(f), any person recording the meeting must notify the Chairman. The Board of Selectmen is recording via audio and visual.

The meeting was held at the Seekonk Senior Center, 540 Arcade Avenue.

BOARD AND COMMITTEE OPENINGS UPDATE

Mr. Viera announced that volunteers are needed on the Charter Study Committee (up to 6 Board of Selectmen appointments), Conservation Commission (3 BOS), Cultural Council (2 BOS), Energy Committee (1 BOS), Historical Commission (3 BOS), Property Tax Work-Off Committee (3 BOS), Recycling Committee (up to 4 BOS), Taxation Aid Fund Committee (1 BOS), 540 Arcade Avenue Phase II Building Committee (3 Moderator, 2 BOS), Veterans' Council (5 BOS).

COMMUNITY SPEAKS – None.

PRIORITY MATTERS

Consider the Appointment of Allan Grocott to the Position of Deputy Fire Chief

Chief Michael Healy requested the Board accept his recommendation to appoint Allan Grocott to be the first full time Deputy Fire Chief. The process started during budget time last year. It was approved at the Spring Town Meeting. It was a half year appointment. He started the process in October with an internal posting. There were two internal applicants. The interview process consisted of fire chiefs from East Providence and North Attleboro, the assistant fire chief from Attleboro and Mr. Cadime. Interviews were taped. He considered the feedback from the interview committee and he reviewed their notes. He met several times with Mr. Cadime.

Chief Healy said he is very confident to recommend Lt. Allan Grocott to the position of Deputy Fire Chief. Mr. Cadime added his recommendation as presented by Chief Healy.

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

VOTED: To appoint Lt. Allan Grocott to the position of Deputy Fire Chief.

Chief Healy anticipated the swearing in ceremony would be held at the January 9, 2019 meeting as long as the contract is negotiated.

**Consider the Request to Rezone a Portion of 800 Fall River Avenue from R-3 Highway/
Business to Multifamily Development Overlay District and Forward to the Planning Board
for a Public Hearing**

Atty. Eric Brainsky was in attendance representing the applicant and petitioner. His client purchased the Showcase Cinema. This is to rezone the rear portion of the property and incorporate 102 town house units. A special town meeting has been scheduled for January 22, 2019.

Mr. Zorra asked if the Greenbrier property is being sold.

Atty. Brainsky said there might be individual condominiums for sale but Greenbrier property is not for sale.

Mr. Charles Tapalian, owner of the Greenbrier property, said it has never been listed for sale. There have been many inquiries because such property with 400 units in New England draws attention. However, he would not rule out the right offer.

Ms. Hines said this is the parcel he got up at town meeting and adamantly spoke about rezoning any part of it whatsoever.

Mr. Tapalian said he had no intention of buying this parcel. He made an offer about 7 years ago. When the zoning was going to change to highway business it was opened up to an enormous number of uses. His objective was to protect his property in the back. He said that is a perfect location for an automobile auction.

Ms. Hines said auto auctions bring in people with money.

She said she has heard over and over that he hasn't kept up with the promises he made to the people who bought those condos. Some people don't complain because they don't want to deal with the ramifications.

Mr. Tapalian said an auction would disturb Greenbrier residents day and night. He pays taxes on the value of the property. He felt she should be concerned about value.

Ms. Hines said she is concerned about value. She would not be in favor of any rezoning or permits to build more condos until Mr. Tapalian takes care of the promises he made to those people and the town can catch up to the population in growth he is bringing in affecting schools and public safety..

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Mr. Tapalian said his projects have not had an impact on the school system. Population has gone down 200 students or more in the ten years Greenbrier has been there. He doesn't see any great problem. He made an offer to anybody that bought a unit; an offer to make them whole. Nobody accepted.

Ms. Hines asked if it is a bribe.

Mr. Tapalian and Atty. Brainsky objected.

Chairman Andrade said he offered to purchase the property to make them whole; that is not a bribe.

He asked why the proposal is being broken up into phases. He heard rumors about potential attempts to rezone the front.

Atty. Brainsky said his client is trying to do something with the showcase building that will be acceptable to residents and the people in the back.

Chairman Andrade also heard a rumor about rezoning for marijuana distribution.

Atty. Brainsky felt it is not appropriate to talk about it. They are here on a certified petition. He said Ms. Hines has made accusations. That has implications.

Chairman Andrade said the next step would be a motion to forward to Planning.

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

VOTED: 4 Ayes; 1 Nay; To forward the petition to rezone a portion of 800 Fall River Avenue from R-3 Highway Business to Multifamily Development Overlay District to the Planning Board for a public hearing.

The vote: Mr. Zorra – Aye; Mr. Viera – Aye; Mr. Almeida – Aye; Chairman Andrade – Aye; Mr. Hines – Nay.

Consider the Request to Amend Section 3.2 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 to Extend the Multifamily Development Overlay District and Forward to the Planning Board for a Public Hearing to be Placed on a Warrant for a Special Town Meeting

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

VOTED: 4 Ayes; 1 Nay; To forward the request to amend Section 3.2 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 to extend the multifamily development overlay district to the Planning Board for a public hearing to be placed on a warrant for a special town meeting.

The vote: Mr. Viera – Aye; Mr. Zorra – Aye; Mr. Almeida – Aye; Chairman Andrade – Aye; Ms. Hines – Nay.

Consider the Request of a Petition to set a Date for a Special Town Meeting

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

VOTED: 4 Ayes; 1 Nay; To set the date for the Special Town Meeting on January 28, 2019 at 7 a.m. with a snow date on January 29, 2019.

The vote; Mr. Viera – Aye; Mr. Almeida – Aye; Mr. Zorra – Aye; Chairman Andrade – Aye; Ms. Hines – Nay.

Atty. Brainsky suggested and Chairman Andrade agreed to meet with the Town Administrator and Planning Director to discuss the project.

Consider Accepting the Anonymous Donation of \$300 for the Senior Center Revolving Account

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

VOTED: To accept the anonymous donation of \$300 for the senior center revolving account.

Consider Accepting Various Donations Totaling \$2,638.93 for the Animal Shelter

A motion was made by Mr. Almeida, seconded by Ms. Hines, and it was unanimously

VOTED: To accept the various donations totaling \$2,638.93 for the animal shelter.

Chairman Andrade thanked all those who made donations.

LICENSE HEARING

Consider the Request for a Change of Manager for Not Your Average Joes, 1125 Fall River Avenue, Seekonk to Stormie Rego

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

VOTED: To approve the request for a change of manager for Not Your Average Joes, 1125 Fall River Avenue, Seekonk, to Stormie Rego.

Ms. Rego was in attendance.

OLD BUSINESS – None.

NEW BUSINESS

Consider the Approval of Regular Session Minutes of November 14, 2018

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

VOTED: 3 Ayes; 2 Abstention; To accept the Regular Session minutes of November 14, 2018.

The vote: Mr. Zorra – Aye; Mr. Viera – Aye; Mr. Almeida – Aye; Ms. Hines – Abstained; Chairman Andrade – Abstained.

Consider the Approval of Regular Session Minutes of November 28, 2018

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

VOTED: 4 Ayes; 1 Abstention; To accept the Regular Session minutes of November 28, 2018 with correction of the word “rate” on page 3 (motion to maintain tax rate).

The vote: Mr. Almeida – Aye; Mr. Zorra – Aye; Mr. Viera – Aye; Chairman Andrade – Aye; Ms. Hines – Abstained.

COMMUNITY SPEAKS

Lt. Shaun Whalen of the Seekonk Fire Department and also President of the Local 1931 was in attendance. He commented on the exceptional work done by his Shift C on Christmas Eve into Christmas morning. They started with carbon monoxide and then a vehicle extrication on the highway and a medical emergency. Commendable job by his shift.

OTHER BUSINESS

Discuss Other Topics not Reasonably Anticipated by the Chairman 48 Hours before the Meeting – None.

TOWN ADDMINISTRATOR'S REPORT

Mr. Cadime updated the Board on the purchase of land at the American Legion which was approved at Town Meeting. Survey work is being done for Form A. It will then be forwarded to legal to draft a Purchase and Sales Agreement.

They are looking for quotes from architectural services for the South End Fire Station.

BOARD OF SELECTMEN LIAISON REPORTS AND COMMENTS

Veterans Memorial Committee Liaison Report to be removed.

Mr. Zorra had nothing to report on the Aitken School Expansion Building Committee. He should have news after the next meeting.

Mr. Viera extended best wishes for the New Year.

He talked about rodents getting into the vacant Fire Department Building on County Street. He asked about the status of the old town hall. Windows on the second floor are broken out.

Mr. Cadime said that old town hall has not been turned over to the town. They are not responding. It could go to court.

At Chairman Andrade's suggestion, Mr. Cadime will try to reach out to Dr. Lincoln. He reiterated that it is not the Town's building.

Mr. Viera suggested an agenda item to talk about direction for the 540 Arcade Avenue Phase II Building Committee.

Mr. Almeida extended best wishes for a Happy and Safe New Year.

EXECUTIVE SESSION

At 6:50 p.m., Mr. Viera motioned, seconded by Ms. Hines, to go into Executive Session to conduct strategy sessions with respect to negotiations with the Deputy Fire Chief, per M.G.L. Chapter 30A, Section 21(a)(2) as having discussion in open session would be detrimental to the litigation or bargaining position of the Town; not to return to Open Session.

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The vote: Mr. Viera – Aye; Ms. Hines – Aye; Mr. Almeida – Aye; Mr. Zorra – Aye; Chairman Andrade – Aye.

Respectfully submitted,

David Viera, Clerk

Prepared by:

Patricia Gamer, Secretary

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Items Distributed at the December 26, 2018 Board of Selectmen Meeting

Application for Zoning Change – 800 Fall River Avenue with Certified List of Abutters, Maps

Petition to Amend Section 3.2 of the Zoning Bylaws and Zoning Map to Multifamily
Development Overlay District

List of donations to animal shelter

Documents for Change of Manager at Not Your Average Joes