

**Board of Selectmen  
Open Meeting of August 4, 2021  
Seekonk Town Hall, 100 Peck Street  
BOS Meeting Room**

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

Town Administrator: Shawn E. Cadime

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

Chairman Sullivan opened the meeting at **6:11 p.m.** followed by the Pledge of Allegiance and moment of silence.

**Board and Committee Openings**

A. Petronio read the Board and Committee vacancies into the record.

**Community Speaks**

Mike Campagnone, Woodward Avenue, was present to ask the Board why he was not reappointed to the Conservation Commission. Mr. Campagnone has served on the Commission for six years and has acted as Vice-Chairman and Chairman, when needed. He is a professional engineer with experience of land development, Wetland Protections Act and stormwater. He said he would continue to volunteer if approved by the Board.

Chairperson Sullivan said he has received comments from board members, businesses, and the public concerning treatment they received.

M. Campagnone said he volunteers for the town and he can ask hard questions to protect the wetlands. He would request that if the board had concerns, they be addressed with him.

Tom Clark from 34 Fairfield Street, Rehoboth, MA was present. He represents Seekonk Auto Body. With him was Ronald Sadlier of 34 Kickemuit Road in Warren, RI and CLT, LLC. Both gentlemen were present to discuss the changes made with the Towing Contracts with the Town. Their concerns included the increase of liability insurance, increase in the umbrella policy, change from being on call for the North/South sides of the Town, and the rotation schedule of one month on/one month off.

The BOS discussed the requirements and the contract. Mr. Cadime explained the contract was reviewed by Town Counsel and the Town's insurance agent, who advised the Town of the recommended insurance coverage. The intent of changing the rotation schedule was to have a more equitable process for all vendors.

Kristin Kearney from the Conservation Commission voiced her concern with Mr. Campagnone not being reappointed to the Commission. She said he has a very good understanding of Mass Wetland laws, Seekonk regulations and offers valuable experience. Her experience with Mike has been firm and he enforces the regulations, but he does not go over the line.

S. Cadime said he and the Board have received numerous complaints regarding some boards not being business friendly in regard to filing applications, as well as from an inspectional standpoint. The Town is currently trying to work through these concerns. Mr. Cadime agreed Mike brings a lot of knowledge to the Commission, but if there is a perception of difficulty when filing applications, conversations need to take place.

Richard Wallace, 475 Woodward Avenue, the Chairperson of the Conservation Commission was also present to share his concerns with not reappointing Mr. Campagnone to the Commission. He stated he has been on the commission for 28 years and he advises all committee members to stay within the regulations and state statute. He does not think the board, at any time, went above and beyond. He asked that better communication take place between the boards.

The Board of Selectmen agreed holding meetings in the future with other Boards to address concerns.

**A. PUBLIC HEARING**

Consider the request for an underground storage tank license for one (1) 30,000-gallon regular gasoline tank; and one (1) 20,000-gallon compartment tank (15,000-gallon diesel compartment and 5,000-gallon premium gasoline compartment) for 965 Neon Seekonk, LLC (Neon Marketplace), located at 965 Fall River Avenue, (Map 8, Lots 101 & 103) and 0 Fall River Avenue Rear, (Map 8, Lot 20)

**D. Andrade made the motion to open the public hearing at 6:50 p.m.; it was seconded by A. Petronio, and unanimously approved.**

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

Jim Bernardino with CMG Environment summarized the application. They are the engineers for the underground storage plans and facilitated the application for the Fuel Storage License on behalf of the applicant, 965 Neon Seekonk, LLC. The redeveloped property will include a 5,800 sq. ft. convenience store, 8 dispensers (16 fuel positions), and EP charging stations for future consideration. The Planning Board approved the Site Plan. They were before the BOS for the fuel storage component.

There was no one present in favor or against the project.

**M. Healy made a motion to close the public hearing at 6:53 p.m.; it was seconded by A. Petronio, and unanimously approved.**

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

M. Healy asked Captain Lowery whether or not the applicant had provided the documentation needed.

Captain Lowery answered yes.

**M. Healy made a motion for Captain Lowery as the Fire Prevention Captain, and currently assisting in the operational functions of the fire department, to sign the documentation on behalf of the fire department, as long as the captain did not have any issues as submitted; it was seconded by A. Petronio, and unanimously approved.**

## **5-0 All in Favor**

D. Andrade said there have been some complaints with similar business in Town. He asked the applicant if they intended to have a designated unloading/loading area.

Mr. Bernardino said they took into consideration where the fueling trucks park and unload. The tractor trailers will enter the site and take a right-hand turn which will leave a passage way for vehicles to come in and not block the circulation. The updated plans took full consideration of parking, loading, and site circulation. Mr. Bernardino said he would speak with the applicant and ask if they would mark an area as “no parking/loading zone.”

M. Healy asked the Town Planner, John Aubin, whether these concerns or signage were addressed at their meeting.

J. Aubin said the Planning Board’s major concern for the location was that it was right at the off ramp of 195. The TRC focused on site circulation. He does not recall a concern regarding parking on Rte. 6. Mr. Aubin and the applicant’s attorney discussed the signage concerns. The applicant will present an updated site plan since the applicant purchased an abutting piece of property.

Attorney Thomas Killoran, who represents the applicant for the permitting process through the Planning Board, was present. He said they have asked the state for permission to add signage but they have to wait for approval since it is state property. The applicant does intend to have signage on the property in regard to oncoming/merging traffic. Since the original application, his client did purchase an abutting piece of property to create another possible egress to Progress Street.

Chair Sullivan said he had concerns with customers taking a left-hand turn off the property.

J. Aubin said the Planning Board originally denied the application based on these concerns. An appeal was filed through the Zoning Board, the ZBA referred it back to Planning Board for more findings of fact regarding their decision. The Planning Board was comfortable when they came back with the proposed signage and by purchasing the abutting piece of property. The Planning Board was somewhat limited as to restrictions since it is a state highway. The Planning Board did have a traffic engineer peer review done and is in the process of reaching out to District 5

Attorney Killoran said they did reach out to the Police & Fire Departments to check the accident history in that area. Both indicated they did not have concerns. The traffic engineer peer review also did not have concerns.

Chair Sullivan said he will reluctantly move forward but said the traffic will be monitored.

M. Healy said the plans have not been submitted to the state yet. After their review, it goes back to the fire department. At that point, they move forward with the underground storage tank portion.

Attorney Killoran said they don’t intend on making major modification to the layout of where the building is, pumps and storage tanks are. The modification will be to the ingress/egress going out the back.

**C. Zorra made a motion to approve the request for an underground storage tank license for one (1) 30,000-gallon regular gasoline tank; and one (1) 20,000-gallon compartment tank (15,000-gallon diesel compartment and 5,000-gallon premium gasoline compartment) for 965 Neon Seekonk, LLC (Neon Marketplace), located at 965 Fall River Avenue, (Map 8, Lots 101 & 103) and 0 Fall River Avenue Rear, (Map 8, Lot 20). The site will have delineating lines for loading and unloading areas; it was seconded by A. Petronio, and unanimously approved.**

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

**B. Consider the Conditional Offer of Employment of Michelle Muggle as Senior Clerk in the Assessor's Office**

**C. Zorra made a motion to approve the Conditional Offer of Employment Michelle Muggle as Senior Clerk with the Assessor's Office. The conditions of employment are as follows: 1) successful completion of the pre-employment background check; 2) CORI check; 3) physical examination; 4) drug screening; and 5) completion of all pre-employment paperwork; A. Petronio seconded, and unanimously approved.**

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

**C. Consider the Conditional Offer of Employment of Ryan Burke as Senior Secretary for the Fire Department**

**C. Zorra made a motion to approve the Conditional Offer of Employment Ryan Burke as Senior Secretary with the Fire Department. The conditions of employment are as follows: 1) successful completion of the pre-employment background check; 2) CORI check; 3) physical examination; 4) drug screening; and 5) completion of all pre-employment paperwork; D. Andrade seconded, and unanimously approved.**

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

**D. Consider the appointment of Kevin Brousseau to the Conservation Commission**

The applicant withdrew his name in consideration of being appointed to the Conservation Commission prior to the meeting.

**E. Consider the appointment of Joshua Troiano to the Parks and Recreation Commission**

Mr. Cadime stated the applicant is not 18 years of age at the time of this appointment. This is an advisory committee. Town Counsel advised parental consent would be required. His father is also on the Parks and Recreation Committee.

**C. Zorra made a motion to appoint Joshua Troiano to the Parks and Recreation Committee; it was seconded by A. Petronio, and unanimously approved.**

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

**F. Consider the reappointment of James LaFlame as Veterans Agent for a 3-year term**

**D. Andrade made a motion to reappoint James LaFlame as Veterans Agent for a 3-year term; it was seconded by A. Petronio, and unanimously approved.**

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

**G. Consider the reappointment of Brittney Faria as Human Services Director for a 3-year term**

**M. Healy made a motion to reappoint Brittney Faria as Human Services Director for a 3-year term; it was seconded by C. Zorra, and unanimously approved.**

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

**H. Consider accepting various donations for the Police Department's National Night Out**

**D. Andrade made a motion to accept the various donations for the Police Department's National Night Out; it was seconded by A. Petronio, and unanimously approved.**

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

**I. Consider accepting the anonymous donation of \$150 to the Human Services Gift Account**

**D. Andrade made a motion to accept the anonymous donation of \$150 to the Human Services Gift Account; it was seconded by A. Petronio, and unanimously approved.**

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

**J. Consider accepting the minutes of July 14, 2021 and July 21, 2021**

**A. Petronio made a motion to accept the minutes of July 14, 2021, C. Zorra seconded, and it was VOTED: 4-1 (one abstention, D. Andrade was absent)**

**A. Petronio made a motion to accept the minute of July 21, 2021; C. Zorra seconded, and it was unanimously approved.**

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

**Community Speaks: N/A**

**OTHER BUSINESS**

Discuss other topics not reasonably anticipated by the Chairman 48 hours before the meeting

-N/A

**TOWN ADMINISTRATOR'S REPORT**

-N/A

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

- Bristol County Advisory Board (Michael Healy) -Nothing at this time
- Aitken School Expansion Building Committee Report (Chris Zorra) – The Open House is scheduled for August 28, 2021 at 12 pm – 2 pm.
- 540 Arcade Avenue Building Committee Report (Chris Zorra/Brittney Faria) – Waiting for bid documents to go out.

## **Adjournment**

**A. Petronio made a motion to adjourn the open meeting at 7:30 p.m. to go into executive session; it was seconded by M. Healy, and unanimously approved.**

## **ROLL CALL VOTE: 5-0**

Respectfully submitted,  
Adam Petronio, Clerk

Prepared by:  
Kristen L'Heureux

## **Items Distributed at the June 23, 2021 Board of Selectmen Meeting**

- Application and supporting documents for the Underground Storage Tank License for 965 Fall River Avenue
- Resume for Ryan Burke
- Resume for Michelle Muggle
- Memo from Chief Isabella
- Memo from Ashley Cartwright
- Minutes date July 14, 2021 and July 21, 2021