

**Board of Selectmen
Regular Meeting of July 21, 2021
Seekonk Town Hall, 100 Peck Street
BOS Meeting Room**

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 **6:00 p.m.** followed by the Pledge of Allegiance and moment of silence.

A. Consider the reappointment of Gary Sagar to the Zoning Board of Appeals for a three-year term

Mr. Gary Sagar was present. He has been on Zoning Board of Appeals for 21 years.

Chairperson Sullivan said he has received complaints from residents regarding the Burnside subdivision. Some residents are concerned there may be a conflict of interest and don't feel they are being heard. Mr. Sullivan also asked Mr. Sagar if he is recused himself from the 40b project.

G. Sagar explained why he recused himself from the 40b project, Greenbriar II. Mr. Sagar did the first 40b in Town, 15-16 years ago, and his partners were the Board of Selectmen under the Massachusetts LIP program. Under a 40b project, the ZBA becomes the superboard and handles everything. He recused himself from the 40b project for that reason. He also recused himself from the Greenbrier I and the 40b project on Warren Avenue.

Chair Sullivan asked if his reasonings had anything to do with pending future projects.

G. Sagar answered, it does not. He has owned this project for 18 years. He has gone before the Planning Board and the Conservation Commission. Mr. Sagar explained he has been held to the same standard as everyone else.

Chair Sullivan said this was not personal and that he was following up on some residents' concerns. Now we have a couple members on your board threatening to vacate the board.

G. Sagar said he did not ask the other board members to do that. His board has respect for his service.

D. Andrade said his service was not in question, but does agree with other members threatening to resign. Mr. Andrade volunteered to sit on the board if that happened.

D. Andrade made a motion to approve the reappointment of Gary Sagar to the Zoning Board of Appeals for another three-year term; it was seconded by A. Petronio, and unanimously approved.

VOTE ALL IN FAVOR: 5-0

Further discussion continued on the Burnside subdivision.

G. Sagar provided a summary of the property. He has owned the land for approximately 17 years. The preliminary subdivision was approved in 2006. He appeared before the Planning Board and the Conservation Commission. He also sent letters to abutters saying he would meet with them. Phase II was approved between 2012-2014. An easement was approved at town meeting. Phase II is currently in peer review and construction is expected to start in a few months. He further stated this subdivision has nothing to do with the Zoning Board of Appeals.

D. Andrade made a motion to rescind Mr. Robillard's seat on the ZBA and said he will take his place until there is a replacement. It was not seconded.

Keith Rondeau the Chairman of ZBA was present. He asked that the BOS and ZBA have a meeting to work things out and make the best decisions for the Town. He feels it should have been addressed sooner and the misunderstanding could have been avoided.

A. Petronio replied it had only been three meetings since the reappointments and it allowed time for Mr. Sagar to meet with the Town Administrator.

B. Consider the request for an Entertainment/Place of Public Amusement License for Four Echoes at Grist Mill Pond to have concerts on the lawn, wedding receptions, etc. at 380 Fall River Avenue

Sean Smith from Four Echoes was present to summarize the application. Their intent is to provide a family friendly area for the community. They will offer weddings, concerts, and that type of events. Tentatively concerts will run 7-9 or 6-8. Other activities may be on the weekend (i.e. birthday parties, bar mitzvahs, etc.). Events will not be held indoors.

Chairperson Sullivan asked if he had spoken with his neighbors.

S. Smith said they have spoken with Greg, at the Grist Mill, and he approves. He will reach out to his neighbors across the street to speak with them, if the board requests, however, the events will take place on the far side of the lawn.

Mr. Cadime provided the comments from the Department Heads and the following stipulations must be adhered to:

- 1) Adhere to the noise ordinance at all times in accordance with the Seekonk Town By-laws.
- 2) Portable restrooms will be utilized.
- 3) All waste will be properly disposed of due to the proximity to pond edge.

A. Petronio made a motion to approve the request for the Entertainment/Place of Public Amusement License for Four Echoes at Grist Mill Pond to have concerts on the lawn, wedding receptions, etc. at 380 Fall River Avenue with the stipulations adhering to 1) the noise ordinance of the Seekonk Town By-laws; 2) all waste properly disposed of due to the proximity to the pond edge; and 3) portable restrooms utilized; it was seconded by C. Zorra, and it was unanimously approved.

VOTE: 5-0 all in favor

C. Consider the Comcast Contract Discussion

S. Cadime outlined the 10-year contract agreement between Comcast and the Town of Seekonk. He noted the following changes: 1) High-Definition channel for one of the PEG channels; 2) \$175,000 capital funding over 10 years/\$17,500 per year; and 3) a 5% franchise fee which will go towards the PEG channel. KP Law did work with Comcast. It took several months to get comments back from Comcast so this has been delayed.

M. Healy asked who negotiated the terms.

S. Cadime said the Board held public hearings, a steering committee gave recommendations and had a presentation, and the Board of Selectmen gave perimeters. Bill Hewig from KP Law handled contract and directly dealt with Comcast.

David Saad was present and asked if they were still operating under last year's contract since the new contract had not been signed. He advised the Board, they are still waiting for the \$17,500 (5%) due to the delay.

S. Cadime said he would follow-up.

C. Zorra asked if this contract will prevent other cable companies coming to town.

S. Cadime said this contract is not an exclusive right contract and the Town can have multiple contracts.

C. Zorra asked if they will be opening another local store.

S. Cadime answered they will be operating out of Best Buy.

A. Petronio made a motion to approve the Comcast Contract; it was seconded C. Zorra, and unanimously approved.

VOTE: 5-0 all in favor

D. Consider the recommendation to livestream or broadcast public meetings for Boards, Committees, Commissions and/or Counsels

Chair Sullivan said he thinks it should be a priority that Boards and Committee meetings be as open as much as possible. Due to live streaming, cable is not always an option anymore. He thinks boards should meet in the Board of Selectmen Meeting Room as much as possible so they can be recorded on TV 9 and livestreamed at the same time. At this time, he thinks some boards are reluctant to hold live meetings due to the expectation of answering comments at that time. However, they will not be required to answering online questions at the time of the meeting.

A. Petronio agrees that all public meetings should be made public.

Mr. John Alves of 25 River Street was present and agreed, however, he cautioned the board they may be limiting other Boards and Committees from meeting at a convenient date and time for their boards since booking the BOS meeting room can often be difficult.

Chair Sullivan agreed that not all meetings will be able to be held in the BOS meeting room. They will have to prioritize the use of the BOS meeting room for the Planning Board, Conservation Commission, Board of Health, Zoning Board of Appeals, Finance Committee, and Board of Selectmen meetings. They will also have to take into consideration if TV 9 is available to record the meetings and not rely on committee members to run the equipment. He asked Mr. Cadime if any surrounding communities have this policy.

S. Cadime said he will see if other communities have a similar policy and will draft something for the Board to review.

E. Consider accepting the minutes of June 9, 2021, June 23, 2021 and July 7, 2021

D. Andrade made a motion to accept the minutes of June 9, 2021, M. Healy seconded, and it was unanimously approved.

VOTE: 5-0 all in favor

M. Healy made a motion to accept the minutes of June 23, 2021, C. Zorra seconded, and it was unanimously approved.

VOTE: 5-0 all in favor

C. Zorra made a motion to accept the minute of July 7, 2021; M. Healy seconded; A. Petronio abstained (absent).

VOTE: 4-1 (Adam Petronio abstained)

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

South End Fire Station Building Committee – Mr. Cadime advised he has been speaking with Pomroy Associates. At this time, they are unable to come to an agreement. The Board originally thought the cost for the OPM would be \$125,000 but Pomroy came back at \$269,000. The board renegotiated at \$190,000 but there were some items and services being cut out. They tried to renegotiate again half way, but Pomroy would not budge. At this time, Mr. Cadime is asking the Board for authority to enter into negotiations with the second bidder (CGA Project Management) to see if they are still interest in the job.

D. Andrade made a motion for Mr. Cadime to enter into negotiations with CGA Project Management for OPM services; it was seconded by M. Healy, and unanimously approved.

VOTE: 5-0

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) –a meeting is scheduled for July 22nd
- 540 Arcade Avenue Building Committee Report (Chris Zorra) – a meeting was held on July 19th
They discussed in-house work and advised that it should be going out to bid soon.

Adjournment

A. Petronio made a motion to adjourn the open meeting at 7:25 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

- Four Echoes application and supporting documents
- Renewal for Cable Television License (Draft)
- Minutes date June 9, 2021, June 23, 2021, and July 7, 2021