

Board of Selectmen
Open Meeting of February 16, 2022
Meeting Held Via Zoom due to COVID-19

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 **6:01 p.m.**

ROLL CALL VOTE: 5-0 all in favor

Board and Committee Openings

M. Healy read the Board and Committee vacancies into the record.

Community Speaks N/A

A. Consider the appointment of Nicholas Rondeau to the position of Dispatch Emergency Specialist

Director Donna Wunschel summarized Mr. Rondeau's credentials and asked for the Board's consideration.

S. Cadime recommended Nick Rondeau for the position of Dispatch Emergency Specialist as stated by Director Wunschel.

C. Zorra made a motion to appoint Nick Rondeau to the position of Dispatch Emergency Specialist; A. Petronio seconded, and it was unanimously approved.

Roll Call Vote: 5-0 all in favor

B. Consider the Conditional Offer of Employment to Katelyn Marchand for the position of Planning/Zoning Senior Secretary

J. Aubin recommended Katelyn Marchand to the position of Planning/Zoning Senior Secretary. Mr. Aubin provided Ms. Marchand's work history. She is currently working for the Swansea Water District and has experience working in public service.

S. Cadime recommended Katelyn Marchand to the position of Senior Secretary as stated by the Town Planner.

C. Zorra made a motion to appoint Katelyn Marchand to the position of Sr. Secretary in the Planning Department and Zoning Board of Appeals subject to and conditioned upon successful passage as determined by the Town Administer as follows: 1) 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.

C. Consider the retirement of Charles Ransom from the Seekonk Fire Department effective February 16, 2022 after 36 years of service with the Town

Chief Lowery extended the Fire Department's sincere appreciation and gratitude to Firefighter Charles Ransom for his dedicated service to the Town. An in-person meeting will be held in the future to formally recognize him.

**C. Zorra made a motion to accept the retirement of Charles Ransom effective February 16, 2022;
A. Petronio seconded, and it was unanimously approved.**

Roll Call Vote: 5-0 all in favor

D. Consider the retirement of William Dallaire from the position of Seekonk Special Police Officer after 35 years of service effective January 28, 2022

Chief Isabella was on the Zoom call to recognize Mr. Dallaire for his admiral service for 35 years.

**C. Zorra made a motion to accept the retirement of William Dallaire effective January 28, 2022;
seconded, and it was unanimously approved.**

Roll Call Vote: 5-0 all in favor

E. Consider the retirement of James Roy from the position of Seekonk Special Police Officer after 35 years of service effective January 28, 2022

Chief Isabella was on the Zoom call to recognize Mr. Dallaire for his admiral service for 35 years.

**C. Zorra made a motion to accept the retirement of James Roy effective January 28, 2022; A.
Petronio seconded, and it was unanimously approved.**

Roll Call Vote: 5-0 all in favor

Both Mr. Dallaire and Mr. Roy will be recognized in-person for their 35 years of service to the Town at a future meeting.

F. Consider the retirement of Sharonlynne Hall from the position of Animal Control Officer after nearly 13 years of service effective March 4, 2022

Chairman Sullivan recognized Ms. Hall for her years of service to the Town and Animal Shelter.

**C. Zorra made a motion to accept the retirement of Sharonlynne Hall effective March 4, 2022; A.
Petronio seconded, and it was unanimously approved.**

Roll Call Vote: 5-0 all in favor

G. Consider the resignation of Harrison McComb from the position of Firefighter effective February 11, 2022

C. Zorra made a motion to accept the resignation of Harrison McComb effective February 11, 2022; A. Petronio seconded, and it was unanimously approved.

Roll Call Vote: 5-0 all in favor

H. Town Clerk lottery drawing for ballot positions for the upcoming election

Florice Craig, Town Clerk, was on the zoom call. She stated there is only one contested race for the School Committee. There are 4 candidates for 2 available seats. All signatures have been verified. Ms. Craig used the phone app “Lucky Draw” to determine how the names will be listed on the ballot: 1) Andrea Rosseter; 2) Emily Field ; 3) Kyle Juckett; 4) Meaghan Mahoney. There are two write-ins’ as well: James Tusino for Housing Authority; and Jeffrey Marian for the Water Commission.

I. LICENSE HEARING: Consider the request for a Transfer of an Off-Premise All Alcohol License for Araujo Liquors, Ltd. d/b/a Regency Liquors, 301 Taunton Avenue to Araujo Holdings, LLC, d/b/a Regency Liquors; Nuno Araujo to be manager (continued to March 2, 2022)

C. Zorra opened public hearing at 6:22 p.m.; A. Petronio seconded, and it was unanimously approved.

D. Andrade voted to continue the public hearing to March 2, 2022 at 6:00 p.m. the via Zoom; C. Zorra seconded, and it was unanimously approved.

Roll Call Vote: 5-0 all in favor

J. LICENSE HEARING: Consider the request for a Change of Officers/Directors for Rare Hospitality International, Inc. d/b/a Longhorn Steakhouse, 80 Highland Avenue

C. Zorra opened public hearing at 6:23 p.m.; A. Petronio seconded, and it was unanimously approved.

Elizabeth Pisano from Upton Connel & Devlin, LLP was on the Zoom call representing Rare Hospitality International, Inc., d/b/a/ Longhorn Steakhouse. The application request is for a change of officers' only and will not affect managerial operations at the restaurant.

C. Zorra closed the public hearing at 6:25 p.m.; A. Petronio seconded, and it was unanimously approved.

D. Andrade made a motion to approve the change of officers/directors' request from Longhorn Steakhouse located at 80 Highland Avenue; C. Zorra seconded, and it was unanimously approved.

Roll Call Vote: 5-0 all in favor

K. PUBLIC HEARING: Consider the proposal and adoption of an order to layout the roadway “Patriot Way” in accordance with the as-built plan and legal description

A. Petronio opened public hearing at 6:26 p.m.; C. Zorra seconded, and it was unanimously approved.

Mary Mignacca from Patriot Way was on the Zoom call. She provided a letter to the Board prior to the meeting. Ms. Mignacca said she was hopeful the work Mr. Duvally did on her property will work but will not know if the issue is resolved until Spring.

J. Aubin explained a small swale was installed at the rear portion of the property. Jim Noyes with GPI conducted a visual inspection. The Building Inspector, Mr. Abelson, also completed the site inspection. It is difficult to say how the system will operate until Spring due to weather conditions. The work completed does not impact the roadway or functioning of the drainage system for the development.

D. Andrade said the Board discussed a proposed resolution at the original meeting. Mr. Noyes email dated November 24, 2021 states “assuming Ms. Mignacca’s only concern was “the area enclosed by the vinyl fence, the area should dry out faster than before, as it appears to have less run-off from the adjacent property will flow through this area.” Mr. Andrade stated the public hearing is for the acceptance of the roadway and it appears what was being attempted has been addressed.

Chair Sullivan asked Mr. Aubin if an abutting property was having work being done that was not in the control of by Mr. Duvally.

J. Aubin explained the area has a gentle slope as it goes down and Ms. Mignacca’s yard is a flatter portion. They got spot elevations that documented what the slope was. The swale done by Mr. Duvally should move the water from lot 1 through the development as it was designed to do. Mr. Aubin advised the Board there is surety being held. It does not hold as much leverage as accepting the roadway, but Ms. Mignacca can participate in that process, notwithstanding, what happens this evening or at Town Meeting. The Planning Board still has to release the surety.

C. Zorra asked if Mr. Duvally would be held accountable with outstanding issue between the 2 lots.

J. Aubin answered it would depend on what the problem was. As GPI mentioned, the work was done and it should resolve the issue. Both the Planning Board and this Board have tried to make sure the issue has been resolved amicably recognizing it is not tied to the public roadway or drainage system. There is no line item under the construction cost estimate for grading of all the residents’ yards. That is between the developer and property owner.

D. Andrade closed the public hearing at 6:36 p.m.; A. Petronio seconded, and it was unanimously approved.

D. Andrade motioned to accept a positive recommendation to accept the roadway at Spring Town Meeting; it was seconded by A. Petronio, and it was unanimously approved.

Roll Call Vote: 5-0

Chair Sullivan asked Ms. Mignacca to contact the Planning Board and Mr. Aubin in the Spring if she has further concerns.

L. Set the date for the Annual Spring Town Meeting for May 9, 2022

C. Zorra made a motion to set the annual spring town meeting for May 9, 2022 at 7:00 p.m.; A. Petronio seconded, and it was unanimously approved.

Roll Call Vote: 5-0 all in favor

M. Consider opening the Warrant for Spring Town Meeting with a closing date of March 4, 2022

C. Zorra made a motion to open the Spring Town warrant for the annual Spring Town meeting with a closing date of March 4, 2022; A. Petronio seconded, and it was unanimously approved.

Roll Call Vote: 5-0 all in favor

N. Consider accepting the Animal Control Officer's Warrant

C. Zorra made a motion to accept the Animal Control Officer's Warrant; A. Petronio seconded, and it was unanimously approved.

Roll Call Vote: 5-0 all in favor

O. Consider the request to amend the Host Community Agreement with Metro Harvest

D. Andrade advised he will be abstaining from this discussion. He disconnected from the Zoom call.

Mr. Cadime advised the Board, Mr. Label would not be able to log onto the meeting until 7:00 p.m. The request for the transfer/merger language in the Host Community Agreement would require the Board of Selectmen approval. Mr. Label and his partner will remain on the license and a percentage of ownership will go to Northeast Alternatives. Mr. Cadime advised the Board, the office contacted the CCC for further instructions, if any, but they have not received a response. If the Board chooses to approve the merger, it should be subject to any required approvals from the CCC.

Since representatives from both Metro Harvest and Northeast Alternatives were not on the Zoom call, the Board moved to the next item for discussion at 6:44 pm. Mr. Andrade was contacted to rejoin the meeting.

D. Andrade logged off the zoom call.

Discussion started at 6:52 p.m. with Metro Harvest owner, Steve Labelle, Attorney Adam Pine, and Rich Rosier from Northeast Alternatives.

Mr. Labelle explained Northeast Alternatives is the consultant for Metro Harvest and they have decided to merge together to create a new entity called Northeast Alternatives Retail for tax purposes, capital, and experience. Northeast Alternatives will have 75% and Metro Harvest will maintain 25%.

Chair Sullivan asked who the contact person will be for the Town and who would attend the meetings.

Rich Rosier, CFO and Cofounder of from Northeast Alternatives, said he typically works with the Town and handles the finances. The CEO Chris Harkins will typically attend Conservation and Planning meetings. Mr. Harkins has more experience with real estate, development, and retail.

Attorney Pine, the Attorney for Northeast Alternatives and the new venture, Northeast Alternatives Retail, Inc., said the CCC requires to know when changes are made to the capital structure.

Rich Rosier said the process requires them to acquire the HCA, then make a change of control. The process would remain the same if it was Metro Harvest or the new entity. A change of control needs to be done with the CCC since they have a cap on any individual owning more than 5% of any entity as a cannabis operator. No entity in Mass can own more than 6 licenses (3 Adult/3 Medical). Since Northeast Alternatives only has one retail, the CCC will not raise any red flags with adding the second. Northeast Alternatives currently holds 6 licenses (1 recreational, 1 medical, 4 product manufacturing).

A. Petronio made a motion to amend the Host Community Agreement with Metro Harvest to be merged with Northeast Alternatives. The new name of the entity is Northeast Alternatives Retail, LLC, d/b/a Northeast Alternatives subject to CCC approval. Metro Harvest will hold 25% and Northeast Alternatives will hold 75%; C. Zorra seconded, and it was voted:

Roll Call Vote: 4 in favor and 1 abstention (David Andrade was not on the call)

D. Andrade reentered meeting at 7:07 p.m.

P. Consider accepting the minutes of February 2, 2022

A. Petronio made a motion to accept the minutes of February 2, 2022; it was seconded by C. Zorra, and it was unanimously approved.

Roll Call Vote: 5-0 all in favor

Community Speaks: N/A

OTHER BUSINESS – N/A

TOWN ADMINISTRATOR'S REPORT – The South End Fire Station design services is out to bid. Police exams are being held April 16th and if anyone was interested, they should go to Public Safety Consultant, LLC.

BOARD OF SELECTMEN LIAISON REPORTS AND COMMENTS

-Bristol County Advisory Board (Michael Healy) -N/A

- Aitken School Expansion Building Committee Report (Chris Zorra) – the next meeting is scheduled for February 17th at 6 p.m. and will be held via Microsoft Teams
- 540 Arcade Avenue Building Committee Report (Chris Zorra) – a kick off meeting was held on February 14th with the Department Heads and the contractors.

M. Healy advised he has been receiving phone calls asking why the March 2nd is still being held via Zoom if Town Hall is opened.

Chair Sullivan said a public hearing had to be advertised in the newspaper in advance of the March 2nd meeting. At the time the advertisement was placed, it could not be confirmed whether or not the Town Hall would be opened. In-person Board of Selectmen meetings will begin again on March 16th.

(The applicants joined the Zoom meeting at this time and the Board continued discussion on Item O).

Adjournment to Enter into Executive Session

D. Andrade made a motion to adjourn open session meeting to enter into executive session at 7:10 p.m.; it was seconded by C. Zorra, and unanimously approved.

ROLL CALL VOTE: 5-0 all in favor

Respectfully submitted,
Adam Petronio, Clerk

Prepared by:
Kristen L'Heureux

Items Distributed at the February 16, 2022 Board of Selectmen Meeting

- Memo from Director Wunschel with Nicholas Rondeau's resume
- Katelyn Marchand's resume
- Resignation from Charles Ransom
- Letter of retirement from William Dallaire
- Letter of retirement from James Roy
- Letter of retirement from Sharonlynne Hall
- Resignation from Harrison McComb
- Correspondence from Michael Levinson (Araujo Holdings, LLC d/b/a Regency Liquors)
- Correspondence from the ABCC, Correspondence from Upton Connell & Devlin, LLP, application and supporting documents from Rare Hospitality, Inc., d/b/a Longhorn Steakhouse
- Email from James Noyes with GPI, email from Neal Abelson, correspondence from Mary Mignacca regarding the road acceptance request for Patriot Way
- Animal Control Warrant
- Correspondence from Steve Labelle with Metro Harvest, Inc.