

**Board of Selectmen  
Open Meeting of March 30, 2022  
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 6:02 p.m.

**Board and Committee Openings**

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

**Community Speaks - N/A**

**A. Promotional Ceremony of Lieutenant Jeffrey Magill to Fire Captain**

Chief Lowery summarized Captain Magill's credentials and the Town Clerk, Florice Craig, swore in Captain Magill.

**B. Promotional Ceremony of Firefighter Matthew Bradford to Lieutenant**

Chief Lowery summarized Lieutenant Bradford credentials and the Town Clerk, Florice Craig, swore in Lieutenant Bradford.

**C. Recognition of William Dallaire on the Occasion of his Retirement from the Position of Seekonk Special Police Officer effective January 28, 2022**

Chief Isabella recognized William Dallaire's years of service and provided him with a plaque.  
Chair Sullivan presented a proclamation to Mr. Dallaire.

**D. Recognition of James Roy on the Occasion of his Retirement from the Position of Seekonk Special Police Officer effective January 28, 2022**

Chief Isabella recognized James Roy's years of service and provided him with a plaque.  
Chair Sullivan presented a proclamation to Mr. Roy.

**E. Recognition of National Library Week**

Chair Sullivan presented a Proclamation to the Chairman of the Board of Library Trustees, Mike Durkay, to acknowledge National Library Week (April 3 through April 9, 2022).

**F. Consider the Conditional Offer of Employment of Nadine Enos to the position of Assistant Animal Control Officer**

Andrea Russo, Animal Control Officer, summarized Ms. Enos's resume and experience.

Mr. Cadime's stated his recommendation was as presented by the Animal Control Office.

**A. Petronio made a motion to appoint Nadine Enos to the position of Assistant Animal Control Officer subject to and conditioned upon successful passage as determined by the Town Administer as follows: 1) completion of a satisfactory pre-employment background check; 2) satisfactory reference checks; 3) satisfactory results of a physical examination with drug screening; 4) satisfactory CORI (criminal offender record information) results; 5) completion of the rabies vaccination series; and 6) completion of all pre-employment paperwork; M. Healy seconded, and unanimously approved.**

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

**G. Consider the Conditional Offer of Employment of Drew Jacobs to the position of 3rd class Firefighter/Paramedic with the Fire Department**

Chief Lowery stated the hiring process consisted of the following: 1) 2-hour written exam; 2) physical agility test; and 3) an in-person interview. Chief Lowery asked the Board to consider a conditional offer of employment be made to Drew Jacobs to the position of 3<sup>rd</sup> class firefighter/paramedic.

Mr. Cadime stated his recommendation was as presented by the Fire Chief.

**A. Petronio made a motion to appoint Andrew Jacobs to the position of 3<sup>rd</sup> Class Firefighter Paramedic for the Fire Department subject to and conditioned upon her successful passage as determined by the Town Administer as follows: 1) executed Attachment A and Attachment B documents; 2) completion of satisfactory pre-employment background and CORI check; 3) physical examination with drug screening; 4) psychological evaluation; 5) Civil Service Commission's Physical Ability Test; 6) successful completion and passage from a Massachusetts firefighting academy; and 7) completion of Paramedic level certification within 3 years from the date of academy completion; M. Healy seconded, and unanimously approved.**

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

**H. Public Hearing: To Consider the request for an alteration of premises for an All-Alcohol On-Premise License for Thomline LLC, d/b/a Old Grist Mill Tavern, Gregory Esmay manager located at 390 Fall River Avenue Seekonk**

**C. Zorra made a motion to open the public hearing at 6:28 p.m.; it was seconded by D. Andrade, and it was unanimously approved.**

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

Greg Esmay, Owner and Manager of the Grist Mill Tavern, summarized his request for permanent outdoor seating/dining. He explained it was temporarily allowed by the Town under the ABCC guidelines during the COVID pandemic.

No one was present to speak for or against the application.

D. Andrade asked Mr. Esmay to explain where the proposed fencing was going to be around the outdoor seating/dining area.

Mr. Esmay explained the fencing was along the far side and from the pond to the Antique store. The site will be completely fenced and will meet the entrance and egress control requirements.

**A. Petronio made a motion to close the public hearing at 6:32 p.m.; it was seconded by C. Zorra, and it was unanimously approved.**

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

**D. Andrade made a motion to approve the alteration of premises to include a fenced in area as required to the All-Alcohol On-Premise License for Thomline LLC, d/b/a Old Grist Mill Tavern; it was seconded by M. Healy, and it was unanimously approved.**

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

Chair Sullivan asked for a brief recess to enter into Executive Session with the Board of Health in the Planning Board Meeting Room. The Board will reconvene to Open Session.

**A. Petronio made a motion to enter into Executive Session meeting with the Board of Health at 6:33 p.m.; The Board of Selectmen will reconvene to open session; D. Andrade seconded, and it was voted:**

**Roll Call Vote: 4 Ayes, 1 Nay**

Justin Sullivan-Aye; Adam Petronio-Aye; David Andrade-Aye; Michael Healy-Aye; C. Zorra-Nay

Attorney Greg Corbo, Town Counsel, asked that Item I be read into the record.

Chair Sullivan read as follows:

**I. EXECUTIVE SESSION - Joint Executive Session Meeting with Board of Selectmen and the Board of Health pursuant to G.L. c. 30A, §21(a)(3) to discuss litigation strategy in the case of 45 Industrial, LLC v. Board of Health, Bristol Superior Court, C.A. No. 2173CV00308; as discussing the matter in open session will have a detrimental effect on the Town's litigating position and the chairs so declare**

**C. Zorra made a motion to reconvene to open session at 7:00 p.m.; it was seconded by A. Petronio, and it was voted:**

**Roll Call Vote: 5-0 all in favor**

Michael Healy-Aye; Adam Petronio-Aye; Chris Zorra-Aye; David Andrade-Aye; Justin Sullivan-Aye

## **GENERAL BUSINESS**

### **J. Consider the revised sketch for the storage of vehicles for Patricio Automotive's Class II Motor Vehicles license**

*Chair Sullivan advised the Board additional information was needed by the applicant. This item will be postponed to another meeting (date to be determined).*

### **K. Discussion of Draft Compliance Guidelines for Multi-Family Housing Districts for Massachusetts Bay Transportation Authority**

Town Planner, John Aubin, summarized the preliminary guidelines for multi-family housing districts for MBT communities. The Town received a grant from SRPEDD to do a 2-year housing production plan. SRPEDD is helping the Town with the process. If the Town is found not compliant, the Town will be eliminated from grant funding sources. Tonight's preliminary discussion will meet one of the requirements.

MGL Chapter 40A, Section 3A mandates that MBT communities have a Zoning By-law that provides multi-family housing in at least one zoning district of reasonable size (minimum of 15 units per acre/750 multi-family units and approximately 50 acres). Seekonk is defined as an adjacent MBT community by the relevant provisions of MGL. These provisions were adopted in response to the ongoing housing crisis in Massachusetts.

Seekonk has a multi-family overlay district, but it may not comply with all the requirements. Seekonk does not have one monolithic district. There are some units on Fall River Avenue and Taunton Avenue, as well as the Luther's Corner District, and there are 690 units in Greenbriar I and II.

D. Andrade said he was not in favor of expanding multifamily housing to other areas of town. He does not want to see what rural areas Seekonk has left be cast in an overlay zone. The Town may be able to fulfill the obligation along the Rt 6 corridor to meet the mandated requirements while preserving the rural areas of the Town.

Chair Sullivan agreed to focus on where the Town currently has multifamily housing and not create new areas.

A. Petronio asked Mr. Aubin if he thinks the Town will meet the State's deadlines.

Mr. Aubin said the deadline is not until the end of 2024 and since the Town already has a multifamily development district, he thinks the Town is in a good position to reach the additional 10-20% that is still needed.

### **L. Discussion and Presentation of the Attleboro Dye Works Dam; Burr's Pond Dam and Pond Street Bridge Infrastructure Projects**

Members Present: Conservation Agent, Jennifer Miller, Department of Public Works Superintendent, Dave Cabral, and Kim Armstrong, structural engineer with GPI were present.

J. Miller provided a slideshow presentation and updates on the following projects: 1) Burr's Pond Dam; 2) Attleboro Dye Works Dam; and 3) Pond Street Bridge.

1) Burr's Pond Dam Phase I assessment showed some infrastructure concerns.

Ms. Armstrong said there are erosion concerns with the earth and embankment. There are trees, roots, and brush that need to be removed. The low-level outlet, which is non-operable, is the greatest concern since this is the only way to drain the pond. The first step to Phase II is to survey what is there, determine what can be fixed, the elevations, removal of trees, and a geotechnical investigation.

2 & 3) Attleboro Dye Works Dam and Pond Street Bridge. Assessment work has been done with the EPA and MassDevelopment. The Town has been awarded additional funding from EPA and MassDEP for remediation work.

D. Cabral discussed the Pond Street Bridge. It was erected in 1850 and rebuilt in 1926. It provides connection across the Ten-Mile River between Seekonk and Attleboro. The bridge lacks the modern-day design standards for public safety, such as a crash worthy guardrail. The replacement structure will be designed with public safety necessities and meet the current Massachusetts river and stream crossing standards. Mr. Cabral summarized the history, impacts, and funding for the Pond Street Bridge and Attleboro Dye Works Dam. GPI suggested to maintain the bridge, address the conditions of the bridge (no sidewalk), and install a crash worthy guardrail.

D. Andrade asked if there will be any temporary safety measures in place, such as adding pier footings for guardrail safety.

Ms. Armstrong said they are unable to do anything temporary since the road is too narrow. It is only 21' from guardrail to guardrail.

D. Cabral said it would be cost prohibitive, unless they put in a guardrail barrier and make the road a one-way.

The Board, Ms. Armstrong, and Mr. Cabral discussed safety options for the guardrail, as well as posting advisories and/or signage to reduce speed, or alternate one-way traffic.

Chair Sullivan asked for a timeline for completion.

Ms. Armstrong answered approximately 18 months. The design will take about 12 months. The road will be closed when construction is being done.

J. Miller and Ms. Armstrong continued the slide presentation showing the structures and surrounding area.

Ms. Armstrong discussed the cost to repair the dam, remove the dam, and the cost to maintain the dam. The removal of hazardous materials will increase costs, but in the long run, it may be cheaper to remove it. Phase II will help determine what the impacts are downstream.

J. Miller advised once they have more information from Phase II, they will provide the Board with another update.

**M. Consider awarding the Environmental Protection Agency Brownfields Cleanup Proposal for the Former Attleboro Dye Works Site to Environmental Strategies & Management**

J. Miller asked the Board to award the contract to ES&M for the next 2 lagoons over the next two years. The grants are not to exceed \$500,000.

**A. Petronio made a motion to award the Environmental Protection Agency Brownfields Cleanup Proposal for the Former Attleboro Dye Works Site to Environmental Strategies & Management; it was seconded by M. Healy, and it was unanimously approved.**

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

**N. Consider Awarding the Bid for Design and Construction of the South End Fire Station to The Galante Architecture Studio and Authorize the Town Administrator to Enter into Negotiations**

Mr. Cadime asked the Board to award the bid to Galante Architecture Studio and authorize him to enter into negotiations. The bid was set as not to exceed \$325,000. The Building Committee met last Thursday, conducted interviews, and ranked two qualified candidates. Both firms were very good, but Galante focuses solely on fire building projects.

**A. Petronio made a motion to award the Bid for Design and Construction of the South End Fire Station to the Galante Architecture Studio and Authorize the Town Administrator to enter into negotiations and not to exceed \$325,000; it was seconded by C. Zorra, and it was unanimously approved.**

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

**O. Consider accepting the donation of fitness equipment from Dick's Sporting Goods for the Police Department**

**A. Petronio made a motion to accept the donation of fitness equipment from Dick's Sporting Goods for the Police Department; it was seconded by D. Andrade, and it was unanimously approved.**

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

**Community Speaks:** N/A

**OTHER BUSINESS** – N/A

**TOWN ADMINISTRATOR'S REPORT** N/A

**BOARD OF SELECTMEN LIAISON REPORTS AND COMMENTS**

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

-Aitken School Expansion Building Committee Report (Chris Zorra) – N/A

-540 Arcade Avenue Building Committee Report (Chris Zorra) – The subcontractor is finalizing last minute bids with the subs. Work should begin soon.

A. Petronio advised the Veterans' Committee is meeting tonight and planning the Memorial Day Parade.

D. Andrade said he was disappointed the community outreach meeting invitation from Cannaverse for March 24<sup>th</sup> was delivered a day or two before the proposed meeting. Mr. Andrade asked that the Town Administrator send a letter to Cannaverse, and if appropriate the CCC, requesting they hold another community outreach meeting providing the Town and its' residents with proper notification. The Board agreed.

Chair Sullivan reminded everyone that town elections will be held on April 4<sup>th</sup> from 7:00 a.m. to 8:00 p.m.

**Adjournment to Enter into Executive Session**

**A. Petronio made a motion to adjourn open session meeting to enter into executive session at 8:12 p.m.; it was seconded by D. Andrade, and unanimously approved.**

**Roll Call Vote: 5-0 all in favor**

Michael Healy-Aye; Adam Petronio-Aye; Chris Zorra-Aye; David Andrade-Aye; Justin Sullivan-Aye

Respectfully submitted,  
Adam Petronio, Clerk

Prepared by:  
Kristen L'Heureux

**Items Distributed at the March 30, 2022 Board of Selectmen Meeting**

- Memo from Chief Isabella regarding recognizing the retirement of William Dallaire and James Roy
- Nadine Enos' resume
- Memo from Chief Lowery regarding Andrew Jacobs conditional offer of employment
- Grist Mill Tavern's application requesting an alteration of premises
- Patricio Automotive Class II Motor Vehicle license application
- Memo from John Aubin and the Commonwealth of Massachusetts Department of Housing & Community Development Draft Compliance Guidelines for Multi-family districts under Section 3A of the zoning act
- Environmental Strategies and Management, Inc. (ES&M) response to RFP
- Memo from Chief Isabella recognizing Dicks Sporting Goods donation of equipment