

TOWN OF SEEKONK



MAY 13, 2024

SPRING TOWN MEETING

Town Moderator
Peter Hoogerzeil

Town Clerk
Kristen L'Heureux

Select Board
Michelle A. Hines, Chairperson
Justin Sullivan, Vice Chairperson
Christopher Zorra, Clerk
Michael P. Healy
Pamela Pozzi

Finance Committee
Matthew Salisbury, Chairperson
Michael Brady, Vice Chairperson
Phillip Yan, Clerk
Michael Bradley
Normand Duquette
Joanna L'Heureux

Town Administrator
Shawn E. Cadime

Director of Finance
Jennifer Argo

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BRISTOL, SS.

Town Clerk opened the meeting with the Pledge of Allegiance.

Town Clerk read the greeting: In the name of the Commonwealth of Massachusetts, you are hereby requested to notify the inhabitants of the Town who are qualified to vote in Town affairs, to meet at Seekonk High School, 261 Arcade Avenue, Seekonk, Massachusetts on:

Monday, May 13, 2024 at 7:00 P. M.

To vote on the following Articles. The Meeting was called to order by the Town Clerk at 7:00PM with a quorum of over 75 registered voters and the meeting was turned over to the Town Moderator, who presided over the meeting.

Town Moderator went on to describe the electronic voting system and presented a Power Point presentation with a test question for the audience. This was done to remind everyone how to use the new voting system.

A motion was made to allow the following non-residents to speak at the meeting:

Shawn Cadime, Town Administrator, Carol Ann Days, Assistant Town Administrator, Kate Hibbert, Library Director, Jennifer Argo, Director of Finance, Christine DeFontes, Treasurer/Collector, Tracy Jamieson, Assistant Treasurer/Collector, Jeffrey Mello, Building Inspector/Sealer of Weights & Measures, John Aubin III, Town Planner, Rebecca Kidwell, School Superintendent, Dr. Ryan McGee, School Dept. Finance Administrator, Lauren Goldberg, Town Counsel KP Law, LLC, James LaFlame, Veterans Agent, Adeline Bellesheim, Conservation Agent, Brian Darling, Health Agent, David Enos, Chief of Police, Shaun Whalen, Fire Chief, Donna Wunschel, Communications Director, Andrea Russo, Animal Control Officer, Donald Cooper, Water Superintendent, Attorney C. Beau Akers

Action on the motion: Motion passed

A motion was made by the Town Moderator to allow the Town Moderator to proceed with all articles, even those that affect him/her personally.

Action on the motion: Motion passed

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ARTICLE 1

To receive the reports of Town Officers, or Committees, if any, and to act thereon, or take any action relative thereto.

Motion: **It was motioned and seconded that the Town vote to receive the reports, if any, of Town Officers or Committees and to place them on file with the Town Clerk.**

Action on the motion: Motion passed (138Y, 5N, 4A). No reports were given.

ARTICLE 2

To see what sums of money the Town will vote to raise and appropriate, or transfer from available funds or borrow for Operating Expenses and the Sanitation Fund of the Town for the Fiscal Year commencing July 1, 2024 and ending June 30, 2025, or take any other action relative thereto.

Motion: ***This is the omnibus article for the annual operating budget for all Town boards, committees, and departments. The motion will be made at Town Meeting after the budget is considered and any amendments are approved by Town Meeting.***

Per Article 7, Section 6 of the Town Charter the vote will be on the Board of Selectmen Budget

Town Administrator went through the budget presentation to Town Meeting body.

School Superintendent went through the school budget presentation.

The Town Moderator went through the line items asking Town meeting body if they had questions or comments.

Motion was made and seconded on Town Meeting floor by the Board of Selectmen to increase line item 55 of the General Fund Budget by increasing the appropriation by \$135,000. Board of Selectmen recommended FY25 Seekonk School budget \$32,920,453.

Action on motion: Motion passed (121Y, 44N, 1A)

Motion was made and seconded on Town Meeting floor by the Board of Selectmen to amend line 118 of the Sanitation Budget by increasing the appropriation by \$387,651.

Action on the motion: Motion passed (112Y, 52N, 3A)

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Motion was made and seconded to approve the Town appropriate the sum of \$70,758,508 to defray charges and expenses of the Town for Fiscal Year 2025 for the purposes and amounts set forth in Budget Schedules A through J in column titled Board of Selectmen Budget 2025: the sum of \$53,848,336 to be raised by taxation within the levy limit under proposition 2 1/2;

The sum of \$450,000 to be transferred from the Overlay Surplus

The sum of \$1,650,000 to be transferred from Ambulance Fees;

The sum of \$52,036 to be transferred from the Sanitation Enterprise Fund.

Action on the motion 1: Motion passed (114Y, 45N, 5A)

Motion was made and seconded to approve the the Town appropriate the sum of \$1,875,537 to defray charges and expenses of operating the Sanitation Enterprise Fund for the Fiscal Year 2025 for the purpose and amount set forth in Schedule K in the column titled Board of Selectmen Recommended Budget 2025; the sum of \$1,875,537 to be provided from revenues of the Sanitation Enterprise Fund.

Action on the motion 2: Motion passed (101Y, 44N, 3A)

ARTICLE 3

To see if the Town will vote to fix the salary and compensation for the following elected and appointed officials of the Town as provided by GL c 41, s108 for their services for the fiscal year commencing July 1, 2024 as follows, provided that any part-time elected official may waive receipt of compensation, or take any other action relative thereto:

Board of Selectmen, Chairperson	\$2,400
Board of Selectmen, Member	\$2,100
School Committee, Chairman	\$1,400
School Committee, Member	\$1,000
Board of Assessor, Chairperson	\$3,139
Board of Assessor, Member	\$2,789
Planning Board Chairperson	\$2,100
Planning Board Member	\$1,900
Zoning Board of Appeals, Chairperson	\$531
Zoning Board of Appeals, Member	\$374
Town Clerk	\$81,600
Board of Registrars, Member	\$837.93

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Motion: *Moved that the Town vote to fix the salary and compensation for the elected and appointed officials of the Town set forth in the warrant under Article 3, as provided by G.L. c. 41, s. 108, for their services for the fiscal year commencing July 1, 2024, provided that any part-time elected official may waive receipt of compensation.*

Action on the motion: Motion passed (102Y, 39N, 1A)

ARTICLE 4

To see if the Town will vote to raise and appropriate, transfer from free cash or available funds in the treasury, or transfer from designated funds that have been reserved for appropriation the following sums to be expended for departmental equipment and all incidental and related expenses, including new or continuing leases for such equipment, and further to authorize appropriate Town officials to enter into contracts for more than three years for such purposes, as applicable, or take any other action relative thereto:

A. The following sums to be expended as follows:

1. Year Seven (7) of a seven (7) year lease/purchase of a Fire Engine, to be expended under the direction of the Select Board	\$87,745.10
Finance Committee: Recommend Approval	
2. Year Three (3) of the three (3) year lease/purchase of one (1) heavy duty dump truck with plow for the Public Works Department, to be expended under the direction of the Select Board	\$102,535.49
Finance Committee: Recommend Approval	
3. Purchase and equipping of one (1) utility truck with plow for use by the School Department, to be expended under the direction of the School Committee.	\$96,175.86
Finance Committee: Recommend Approval	
4. Purchase of Library Server & VMWare for the Library, to be expended under the directions of the Select Board	\$30,800
Finance Committee: Recommend Approval	
5. Purchase of Public Service Desks for the Library, to be expended under the directions of the Select Board	\$90,000
Finance Committee: Recommend Approval	

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6. Purchase of Packer Body for the Public Works Department, to be expended under the directions of the Select Board	\$50,000
	Finance Committee: Recommend Approval
7. Purchase of Toro 4000 Mower for the Public Works Department, to be expended under the directions of the Select Board	\$75,000
	Finance Committee: Recommend Approval
8. Year One (1) of the three (3) year lease/purchase of one (1) large dump truck for the Public Works Department, to be expended under the direction of the Select Board	\$100,000
	Finance Committee: Recommend Approval
9. Purchase and equipping of K9 Car for the Police Department, to be expended under the directions of the Select Board	\$90,000
	Finance Committee: Recommend Approval
10. Expansion of the Evidence Room and relocation of OIC Office for the Police Department, to be expended under the directions of the Select Board	\$285,000
	Finance Committee: Recommend Approval

Motion:

Moved that the Town vote to transfer and appropriate from Free Cash as set forth in the warrant under Article 4 for the purposes and in the amounts specified, including all incidental and related expenses, to authorize appropriate Town officials to enter into lease purchase agreements or other contracts for more than three years for such purposes, and to take such other action as is needed to carry out this vote.

(2/3 vote required on Item 8)

A motion was made on Town Meeting floor by a Resident to take two separate votes: 1) Item 8 (2/3rd votes); 2) Items 1-7, 9 & 10. Approved by a show of hands.

Action on Motion 1: Item 8-Dump Truck lease/purchase

Motion failed (92Y, 58N, 0A) 2/3rd vote

Action on Motion 2: Items 1-7, 9 & 10

Motion passed (94Y, 57N, 3A)

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ARTICLE 5

To see if the Town of Seekonk will vote to act on the report of the Community Preservation Committee on the Fiscal Year 2025 Community Preservation Budget and to appropriate from the Community Preservation Fund, pursuant to G.L. c. 44B, § 6, a sum of money to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2025; and to reserve for later appropriation monies from the Community Preservation annual revenues or available funds in the amounts recommended by the Community Preservation Committee for open space, historic resources and community housing purposes, as well as a sum of money to be placed in the Fiscal Year 2025 budgeted reserve for general Community Preservation Act purposes, with each item to be considered a separate appropriation, as follows:

Appropriations:

From FY 2025 estimated revenues for Committee Administrative Expenses	\$32,618
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Reserves:

From FY 2025 estimated revenues for Historic Resources Reserve	\$65,237
From FY 2025 estimated revenues for Community Housing Reserve	\$65,237
From FY 2025 estimated revenues for Open Space Reserve	\$65,237
From FY 2025 estimated revenues for the FY 2025 Budgeted Reserve	\$424,039

And further to appropriate from the Community Preservation Fund a sum or sums of money for Community Preservation Act projects or purposes as recommended by the Community Preservation Committee, or take any other action relative thereto.

Motion:

Moved that the Town vote to appropriate from the Community Preservation Fund FY 2025 estimated annual revenues the sum of \$32,618 for administrative expenses of the Community Preservation Act Committee for the fiscal year ending June 30, 2025; and further to reserve for future appropriation the following sums from FY 2025 estimated revenues, as recommended by the Community Preservation Committee, with each item to be considered a separate reservation

Historic Resources Reserve	\$65,237
Community Housing Reserve	\$65,237
Open Space Reserve	\$65,237
FY 2025 Budgeted Reserve	\$424,039

Action on Motion: Motion passed (113Y, 27N, 4A)

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ARTICLE 6

To see if the Town will vote to authorize the Board of Selectmen to dispose of surplus property or material, exclusive of buildings and land, but including compost, no longer needed by the Town, or take any other action relative thereto.

Motion: *Moved that the Town vote to authorize the Board of Selectmen to dispose of surplus property or material, exclusive of buildings and land, but including compost, no longer needed by the Town.*

Action on Motion: **Motion passed (119Y, 20N, 0A)**

ARTICLE 7

To see if the Town will vote to transfer a sum of money from Free Cash to the FY 2024 Town Meeting Operating Budget Line Item #69 (Snow & Ice Expenses), or take any other action relative thereto.

Motion: *Moved that the Town vote to transfer the sum of \$62,000 from Free Cash to FY 2024 Town Meeting Operating Budget Line Item #69 (Snow & Ice Expense).*

Action on Motion: **Motion passed (125Y, 21N, 1A)**

ARTICLE 8

To see if the Town will vote to transfer a sum of money from Free Cash to the Opioid Settlement Special Revenue Fund, or take any other action relative thereto.

Motion: *Moved that the Town vote to transfer the sum of \$147,030 from Free Cash to the Opioid Settlement Special Revenue Fund.*

Action on Motion: **Motion passed (90Y, 43N, 3A)**

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ARTICLE 9

To see if the Town will vote pursuant to G.L. c.40, §5B to establish a special purpose stabilization fund, to be known as the Dr. Kevin M. Hurley Middle School HVAC Stabilization Account, and in connection therewith, to transfer to said fund from Free Cash or available funds in the treasury the sum of \$50,000.00, or take any other action relative thereto.

Motion 9: *Moved that the Town vote pursuant to G.L. c.40, §5B to establish a special purpose stabilization account to be known as the Dr. Kevin M. Hurley Middle School HVAC Stabilization Fund and to transfer thereto from Free Cash the sum of \$50,000.00 dollars.*

(2/3 vote required)

Action on Motion: Motion failed (98Y, 53N, 0A) 2/3rd vote

ARTICLE 10

To see if the Town will vote to accept the provisions of G.L. c.44, §53F^{3/4}, to create a PEG Cable Access and Cable Related Fund, or take any other action relative thereto.

Motion 10: *Move that the Town vote to accept the provisions of G.L. c.44, §53F^{3/4} to create a PEG Cable Access and Cable Related Fund.*

Action on Motion: Motion passed (119Y, 28N, 1A)

ARTICLE 11

To see if the Town will vote to authorize the Board of Selectmen to enter into a five (5) year contract, with five one (1) year renewal options, commencing on July 1, 2024 with MTG Disposal to provide curbside solid waste and recyclables collection for Town residential units.

Motion 11: *Move that the Town vote to authorize the Board of Selectmen to enter into a five (5) year contract, with five one (1) year renewal options, commencing on July 1, 2024 with MTG Disposal, LLC to provide curbside solid waste and recyclables collection for Town residential units.*

Action on Motion: Motion passed (121Y, 20N, 0A)

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ARTICLE 12

To see if the Town will vote to transfer from the Board of Selectmen for the purposes for which it is currently held to the Board of Selectmen for the purpose of sale or other disposition, and authorize said board to sell or otherwise dispose of, the property located at 0 Fall River Ave and shown as Assessors Map #7, Lot #113, inclusive of buildings and land, as such property is no longer needed by the Town, or take any other action relative thereto.

Motion 12: *Moved that the Town transfer from the Board of Selectmen for the purposes for which it is currently held to the Board of Selectmen for the purpose of conveyance or other disposition, and authorize said board to sell or otherwise dispose of, the property located at 0 Fall River Ave and shown as Assessors Map #7, Lot #113, inclusive of buildings and land.*

(2/3 vote required)

Action on Motion: Motion passed (108Y, 37N, 0A) 2/3rd vote

ARTICLE 13

To see if the Town will vote to amend the Zoning Bylaws of the Town of Seekonk by deleting existing language as indicated by ~~strikethrough text~~ and by inserting new language as indicated by underlined, boldfaced type, all as presented below, or take any other action relative thereto. NOTE: Comments below each amendment are for informational purposes only.

Amendment 1:

Amend Section 2.12.3 as follows to conform to **Chapter 40 Massachusetts General Law Section 5** with regard to approval of certain zoning amendments by majority vote of Town Meeting:

2.12.3 Town Meeting Action

No vote to adopt any such proposed amendment to these Zoning By-laws shall be taken, except as provided for under G.L. c.40A, §5 (i.e., until a report with recommendations by the Planning Board has been submitted to Town Meeting or twenty-one (21) days have elapsed after such hearing without submission of such report or recommendations). After such notice, hearing and report, or after twenty-one (21) days shall have lapsed after such hearing without submission of such report, a Town Meeting may adopt, reject, or amend these Zoning By-laws. If a Town Meeting fails to vote to adopt any proposed amendment to the Zoning By-laws within six months after such hearing, no action shall be taken thereon by Town Meeting until after a subsequent public hearing is held with notice

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and an opportunity to report by the Planning Board as above provided.

No amendment to these Zoning By-laws shall be adopted by vote of town meeting except as provided under G.L. c.40A, §5, except by a minimum 2/3 vote of a Town Meeting.

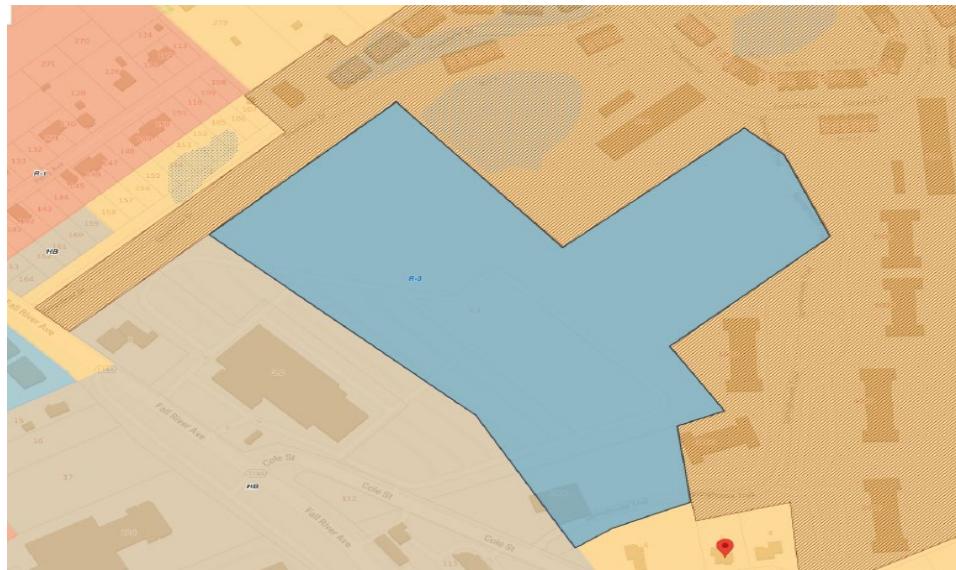
Comment: The Proposed amendment brings the language of **Section 2.12.3** into conformance with **Chapter 40 Massachusetts General Law Section 5**, as amended and allows for Town meeting approval of specific zoning amendments by majority vote.

To be approved by 2/3 majority vote.

Amendment 2:

Section 3.2 Zoning Map

Amend the Seekonk Zoning Map with regard to the bounds of the **Multifamily Development Overlay District** in accordance with the attached maps

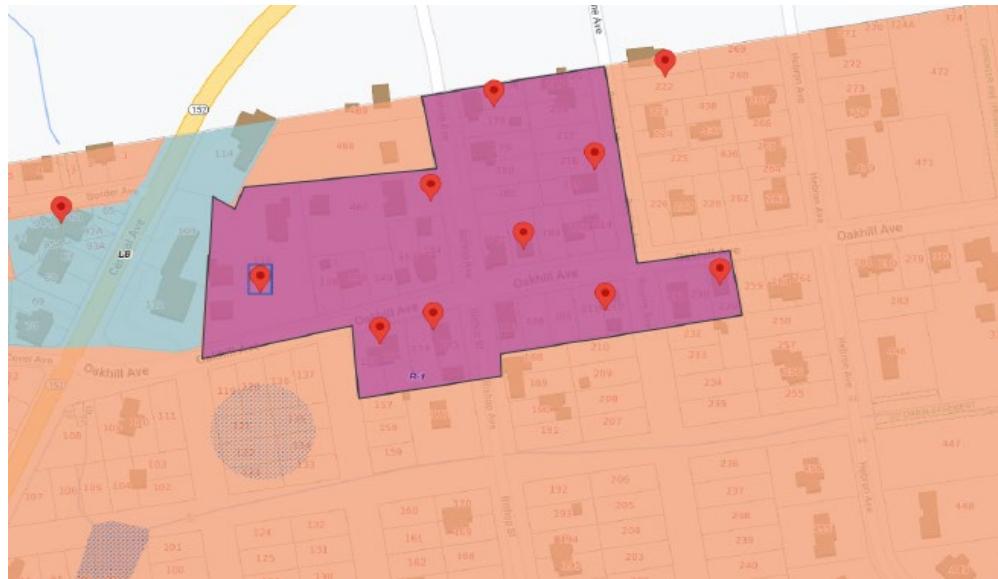


Multifamily Development Overlay District - Greenbrier II

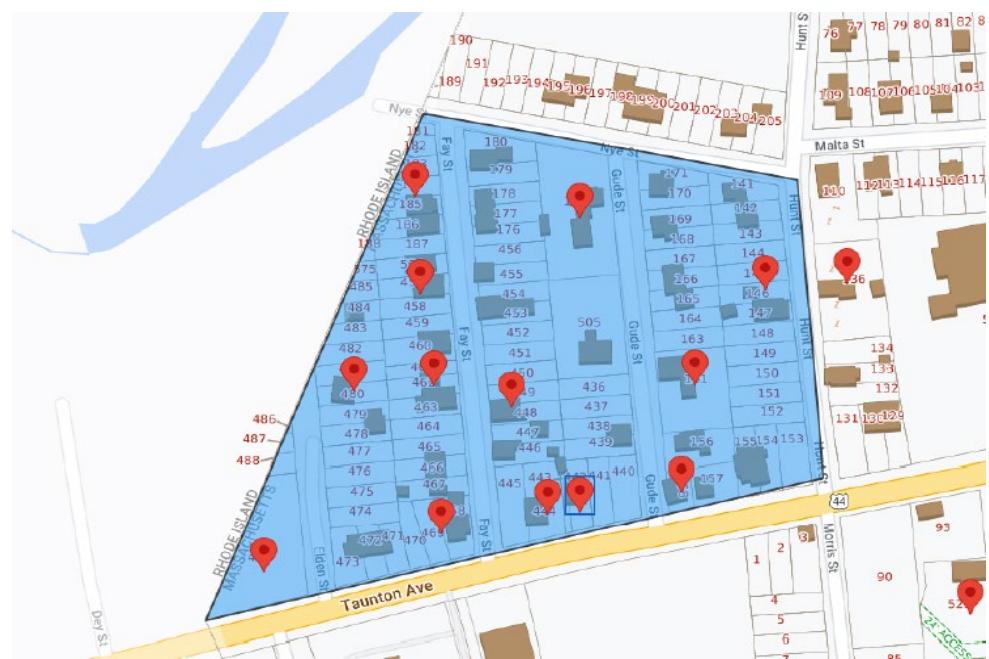
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Multifamily Development Overlay District - Oakhill Avenue



Multifamily Development Overlay District - Taunton Avenue

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To be approved by majority vote.

Amendment 3:

Section 4.2 Use Table

Amend **Section 4.2.3** Residential Uses to allow 8, 2nd floor accessory units “per building” and make such units an allowed use by right in the Highway Business District.

Principal Uses (unless specified otherwise)	Residence Districts				Business Districts			Industrial District
	R-1	R-2	R-3	R-4	LBD	HBD	LCVD	I
Accessory Residential Uses								
1. Accessory residential apartment above ground floor commercial (maximum 8 units <u>per building</u>)	N	N	N	N	SP	SP-Y	Y	SP ⁴

To be approved by majority vote.

Comment: The proposed amendment would allow for up to eight accessory residential units “per building” versus the current eight total per lot and would allow for such units by right in the highway business district. The amendment is intended to allow for more mixed use development within the Town and particularly within the highway business district consistent with recent economic development plans.

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Amendment 4:

Section 5 Dimensional Regulations

Amend Section 5.1.4-Dimensional Table as follows:

Dimensional Table

District	Minimum Lot Area (Square Feet) ¹²	Maximum Building Coverage (%) ¹²	Minimum Frontage ¹ (feet)	Minimum Depth of Front Yard/ Corner Side Yard (feet) ²	Minimum Depth of Rear Yard (feet)	Minimum Width of Each Interior Side Yard	Maximum Height (Stories/ Feet)
LBD	10,000	<u>4050</u>	50	15/15 ^{6,7}	See note 8	15 feet ^{6,7}	3/40
HBD	10,000	<u>3040</u>	50	70/50 ^{6,7}	See note 8	15 feet ^{6,7}	<u>34/4045</u>
LCVD	10,000	75	50	0/0 ^{6,7}	See note 8	5 feet ^{6,7}	4/45
I	20,000	50	50	50	20 ^{9,10}	20 ^{9,10}	3/40 ¹¹

To be approved by 2/3 majority vote.

Comment: The proposed amendment would allow for increased building stories/ height 4/45' and maximum building coverage 40% within the Highway Business zoning district and increased maximum building coverage in the Local business district to encourage more compact development and reflect previously reduced parking requirements.

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Amendment 5:

6.6 Multifamily Development Overlay District

6.6.1 Purpose

The purpose of this Section, Multifamily Development Overlay District (MDOD), is to protect the value of real property; to promote more sensitive siting of buildings and better overall site planning; to allow landowners a reasonable return on their investment; to facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner; and to promote the development of varied housing opportunities.

6.6.2 Overlay District

The MDOD is an overlay district superimposed on all underlying zoning districts. All uses permitted by right or by special permit in the pertinent underlying zoning district shall be similarly permitted in the MDOD subject to the provisions of this Section. Where the MDOD authorizes uses not otherwise allowed in the underlying district, the provisions of the MDOD shall control.

6.6.3 Minimum Area

~~The parcel or set of contiguous parcels containing the MDOD shall not be less than forty (40) acres, all of which shall be located exclusively in the Town of Seekonk. Minimum parcel size for projects within in the MDOD shall conform to the underlying primary zoning district as set forth in Section 5.1.4.~~

6.6.4 Multifamily Development Project

Within the MDOD, a Multifamily Development Project (MDP), as defined herein, may be constructed as of right, upon site plan approval by the Planning Board, as set forth below. A MDP shall meet all of the standards set forth in this By-law.

6.6.5 Procedures

An applicant for site plan approval of a MDP shall file with the Planning Board six (6) copies of a Development Plan conforming to the requirements for a preliminary subdivision plan under the Subdivision Regulations of the Planning Board. Such plan shall also include:

- 6.6.5.1 Existing and proposed topography;
- 6.6.5.2 Wetland areas; where wetland delineation is in doubt or dispute, the Planning Board shall require the applicant to submit to the Conservation Commission a request for determination of applicability pursuant to G.L., c. 131, §40, and 310 cmr 10.05(3), the Wetlands Protection Act.

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- 6.6.5.3 Unless the development is to be sewered, the results of deep soil test pits and percolation tests. The Planning Board shall refer data on proposed wastewater disposal to the board of health for their review and recommendation.
- 6.6.5.4 Specifications demonstrating that access roads and drainage facilities shall meet the functional requirements of the Planning Board's Rules and Regulations.
- 6.6.5.5 Notwithstanding the provisions of Section 2.8.5, the applicant shall not be required to submit ~~the parking a site~~ plan otherwise required therein.
- 6.6.5.6 The applicant may be required to submit any additional information necessary to make the determinations and assessments cited herein.

6.6.6 Dwelling Units

The following standards shall govern dwellings and dwelling units:

- 6.6.6.1 ~~Density: The maximum number of units allowed in a MDP shall be the greater of a) the total area of the subject property in square feet divided by 10,000 sq. ft. or b) the total upland area of the subject property in square feet divided by 5,000 sq. ft. Upland area "shall mean land not regulated by the provisions of G.L.C. 131 S.40 as protected resource area. The unit count of (a) in excess of (b) or (b) in excess of (a) will be construed as 5.5 and over units. The maximum permitted density within the MDOD shall be 15 units per developable acre where an on-site wastewater treatment system, "package" sewage treatment plant, or access to a public sewer system has been approved to accept and manage the generated wastewater, by the Seekonk Board of Health, Department of Environmental Protection or Public sewer utility, as applicable. Developable acreage shall exclude all jurisdictional wetlands and unsuitable soils and shall be documented by the applicant.~~
- 6.6.6.2 Buildings: No individual structure within a MDP shall contain more than forty-eight (48) dwelling units, unless a special permit for more dwelling units is granted by the Planning Board.

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6.6.6.3 Height: No building shall exceed four (4) stories or fifty-five (55) feet in height, unless a special permit for greater height is granted by the Planning Board.

6.6.6.4 Parking: Each dwelling unit shall be served by two (2) parking spaces.

6.6.7 Open Space Requirements

A minimum of 20% of the parcel shown on the Development Plan shall be contiguous open space, excluding required yards and buffer areas. Such open space may be separated by the road(s) constructed within the MDP.

6.6.7.1 Use: The required open space shall be used for conservation, historic preservation and education, outdoor education, recreation, park purposes, agriculture, horticulture, forestry, or for a combination of these uses, and shall be served by suitable access for such purposes.

6.6.7.2 Cover: The required open space shall remain un-built upon, provided that 10% of such open space may be paved or built upon for structures accessory to the dedicated use or uses of such open space, pedestrian walks, and bike paths, and agriculture.

6.6.7.3 Utilities: Underground utilities to serve the MDP may be located within the required open space.

6.6.7.4 Ownership: The required open space shall, at the owner's election, be conveyed to the Town or its Conservation Commission; a nonprofit organization, the principal purpose of which is the conservation of open space and any of the purposes for such open space set forth above; or a corporation or trust owned jointly or in common by the owners of units within the MDP. If such corporation or trust is utilized, ownership thereof shall pass with conveyance of the units in perpetuity.

6.6.8 Standards

The following standards shall apply for the design of a MDP:

6.6.8.1 Buffer Areas: all dwellings and structures shall be located a minimum of twenty-five (25) feet from adjacent properties, and fifty (50) feet from adjacent surface waters or wetlands. Buffer areas shall be retained in their natural vegetative state to the maximum extent feasible, except where adjacent to agriculturally used property.

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- 6.6.8.2 Utilities: The MDP shall be served by a ~~public water supply~~ provided with public utilities in accordance with Section 8.2 Utilities of the Rules and Regulations Governing the Subdivision of Land in Seekonk Massachusetts.
- 6.6.8.3 Irrigation: Water for irrigation purposes may be provided on-site and not by the public water supply.
- 6.6.8.4 Accessory Buildings: Permitted accessory buildings may include property management office, common recreational facilities (including fitness center, swimming pool, meeting rooms, etc.), physical plant and maintenance facilities, wastewater treatment facility, water treatment facilities, water storage tank or tanks and the like, as well as, community parking and storage structures erected for the use of the residents of the multifamily development in which such structures are located. Freestanding garages or sheds intended for use by individual tenants or residents of a multifamily development are prohibited.
- 6.6.8.5 Stormwater Management: Stormwater management shall be consistent with the requirements for subdivisions set forth in the Rules and Regulations of the Planning Board.
- 6.6.8.6 Roadways: The principal roadway(s) serving the MDP shall be adequate for the intended use and vehicular traffic and shall be maintained by an association of unit owners or by the applicant or the applicant's successor(s) in interest.
- 6.6.8.7 Maximum Coverage: Not more than 45% of the MDP shall be covered by an impervious surface.

6.6.9 Decision

The Planning Board shall render its decision regarding the site plan within (120) days of the date of the application, which such deadline may only be extended by agreement in writing. If no extension is agreed upon and no decision is rendered within 120 days, the application will be considered and deemed to have been approved. Such decisions (or a certification that no decision has been timely made) shall be filed with the office of the Town Clerk. Site plans will be accepted for review immediately following the adoption or modification by Town meeting of the boundaries of the MDOD and the 120-day time period will start immediately upon submission of a complete application in compliance with the requirements of this section. Site plan approval for a MDP shall be granted upon

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determination by the Planning Board that new building construction or other site alteration satisfies all of the following objectives:

- 6.6.9.1 Minimize the volume of cut and fill, the number of removed trees 6" caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increases from the site, soil erosion, and threat of air and water pollution;
- 6.6.9.2 Maximize pedestrian and vehicular safety both on the site and egressing from it;
- 6.6.9.3 Minimize obstruction of scenic views from publicly accessible locations;
- 6.6.9.4 Minimize visual intrusion by controlling the visibility of parking, storage, HVAC or other outdoor service areas viewed from public ways or premises residentially used or zoned;
- 6.6.9.5 Minimize glare from headlights and lighting intrusion and light overspill into the night sky;
- 6.6.9.6 Provide adequate access to each structure for fire and other emergency service equipment;
- 6.6.9.7 Provide adequate stormwater management consistent with the functional design standards in the Planning Board's Subdivision Rules and Regulations;
- 6.6.9.8 Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places; and,
- 6.6.9.9 Minimize contamination of ground-water from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.

6.6.10 Appeal

Any decision of the Planning Board pursuant to this Section shall be appealed in accordance with G.L. c. 40A, §17 to a court of competent jurisdiction.

6.6.11 Relation to Other Requirements

The submittals and permits of this section shall be in addition to any other requirements of the Subdivision Control Law or any other provisions of this Zoning By-law.

To be approved by majority vote.

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SPRING TOWN MEETING

MAY 13, 2024

Comment: The proposed amendment is intended to bring the existing **Section 6.6 Multifamily Development Overlay District** into compliance with the Massachusetts Executive Office of Housing and Livable Communities' MBTA Community Multifamily Zoning Guidelines.

Motion 13: *Move that the Town vote to amend the Zoning Bylaws of the Town of Seekonk, Massachusetts as presented in this warrant.*

Amendments 1 and 4 require a 2/3 Majority Vote

Amendments 2, 3, and require a Majority Vote

Action on Motions: Each of the (5) amendments voted separately

Amendment 1: Motion failed (67Y, 72N, 4A) 2/3rd vote

Amendment 2: Motion failed (37Y, 96N, 2A)

Amendment 3: Motion failed (46Y, 79N, 3A)

Amendment 4: Motion failed (43Y, 90N, 4A) 2/3rd vote

Amendment 5: Motion failed (58Y, 80N, 2A)

POINT OF ORDER: Past 10:30 p.m.

Motion Action: **Failed**

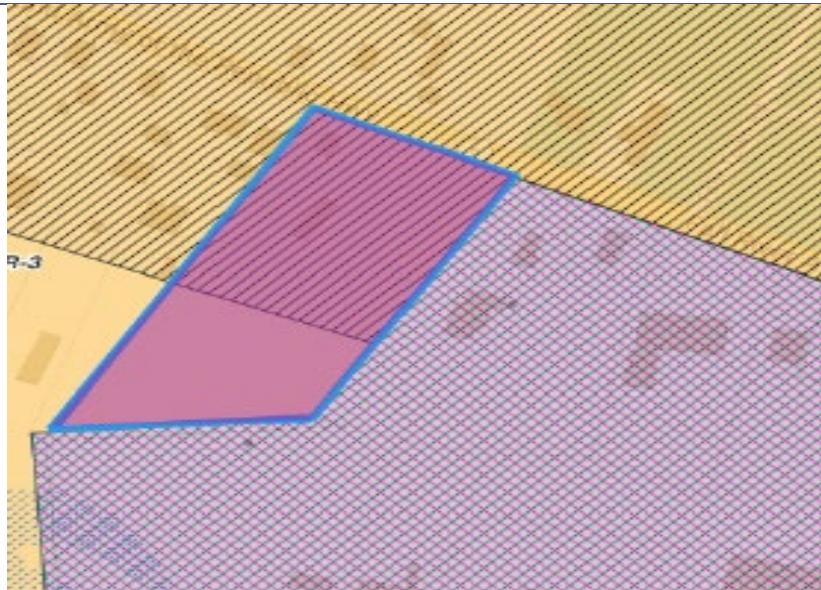
ARTICLE 14

To see if the Town will vote to amend Section 3.2 of the Town of Seekonk Zoning Bylaws and the Town of Seekonk's Zoning Map as it pertains to the underlying zoning designation of the property located at 1693 Fall River Ave., Seekonk, Massachusetts more specifically designated as Assessor's Plat 1, Lot 39, to rezone the subject property from the Residential-3 and Mixed Use Overlay zoning district to the Industrial and Mixed Use Overlay zoning district or take any other action thereto.

Town of Seekonk

SPRING TOWN MEETING

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Motion 14: *Move that the Town vote to amend Section 3.2 of the Town of Seekonk Zoning Bylaws and the Town of Seekonk's Zoning Map as it pertains to the underlying zoning designation of the property located at 1693 Fall River Ave., Seekonk, Massachusetts more specifically designate as Assessor's Plat 1, Lot 39 to rezone the subject property from the Residential-3 and Mixed Use Overlay zoning district to the Industrial and Mixed Use Overlay zoning district.*

2/3 Vote Required

Action: Motion failed (26Y, 103N, 4A) 2/3rd vote

ARTICLE 15

To see if the Town will vote to transfer a sum of money from Free Cash to purchase percussion band instruments for the Seekonk High School Band, or take any other action relative thereto.

Motion 15: *Moved that the Town vote to transfer the sum of \$25,000 from Free Cash to purchase percussion band instruments for the Seekonk High School Band.*

Action on Motion: Motion passed (100Y, 19N, 1A)

Town of Seekonk

SPRING TOWN MEETING

MAY 13, 2024

ARTICLE 16

To see if the Town will vote to amend Section 2 and Section 4 of Category 14B - Fowl of the General Bylaws of the Town of Seekonk by inserting new language as indicated by underlined, boldfaced type, all as presented below, or take any other action relative thereto. Comments below each amendment are for informational purposes only.

Section 2 - Definitions

3. Fowl: **Muscovy ducks**, Female chickens, or hens and shall specifically exclude roosters which shall be prohibited.

Section 4 - Standards and Inspections

A. Standards: All fowl kept under this by-law shall be kept in accordance with following standards:

1. Not more than 12 **Muscovy ducks**, female chickens or hens shall be kept per residence;
2. Enclosures shall provide fowl being kept both shelter and protection from predators and shall conform to the following:

a. Minimum space requirements of 10 square feet of enclosure space and 2 square feet of shelter or roosting structure space per **Muscovy duck or** chicken. Thus 12 **Muscovy ducks or** chickens would require a minimum 120 square foot enclosure with a minimum 24 square foot shelter.

Motion 16: *Moved that the Town vote to amend the Town of Seekonk General Bylaws, Category 14B, Fowl, as presented in the warrant article.*

Action on Motion: **Motion passed (62Y, 38N, 2A)**

A motion was made to dissolve the Town Meeting at 11:43PM

Action on the motion: **Motion passed**