

TOWN OF SEEKONK



November 18, 2024

FALL 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
Normand Duquette, Chairperson
Michael Brady, Vice Chairperson
Phillip Yan, Clerk
Michael Bradley
Joanna L'Heureux
Christopher Rizzo
Matthew Salisbury

Town Administrator
Shawn E. Cadime

Director of Finance
Jennifer Argo

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

BRISTOL, SS.

Greetings:

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, November 18, 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.

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

ARTICLE 1

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

Motion 1: **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.**

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

Action on the motion: Motion passed (227Y, 14N, 4A). Report and slideshow presentation given by Chairperson, Michelle A. Hines, 540 Arcade Avenue Building Committee.

ARTICLE 2

To see if the Town will vote to raise and appropriate, transfer from available funds in the treasury or transfer from designated funds that have been reserved for appropriation the sums detailed below in accordance with the Financial Policies of the Town of Seekonk adopted by the Select Board, April 2021, or take any other action relative thereto.

- a. The sum of \$595,299 from Free Cash to the Stabilization Fund.
- b. The sum of \$595,299 from Free Cash to the Municipal Capital Stabilization Fund.
- c. The sum of \$1,303,639 from Free Cash to the Building & Infrastructure Stabilization Fund.
- d. The sum of \$595,299 from Free Cash to the Other Post-Employment Benefits (OPEB) Trust Fund.

Motion 2: Move that the Town transfer from Free Cash the sums detailed below in accordance with Financial Policies adopted by the Select Board, April 2021.

- a. ***The sum of \$595,299 from Free Cash to the Stabilization Fund***
- b. ***The sum of \$595,299 from Free Cash to the Municipal Capital Stabilization Fund***
- c. ***The sum of \$1,303,639 from Free Cash to the Building & Infrastructure Stabilization Fund***
- d. ***The sum of \$595,299 from Free Cash to the Other Post-Employment Benefits (OPEB) Trust Fund***

Speakers: Tom Benoit, Ferncliffe Rd; Robert Richardson, Greenbrier Dr; Shawn McCormick, Sanctuary Ln

Action on the motion 1: Motion passed (256Y, 40N, 7A)

ARTICLE 3

To see if the Town will vote to accept Clause 56 of Massachusetts General Laws, Chapter 59, Section 5, allowing members of the Massachusetts National Guard or military reservists who are on active duty to obtain a reduction of all or part of their real estate and personal property taxes for any fiscal year they are serving in a foreign country, to be effective beginning fiscal year 2026, provided, further, that in accordance with said law, the authority to grant abatements under this section shall be for a period of two years after the effective date unless extended by Town Meeting, or take any other action relative thereto.

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

Motion 3: *Move that the Town vote to accept Clause 56 of Massachusetts General Laws, Chapter 59, Section 5, allowing members of the Massachusetts National Guard or military reservists who are on active duty to obtain a reduction of all or part of their real estate and personal property taxes for any fiscal year they are serving in a foreign country, to be effective beginning fiscal year 2026, provided, further, that in accordance with said law the authority to grant abatements under this section be for a period of two years after the effective date unless extended by Town Meeting.*

Action on Motion: Motion passed (272Y, 18N,4A)

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. Storm damage repair and reconstruction at the Seekonk High School (not covered by insurance), to be expended under the direction of the School Committee
\$98,983.52
Finance Committee: Recommend Approval
2. Demolition costs of the old School Administration building on School St
\$400,000
Finance Committee: Recommend Approval
3. Year One (1) of the three (3) year lease/purchase of four (4) vehicles for the Police Department, to be expended under the directions of the Select Board
\$120,000
Finance Committee: Recommend Approval
4. 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

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

Motion 4: *Move 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 Items 3 & 4)

Speakers: Marc Miller, George St

Action on Motion 4/Item 1 (majority vote)

Motion passed (231Y, 46N, 2A)

Action on Motion 4/Item 2 (majority vote)

Motion failed (137Y, 140N, 4A)

Action on Motion 4/Item 3 (2/3rd vote)

Motion passed (195Y, 89N, 1A)

Action on Motion 4/Item 4 (2/3rd vote)

Motion failed (178Y, 125N, 3A)

POINT OF ORDER: Richard Forster, Meadowlark Dr. asked for a revote of Article 4, Items 2 & 4. Town Moderator stated the motion could be reconsidered at the end.

ARTICLE 5

To see if the Town will vote to transfer from Free Cash or available funds in the treasury the sum of \$110,987 to the School Capital Stabilization Account and \$55,493 to the Special Education Stabilization Fund, or take any other action relative thereto.

Motion 5: *Move that the Town appropriate from Free Cash the sum of \$110,987 to the School Capital Stabilization Account and \$55,493 to the Special Education Stabilization Fund.*

Action on Motion: **Motion passed (227Y, 61N, 2A)**

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

ARTICLE 6

To see if the Town will vote to raise and appropriate, transfer from available funds in the treasury or transfer from designated funds that have been reserved for appropriation, the sum of \$24,132.14 to fund the cost elements of the first fiscal year and \$50,000 to fund the cost elements of the second fiscal year of a three-year collective bargaining agreement between the Town and the United Steelworkers AFL-CIO, Local 9517-10 (Clerical), for a term covering the period of July 1, 2023 through June 30, 2026, or take any other action relative thereto.

Motion 6: *Move that the Town appropriate from Free Cash the sum of \$24,132.14 to fund the cost elements of the first fiscal year and \$50,000 to fund the cost elements of the second fiscal year of a three-year collective bargaining agreement between the Town and the United Steelworkers AFL-CIO, Local 9517-10 (Clerical) for a term covering the period of July 1, 2023 through June 30, 2026.*

Speakers: Tom Benoit, Ferncliffe Rd; Michael Brady, Cyprus Rd

Action on Motion: **Motion passed (213Y, 74N, 8A)**

ARTICLE 7 – POSTPONED

To see if the Town will vote to transfer from the PEG Cable Access and Cable Related fund the sum of \$xxx,xxx to Seekonk Cable Access, Inc., the Town's PEG Access Provider, or take any other action relative thereto.

Motion 7: *Move that the Town appropriate from the PEG Cable Access and Cable Related Fund the sum of \$xxx,xxx to Seekonk Cable Access, Inc.*

Speakers: Tom Benoit, Ferncliffe Rd; Joe Novinson, Brown Ave

Action on Motion: **Motion to postpone indefinitely passed (266Y, 22N, 6A)**

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

ARTICLE 8

To see if the Town will vote to authorize the Board of Selectmen to file with the General Court a petition for special legislation to amend the Town Charter by replacing “Board of Selectmen” wherever it appears in the Charter with “Select Board”, and making such other revisions required to make the Charter gender neutral, all as set forth in a document on file with the Town Clerk and further, to authorize the General Court to make changes of form only to the bill without the approval of the Board of Selectmen and to authorize the Board of Selectmen to approve such changes as are within the public purposes of the petition, or take any other action relative thereto.

Motion 8: *Move that the Town authorize the Board of Selectmen to file with the General Court a petition for special legislation to amend the Town Charter by replacing “Board of Selectmen” wherever it appears in the Charter with “Select Board”, and making such other revisions required to make the Charter gender neutral, all as set forth in a document on file with the Town Clerk and further, to authorize the General Court to make changes of form only to the bill without the approval of the Board of Selectmen and to authorize the Board of Selectmen to approve such changes as are within the public purposes of the*

Action on Motion: **Motion passed (213Y, 92N, 2A)**

ARTICLE 9

To see if the Town will appropriate \$39,960,000 to pay costs of constructing, originally equipping and furnishing a new Department of Public Works facility, to be located on the land owned by the Town at 351 Fall River Avenue, and for the payment of any and all other costs incidental and related thereto; to determine whether this amount shall be raised by borrowing or otherwise provided, or to take any other action relative thereto.

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

Motion 9: *Move that the Town appropriate \$39,960,000 to pay costs of constructing, originally equipping and furnishing a new Department of Public Works facility, to be located on the land owned by the Town at 351 Fall River Avenue, and for the payment of any and all other costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to G.L. c. 44, §7(1), or any other enabling authority, and to issue bonds or notes of the Town therefor; the amount appropriated by this vote shall be expended in addition to the \$1,500,000 previously appropriated by the Town to pay costs of designing, planning and engineering this new facility; provided, however, that the vote taken hereunder shall be expressly contingent upon approval by the voters of the Town at an election to exclude the amounts necessary to repay the borrowing approved by this vote from the property tax levy limitations set forth in G.L. c. 59, §21C (also known as Proposition 2½).*

Speakers: Shawn McCormick, Sanctuary Lane; Matt Sluter, Galen Ct; Barbara Higgins, Linden Rd; Christine Allen, Brook St; Nicole Lemay, Chantilly Ct; Gary Juckett, Cedar Ln; Tony Goulart, Carter's Way; Ted Greene, Bradley St; Fernando Rodrigues, Chantilly Ct; Doreen Taylor, Forsythe Circle; Richard Forest, Meadowlark Dr; Michael Brady, Cyprus Dr.

Action on Motion: **Motion failed (118Y,158N, 2A) (2/3rd vote)**

ARTICLE 10

To see if the Town will appropriate \$6,970,000, or any other amount, to pay costs to acquire, pursuant to G.L. c. 61B, §9, by donation, purchase, eminent domain or otherwise, the Firefly Golf Course, being land located at 320 Fall River Avenue, and 763 and 769 Arcade Avenue, consisting of approximately 55 acres, of undeveloped land identified as all of Lots 78, 100 and 101 on Seekonk Assessor Map 14, and to acquire portions of Lot 96 on said Assessor Map 14, for general municipal purposes, and for the payment of any and all other costs incidental and related thereto; to determine whether this amount shall be raised by borrowing, appropriation, transfer or otherwise; and to authorize the Select Board to execute deeds and/or other instruments to carry out the purposes of this article, or to take any other action relative thereto.

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

Motion 10: *Move that the Town appropriate \$6,970,000 to pay costs to acquire, pursuant to G.L. c. 61B, §9, by donation, purchase, eminent domain or otherwise, the Firefly Golf Course, being land located at 320 and 322 Fall River Avenue, and 763 and 769 Arcade Avenue, consisting of approximately 55 acres, identified as all of Lots 78, 100 and 101 on Seekonk Assessor Map 14, and to acquire portions of Lot 96 on said Assessor Map 14, for general municipal purposes, and for the payment of any and all other costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to G.L. c. 44, §7(1), or any other enabling authority, and to issue bonds or notes of the Town therefor, and to authorize the Board of Selectmen to execute deeds and/or other instruments and take any other action needed to effectuate the vote taken hereunder.*

Speakers: David Andrade, Allen Ave; Sandy Foulkes, Arcade Ave; Doreen Taylor, Forsythe Circle; Paul Coutu, Donald Lewis Dr; Gary Miller, Brookhill Dr; Ann Miller, West River St; Tom Benoit, Ferncliffe Rd; Matthew Tortolani Peep Toad, Ct, Dan Preston, Newman Ave; William Orstendorf, Brookside Ct; Richard Wallace, Woodward Ave, Mike Mullen, Robincrest Dr; Dennis O'Brien, Pheasant Ridge Rd.

A motion was made by Tom Benoit, Ferncliffe Road, to amend 5th line, assessor map 14, to change to "active and/or passive recreation purposes" which can be changed at a future meeting. Town Counsel, Attorney Joseph Fair, stated for when dealing with general municipal purposes is for *all* municipal purposes. Changing the article verbiage will make it more restrictive and is out of scope. Mr. Benoit asked if the Town could put anything on the lot, i.e. salt shed, without coming to town meeting. Town Administrator, Shawn Cadime, answered town meeting is required to appropriate funds.

Town Moderator stated the amendment was out of order/out of scope.

Action on Motion: **Motion passed (271Y,18N, 0A) (2/3rd vote)**

ARTICLE 11

To see if the Town will vote to amend the Zoning Bylaws of the Town of Seekonk, Massachusetts by inserting the following new or amended language as follows:

Amendment 1:

Section 6.6 Multifamily Development Overlay District

Amend **Section 6.6 Multifamily Development Overlay District** as follows:

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

6.6 Multifamily Development Overlay District

6.6.1 Purpose

The purpose of this Section, Multifamily Development Overlay District (MDOD), is to provide allow for the development of multifamily housing development in accordance with G.L. c. 40A, § 3A, and 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 through the production of a variety of housing sizes and types to create housing for people with a variety of needs and income levels.

6.6.2 Overlay District

Establishment of District

The MDOD is shown on the map entitled, Multifamily Overlay District, and dated November 18, 2024, on file with the Town Clerk and the Seekonk Zoning Map.

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 and dimensional controls not otherwise allowed in the underlying district, the provisions of the MDOD shall control as related to those uses. Uses and dimensional controls of the MDOD are not subject to any special permit requirements of the underlying district and/or applicable overlay districts.

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 lot size, setbacks and dimensional requirements within 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), which includes Multi-family development or Multi-family housing, both as defined under M.G.L. c. 40A, may be constructed as of right, upon site plan approval, in accordance with the Town of Seekonk Zoning Bylaw Section 2.8. Uses allowed as of right in the MDOD shall not be

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

unreasonably conditioned or denied as part of Site Plan Review. as set forth below. Multifamily Development in the MDOD shall meet all of the standards set forth in this By-law section to the maximum extent practicable.

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 substantially conforming to the requirements for a preliminary subdivision plan under the Subdivision Regulations of the Planning Board site plan in accordance with Section 2.8. Such plan shall also include:

...

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 comment on wastewater issues 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.~~to the maximum extent possible.~~

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.

...

6.6.6 Dwelling Units Development Standards

The following standards shall govern ~~dwellings and dwelling units~~ development within the MDOD:

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 constructed as 55 and over units. The maximum permitted density within the MDOD shall be 15 units per developable acre. 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.~~

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

6.6.6.3 6.6.6.2 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.~~

...

6.6.8 Design Standards

...

6.6.8.2 Utilities: The MDP shall be ~~served by a public water supply, served by public utilities in accordance with Section 8.2 Utilities of the Rules and Regulations Governing the Subdivision of Land in Seekonk Massachusetts to the maximum extent practicable.~~

...

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 MDP 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~~ An MDP shall be granted upon ~~reviewed~~ by the Planning Board for compliance with the criteria set forth herein. ~~that new building construction or other site alteration~~ The Board shall approve an MDP ~~that substantially~~ satisfies all of the following objectives to the maximum extent possible ~~or, where any deficiencies existing, where the Board finds those deficiencies are due to the unique nature and characteristics of the parcel on which the MDP is proposed~~:

...

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.~~

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024



Motion 11: *Move that the Town vote to amend Section 6.6. Multifamily Development Overlay District of the Zoning Bylaws of the Town of Seekonk, Massachusetts and update the Town's Zoning Map to accommodate the changes to the District boundaries as presented in the warrant under Article 11.*

Speakers: Michael Brady, Cyrus Rd; Gary Juckett, Cedar Lane; William Orstendorf, Brookside Ct; Dave Sullivan, Newman Ave, Shawn McCormick, Sanctuary Lane; Tom Benoit, Ferncliffe Rd; David Andrade, Allen Avenue; and Justin Sullivan, Select Board Member

Action on Motion: **Motion passed (156Y, 59N, 4A)**

Town Moderator, Peter Hoogerzeil, asked for a show of hands for all those who wanted to continue meeting at 10:39 p.m. Motion to Continue - Passed

ARTICLE 12

To see if the Town will vote to amend the Zoning Bylaws of the Town of Seekonk, Massachusetts by inserting the following new or amended language as follows:

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

Amendment 1:

Amend **Section 2.12.3** as follows to conform to **Chapter 40A Massachusetts General Law Section 5** with regard to approval of certain zoning amendments by majority vote of Town Meeting, with underlined language to be inserted and ~~strikethrough~~ language to be deleted, as follows:

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 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 may be provided under G.L. c.40A, §5, except by a minimum 2/3 vote of a Town Meeting.

Amendment 2:

Amend **Section 1.3 Definitions** as follows to conform to **Chapter 40A Massachusetts General Law Section 1A** with regard to the definition of an accessory dwelling unit.

1.3 Definitions

...

"Accessory dwelling unit", a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality, including, but not limited to, additional size restrictions and restrictions or prohibitions on short-term rental, as defined in section 1 of chapter 64G; provided, however, that no municipality shall unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term rental.

Section 4.2 Use Table

Amend the Section 4.2.3 with regard to accessory dwelling units, with underlined language to be inserted and ~~strikethrough~~ language to be deleted, as follows:

Residential Uses

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

Principal Uses (unless specified otherwise)	Residence Districts				Business Districts			Industrial District
	R-1	R-2	R-3	R-4	LBD	HBD	LCVD	I
Residential Uses								
<u>1. Single-family dwelling units (not including mobile homes¹)</u>	Y	Y	Y	Y	N	N	Y	N
<u>2. Two-family dwelling units</u>	N	N	N	N	N	N	Y	N
<u>3. Multi-family dwelling units</u>	N	N	N	N	N	N	Y	N
<u>4. Trailer of mobile home, as a temporary office incidental to continuous construction on the site on which the trailer or mobile home is located</u>	SP	SP	SP	SP	N	N	Y	N
<u>5. Conversion of single-family dwelling unit to a two-family dwelling unit²</u>	SP	SP	SP	SP	N	N	Y	N
<u>5. Accessory Dwelling Unit</u>	Y	Y	Y	Y	N	N	Y	N
Other Residential Uses								
<u>1. Bed and breakfast establishment³</u>	SP	SP	SP	SP	SP	SP	Y	SP ⁴
<u>2. Boarding house</u>	N	N	N	N	N	N	Y	SP ⁴
Accessory Residential Uses								
<u>1. Accessory Residential apartment above ground floor commercial (maximum 8 units)</u>	N	N	N	N	SP	SP	Y	SP ⁴

¹With the following exception: mobile home on the site of a residence which has been destroyed by fire or other natural holocaust for occupancy by the owner and occupier of the destroyed residence for a period not to exceed twelve months while the residence is being rebuilt. (Said mobile home must satisfy the provisions of the state sanitary code while being so used and must be recorded with the Inspector of Buildings upon commencement of such use.)

²Conversion of a single-family structure to contain no more than two dwelling units provided that each resulting dwelling unit shall contain a minimum floor area of 800 square feet and provided further that the lot area is at least double the lot area required in the district.

³Provided that: It shall: (1) be operated by the family residing on the premises; (2) be a property with historical significance; (3) be on one lot with a minimum of (three) 3 acres of land; (4) have no more than (eight) 8 bedrooms used by Bed and Breakfast guests; (5) have off street parking and shall meet the standards set in Section 8.1 of the Zoning By-laws; (6) have a sewage disposal system that shall be approved by the Board of Health; and (7) be found by the special permit granting authority to be a use that will be appropriate for and maintain the character of the neighborhood.

⁴ Shall be consistent with the intent of an industry district as outlined in Section 4.1.2.4.

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

Amendment 3:

Section 4.3 Non-conforming Uses and Structures

Amend **Section 4.3.3.4**, with underlined language to be inserted and ~~strikethrough~~ language to be deleted, as follows:

~~Except as otherwise provided below, if two or more adjacent nonconforming lots are in the same ownership on the date of adoption of these Zoning By-laws, and such combination of nonconforming lots, or a portion thereof, constitutes a lot of minimum size as defined in Section 5.1.4 of this By-law, such combinations or portions shall be considered as merged in conformance with the requirements of this By-law and no structure may be constructed on the individual portions. If such combination of the portions does not contain sufficient area to permit conformance with Section 5.1.4, a structure may be constructed thereon, either in accordance with G.L. c.40A, §6, ¶4 or subject to the special permit approval by the Board of Appeals. However, adjacent lots under common ownership shall not be treated as a single lot for zoning purposes and may be developed for single family use by right if, at the time of recording or endorsement, the lots: (i) conformed to then existing requirements of area, frontage, width, yard or depth, where each such lot has not less than 10,000 square feet of area and 75 feet of frontage; and (ii) are located in a zoning district that allows for single-family residential use. Any single-family residential structure constructed on said lot shall not exceed 1,850 square feet of heated living area, shall contain not less than 3 bedrooms and shall not be used as a seasonal home or short-term rental.~~

Motion 12: Move that the Town vote to amend the Zoning Bylaws of the Town of Seekonk, Massachusetts as presented in the warrant under Article 12.

Action on Motion/Amendment 1: **Motion passed (128Y, 24N, 6A) (2/3rd vote)**

Action on Motion/Amendment 2: **Motion passed (130Y, 21N, 4A)**

Action on Motion/Amendment 3: **Motion passed (135Y, 22N, 4A)**

ARTICLE 13

To see if the Town will vote to accept the layout identified and described as follows, Airdrie Court as shown on a Plan of land entitled "Definitive Subdivision Plan Stallard Estates" Assessor's Map 6 Lot 64 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 393, Page 72, which was approved by the Planning Board of the Town of Seekonk on August 23, 2000, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith, or take any other action relative thereto: Airdrie Court.

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

Motion 13: *Move that the Town vote to accept the layout identified and described as follows, Airdrie Court as shown on a Plan of land entitled “Definitive Subdivision Plan Stallard Estates” Assessor’s Map 6 Lot 64 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 393, Page 72, which was approved by the Planning Board of the Town of Seekonk on August 23, 2000, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith.*

Action on Motion: Motion passed (124Y, 13N, 4A)

ARTICLE 14

To see if the Town will vote to accept the layouts identified and described as follows, Stone Ridge Drive and Brady Lane as shown on a Plan of land entitled “Definitive Subdivision Plan of Stone Ridge” Assessor’s Map 24 Lot 625 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 80, Page 99, which was approved by the Planning Board of the Town of Seekonk on October 13, 2015, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith, or take any other action relative thereto.

Motion 14: *Move that the Town vote to accept the layouts identified and described as follows, Stone Ridge Drive and Brady Lane as shown on a Plan of land entitled “Definitive Subdivision Plan of Stone Ridge” Assessor’s Map 24 Lot 625 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 80, Page 99, which was approved by the Planning Board of the Town of Seekonk on October 13, 2015, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith.*

Action on Motion: Motion passed (128Y, 11N, 4A)

ARTICLE 15 - POSTPONED

To see if the Town will vote to accept the layout identified and described as follows, Palmer River Road as shown on a Plan of land entitled “11 Lot Definitive Subdivision Plan of Jacob Hill Estates” Assessor’s Map 17 Lot 79 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 495, Page 19-20, which was approved by the Planning Board of the Town of Seekonk on January 15, 2014, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith, or take any other action relative thereto: Palmer River Road.

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

Motion 15: *Move that the Town vote to accept the layout identified and described as follows, Palmer River Road as shown on a Plan of land entitled “11 Lot Definitive Subdivision Plan of Jacob Hill Estates” Assessor’s Map 17 Lot 79 recorded with the Bristol County Northern District Registry of Deeds in Plan Book 495, Page 19-20, which was approved by the Planning Board of the Town of Seekonk on January 15, 2014, copies of which are on file with the Town Clerk, and to authorize the Board of Selectmen to acquire by gift, purchase, or eminent domain any necessary easements or other interests therein in connection therewith.*

Action on Motion: Motion to Indefinitely Postpone passed (119Y, 7N, 4A)

ARTICLE 16 – Voter Petition presented by Chris Rizzo

To see if the Town will vote to compensate the assistant town clerk for her efforts in the elections in 2024.

Motion 16: *Moved that the Town transfer from free cash the sum of \$1500 to line item 23 (town clerk payroll). Specifically for assistant town clerk’s work to execute the four elections in 2024:*

- 1. Presidential Primary-Conducted as the solo town clerk*
- 2. Town election-Conducted solo with the highest turnout in recent memory and a lot of first time candidates*
- 3. State Primary-1st election with poll pads*
- 4. General Election-the most divisive election in recent US history (and with poll pads)*

Action on Motion: Motion failed (25Y, 107N, 4A)

ARTICLE 17 – Voter Petition presented by Chris Rizzo

To see if the Town will vote to provide TV17 funding.

Motion 17: *Moved that the Town allocate \$72,000 of the PEG Cable Access and Cable Related Fund to the TV17 to provide Seekonk public school students with vocational career training opportunities.*

Point of Order: Kyle Jucket, Hammond St- The Town is not a PEG provider. **Point of Order:** Michelle Hines, Chairperson of Select Board-Not a proper motion since there is no TV17. Town Moderator, Peter Hoogerzeil, asked Town Counsel for legal opinion. Attorney Joseph Fair stated there is no agreement made with TV9 yet, there is no TV17; therefore it is an improper article. Town Moderator stated if it is improper, it is out of order.

No vote taken

Town of Seekonk

FALL TOWN MEETING

NOVEMBER 18, 2024

Motion to Adjourn and seconded.

Point of Order to reconsider Article 4.

Town Moderator asked if speaker was on the prevailing side. He was not.

Ashley Cartwright, Chainey St, stated she was on the prevailing side and asked to reconsider item Article 4.

Moderator opened the vote for Article 4 stating he agreed to revisit the article when all other articles were heard.

MOTION TO RECONSIDER ARTICLE 4, ITEM 4

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

Action on Motion: Motion passed (94Y, 25N, 0A) (2/3rd majority)

MOTION TO APPROVE ARTICLE 4, ITEM 4

Action on Motion: Motion passed (106Y, 25N, 0A)

MOTION TO RECONSIDER ARTICLE 4, ITEM 2

Demolition costs of the old School Administration building on School St \$400,000

Action on Motion: Motion passed (80Y, 41N, 1A)

MOTION TO APPROVE ARTICLE 4, ITEM 2

Action on Motion: Motion passed (73Y, 42N, 0A)

Motion made by Ashley Cartwright, Chainey St, to reconsider Article 9. Shawn McCormick, Sanctuary Ln, stated motion made is out of order since no substantial information was brought forward. No vote taken.

A motion was made to dissolve the Town Meeting at 11:20PM

Action on the motion: Motion passed