

DONALD G. MORASH, JR.
SCOTT AVEDISIAN
CHAIRMAN
MAYOR



CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 02886
(401) 738-2000

WARWICK ZONING BOARD OF REVIEW
MINUTES OF THE FEBRUARY 13, 2018 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, February 13, 2018 at 6:00 P.M. in the Warwick City Council Chambers, Warwick City Hall, 3275 Post Road, Warwick, Rhode Island. The meeting was called to order by Chairman Donald Morash.

The Secretary called the roll and noted the following members present:

Donald Morash, Chairman
Paul Wyrostek
Beverly Sturdahl
Mark McKenney
Everett O'Donnell

Absent: Julie Finn

Also present: Diana Pearson, Asst. City Solicitor
Susan Baker, Warwick Planning Department
Lucas Murray, Warwick Planning Department
Amy Cota, Secretary
Mary Ellen Hall, Stenographer

The Chairman declared a quorum.

The Chairman entertained a motion to approve the minutes from the December 12, 2017 hearing, a motion was made by Everett O'Donnell, and seconded by Beverly Sturdahl and passed unanimously by the Board that the minutes be accepted.

The Chairman asked if there were any petitions to be WITHDRAWN or CONTINUED.

K. Joseph Shekarchi, Esq. stated that petition #10514 of Colbea Enterprises, LLC., 2050 Plainfield Pike, Cranston, RI, was being withdrawn.

The Chairman called the first petition.

Petition #10520

Ward 1

1464 Warwick Ave.

The petition of John J. Nakowicz and Marsha M. Nakowicz, 125 Waterman Ave., Warwick, RI, request a dimensional variance to legalize the accessory dwelling unit located in the lower level of the subject property, to be occupied by the owner or occupant of the principal business. The applicant shall not permit boarders. Accessory dwelling unit being larger than allowed. Assessor's Plat 307, Lot 411, zoned Office (O).

Susan Baker from the Planning Department read her recommendations into the record.

John C. Revens, Jr. Esq. was present and representing the petitioner.

John Nakowicz, Petitioner, 1464 Warwick Ave., Warwick, RI, was present and sworn in by the Chairman.

Attorney Revens stated the structure has not changed since it was built. He stated the property was legally constructed in the 1970's as an office with an apartment, the owner had his business on the first floor and lived in the lower level apartment.

The petitioner purchased the property approximately seven years ago and moved his accountant/financial business in. The owner had no interest of occupying the apartment when he purchased the property. Mr. Revens stated over the past thirty years, the apartment has been rented out by someone other than the owner of the property. He stated the petition before the Board is not for an in-law apartment, but to rent out the apartment like it has been for the past thirty years. Mr. Nakowicz is here because he didn't realize there was a restriction in the Ordinance prohibiting him from renting it.

Mr. Revens stated they are before the Board to get permission for the petitioners to continue to rent the apartment in a building that they paid for.

The petitioners have no plans to renovate the apartment to create more than one apartment. They simply didn't know this wasn't allowed.

Mr. Revens stated there are multiple doctor's office buildings on Warwick Avenue that have apartments in them, and none of them have Zoning Board approval.

Mr. Revens stated this has no impact on the neighborhood, there have been no neighbor's complaining. He explained the complaint came from a disgruntled tenant, who wasn't happy when they were forced to leave the apartment, and they filed a complaint with the Building Department.

Mr. Revens stated the apartment has no value to the petitioners if they can't rent it out. The apartment has two bedrooms with one bathroom. The petitioners have no plans to convert the one apartment to two apartments. He stated the building should be code compliant since there have been no changes to the structure since it was constructed.

Mr. Revens stated this property has been an office with an apartment for fifty years.

Fred Sarno agreed with Mr. Revens that many of the buildings on Warwick do in fact have apartments in them. Mr. Sarno stated he wasn't sure whether they all received approval for the apartments, and most don't find out they are illegal until they receive a complaint about the illegal apartment.

Mr. Sarno asked about the addendum submitted with the Zoning Board application. He stated it says the ADU is slightly larger than 1,000 sq. ft., but the Planning Department stipulations state the lower level of the structure is 1,800 sq. ft. Mr. Revens stated the footprint is 1800 sq. ft., but the apartment is a little larger than 1,000 sq. ft.

The Chairman asked if there was any question about the accessory dwelling unit when the petitioners purchased the property. The petitioner, John Nakowicz stated the owner at that time occupied the lower level.

The Chairman asked if they were aware the apartment was illegal to rent. Mr. Revens stated if they knew, they wouldn't be here tonight.

The Chairman asked why the disgruntled tenant would call to complain if he didn't know it was illegal. The petitioner stated the woman's ex-husband found out where she lived and wanted to create issues for her. He stated she recently moved away.

The Chairman stated he wanted clarification and asked if the City came in and said they had a violation. The petitioner stated he received a complaint letter saying there was a lot of noise and people were smoking marijuana. Because of that he states, the Building Inspector came out.

Fred Sarno stated if the Building Department received a complaint about people smoking marijuana and making noise, they would not go out and inspect, they would refer it to the Police Department. He stated normally it's a property maintenance complaint that comes in, which then would kick in the inspector going out to the property questioning whether the apartment is legal. There are no legal multi-family dwellings in this City, they can only get legalized here. We would then go through tax field cards and our records to verify if the apartment was ever legalized.

Mark McKenney asked Mr. Revens a question about the application. He asked Mr. Revens to explain why it states on the application that the applicant shall not have boarders, but then down below, it says its maintained entirely within the dwelling unit,

over 1,000 sq. ft., and the applicant shall not permit boarders. Mr. McKenney stated he was under the impression Mr. Nakowicz was agreeable to that. Mr. Revens apologized for the misunderstanding, and stated what they were saying was the tenant couldn't have boarders.

Mr. Revens stated the petitioners have no plans to modify the building they would just like to continue renting out the apartment.

Mark McKenney asked Susan Baker if this were to be approved, does the Planning Department see any adverse effects from it. Sue Baker stated they are bound by what the Ordinance has, even if it is antiquated or not, and the Ordinance clearly states with an accessory dwelling unit has those four stipulation, one of which states the people who live there are either the property owners or employees of the business. She stated any mixed use should properly go before the City Council. The stipulations are to ensure that they are in conformance with that section.

The Chairman stated this is what is needed to determine whether this should be a City Council matter and not the Zoning Board. Jack Revens responded that the Board has done this many times, and doesn't believe this is something that should have to go before the City Council.

Fred Sarno stated the Council didn't see it that way, and took that authority away from the Zoning Board, as there were too many two family structures in the City. Jack Revens stated there is no one here objecting to the petition.

The Chairman asked the petitioner if he spoke to the neighbors. Mr. Nakowicz stated his wife made an effort to speak to the neighbors, and none of them voiced any opposition. He stated the apartment is in the back of the building.

Fred Sarno asked how long he has owned the property. The petitioner replied seven years.

Lucas Murray stated from a Planning Department standpoint, one of the things William Depasquale was concerned with was the storage area being converted to another apartment. From their position on the zoning, while they believe this petitioner is a good person, this goes beyond that petition, this goes on to the next party it gets sold to. He stated while the zoning supersedes the owner, and feels they are taking the power out of the Councils hands when this is already something they have voted on in the Ordinance. From that aspect we are granting this relief, and as we've heard tonight, this takes precedence and is a chronic issue. So we want to go through the Ordinance as it's written or have them go through the proper process to change the Zoning Ordinance.

Everett O'Donnell asked Mr. Murray if the previous petitions the Board has approved were made in error. Mr. Murray responded saying he wasn't saying they made a mistake, it is their right as a Board to do that, however, they have to realize in doing that, there are

certain state requirements that they have to prove a hardship. Mr. Murray said it is a slippery slope, because this is the argument you get is, you approved it for them what about the next one.

The Chairman stated the City Council took away the power the Zoning Board used to have.

The Chairman asked if there was anyone there in opposition or in favor of the petition. There being none. Everett O'Donnell stated he believes the property owner has a right to do with his property as he sees fit, stated there were no objectors and moved to approve the petition, seconded by Fred Sarno and passed unanimously by the Board that the petition be GRANTED WITH AMENDED STIPULATIONS.

Petition #10515

Ward 3

207 Betsey Williams Dr.

The petition of Kenneth & Audrey Kampper, 207 Betsey Williams Dr., Warwick, RI, request a dimensional variance to legalize living space, converted to an accessory dwelling unit (in-law apartment). Accessory dwelling unit having a separate entrance and being larger than allowed by Ordinance. Assessor's Plat 328, Lot 299, zoned Residential A-7.

Susan Baker from the Planning Department read the stipulations into the record.

Brian Kampper, 207 Betsey Williams Dr., Warwick, RI, was present for the representing his parents, the petitioners.

The petitioners appeared before the Board and received approval in February 2017 for a dimensional variance to construct an addition with less than required side yard setback.

The petitioners converted the addition to an in-law apartment without the proper approvals.

Mr. Kampper stated he and his wife will occupy the main dwelling, and the petitioners, his parents, will occupy the accessory dwelling unit (in-law).

Everett O'Donnell asked Mr. Kampper if they are in agreement with the stipulations. Brian Kampper stated he is in the process of purchasing the house, and understands he will have to come back before the Board once the title is transferred, per stipulation #2.

The Chairman asked if there was anyone there in opposition or in favor of the petition. There being none, Everett O'Donnell made a motion to approve with the stipulations, seconded by Mark McKenney, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10516

Ward 9

15 Elisha St.

The petition of The 02908 Club, LLC, 168 Eaton St., Providence, RI, request a dimensional variance to construct a second floor addition over the existing dwelling. Existing dwelling and proposed addition having less than required front, side and rear yard setbacks. Existing garage having less than required front/corner side street (Plymouth St.) and side yard setbacks. Subject property being an existing undersized non-conforming lot. Assessor's Plat 222, Lot 82, zoned Residential A-10.

Susan Baker from the Planning Department read the stipulations into the record.

Daniel K. Flaherty, Esq. was present and representing the petitioner.

Robert Bartolomeo, contractor, was present and sworn in by the Chairman.

Mr. Flaherty stated the property is located in Ward 9, located on an undersized non-conforming lot in an A-7 Residential zone. This property has been vacant, and has been an eyesore for quite some time. The petitioner is proposing to construct a second floor addition to the existing footprint. There will be a master bedroom/bathroom, two additional bedrooms and a bathroom in the new addition.

The petitioner will not be intensifying the non-conformance. After an upgrade it will improve property values in the area.

The Chairman asked if they spoke with the neighbors.

Mr. Flaherty stated he didn't speak with any of the neighbors, but he did call and check in with the Zoning Office to see if there were any complaints.

The Chairman asked if there was anyone there to speak in opposition or in favor of the petition. There being none, Mark McKenney stated in light of the fact there are no objectors, but more importantly the criteria has been met for the relief requested as set forth in the Planning Department's stipulations, and as there is agreement to the pertinent stipulations, and moved to approve the petition, seconded by Beverly Sturdahl, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10517

Ward 4

1584 Warwick Ave.

The petition of Hoxsie Four Corp., 1582 Warwick Ave., Warwick, RI, and CDG Properties, LLC, 195 East Hill Dr., Cranston, RI, request a use variance to install a 7' x 4' LED electronic message board sign to be installed beneath the existing Dunkin Donuts free-standing sign. Assessor's Plat 319, Lots 1 & 532, zoned General Business (GB). K. Joseph Shekarchi, Esq. was present and representing the petitioner.

Susan Baker from the Planning Department read the stipulations into the record.

The Chairman stated he is not in agreement with the stipulations. He stated we are the only City in the State that doesn't want LED signs. He believes the Building Official or representative from the department should inspect these signs once they are installed to be sure they are in compliance.

Attorney Shekarchi stated they are in agreement with the stipulations. One point of clarification, he stated in one area of the stipulations it talks about animated graphics and in another area it talks about graphics, and he believes there is room to be interpreted. He would ask, if the Board sees fit to approve this to have consistency and have it be animated graphics throughout.

The petitioner is a hard-working franchise owner of the Dunkin Donuts at Hoxie four corners. As we all know the fast food industry is becoming a very competitive business. His desire to install a sign to advertise his product only is because the city has allowed Dave's Marketplace across the street to do the same thing.

Everett O'Donnell asked if the petitioner agreed with the time stipulations. Mr. Shekarchi replied they are in agreement with the four changes a day.

Everett O'Donnell stated of all the LED signs he sees throughout the day, no one complies with the time frames. Mr. O'Donnell recommended the petitioner be allowed to change the sign every fifteen minutes. Mr. Shekarchi stated he appreciates the Planning Department's willingness to make an amendment tonight, because they initially were going to change every six hours. So they would agree to four changes per day.

Mr. O'Donnell stated once the petitioner runs out of the product he is advertising, he has to remove it and the sign would go blank. Everett O'Donnell stated his point being, he would rather see the petitioner's business flourish, and he would recommend to allow that sign to change every fifteen minutes to improve his business.

Mr. Shekarchi stated he appreciates the offer, but feels like in good faith he has made an agreement with the Planning Department.

The Chairman stated with all due respect he's not sure he agrees with Everett O'Donnell. He stated he believes they are stepping on toes already with the LED signs, and want to be respectful to the areas of the City they feel are sacred, like the Village or Intermodal areas.

Mark McKenney stated they have no evidence to indicate these signs are a traffic hazard, and unfortunately that puts us in a position where the remaining concerns raised are with respect to aesthetics. He stated it is the 21st century and the ones they have previously approved were not in residential areas. He believes the point is well made, by Mr. O'Donnell, with respect to the fact that having them change every four or six hours a day

is a bit much, and sees no reason why they can't change every fifteen minutes. Mr. McKenney stated he recognizes how admirable counsel is being, because they have an agreement with the Planning Department, but he could see going to six or eight times a day.

Fred Sarno respectfully disagreed. Between current technology, cell phones and screens in every car to distract you from the road, we don't need too many more distractions from the road. He stated he believes the Planning Department is absolutely right about signs that move, they force you to read them and they distract you.

The Chairman stated the change is instantaneous, and there shouldn't be any stipulations on how many times a day they change, but until such time the Ordinance is changed, he would recommend they go along with the Planning Department stipulations as long as it's acceptable to the petitioner.

The Chairman asked if there was anyone there to speak in opposition or in favor of the petition. There being none, Everett O'Donnell made a motion and stated in regards to stipulation #1 he recommends the petitioner be allowed to change the sign every two hours. Mark McKenney confirmed this includes no animated graphics.

Susan Baker stated for the record, she would again request the Board stick with what was agreed upon.

Everett O'Donnell stated the motion has been made, Mark McKenney seconded the motion, that the petition be GRANTED WITH AMENDED STIPULATIONS. (Passed with a four to one (4-1) vote; Fred Sarno voted to deny, Everett O'Donnell voted to approve, Mark McKenney voted to approve, Beverly Sturdahl voted to approve, Donald Morash, Jr. voted to approve.

Petition #10521

Ward 8

399 Bald Hill Rd.

The petition of WC Partners, LLC, 399 Bald Hill Rd., Warwick, RI, request a special use permit to have new or used vehicles sales with service or outdoor display on the subject property. Assessor's Plat 273, Lot 5, zoned General Business (GB).

K. Joseph Shekarchi, Esq. was present and representing the petitioner.

Mr. Shekarchi stated many years ago this plaza had automotive sales & repair. He stated retail is a changing dynamic in the city. The applicant has a retail vacancy and is negotiating with a few people, who are considering automotive at that location.

Everett O'Donnell asked if this would be a used car lot, and how many vehicles would be on the premises at any one time. Mr. Shekarchi responded it will be both new and used vehicles, but didn't have the exact number of cars.

The Chairman asked if they will have an indoor showroom with sales. Mr. Shekarchi responded it would be.

The Chairman asked if they had a specific tenant yet. Mr. Shekarchi responded no, there is no signed lease, or no signed letter of intent with any perspective user.

Fred Sarno asked if new and used vehicle sales requires State approval. Mr. Shekarchi stated the petitioner will need State approval, and if this Board were to approve this petition, one of their requirements is they need to receive State approval, and one of the requirements of the State approval is that you secure all local approvals, including zoning.

The Chairman asked if there was anyone there to speak in opposition or in favor of the petition. There being none, Everett O'Donnell stated hearing no objectors, the City of Warwick is always looking for new businesses, seconded by Fred Sarno, and passed unanimously by the Board that the petition be GRANTED.

Petition #10518

Ward 7

165 Bakers Creek Rd.

The petition of Cheryl Confreda, 165 Bakers Creek Rd., Warwick, RI, and Robert LaMoia, 35 Sunset Ave., Providence, RI, request a dimensional variance to construct a 16' x 36' second floor bedroom addition over a portion of the existing dwelling, to construct a 12' x 16' dining room addition with a 5' x 16' front covered porch. Proposed second floor addition having less than required front yard setback, and the proposed dining room addition and covered porch having less than required front yard and front/corner side street (State Park Ave.) setback, and less than required setback to the wetland feature. Assessor's Plat 368, Lot 8, zoned Residential A-7.

Cheryl Confreda, Petitioner, 165 Bakers Creek Rd., Warwick, RI, was sworn in by the Chairman.

Robert LaMoia, contractor, 35 Sunset Ave., Providence, RI, was sworn in by the Chairman.

Susan Baker from the Planning Department read the stipulations into the record.

The petitioners were in agreement with the stipulations.

The Chairman asked the petitioner to sum up what they are looking to do.

Mr. LeMoia stated they are doing a second floor addition over a portion of the dwelling and a bump-out for a room on the right side of the dwelling.

The Chairman asked if they spoke with their neighbors. Cheryl Confreda stated she spoke with her immediate neighbors.

The Chairman asked if there was anyone there to speak in favor or in opposition of the petition. There being none, Mark McKenney stated the petition meets the standards required, the criteria has been met and the petitioners are in agreement with the stipulations and made a motion to approve, seconded by Everett O'Donnell and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10519

Ward 9

5790 Post Rd.

The petition of Town Line Properties, LLC, 946 Centerville Rd., Warwick, RI, request a dimensional variance to construct a new 21,025 sq. ft. retail commercial building. Proposed commercial building having less than required rear yard setback, less than required parking, and less than required aisle width in the parking area. Also seeking a use variance to install a free-standing sign containing an electronic message board, proposed sign being larger than allowed by Ordinance. Assessor's Plat 214, Lots 44 & 50, zoned General Business (GB).

Susan Baker from the Planning Department read the stipulations into the record regarding the dimensional relief.

Susan Baker also read the stipulations into the record regarding the use variance for the LED sign.

John C. Revens, Jr., Esq. was present and representing the petitioner.

Todd Ravenelle, Engineer, Gordon Archibald Associates, was introduced as an expert witness. Everett O'Donnell made a motion to accept him as an expert witness, seconded by Beverly Sturdahl, and passed unanimously by the Board that the expert witness be accepted.

Mr. Revens stated the property currently contains four retail buildings. The proposal is to construct a new retail building. The square footage of 21,000 sq. ft. includes the mezzanine above and basement.

Mr. Revens stated they are seeking relief from less than required rear yard setback, parking, aisle width, and a use variance for the LED sign.

The petitioner stated they have no issues with the stipulations for the LED sign. Mr. Revens stated they don't want anything moving or flashing on the sign, but they would like to have graphics to advertise a particular product without it moving. He stated no government agency can control the content of the sign.

Fred Sarno asked if the stipulations were the same for the previously approved LED sign, and if they were exactly the same. Susan Baker responded, originally they were exactly the same, Mr. Shekarchi had asked that the time frame be reduced. The reduction of the original sign request by Mr. Revens was due to the fact, they were trying to be consistent with the average square footage of previously approved LED signs.

Mark McKenney asked if the suggestion of no animated graphics was agreeable. Mr. Revens responded of course.

Mr. Revens stated the property is zoned General Business. There is a property to the South, that many years ago received a special use permit to construct twelve residential condominium units. He stated he knocked on several doors, many were tenants of the units and not the owners.

Mr. Revens stated the fence between the condominiums and his property is in poor condition, and he plans on replacing it with a solid fence, and will install landscaping to make it attractive. Mr. Sarno asked if the fence was on his property. Mr. Revens responded he believes it belongs to the condominiums.

Todd Ravenelle stated there are four buildings out there right now. There are three curb cuts onto Post Rd. The center one will be closed up, but they will maintain the north and the south curb cut.

Mr. Revens submitted Petitioner's Exhibit #1, a Traffic Impact Study, dated January 30, 2018, and was prepared by Registered Professional Engineer Brad S. Leach the RI Department of Transportation.

Mr. Revens stated they will have a wine cellar for educational purposes with a wine tasting room in the basement. The mezzanine will have a lunch room and a few offices.

Mr. Revens stated he had a Real Estate expert.

Robert DeGregorio, Real Estate Expert, 333 Centerville Rd., Warwick, RI, was sworn in by the Chairman. Everett O'Donnell made a motion to accept Mr. DeGregorio as a Real Estate Expert witness, seconded by Mark McKenney, and passed unanimously by the Board that the expert witness be accepted.

Mr. DeGregorio stated the area is prominently a business area, there are condominiums, but we found that property was previously zoned heavy commercial.

The proposal is to construct a state of the art two story liquor store. The loading facility will be to the north of the structure to avoid disturbing the neighbors. The hours of operation will be from 8:00 A.M. to 10:00 P.M., except for Sunday, they close at 6:00 P.M.

Mr. Revens asked if he was familiar with the provisions of the City's Zoning Ordinance and Comprehensive Plan, and asked if he has an opinion as to whether this use will have an adverse impact on the use and enjoyment of the surrounding properties, or any financial impact of the surrounding properties. Mr. DeGregorio said he believed it would have a beneficial effect, it will improve the parking area, and believes the values would be improved as well.

The Chairman asked if the site of the proposed building is currently paved. Mr. Revens stated about 30% is paved.

Mark McKenney asked who occupies the building behind the existing liquor store. Mr. Revens stated it is a tenant who does cosmetic business with CVS.

The Chairman asked if there was anyone there to speak in opposition of the petition.

Stephanie Ramado, 63 Ebony Court, No. Kingstown, RI, was present and sworn in by the Chairman.

Ms. Ramado stated she is in the process of purchasing condo unit #7, and was concerned about the proposed construction. She wants to be sure the trees will block her view, and had concerns with the parking abutting her back yard. Mr. Revens stated they will be installing a 6' solid fence along with evergreens. The lighting in the parking area will be directed away from the residential condominiums. Mr. Revens stated he would be happy to meet with the neighbors for input prior to installing the landscaping.

Lucas Murray stated he was the landscape architect who reviewed the plans. One of the comments he had, which was responded to, was to raise the height of those specific arborvitae. They originally proposed 4'-5' in height, and Luke suggested they go to 8'-10' and eliminate some insidious trees along that property line, and that was agreed to. Lucas stated the 8'-10' arborvitae are reflected to be planted along that property line, so they did respond and address that comment.

Mr. Revens stated this was the first he has heard of this agreement. The problem is getting 8'-10' can't get a nursery to guarantee moving anything that big, they often don't live. Mr. Revens never agreed to 10' arborvitae's.

The Chairman asked Lucas Murray if that was a recommendation. Mr. Murray stated he has been working back and forth with Landscape Architect who submitted the plan. The Planning Department transmitted their comments back, and those were addressed to the Planning Department. Whether that was conveyed to the applicant, he can't say.

After further discussion about the landscaping, it was noted that part of the stipulation will be to submit a plan to be approved by the Administrative Officer to the Planning Board.

The Chairman asked if there was anyone else to speak in opposition. There being none, the Chairman stated he received a letter, not in opposition, from Quonset Development Corporation, regarding the drainage. Mr. Revens stated Quonset Development Corp. had a concern with the drainage, but they will obtain a DEM permit for the parking lot for all the drainage & roof drainage. The plans are being prepared by Mr. Ravenelle now, and they will have a chance to comment on them when they get submitted to DEM.

The Chairman asked if there was anyone there in favor of the petition. Mark McKenney asked if the petitioner is agreeable to the stipulations as to the dimensional relief. Mr. Revens responded yes he is in agreement, but will not agree to plant anything larger than 6' in height.

Mark McKenney stated in regards to the LED sign, he thinks they should change the stipulation to allow the sign to change every two hours, and include there shall be no animated graphics, and remove the black background stipulation. Mr. McKenney made a motion to approve with amended stipulations, seconded by Everett O'Donnell, and passed with a four to one (4-1) vote that the petition be GRANTED WITH AMENDED STIPULATIONS. (Fred Sarno voted to deny, Donald Morash voted to approve, Mark McKenney voted to approve, Beverly Sturdahl voted to approve, Everett O'Donnell voted to approve).

A motion was made by Fred Sarno, seconded by Mark McKenney and passed unanimously by the Board that the meeting be adjourned. The meeting was adjourned at 8:45 P.M.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Donald G. Morash, Jr., Chairman