

**City of Warwick Planning Board
Meeting Minutes
Wednesday, February 8, 2017**

Members Present: Benny Bergantino
Steve Catalano
James Desmarais
Vincent Gambardella
Cynthia Gerlach
Steve Horowitz
Philip Slocum
Sue Stenhouse

Members Absent: Thomas Kiernan

Also in Attendance: Patricia Reynolds, Senior Planner
Lidia Cruz-Abreu, Assistant Administrative Officer
Eric Hindinger, Engineer Project Manager
Diana Pearson, City Solicitor

The June 2016 meeting minutes were presented for review and approval. A motion was made by Ms. Stenhouse to approve the June 2016 meeting minutes, seconded by Mr. Horowitz. All voted in favor, none opposed; with Mr. Catalano and Mr. Bergantino abstaining.

The October 2016 meeting minutes were presented for review and approval. A motion was made by Ms. Stenhouse to approve the October 2016 meeting minutes, seconded by Mr. Desmarais. All voted in favor, none opposed; with Mr. Horowitz abstaining.

The January 2017 meeting minutes were presented for review and approval. A motion was made by Ms. Stenhouse to approve the January 2017 meeting minutes, seconded by Mr. Bergantino. All voted in favor, none opposed.

Chairman Slocum called the meeting to order at 6:00 pm.

Public Hearing
Major Subdivision/Pontiac Mills
334 Knight Street
Master Plan/Preliminary

Applicant:	Union Mills LLC
Property Owners:	Union Mills LLC and BT Hotel Warwick LLC
Location:	334 Knight Street
Assessor's Plat:	274
Assessor's Lot:	204
Zoning District:	Office, Planned Unit Development Overlay, PCO-73-2000
Land Area:	15.22+/- acres
Number of existing lots:	1
Number of proposed lots:	2
Engineer:	Crossman Engineering
Ward:	8

Mr. K. Joseph Shekarchi, ESQ, Shekarchi Law Offices; represented the Applicant, Union Mills, LLC; addressed the Board indicating that the Applicant wished to withdraw the application so that changes could be made and would re-notify abutters and re-advertise the project before returning to the Board.

Public Hearing
Major Land Development/Subdivision/Zone Change, with Waivers
Kilvert Street Solar Park
Preliminary

Applicant:	Southern Sky Renewable Energy RI LLC
Property Owners:	Whipple Metcalf & Barnes LLC
Location:	Kilvert Street
Assessor's Plat:	278
Assessor's Lot:	146
Number of Lots:	1
Number of Proposed Lots:	2
	Proposed Lot A - 23.04 +/- acres
	Proposed Lot B - 13.40 +/- acres
Zoning District:	City Council zone change PCO-32-16, dated 11-22-16 General Industrial; proposed Lot A, with authorization for (Special Use Permit) <u>Use Code 608. Electric Power Plant</u> (limited to the solar generation of power), with a waiver <u>Warwick Zoning Ordinance Section 504</u> for less than required wetland setback; and proposed to be Lot B, designated as a <u>Lot Not for Development</u> .
Land Area:	36.44+/-acres
Engineer:	Pare Corporation
Ward:	3

Background

Mr. K. Joseph Shekarchi, ESQ, Shekarchi Law Offices; represented the Applicant which was requesting Preliminary Approval of a Major Land Development Project/Subdivision for the development of a 4.7+/- MW solar park for the generation of electric power, with approximately 68 rows of photovoltaic modules (solar panels), associated site improvements, and electrical utility connections. The proposal received Master Plan Approval at the July 27, 2016 meeting of the Planning Board and received City Council approval for a zone change (PCO-32-16, dated 11-22-16) to modify the existing zoning on the site to allow for Use Code 608. Electric Power Plant, for solar generation of electric power use only and dimensional waivers from Warwick Zoning Ordinance Section 504 for less than required wetland setback.

Mr. Shekarchi indicated that the Project received City Council Approval and met all of the requirements of Preliminary Approval. Mr. Slocum asked if the project had changed significantly since the Master Plan Approval and Mr. Shekarchi stated that it had not.

Planning Staff indicated that all required reports and studies were submitted.

Being no further testimony, Mr. Gambardella, seconded by Ms. Stenhouse, made a motion to open the Public Hearing. All in favor; none opposed.

Being no testimony, Ms. Stenhouse, seconded by Mr. Horowitz and Mr. Desmarais, made a motion to close the Public Hearing. All in favor; none opposed.

Ms. Stenhouse asked for clarification of the lease details. Mr. Shekarchi indicated that the Applicant had entered into a 25-year lease and would be bonding for the decommissioning of the project should there be a need. Ms. Stenhouse asked if the technology were to change, would it be back before the Board, Mr. Shekarchi indicated that any substantial changes would be addressed before the Planning Board.

Mr. Slocum stated that due to the location of an abutting building there were no issues regarding glare. Mr. Shekarchi indicated that if the abutting building were to change significantly there may be a need for a glare shield.

Being no further questions, the Planning Board waived the reading of the Planning Department Findings and Planning Staff read the Planning Department Recommendations into the record.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and

1. That the proposal is generally consistent with the City of Warwick, Comprehensive Plan 2033, (Comprehensive Plan), Part V, Sustainable Systems which calls for regulations to support renewable energy installations; and to choose sustainable materials, methods and practices, when possible.

That Part V, Sustainable Systems, states that “*access to affordable, clean energy is critical to the City and its residents. Energy use, cost and conservation are integrally tied to many of the traditional elements of the Comprehensive Plan, including housing, transportation, economic development, community services, and natural resources...Energy conservation and efficiency are cost effective and reduce air pollution and negative impacts on other natural resources. Techniques for promoting energy demand reduction and efficiency include....the use of renewable and alternative energy sources.*”

That Goal 1, of Part V, Sustainable Systems states that the City shall implement practices to conserve energy and use renewable energy.

2. That the subject parcel fronts on Kilvert Street, and is identified as Assessor's Plat: 278 Assessor's Lot: 146. The development area is zoned General Industrial (GI), and consists of 36.44 +/- acres.
3. That Use Code 608. Electric Power Plant, requires a Special Use Permit (SUP) in a General Industrial (GI) zone.
4. That the proposal is in compliance with the standards and provisions of the City's Zoning Ordinance, having received City Council approval, Zone Change PCO-32-16, dated 11-22-16, for an Electric Power Plant for the solar generation of electricity, in a General Industrial zone, and a waiver from Warwick Zoning Ordinance, Section 504 for less-than-required wetland setback.
5. That the proposal received Master Plan Approval at the July 27, 2016 meeting of the Planning Board.
6. That the parcel is currently undeveloped. The site is located on the south side of Kilvert Street and is bounded by industrial properties to the east, the T.F. Green Airport Connector to the south, an undeveloped lot to the west, and general industrial properties to the north.
7. That the development of Parcel A will not result in the creation of a lot with such physical constraints to development that building on that lot according to pertinent regulations and building standards would be impracticable; Parcel B will be designated as a “Lot Not for Development.”
8. That there are no indications of significant negative environmental impacts from the proposed development; the project has received an Insignificant Alteration Permit, Application No. 16-0228 from the DEM Office of Water Resources.
9. That the site was formerly part of the Leviton Manufacturing Company, and as such, there is a Remedial Action Work Plan in place; the project has received a Remedial Approval Letter, File No. SR-35-1817 from the DEM Office of Waste Management (OWM).

10. That there is a recorded conservation easement within the parcel where said land was used as a depository for solid waste associated with remediation of the site.
11. That the proposed development possesses access to a public street, Kilvert Street.
12. That water is available to the site should the applicant decide to add this utility.
13. That there are no sewers associated with the proposed site, and currently no sewer service available. There is no sewer access proposed or required for this use.
14. That there is an existing, recorded (Book 341, Page 13), forty (40') foot wide sewer easement bisecting the parcel north to south.
15. That there is an existing 150' transmission easement with overhead transmission lines, bisecting the site southwest to northeast.
16. That there are no known existing public water or gas utilities located within the parcel.
17. That the proposal has received from the Federal Aviation Administration (FAA), a Determination of No Hazard to Air Navigation, Aeronautical Study No. 2016-ANE-2516-OE, dated June 28, 2016.
18. That the Rhode Island Airport Corporation has reviewed the Glare Study Technical Memorandum, prepared by Barrett Energy Resources Group (BERG), dated October 12, 2016, and found no adverse impacts to the TF Green Airport operation.

Planning Department Recommendations

Planning Department recommendation is to grant Preliminary Approval, with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That all plans submitted must comply with "Rules and Regulations for Professional Land Surveying in the State of Rhode Island". All survey monumentation must be set prior to recording of the Final Subdivision Plan.
2. That, as part of the Final Approval, the Property Owner shall record a subdivision as per The City of Warwick's Development Review Regulations. This plan shall include a Record Plat name and Record Lot designations.
3. That a Soil Erosion and Sediment Control Permit shall be obtained from the Building Department prior to the commencement of any work on-site; soil erosion and sediment control measures must be properly maintained throughout construction.
4. That the Project Engineer shall inspect the installation of the Stormwater Management System and submit a certification that the construction substantially conforms to the approved plans.

In addition, the Project Engineer shall prepare an as-built plan of the system; highlighting any significant deviations from the approved plan. Changes from the approved design plan will require prior authorization from the Approving Authority.

5. That the Property Owner shall be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System; the Property Owner shall be responsible for the long-term maintenance and operation of the Stormwater Management System and shall submit an annual report detailing all inspections and maintenance performed on the System to the Department of Public Works.
6. That the Final Plan shall indicate the proposed relocation of the storm sewer and this relocation shall be completed prior to the commencement of any other work.
7. That the gravel access drive shall be constructed in a manner that will not impact the structural integrity of the Warwick Sewer Authority's (WSA) sewer pipe, and be able to support large trucks and sewer maintenance equipment.
8. That the sewer manholes shall remain intact, and there shall be clear, unimpeded access for routine and emergency WSA Operation and Maintenance (O & M) equipment.
9. That the Applicant shall have a pre and post construction CCTV inspection conducted of WSA's sewer line within the limit of the work and provide the WSA with video copies of said inspections.
10. That a 15' wide access gate shall be installed at the Kilvert Street end of the proposed gravel access drive for WSA use.
11. That the Applicant shall comply with all DEM stipulations as set forth by the Office of Water Resources, Application No. 16-0228 and Office of Waste Management, File No. SR-35-1817. (Letters attached.)
12. That the Landscape Plan shall be subject to Final approval by the Administrative Officer.
13. That the solar park shall be maintained on a regular basis by the owner/operator and shall be cleared of debris, weeds, trash, etc. Maintenance shall include, but not be limited to, painting, structural repairs and maintaining the integrity of fencing. The equipment shall be maintained in good repair and working order. Malfunctioning or inoperable equipment shall be removed from the property immediately and disposed of in accordance with all applicable federal, state, and local regulations.
14. That a sign shall be posted on the facility and shall display the name of the owner and/or operator of the facility and provide a twenty-four (24) hour emergency contact number.
15. That the solar park shall not be used for displaying any advertising.

16. That, as determined in the Glare Study Technical Memorandum prepared by Barrett Energy Resource Group (BERG), dated October 12, 2016, controllers in the Air Traffic Control Tower will not be subject to glare for a ten (10) minute period at 6 pm, between mid-April and the end of August, because of the presence of the large building located on Assessor' Plat 278, Assessor's Lot 143, 815 Jefferson Boulevard. If this building (Dean Warehousing) is removed or altered in the future, the Applicant/Owner of the solar park shall contact the Rhode Island Airport Corporation to address remediation of potential glare issues thereby created. (The City's Building Department has been notified of this stipulation.)
17. That prior to Final Approval the Applicant shall submit a detailed report of the proposed operational characteristics of the solar park, concerning the means and methods planned to minimize or avoid off-premises impacts. Said report shall include security provisions to prevent unauthorized access, emergency access provisions, security lighting, and details of any proposed identification signage.
18. That the clearing of natural vegetation shall be strictly limited to what is necessary for the construction, optimal operation, and maintenance of the solar park.
19. That at the abandonment of the use of this solar park, all equipment shall be removed from the site, no more than six (6) months after the date of discontinued operations. The owner/operator shall notify the building official of the proposed date of discontinued operation and plans for removal. At a minimum, decommissioning shall consist of: removal of all solar park related structures, equipment, security barriers, and transmission lines from the site; disposal of all solid and hazardous waste in accordance with applicable disposal regulations; and stabilization and revegetation of the site as necessary to prevent erosion and restore the natural habitat.
20. That, prior to Final recording, the Applicant shall post a bond, in an amount to be determined by the Administrative Officer, to provide a guarantee that the facility will be promptly removed after it reaches the end of its useful life. This bond shall not expire without written approval from the Administrative Officer or Building Official.

Ms. Stenhouse, seconded by Mr. Gambardella, made a motion to adopt the Planning Department's Findings, and to grant Preliminary Approval with the Planning Department's Recommendations, as read and amended. All in favor; none opposed.

Public Hearing
Major Land Development Subdivision/Zone Change with Waivers
West Shore Road Solar Park
Preliminary

Applicant:	Southern Sky Renewable Energy RI LLC
Property Owners:	Raymond T. Mancini
Location:	West Shore Road, Valley Avenue, Bingham Street (and abutting Brett Court)

Assessor's Plat: 346
Assessor's Lots: 23, 38 and 39
Zoning: City Council zone change PCO-33-16, dated 11-22-16
Residential A-7; with waivers for Use Code 608. Electric Power Plant (for solar generation of power), and dimensional waivers from Warwick Zoning Ordinance Section 504 for less-than-required wetland setback, Section 300, Table 2A for less-than-required front and rear setback from Valley Street (an unimproved City street), and Section 505.1 for less-than-required landscape buffer.
Land Area: 10.57+/-acres
Number of existing lots: 3
Number of proposed lots: 1
Engineer: Pare Corporation
Ward: 7

Mr. K. Joseph Shekarchi, ESQ, Shekarchi Law Offices; represented the Applicant who was requesting Preliminary Approval of a Major Land Development Project/ Subdivision for the development of a .8+/- MW solar park for the generation of electric power, with approximately 46 rows of photovoltaic modules (solar panels), associated site improvements, and electrical utility connections. This proposal received Master Plan Approval at the July 27, 2016 of the Planning Board, and also received City Council Approval, Zone Change, (PCO-33-16, dated 11-22-16) to modify the existing zoning on the site to allow for Use Code 608. Electric Power Plant, for solar generation of electric power use only, and dimensional waivers from Warwick Zoning Ordinance Section 504 for less-than-required wetland setback; Section 300, Table 2A for less-than-required front and rear setback from Valley Street (an unimproved City street); and Section 505.1 for less-than-required landscape buffer.

Mr. Shekarchi informed that Board that the Applicant had Board Master Plan Approval and City Council Approval. Mr. Shekarchi indicated that the Applicant entered into an agreement with the City for a 12% discount for the City of Warwick's electrical needs, "net meter agreement" which would provide a discount to the City's electric expenses.

Mr. Shekarchi indicated that the project was reviewed by RIDOT and RIDEM; additionally, the Applicant hired Diane Soule to develop a landscape plan.

Ms. Soule presented her plan to the Board, noting ornamental fencing and gates and varying ornamental grasses and rhododendrons along abutting properties.

Ms. Stenhouse asked if the property owner would be maintaining the landscape buffer, Mr. Shekarchi responded affirmatively.

Being no further questions, Mr. Gambardella, seconded by Ms. Stenhouse, made a motion to open the Public Hearing. All in favor; none opposed.

Mr. Derek Anderson, 2 Gilbert St; asked if there would be a change to the topography of the property and asked if there would be wetland filling. Additionally, he was concerned with vandalism and damage. Mr. Shekarchi indicated that there would not be any wetland filling, stating the RIDEM would not allow wetland filling and that the property owner would be responsible for vandalism and damage to the site.

Mary Beth Cameron, 5 Brett Court; indicated that she had not received notification of the project. Mr. Shekarchi indicated that she was not within the 200' radius. She was concerned that tree removal would impact the noise reduction that she has enjoyed from the buffer. Mr. Shekarchi indicated that the property was privately owned and that the owner was developing the property for the greater good. Additionally, the project area was proposed in a "gully" and that the tree removal is much lower than her property. Ms. Diane Soule, Project Landscape Architect discussed the project area with Ms. Cameron and the area she was concerned with was not part of the application under review.

Mr. Roy Hodge, 95 Valley Ave, asked if there was a sound testing and a noise study, Ms. Malafi, Sage Environmental gave a brief review of the sound test results, indicated that there would be no impact to the residential area.

Being no testimony, Ms. Stenhouse, seconded by Mr. Desmarais and Mr. Horowitz, made a motion to close the Public Hearing. All in favor; none opposed.

Being no further questions, the Planning Board waived the reading of the Planning Department Findings and Planning Staff read the Planning Department Recommendations into the record.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and

1. That the proposal is generally consistent with the City of Warwick, Comprehensive Plan 2033, (Comprehensive Plan), Part V, Sustainable Systems which calls for regulations to support renewable energy installations; and to choose sustainable materials, methods and practices, when possible.

That Part V, Sustainable Systems, states that "access to affordable, clean energy is critical to the City and its residents. Energy use, cost and conservation are integrally tied to many of the traditional elements of the Comprehensive Plan, including housing, transportation, economic development, community services, and natural resources...Energy conservation and efficiency are cost effective and reduce air pollution and negative impacts on other natural resources. Techniques for promoting energy demand reduction and efficiency include...the use of renewable and alternative energy sources."

That Goal 1, of Part V, Sustainable Systems states that the City shall implement practices to conserve energy and use renewable energy.

2. That the subject parcel fronts on West Shore Road, and on the unimproved portions of Valley Avenue, and Bingham Street, and is identified as Assessor's Plat: 346 Assessor's Lots: 23, 38 and 39. The development area is zoned Residential A-7.
3. That Use Code 608. Electric Power Plant, is not an allowable use within a Residential zone.
4. That the proposal is in compliance with the standards and provisions of the City's Zoning Ordinance, having received City Council approval, zone change PCO-33-16, dated 11-22-16, for an electric power plant for the solar generation of electricity, in a residential zone; and waives from Warwick Zoning Ordinance Section 504 for less-than-required wetland setback, Section 300, Table 2A for less- than-required front and rear setback from Valley Street (an unimproved City street), and Section 505.1 for less-than-required landscape buffer along the frontage of the unimproved streets, Valley Avenue and Bingham Street.
5. That the proposal received Master Plan Approval at the July 27, 2016 meeting of the Planning Board.
6. That the parcel is currently undeveloped. The site is located on the north side of West Shore Road and is bounded by the Amtrak Rail line to the west, residential properties to the east, and commercial properties to the south.
7. That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.
8. That the plan has received an Insignificant Alteration - Permit (Application No. 16-0229, from the Rhode Island Department of Environmental Management (RIDEM), indicating no significant negative environmental impacts from the proposed development.
9. That the proposed development possesses access to a public street, West Shore Road. The Applicant is proposing to utilize two (2) existing curb cuts for ingress/egress.
10. That water is available to the site should the applicant decide to add this utility.
11. That there are no sewers associated with the proposed site, and currently no sewer service available. There is no sewer access proposed or required for this use.
12. That the Applicant has consulted with Public Archaeology Lab (PAL) regarding survey work previously conducted in the vicinity of the site, as per the recommendation of Rhode Island Historic Preservation and Heritage Commission (RIHP&HC), and has incorporated PAL's recommendation into the development.

13. That the Rhode Island Airport Corporation has reviewed the Glare Study Technical Memorandum, prepared by Barrett Energy Resources Group (BERG), and found no adverse impacts to the TF Green Airport operation.
14. That AMTRAK has reviewed the proposal and has no exception to the proposed solar facility located adjacent to the Northeast Rail Corridor.
15. That the Applicant has submitted a pre-construction Noise Study, prepared by Sage Environmental, dated December 8, 2016 indicating that there will be no exceedances of 55 decibels (dBs) at any property boundaries on the eastern option of the site; and that shall be no exceedances of 3dBs at any property boundary in the eastern portion of the site.

Planning Department Recommendations

Planning Department recommendation is to grant Preliminary approval, with Final Approval to be through the Administrative Officer, upon compliance with the following stipulations:

1. That all plans submitted must comply with “Rules and Regulations for Professional Land Surveying in the State of Rhode Island”. All survey monumentation must be set prior to recording of the Final Subdivision Plan.
2. That, prior to Final Approval, the Property Owner shall merge Assessor’s Plat 346, Assessor’s Lots 23, 38 and 39, and record a subdivision as per The City of Warwick’s Development Review Regulations. This plan shall include a Record Plat name and Record Lot designations.
3. That a Soil Erosion and Sediment Control Permit shall be obtained from the Building Department prior to the commencement of any work on-site; soil erosion and sediment control measures must be properly maintained throughout construction.
4. That the Project Engineer shall inspect the installation of the Stormwater Management System and submit a certification that the construction substantially conforms to the approved plans. In addition, the Project Engineer shall prepare an as-built plan of the system; highlighting any significant deviations from the approved plan. Changes from the approved design plan will require prior authorization from the Approving Authority.
5. That the Property Owner shall be provided with the as-built plan and the Operation and Maintenance Plan for the Stormwater Management System; the Property Owner shall be responsible for the long-term maintenance and operation of the Stormwater Management System and shall submit an annual report detailing all inspections and maintenance performed on the System to the Department of Public Works.
6. That the Applicant is responsible to fund and submit a *noise study*, conducted by an environmental professional, measuring the post construction as-built conditions that illustrate adherence with the stipulation that “the solar farm shall maintain a noise level at

or below 55dB and there shall be no greater than a 3dB change in amplitude measured along the entire eastern property line which abuts the existing residential properties (Valley Avenue, Brett Court, West Shore Road, and Bingham Street)". Said study shall be submitted to the Building Inspector and Administrative Officer to the Planning Board within 90 days of the solar park becoming operational.

7. That the Landscape Plan shall be subject to Final Approval by the Administrative Officer.
8. That the solar park shall be maintained on a regular basis by the owner/operator and shall be cleared of debris, weeds, trash, etc. Maintenance shall include, but not be limited to, painting, structural repairs and maintaining the integrity of fencing. The equipment shall be maintained in good repair and working order. Malfunctioning or inoperable equipment shall be removed from the property immediately and disposed of in accordance with all applicable federal, state, and local regulations.
9. That a sign shall be posted on the facility and shall display the name of the owner and or operator of the facility and provide a twenty-four (24) hour emergency contact number.
10. That the solar park shall not be used for displaying any advertising.
11. That, prior to Final Approval, the Applicant shall submit a detailed report of the proposed operational characteristics of the solar park, including key features of the inverters (overall size, height and noise level which shall be limited to 55 dBs.) In addition to addressing noise concerns, the report shall include security provisions to prevent unauthorized access, emergency access provisions, security lighting, and details of any proposed identification signage.
12. That the clearing of natural vegetation shall be strictly limited to what is necessary for the construction, optimal operation, and maintenance of the solar park.
13. That, at the abandonment of the use of this solar park, all equipment shall be removed from the site, no more than six months after the date of discontinued operations. The owner/operator shall notify the building official of the proposed date of discontinued operation and plans for removal. At a minimum, decommissioning shall consist of, removal of all solar park related structures, equipment, security barriers, and transmission lines from the site; disposal of all solid and hazardous waste in accordance with applicable disposal regulations; and stabilization and revegetation of the site as necessary to prevent erosion and restore the natural habitat.
14. That, prior to Final recording, the Applicant shall post a bond, in an amount to be determined by the Administrative Officer, to provide a guarantee that the facility will be promptly removed after it reaches the end of its useful life. This bond shall not expire without written authorization from the Administrative Officer or the Building Official.

Ms. Stenhouse, seconded by Mr. Horowitz, made a motion accept the submitted exhibits and to adopt the Planning Department's Findings, and to grant Preliminary Approval with the Planning Department's Recommendations, as read. All in favor; none opposed.

Annual Election of Officers

Mr. Horowitz made a motion to waive the 2-year term limitation of the Development Review Regulations, specifically Section 8.1.2 to submit Mr. Slocum for Planning Board Chair, Mr. Gambardella for Vice-Chairman, and Mr. Desmarais for Secretary, seconded by Ms. Stenhouse. All in favor; none opposed.

The Board was advised of actions by the Administrative Officer.

On a motion by Ms. Stenhouse, seconded by Mr. Gambardella, the meeting was adjourned at 6:55 p.m. All in favor; none opposed.