

PAUL DEPETRILLO
CHAIRMAN



FRANK J. PICOZZI
MAYOR

Posted 11/29/2023

CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 02886
(401) 921-9534

MINUTES OF THE OCTOBER 10, 2023 MEETING

A regular hearing of the Warwick Zoning Board of Review was held on Tuesday, October 10, 2023 at 6:00 P.M. in the 1st Floor Conference Room, City Hall Annex, 65 Centerville Road, Warwick, Rhode Island. The meeting was called to order by Chairman Paul DePetrillo.

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

Present: Paul DePetrillo - Chairman
Robert DeGregorio – Vice-Chairman
Salvatore DeLuise – Secretary
Lorraine Caruso Byrne
Walter Augustyn
Constance Beck – Alternate

Absent: Julie Finn - Alternate

Also present: David Petrarca, Esq., City Solicitor
Sean Henry, Warwick Planning Department
Mary Ellen Hall - Stenographer
Amy Cota, Secretary

The Chairman stated they were going to hear Petition #10936 due to the attorney having to leave for a prior engagement.

Petition #10936

Ward 7

3295 Post Rd.

The petition of 3295 SH Holdings, LLC, c/o 1300 Division Road, Suite 304, West Warwick, RI, and 3 Branch, LLC, 334 Branch Ave., Providence, RI, requests a dimensional variance from Section 807.4 (A), to install (2) two awnings with signage, larger than allowed. Assessor's Plat 245, Lot 381, zoned Village (V).

Christopher Mulhearn, Esq. was present and representing the petitioners.

The petitioners are proposing to install two awnings with signage. The Village zoning district allows 16 square feet of signage. The petitioners are proposing to install 28 square feet of signage, seeking 12 square feet of dimensional relief.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion to approve the petition, seconded by Lorraine Caruso Byrne, and passed unanimously by the Board that the petition be GRANTED.

Petition #10922

Ward 6

278 Capron Farm Dr.

The petition of Arthur A. Yatsko, 1057 Post Rd., Warwick, RI, requests a dimensional variance to construct a second-floor addition. Proposed addition having a setback of 23.37' to the front property line along Capron Farm Drive, and a setback of 23.88' to the front/corner side property line along Enterprise Road (25' required for both). Assessor's Plat 369, Lots 79-81, zoned Residential A-7. (Continued from 9/12/2023).

Arthur Yatsko, 1057 Post Rd., Warwick, RI, was present and sworn in by the Chairman.

Mr. Yatsko stated he would like to construct a second-floor addition on the existing single-family dwelling. The existing dwelling doesn't meet the required setbacks. He understands by going up, he is expanding a non-conforming use, which is why he is before the Board today.

Lorraine Caruso Byrne asked why he was going two feet closer than what exists. The petitioner stated he wouldn't be able to get modern living like closets and bedrooms. Ms. Byrne asked about the bamboo in the wetlands. The petitioner stated the bamboo has expanded and he would like to cut back what he can, but he likes the bamboo for privacy and he can't cut the wetlands beyond what they allow.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion to approve the petition, seconded by Salvatore DeLuise, and passed unanimously by the Board that the petition be GRANTED W/PRIOR STIPS.

Petition #10923

Ward 9

90 Herbert St.

The petition of Brook Ross & Christina Dewi, 149 Kings Ridge Rd., S. Kingstown, RI, requests a dimensional variance to demolish the existing single-family dwelling to construct a new 24.5' x 18.7' single family dwelling with a rear deck. Proposed dwelling having a front yard setback of 6' (30' required), proposed front deck having a front yard setback of 0' (30' required), a side yard setback of 5.5' (20' required), a side yard setback of 8.9' (20' required), and a side yard setback from the proposed deck of 1.7' (10' required). Subject property having a lot area of 3,913 sq. ft. (15,000 sq. ft. required), and

a frontage & lot width of 41.95' (125' required). Assessor's Plat 222, Lot 107, zoned Residential A-15. (Continued from 9/12/2023).

Joseph Brennan, Esq. was present and representing the petitioners.

Attorney Brennan stated there is a small existing cottage located on the subject property. The topography of the lot is very unique. The house has been in the family for over one hundred years, and it needs a lot of repairs. The petitioners are looking to demolish the existing dwelling to construct a new three-story single-family dwelling. The proposed dwelling will still be smaller than the surrounding homes. The current home sits directly on the front property line. The petitioners are proposing to move it back as much as they can while also complying with CRMC setback requirements.

Attorney Brennan thanked the Board for allowing them to continue this petition from last month after reviewing the Planning Department comments. They have since changed the proposed wood deck in the front to pavers. Also, the canopy over the front door will have a one-hour fire rating. There is also a shed on Louise Street, a paper street, that will be removed. In regards to the parking situation, adding a driveway to the site is almost impossible. It would be extremely expensive to have to put in whatever in-fill you could. Attorney Brennan stated there is an area in the front that the City has always paved, he believes the petitioner provided pictures to the Board, showing they can park three cars there. They do know it's not on their lot, they don't have a right to use it, and it doesn't count as off-street parking, but they wanted to provide those pictures to the Board to show where people do park. Many neighbors also use the street for parking, and there has never been an issue.

The Planning Department also had concerns with adding an additional bedroom with the property not having any parking. Attorney Brennan stated they have since converted that bedroom into storage space.

Sean Henry from the Planning Department read the recommendations into the record.

The Chairman asked if the Board Members had any questions or comments.

Lorraine Caruso Byrne stated the bedroom area on the plans didn't change, except for the wording from a bunkroom to a storage room. She stated that Louise Street is a public access to the water, and would like the petitioner to make sure that doesn't get blocked by parking.

Ms. Byrne asked about the pad that is located between the subject property and the abutting property. Attorney Brennan stated the two owners have always been very friendly, and approximately fifty to sixty years ago they built it and they call it a friendship deck that they built together so they can hang out.

Robert DeGregorio asked if the petitioners would be using this as a rental.

Brook Williams Ross, Petitioner, 149 Kings Ridge Rd., South Kingstown, RI, was present and sworn in by the Chairman.

Mr. Ross stated they won't be renting it out. The house has been in the family forever, so they will have guests, but it will be family. Once their children have graduated, he plans to live here on a permanent basis.

The petitioners agreed to the stipulations placed on the approval by the Board.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion to approve the petition, seconded by Salvatore DePetrillo, and passed unanimously by the Board that the petition be GRANTED W/STIPULATIONS.

Petition #10928

Ward 4

240 Shawomet Ave.

The petition of Albert Guevremont, 240 Shawomet Ave., Warwick, RI, requests a dimensional variance to construct a three-story addition for an attached garage on the first floor, and an accessory dwelling unit (ADU) on the second and third floor having two beds, and 2 ½ bathrooms. Proposed ADU being larger than allowed and having a separate entrance. Assessor's Plat 334, Lot 14, zoned Residential A-40.

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

Albert Guevremont, Petitioner, 240 Shawomet Ave., Warwick, RI, was present and sworn in by the Chairman.

Mario Rosario, 117 Hillard Ave., Warwick, RI, was present and sworn in by the Chairman.

Attorney Shekarchi stated after reading the staff reports, they have made some adjustments.

Mr. Guevremont has owned and lived in this home on Shawomet Avenue. The property is located in a VE flood zone and is restricted by CRMC. The property is serviced by sewers.

The petitioner and his wife would like to expand the house so that their daughter and son in-law can move in. He prepared a narrative which he presented to the Board.

The petitioner is proposing to construct an accessory dwelling unit, larger than allowed. Attorney Shekarchi stated it's bigger for reasons he would like to explain. The area is heavily regulated by CRMC so they can't build closer to the water, and because they are in a flood zone, the first floor can't be usable/living space. It can be used as a garage, which is why there will be two garages. They have no intention of using the property as a duplex, and they will accept the restriction that the property not be used as anything other than an in-law apartment.

Attorney Shekarchi stated the proposed is very similar to a recent build on Foster Street, and won't be out of character for the area. He submitted the following items marked as exhibits. A picture of the property at 30 Foster Street, marked as Petitioner's Exhibit #1, five (5) photographs of flooding in front of the subject property at 240 Shawomet Avenue, marked as Petitioner's Exhibit #2 & Exhibit #3.

Attorney Shekarchi also submitted letters from two abutting neighbors in support of the project, marked as Petitioner's Exhibit #4 and Petitioner's Exhibit #5.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion to approved the petition with the stipulations, seconded by Paul DePetrillo, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10929

Ward 9

153 Beachwood Dr.

The petition of Richard DeFusco & Karen Gregory, 153 Beachwood Dr., Warwick, RI, requests a dimensional variance to construct an attached garage with a bedroom and bathroom above. Proposed addition having less than required side yard setback. Assessor's Plat 203, Lot 327, zoned Residential A-15.

Richard DeFusco & Karen Gregory, Petitioner's, 153 Beachwood Dr., Warwick, RI, were present and sworn in by the Chairman.

The petitioner stated they are before the Board to ask for setback relief for an addition to their one-bedroom cottage. Her parents are elderly and in ill health and they are hoping that when the unfortunate time comes, one of her parents can come live with them. Their existing home has one bedroom, so they are hoping to construct a second bedroom over a one-car garage. They do have a septic approval for a two-bedroom dwelling.

Sean Henry from the Planning Department read the recommendations into the record.

The Chairman stated he received a letter from an abutting neighbor, Lawrence Higgins.

Robert DeGregorio, Vice-Chairman read the letter into the record.

Mr. Higgins was present at the meeting.

Laurence Higgins, 147 Beachwood Dr., Warwick, RI, was present in opposition and sworn in by the Chairman.

Mr. Higgins stated he wanted to explain why he feels what is being proposed is out of character for the neighborhood. He stated what is being proposed is too close to the side of the house they most frequently use. The proposed addition will tower over their deck. He stated the applicant has already had two prior variances approved by this Board. One to construct an addition to the rear of the dwelling, and another to construct a shed with less than required setbacks. He stated the addition at the proposed setback would have a negative effect on his property and he urges the Board to deny this petition as it is inconsistent with the characteristics of the neighborhood and the Zoning Ordinance.

The Chairman asked if the Board Members had any questions or concerns.

Lorraine Caruso Byrne asked if the basement was a walk-out. Ms. Gregory stated it is a walk-out basement but because they are in a flood zone, they can't have living space down there. Mr. DeFusco stated their lot is very small, and they needed the shed to store their lawn and garden tools. They received approval from this Board to construct a 10' x 12' shed, but they only built an 8' x 12' shed, so they made it smaller than the Board approved.

Ms. Gregory stated she understands property owner's rights; the neighbors did install a fence. The proposed addition would be bordered by a row of arborvitae's that have been there for a very long time, which will screen more than half of the addition. The house was in rough shape when they purchased the property and there is no other area to construct the addition on the subject property. If the property wasn't in a flood zone, they would finish the basement.

Paul Koch, 80 Beachwood Dr., Warwick, RI, was present in opposition and sworn in by the Chairman.

Mr. Koch stated he has lived in his property since 1959 and has seen a lot of development along Beachwood Drive. He has concerns that a two-story addition, four feet from the property line would affect the nature of the community, block his view and devalue his property. He is sympathetic to needing a garage.

Olga Hackney, 147 Beachwood Dr., Warwick, RI, was present in opposition and sworn in by the Chairman.

Ms. Hackney stated she has concerns with how close the addition will be to their property, there is a fire danger being so close, and they will see a giant wall looking out their window. She stated it would change the feel of living in a cottage.

The Chairman asked if there was anyone else present to speak in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion to deny the petition. He stated the addition does appear to be big, and would change the characteristics of the area. The motion was seconded by Lorraine Caruso Byrne and passed unanimously by the Board that the petition be DENIED.

Petition #10930

Ward 6

51 Ninth Ave.

The petition of Ian Phipps & Nicole Martinez, 51 Ninth Ave., Warwick, RI, requests a dimensional variance to demolish the existing detached garage to construct a new 18' x 18' detached garage having a side yard setback of 3' (10' required), and a rear yard setback of 3' (10' required). Subject property being a pre-existing non-conforming undersized lot. Assessor's Plat 373, Lot 215, zoned Residential A-15.

Ronald Phipps, 84 Janice Rd., Warwick, RI, was present and sworn in by the Chairman.

Mr. Phipps stated he is the petitioner's father. Ian Phipps couldn't be present tonight, and he submitted a letter to the Board giving his father permission to appear before the Board in his absence.

Mr. Phipps stated the petitioners purchased the house in 2018. Their long-term plan is to ultimately move into this house. There is an existing metal garage located on the property line. They are looking to remove that garage to construct a new 18' x 18' detached garage that will be 3' from the rear property line and 3' from the side property line.

The Chairman asked if there was anyone present in opposition or in favor of the petition.

Melissa Otis, 25 Hall Ave., Watertown, MA, was present in opposition and sworn in by the Chairman.

Ms. Otis stated she owns a very similar abutting home that has been owned by her family since 1940. She is opposed to a new structure because the height and what it will do to a very small lot. She stated it will basically be a wall to their private yard, and would obstruct their view of the water.

The Chairman stated from what he understands the new garage will be smaller than what exists now.

Mr. Phipps responded by stating they are very sensitive to the character of the neighborhood. The building will be a little taller, but it will be used for storage only.

The Chairman asked if there was anyone else present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion to approve the petition, seconded by Lorraine Caruso Byrne, and passed unanimously by the Board that the petition be GRANTED.

Petition #10931

Ward 2

1783 Elmwood Ave.

The petition of Hayes Realty, LLC, 1783 Elmwood Ave., Warwick, RI, requests a special use permit to have more than one non-residential use and structure on a lot with shared parking (D & H Auto Body, & two (2) commercial office buildings). Also seeking a dimensional variance to construct a spray booth addition to the existing auto body business. Subject property having less than required landscaping, and entrance and exit for stacked vehicles being repaired. Assessor's Plat 286, Lots 413, 416, 417 & 384, zoned General Business (GB).

Joseph Brennan, Esq. was present and representing the petitioner.

Attorney Brennan stated the subject property consists of the main service garage, and two additional commercial buildings. The petitioner is proposing to construct a spray booth addition. In meeting with the Planning Department a few months ago, they had come to the idea of merging the four lots into one lot. They did a parking analysis to show they have plenty of parking spaces. They do have stacked parking for the vehicles they are working on.

David Hayes, Petitioner, 120 Scituate Ave., Hope, RI, was present and sworn in by the Chairman.

Mr. Hayes stated one of the commercial structures is utilized by a law firm, and the second commercial structure is utilized by a property management company.

Sean Henry from the Planning Department read the recommendations into the record.

Attorney Brennan stated the petitioner agrees with the stipulations placed on the approval by the Board.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, a motion was made by Robert DeGregorio, seconded by Lorraine Caruso Byrne, and passed unanimously by the Board that the petition be GRANTED W/STIPULATIONS.

Petition #10932

Ward 8

85 Toll Gate Rd.

The petition of Anthony W. DiLorenzo, 68 Chestnut Hill Ave., Cranston, RI, requests a dimensional variance to convert the previous approved use from a medical office with one residential use above, into a second family dwelling on one lot, Section 304.4. Assessor' Plat 264, Lot 191, zoned Residential A-10/Office.

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

Attorney Flaherty stated there are two existing structures on the lot. The property was previously granted approval from this Board to utilize one building on the lot as a pediatrician office with an apartment on the second floor, and a second building as a single-family dwelling.

The petitioner is proposing to convert the structure with the pediatrician office and apartment on the second floor into a single-family dwelling. The kitchen will remain on the second floor. There will be no interior or exterior changes.

Attorney Flaherty stated the petitioner is seeking relief from this Board to have two residential single-family dwellings on one lot. The residential use is a less intense use than a doctor's office, and there is plenty of parking.

Sean Henry from the Planning Department read the recommendations into the record.

The petitioner agreed to the stipulation that short-term rentals shall not be allowed.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion to approve the petition, seconded by Lorraine Caruso Byrne, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10933

Ward 5

Chiswick Rd.

The petition of Jason P. White, 272 Tiffany Ave., Warwick, RI and Longmeadow Assoc., LLC, 2 Burnett Rd., Warwick, RI, requests a dimensional variance to subdivide two abutting non-conforming lots to create one 9,109 sq. ft. lot with an existing single-family dwelling, and one 7,143 sq. ft. lot for the development of a new single-family dwelling on a lot with less than required frontage and lot width. Assessor's Plat 359, Lot 503, zoned Residential A-7.

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

Attorney Shekarchi stated there was no prior object to this petition, which was previously approved by this Board, but has expired.

Sean Henry from the Planning Department read the recommendations into the record.

Attorney Shekarchi stated they have no objection to the prior stipulations.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion to approve the petition with the prior stipulations, seconded by Lorraine Caruso Byrne, and passed unanimously by the Board that the petition be GRANTED WITH STIPULATIONS.

Petition #10934

Ward 4

11 Terrace Ave.

The petition of Mark Paradise, 11 Terrace Ave., Warwick, RI, requests a dimensional variance to construct a two-story addition, and an attached garage to the existing non-conforming single-family dwelling. Proposed garage having less than required front yard setback. Subject property being a pre-existing undersized lot. Assessor's Plat 336, Lots 324-326, zoned Residential A-40.

Joseph Brennan, Esq. was present and representing the petitioner.

Attorney Brennan stated the petitioner is seeking dimensional relief to construct a two-story addition and an attached garage to the existing non-conforming single-family dwelling having less than required front yard setbacks. Mr. Paradise has lived in Warwick for a long time, and would like to continue living here. He is proposing to demolish the existing detached garage. Due to the configuration of the lot, as the Board can see on the proposed plan prepared by Crossman Engineering, there is a very small sliver of land that is the buildable footprint, so any proposed addition would need a variance. The existing dwelling doesn't have a full bathroom, or a bedroom on the first floor, and as he gets older he may need to permanently reside on the first floor. The stairs to the existing second floor are treacherous and he has actually slipped down them a few times. As part of this proposal he will be elongating that incline to those existing stairs. This proposal also includes adding stairs to the basement on the inside of the dwelling.

Attorney Brennan stated the applicant is present tonight if the Board has any questions.

Lorraine Caruso Byrne asked if the lots will be merged. Attorney Brennan stated they will be merged as part of this project.

Mark Paradise, Petitioner, 11 Terrace Ave., Warwick, RI, was present and sworn in by the Chairman.

The Chairman asked if there was anyone present in opposition or in favor of the petition.

Richard Cimini, 38 Terrace Ave., Warwick, RI, was present in opposition and sworn in by the Chairman.

Mr. Cimini stated they are located in a flood zone and he has concerns with the water plain level, coastal & environmental impacts, and this addition de-valuing his property as it would block his view entirely.

Mr. Cimini submitted six (6) pictures taken from his house marked as Objector's Exhibits #1-#6.

David Simas, 16 Terrace Ave., Warwick, RI, was present in opposition and sworn in by the Chairman.

Mr. Simas stated he moved here in 1977 and has seen a lot of changes over the years. He stated since the house at 30 Lowell Avenue was constructed, it disrupted all the water. There is non-stop water in the street. He also has concerns with the effects on Buckeye Brook.

Mr. Simas submitted four (4) pictures marked as Objector's Exhibits #7-#10.

Deana Bailey, 33 Terrace Ave., Warwick, RI, was present in opposition and sworn in by the Chairman.

Ms. Bailey stated she has concerns with the water table. She called her insurance company and asked them if they would cover her property if she was flooded by new construction from her neighbor, and they said absolutely not. She also has concerns with the taxes going up, and that it would change the characteristics of the neighborhood.

The Chairman asked if there was anyone else present to speak in opposition or in favor. There being none, Attorney Brennan stated the addition and garage won't encroach any closer than the existing dwelling. It won't alter the general characteristics of the surrounding area, and it is the least relief necessary.

A motion was made by Lorraine Caruso Byrne to deny the petition, seconded by Walter Augustyn. The vote was split 2-3, and the motion was not carried. A new motion was made by Robert DeGregorio to approve the petition, seconded by Paul DePetrillo, and passed with a 3-2 vote that the petition be GRANTED.

(Lorraine Caruso Byrne voted to deny, Walter Augustyn voted to deny, Salvatore DeLuise voted to approve, Robert DeGregorio voted to approve, and Paul DePetrillo voted to approve).

Petition #10935

Ward 5

32 Shore Ave.

The petition of Marc Mazzarelli, 32 Shore Ave., Warwick, RI, & Hiroko Takeshita, 32 Shore Ave., Warwick, RI, requests a dimensional variance to demolish the existing single-family dwelling to construct a new single-family dwelling. Proposed dwelling having an 18' setback to the front property line along Avis Street (25' required). Assessor's Plat 355, Lot 547 & 548, zoned Residential A-7.

Marc Mazzarelli, 32 Shore Ave., Warwick, RI, was present and sworn in by the Chairman.

Mr. Mazzarrelli requested to withdraw his petition.

A motion was made by Salvatore DeLuise to allow the petitioner to withdraw the petition w/o prejudice, seconded by Lorraine Caruso Byrne and passed unanimously by the Board that the petition be WITHDRAWN W/O PREJUDICE.

Petition #10937

Ward 4

55 Opper Ave.

The petition of Jennifer Palo, 55 Opper Ave., Warwick, RI, requests a dimensional variance to legalize a two-family dwelling on an undersized, non-conforming lot. Assessor's Plat 332, lot 668, zoned Residential A-7. (Previously approved in June 2003).

Quinn Razal, 55 Opper Ave., Warwick, RI, was present and sworn in by the Chairman.

Mr. Razal was present for his mother who owns the property. The petition was previously approved in June 2003 but was never activated with a Certificate of Occupancy.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion to approve the petition, seconded by Paul DePetrillo, and passed unanimously by the Board that the petition be GRANTED.

Petition #10938

Ward 3

2267 Post Rd.

The petition of Gold Coast Properties RI 2, LLC, c/o Aaron Packard & c/o Veronica Garcia, 16115 SW 117th Ave., Unit A7, Miami, FL, requests a dimensional variance to construct a four-story hotel having a height of 50' (40' allowed). Assessor's Plat 323, Lot 503, zoned General Business (GB).

Joseph Brennan, Esq. was present and representing the petitioner.

The petitioner is seeking dimensional relief to construct a four-story hotel having a height of 50' (40' allowed). They received Master Plan Approval from the Warwick Planning Board and have to go back for Final Approval.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion to approve the petition, seconded by Paul DePetrillo, and passed unanimously by the Board that the petition be GRANTED.

Petition #10939

Ward 7

155 Arnolds Neck Dr.

The petition of James Lenihan, 155 Arnolds Neck Drive, Warwick, RI, requests an amendment to a previously granted approval to construct a single-family dwelling. Petitioner is proposing to convert the 2nd floor loft to three (3) bedrooms and two (2) bathrooms, and finish the walkout basement to habitable living space. Structure to remain a single-family dwelling. Assessor's Plat 365, Lot 192, zoned Residential A-10.

James Lenihan, Petitioner, 155 Arnolds Neck Dr., Warwick, RI, was present and sworn in by the Chairman.

The petitioner stated the prior owner received approval from this Board in 2014 to construct a new single-family dwelling with a loft on the second floor and uninhabitable space in the basement.

The petitioner is proposing to convert the second-floor loft into three bedrooms and two bathrooms. He is also proposing to finish the basement to habitable living space. The dwelling will remain a single-family home.

The Chairman asked if there was anyone present in opposition or in favor of the petition. There being none, Robert DeGregorio made a motion to approve the petition, seconded by Lorraine Caruso Byrne, and passed unanimously by the Board that the petition be GRANTED.

A motion was made by Robert DeGregorio, seconded by Lorraine Caruso Byrne and passed unanimously by the Board to approve the September 12, 2023 regular meeting minutes.

The meeting was adjourned at 8:50 P.M.

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

Paul DePetrillo, Chairman