

City of Woonsocket, RI

Planning Board Meeting Minutes

Date/Time: Tue, May 12, 2020 | 6 p.m.

Location: Teleconference via Zoom

I. Call to Order:

Chairman Finlay called the meeting to order at 7:43 PM following the adjournment of the 6:00 PM Design Review Commission meeting.

II. Attendance Review

Members in Attendance:

1. Ken Finlay, Chairman
2. Roji Eappen, Vice-Chairman
3. Ron Miller, Secretary
4. Wendall Gardner
5. Jon Pratt

Others in Attendance:

1. Kevin Proft, Administrative Officer/City Planner
2. Theresa Dunigan, Recording Secretary
3. Lloyd R. Gariepy, Esq.
4. Carl Johnson, Zoning Official
5. Scott Gibbs, Director of Department of Planning and Development

III. Correction/Approval of Minutes:

Motion to APPROVE the April 7, 2020 meeting minutes: Member Pratt

Second: Vice-Chairman Eappen

Discussion: None

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Secretary Miller	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed **5-0-0**

IV. Old Business: None

V. New Business:

- a. Applications:
 - i. Design Review Application: MENDON Road Solar | Owner: Keith and Wayne Beauchamp
Applicant: Mendon Road Solar LLC | Project Location: 0 Mendon Road, Lot 50-4
The Application has proposed a 0.995 +/- MW ground mounted solar array in an I-1 (light industrial) district.

See minutes of Design Review Commission Special Meeting 5/12/2020 for details of discussion, public comment, and vote.

- b. Discussion by Planning Board, Vote or Other Action: An amendment to the City's Comprehensive Plan. The Planning Board will consider an ordinance to amend the 2012 Comprehensive Plan of the City of Woonsocket, RI by changing the future land use map designation of lot 36-76 from Mixed-Use Industrial/Commercial to High-Density Residential.

"The goal of this is to make a change to the zoning map to change a parcel from MU-2 to R-4, and it's something that the Planning Department generally thinks is in the best interest of the city and the most desired use of the parcel," said Mr. Proft. To do this, the Comprehensive Plan's Future Land Use map must be amended, and then the Zoning Ordinance must be amended to match said Comprehensive Plan amendment.

- i. Public Hearing

Chairman Finlay opened the Public Hearing and asked for comment from members of the public.

Mr. Lloyd Gariepy spoke to the Board representing the involved parties. The topographical difference between Burnside Avenue and Elm Street is extremely significant. In addition, many of the neighboring structures are multi-family residential buildings within the MU-2 zone. There is also the Peters River and its wetland setback that limits buildable space on the lot. Mr. Gariepy submitted a continuation of the R-4 district that surrounds lot 36-76 on three sides is the most logical use of the lot. It continues the R-4 district and is more consistent with the surrounding area.

Mr. Gariepy informed the Board that, upon approval, lots 36-76 and 36-78 will become part of a three (3) lot subdivision. Residential structures will be built on the lots. These single-family structures will be built to appeal to working class families with the goal of creating a chance for families to capture part of the American Dream through homeownership. Increasing homeownership is aligned with one of the goals within the Comprehensive Plan's housing element. The lots included in the potential subdivision will comply with the lot area, setbacks, and parking provision of the zoning ordinance.

Vice-Chairman Eappen asked if residential buildings could be built on the lot without changing the zone. Mr. Gariepy answered only commercial and industrial structures are allowed within the MU-2 zone so there could not be residential structures built there. Mr. Carl Johnson, Zoning Official, stated there would need to be a variance provided by the Zoning Board to allow for a residential structure to be built without the zone change. The standards required for the variance are very high so Mr. Johnson believes a zone change is the best way to handle this lot.

Secretary Miller, after reviewing photos and maps, pointed out the size of the buildable land doesn't lend the lot to anything other than residential. Mr. Proft agreed and stated it is more logical for residential use rather than industrial. In addition, an unattractive industrial use or use that causes a nuisance in the otherwise residential neighborhood could be built under the MU-2 designation.

After hearing no further questions, the board reviewed the Findings of Fact & Recommendation for the 2012 Comprehensive Plan Amendment (#2020-CPA-01). There were no questions from the members.

Motion to approve the Comprehensive Plan amendment and recommend it to the City Council: Vice-Chairman Eappen

Second: Member Gardner

Discussion: None

Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Secretary Miller	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 5-0-0

(editor's note: the language of the Amendment and the Planning Board's Findings of Facts and Recommendation to the City Council as approved have been included as addendums to these minutes)

- c. Discussion by Planning Board, Vote or Other Action: An amendment of the City's Zoning Ordinance. The Planning Board will consider an ordinance to amend the Zoning Ordinance of the City of Woonsocket, RI by changing the zoning map designation of lot 36-76 from MU-2 to R-4.
 - i. Public Hearing

Chairman Finlay opened the Public Hearing and asked for comment from members of the public. There were no comments from the public. The Chairman

asked for questions from the board. There were no questions or comments from the board.

Mr. Proft reviewed the wording of the ordinance amendment. There was a brief discussion on the next steps in the process for this zone change.

Motion to approve the zoning ordinance amendment and recommend it to the City Council: Secretary Miller
Second: Member Gardner
Discussion: None
Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Secretary Miller	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 5-0-0

(Editor's note: The Zoning Map Amendment Ordinance and the Recommendation from the Planning Board to the City Council have been included as addendums to these minutes.)

- d. Discussion by Planning Board, Vote or Other Action: Advisory opinion for zone and land use change.

This discussion was included during the discussion for items c and d.

VI. Administrative Officer's Report

Mr. Proft quickly reviewed the following points that are likely to appear on the agenda for the next meeting:

1. 1099 Social Street (O'Reilly Auto Parts and Dollar Tree)
 - a. They are putting together preliminary plan application after having their master plan approved by the Planning Board at an earlier meeting.
2. Proposal for an industrial development at lot 50-1 with a pre-application review. This will be to provide guidance to the developer prior to master and preliminary plans.

VII. Next Meeting Dates:

Regular Meeting: Tuesday, June 2, 2020

Mr. Proft said the next meeting will likely be via Zoom again. The board members, developers, and members of the public will be more than 10 individuals. The board will follow the appropriate regulations and safety suggestions.

VIII. Adjournment

Motion to adjourn (8:28 p.m.): Secretary Miller

Second: Member Gardner

Discussion: None

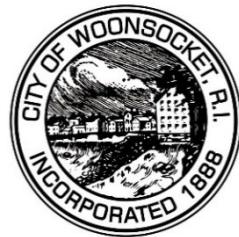
Vote:

Chairman Finlay	Yes
Vice-Chairman Eappen	Yes
Secretary Miller	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion Passed 5-0-0

Addendum 1
Comprehensive Plan Amendment

City of Woonsocket, RI



2012 Comprehensive Plan Amendment #2020-CPA-01

Change in Future Land Use Map:
Parcel 36-76 (Elm St.)

Lisa Baldelli-Hunt, Mayor
Kevin Proft, City Planner

Date: March 2020

Purpose:

The purpose of this document is to provide an analysis and rationale for a change in the Future Land Use Map (FLUM) of the 2012 Comprehensive Plan and request approval of such change by the Woonsocket Planning Board and Woonsocket City Council. The Department of Planning and Development's intent is to put forward this FLUM amendment in conjunction with a zoning map amendment that realigns the Zoning Map with the amended FLUM.

Subject Parcels:

Group 1					
Parcel ID	Owner	Existing Zone-FLUM	Proposed Zone-FLUM	Use	Size
36-76	Dennis N. Turcotte 195 Greenville Road N. Smithfield, RI 02896	MU-2 –Mixed-Use Industrial/Commercial	R-4 – High-Density Residential	Vacant	.61 acres

Description

The property is bounded by the Peter's River to the North, R-4 property to the north, west, south and southeast, and MU-2 property to the northeast. The property is undeveloped. The property has a steep slope along its eastern edge; the developable portion of property is on the flatter, western portion of the property. The slope creates a natural separation between this property and neighboring MU-2 parcels. The property is topographically associated with the residential properties along Elm Street to the property's north, west, and south. The size and buildable area of the parcel are more aligned with residential use than industrial/commercial use.

Proposed Change

After due consideration by the Department of Planning & Development and the Woonsocket Planning Board and after receiving public comment, it is proposed that parcel 36-76 be designated as High-Density Residential on the Comprehensive Plan's Future Land Use Map. Such a designation is consistent with the Comprehensive Plan and better aligns with the development potential of the parcel.

Exhibits

1. Map: Existing Future Land Use Map
2. Map: Proposed Future Land Use Map
3. Map: Topography: Parcel 36-76
4. Image: Elm Street Looking South w/ Parcel 36-76 Circled
5. Image: Elm Street Looking North w/ Parcel 36-76 Circled
6. Image: Typical Elm Street Home

Exhibit 1: Map: Existing Future Land Use Map

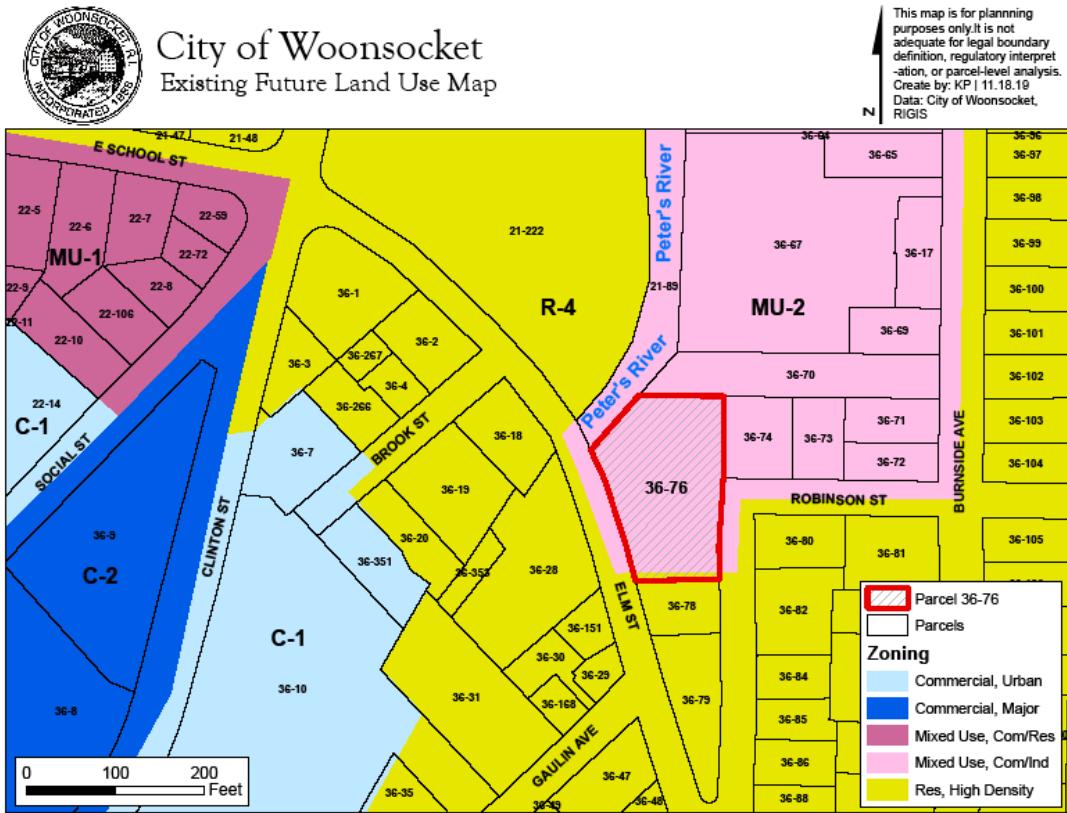


Exhibit 2: Map: Proposed Future Land Use Map

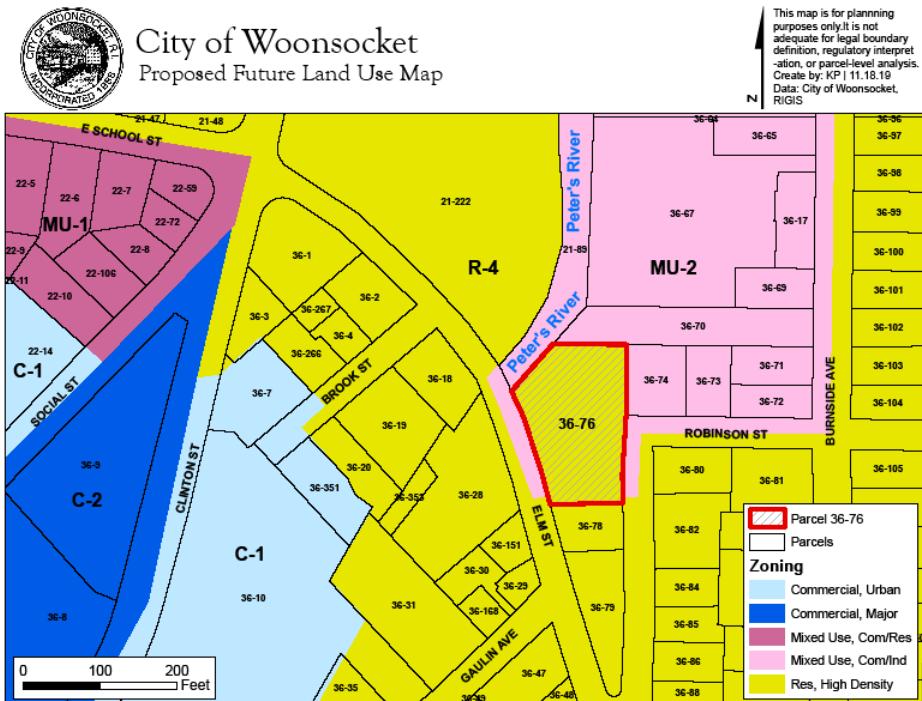


Exhibit 3: Map: Topography: Parcel 36-76



City of Woonsocket Topography: Parcel 36-76

This map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis.
Create by: KP | 11.18.19
Data: City of Woonsocket, RIGIS

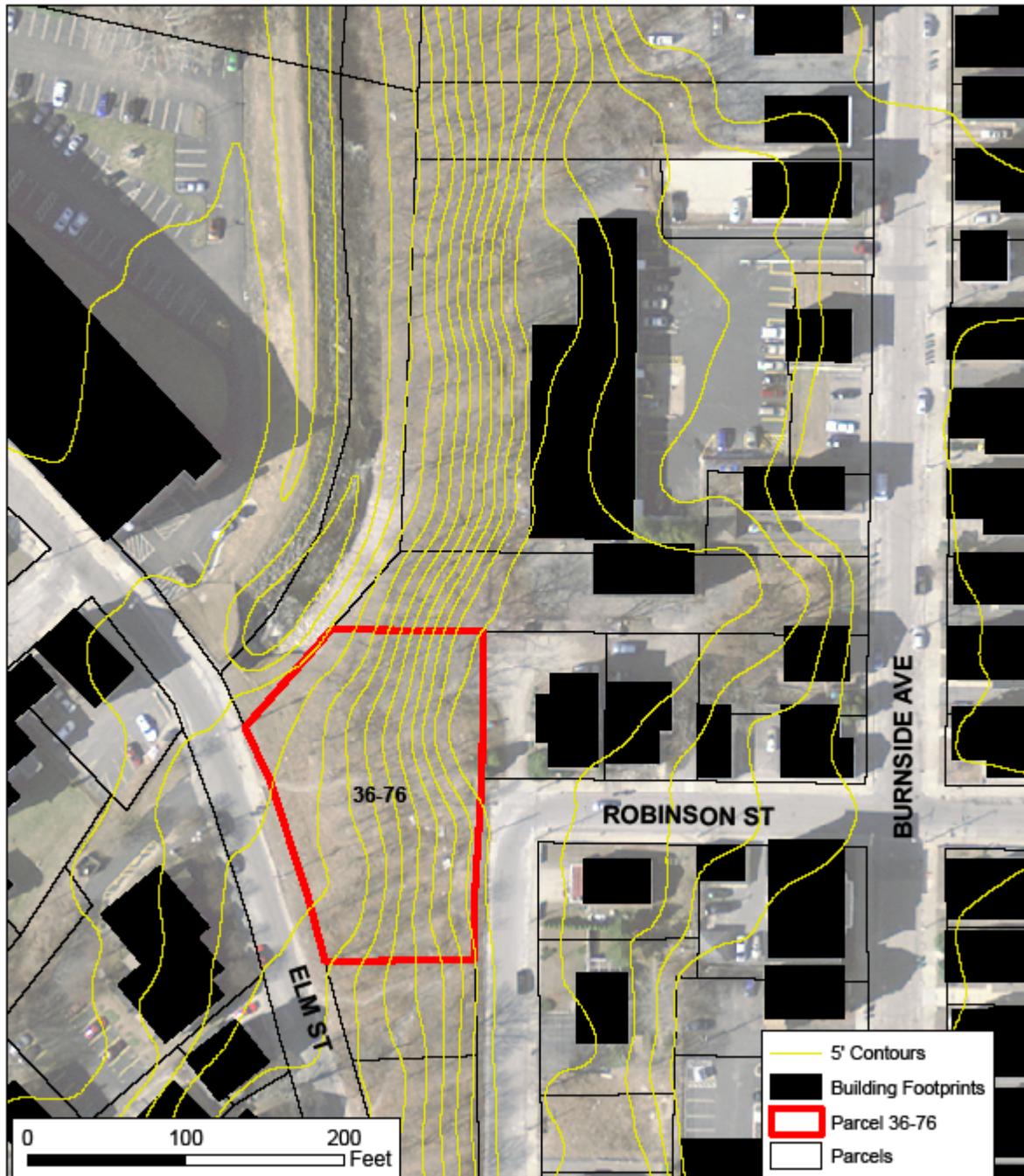


Exhibit 4: Elm Street Looking South w/ Parcel 36-76 Circled



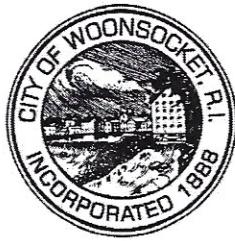
Exhibit 5: Elm Street Looking North w/ Parcel 36-76 Circled



Exhibit 6: Typical Elm Street Home



Addendum 2
Comprehensive Plan Amendment
Findings of Fact and Recommendation



City of Woonsocket, RI

Planning Board

Findings of Fact & Recommendation

2012 Comprehensive Plan Amendment
#2020-CPA-01

Change in Future Land Use Map:
Parcel 36-76 (Elm St.)

The Planning Board has made the following Findings of Fact in relation to the above-titled Comprehensive Plan Amendment as per the *Rules, Regulations & Guidelines for Submitting a Comprehensive Plan Amendment or Zone Change Amendment to the Woonsocket City Council* approved by the Acting Director of Planning & Development in July 2014:

1. The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the uses proposed in the amendment.
 - a. The changes proposed in this amendment are not necessarily due to the inadequacy of the existing Future Land Use Map. Instead the purpose of the amendment is to align said map with the subject parcel's most-likely and most-desirable use in the opinion of the Department of Planning & Development and the Planning Board.
2. The amendment constitutes an overall improvement to the Comprehensive Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time.
 - a. The proposed change is intended to encourage the type of development the Department of Planning & Development believes is most beneficial. While the proposed changes may benefit a particular landowner, the change was not proposed solely for this reason. If parcel 36-76 (current FLUM/Zone: MU-2) were developed as an industrial use, it would be the only such use in an otherwise residential neighborhood. This amendment preempts this outcome and encourages future development that is complimentary to surrounding uses.
3. The amendment will not adversely impact the community as a whole or a portion of the community by:
 - a. Significantly altering acceptable existing land use patterns
 - i. The proposed change is from a more intense use to a less intense use.
 - ii. The proposed change is intended to improve land use patterns by aligning the parcel's expected/desired use with the Future Land Use Map and its zoning designation.
 - b. Requiring larger and more expensive improvements to roads, sewers or water systems than are needed to support the prevailing land uses and which, therefore may impact development of other lands.

- i. The proposed changes will concentrate development in parts of the City with existing infrastructure.
 - ii. Three single-family homes have been proposed for Parcel 36-76. This use will not significantly impact City services.
 - c. Adversely impacting existing uses because of increased traffic or existing systems
 - i. If parcel 36-76 (current FLUP/Zone: MU-2) were developed as an industrial use, it would likely generate more traffic than the three single-family homes proposed.
 - d. Effect on the livability of the area or the health and safety of the residents.
 - i. The proposed change will positively impact the livability of the City's neighborhoods by preventing undesirable industrial uses from intermingling with residential uses.
4. The amendment is consistent with the overall intent of the Comprehensive Plan.
- a. The Comprehensive Plan states that the City should diversify housing options for present and future city residents, in part by encouraging the construction of "workforce" housing for middle income residents (Housing Goal/Policy H-1/H1.1). The intent of the developer of this property is to place three single-family homes on parcels of ~8,100, 6,000, and 8,300 square feet, with homes of ~2,000, 2,200, and 1,300 square feet respectively. These relatively small lot and home sizes will likely be affordable to middle-income families.
 - b. The Comprehensive Plan states that the City should preserve the city's existing housing stock in order to protect the health, safety, and financial well-being of city residents, in part by promoting small-scale development that enhances and supports the existing economic and social fabric of the city's neighborhoods (Housing Goal/Policy H-2/H2.1). The proposed development is small-scale in nature and invests in an existing residential neighborhood.
5. The amendment will have a net positive impact for the city:
- a. The amendment will encourage the efficient use of the city's remaining developable land.
6. The proposed Future Land Use Map amendment is internally consistent with the other sections of the 2012 Comprehensive Plan.
- a. No negative impacts on natural resources are expected as a result of this Future Land Use Map amendment. All proposed changes are from a more-intensive use to a less-intensive use.
 - b. No negative impacts on open space and recreation are expected as a result of this Future Land Use Map amendment. All proposed changes are from a more intensive use to a less intensive use.
 - c. No negative impacts on the city's historical and cultural resources are expected as a result of this Future Land Use Map amendment. The existing land is vacant and its development will not impact surrounding historic structures.
 - d. The Future Land Use Map amendment is expected to encourage the construction of new housing units by re-designating parcels from Mixed-Use Commercial/Industrial to High Density Residential. The amendment is expected to result in the construction of three, smaller, single-family homes in an existing high-density residential neighborhood. The amendment is expected to help the city meet its goal of encouraging the construction of workforce housing.
 - e. No negative impacts on economic development are expected as a result of this Future Land Use Map amendment. While the amendment proposes changing a MU-2 parcel to a

- R-4 parcel, the parcel is unlikely to be developed as industrial or commercial due to its size, topography and location compared to other commercial districts.
- f. No significant impacts on services and facilities are expected as a result of this Future Land Use Map amendment. The amendment is expected to result in three single-family homes in an area already served by existing roads and utilities.
 - g. No significant impacts on circulation are expected as a result of this Future Land Use Map amendment. The amendment is expected to result in three single-family homes in an existing residential neighborhood. In 2017, the average household made 5.1 vehicle trips per day, so the addition of three single-family homes, as proposed, could be expected to result in approximately 15 additional trips per day on nearby roads.
 - h. No construction is proposed within the 100-year floodplain. That said, the Peter's River does mark the northern boundary of parcel 36-76. Any construction on this parcel must be reviewed to ensure it meets all required local, state, and federal regulations.
 - i. The amendment changes the Future Land Use designation of some parcels from Mixed-Use Commercial/Industrial to a less intensive, non-industrial use. This conflicts with Comprehensive Plan Policy LU-4.1 which encourages the City to "protect for industrial use those few remaining undeveloped areas in the city that can feasibly support such use." That said, it is questionable whether the subject parcel could support industrial use. Parcel 36-76 is small and topographically challenging. Meanwhile, the amendment is consistent with the following land use goals:
 - i. Ensure housing availability appropriate to the income levels of the residents of the city by providing for a balanced range of housing (LU-3, LU-3.1)

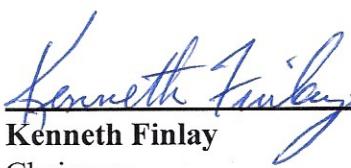
The Planning Board approves and recommends the City Council approve comprehensive plan amendment #2020-CPA-01, Change in Future Land Use Map, Parcel 36-76 (Elm St.).

Motion by Member Eappen and seconded by Member Gardner to approve the recommendation as stated above.

Chairman Finlay	Yes
Vice Chair Eappen	Yes
Member Miller	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion	Passes	5-0-0
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Certified at Woonsocket, Rhode Island, May 12, 2020.

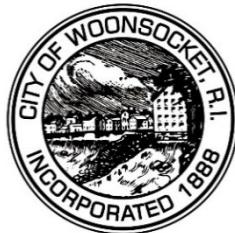

Kenneth Finlay
Kenneth Finlay
Chairman


Kevin Proft
Administrative Officer

Addendum 3
Zone Change Amendment Ordinance

City of Woonsocket Rhode Island

XXX XX, 2020



Ordinance Chapter

In Amendment of the Code of Ordinances, City of Woonsocket, Rhode Island, Appendix C, Entitled "Zoning" Zoning Map

Whereas, The Woonsocket City Council has established the Code of Ordinances, City of Woonsocket, Rhode Island, Appendix C, Entitled "Zoning" to identify Zoning Districts; and

Whereas, Currently Assessor's Plat 36-76 is zoned *MU-2, Mixed-UseIndustrial/Commercial District*; and

Whereas, The Department of Planning & Development finds that, due to its size, topography, and neighboring uses, parcel 36-76 would be more appropriately zoned *R-4, High-Density Single- and Multi-family Residential District*; and

Whereas, The Woonsocket Planning Board recommends passage of the proposed amendment for the following reasons.

The Woonsocket Planning Board has found that the designation of parcel 36-76 from MU-2 to R-4 is consistent with the 2012 Comprehensive Plan because said redesignation:

- (1) Protects the Blackstone River and its tributaries as the primary natural resource in the Blackstone Valley; parcel 36-76 is adjacent to the Peter's River and the changed zoning designation reduces the potential development intensity from higher-intensity uses to lower-intensity uses.
- (2) Encourages the construction of "workforce" housing for middle-income residents; the buildable area of parcel 36-76 is relatively small and, as such, the resulting development is likely to be within reach of middle-income residents.

- (3) Promotes small-scale development that enhances and supports the existing economic and social fabric of the City's neighborhoods; the designation of parcel 36-76 will result in small-scale, residential development in an existing neighborhood.
- (4) Directs development to areas served by existing infrastructure; the City will not be required to accept new utilities or roads as a result of the development of parcel 36-76.
- (5) Aligns the Future Land Use map with the Zoning Map;

The Woonsocket Planning Board has found that the designation of parcel 36-76 from MU-2 to R-4 is consistent with the purposes of Zoning as identified in section 1.2 of the Zoning Ordinance because the change in zone:

- (1) Provides for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs; the designation of parcel 36-76 as R-4 is more appropriate given its size, topography, and neighboring zoning designations.
- (2) Provides for orderly growth and development which recognizes the goals and patterns of land use contained in the comprehensive plan, the natural characteristics of the land including its suitability to surface or groundwater pollution, the availability and capacity of existing and planned public and/or private services and facilities. The re-designation of parcel 36-76 will be consistent with the Future Land Use map, amended alongside this Zoning Map amendment, reduces intensity of development on a parcel adjacent to a Blackstone River tributary, and directs development to areas with existing public and private services and facilities.
- (3) Provides for the control, protection and/or abatement of air, water, groundwater and noise population and soil erosion and sedimentation; the re-zoning of parcel 36-76 will reduce the intensity of use allowed on the parcel, thereby decreasing potential noise pollution and stormwater pollution.
- (4) Promoting a balance of housing choices for all income levels and groups to assure the health safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing; the buildable area of parcel 36-76 is relatively small and, as such, the resulting development is likely to be within reach of middle-income residents.

**It is Ordained by the City Council of the
City of Woonsocket as Follows:**

Section 1. The Zoning Map identified in section 2.2 of the Code of Ordinances, City of Woonsocket, Rhode Island, Appendix C, entitled "Zoning" is hereby amended as follows:

Parcel 36-76 shall be changed from MU-2 to R-4.

Section 2. The City Council shall take into consideration the recommendation provided by the Woonsocket Planning Board.

Section 3. The City Council shall schedule a public hearing to consider this ordinance within sixty-five (65) days of receipt, and shall give notice of said hearing by publication in the Valley Breeze at least once each week for three (3) consecutive weeks prior to the date of said hearing. Such newspaper notice shall be published as a display advertisement, using a

type size at least as large as the normal type size used by the newspaper in its news articles, and shall:

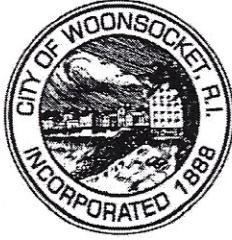
- (1) Specify the place of said public hearing and the date and time of its commencement;
- (2) Indicate that amendment of the zoning ordinance, or part thereof, is under consideration;
- (3) Contain a statement of the proposed amendments to the ordinance and map once in its entirety, with the second and third publication referencing the date of the first publication;
- (4) Include one or more maps showing existing and proposed zoning district boundaries, existing streets and roads including their names, and the city and town boundaries where appropriate.
- (5) Advise those interested where and when a copy of the matter under consideration may be obtained or examined and copied; and
- (6) State that the proposal shown thereon may be altered or amended prior to the close of the public hearing without further advertising, as a result of further study or because of the views expressed at the public hearing. Any such alterations or amendments must be presented for comment in the course of said hearing.

Section 4. At least two (2) weeks prior to the hearing, a copy of the newspaper notice described in Section 3 above shall be sent by the City Clerk to the Associate Director of the Division of Planning of the Rhode Island Department of Administration.

Section 5. This Ordinance shall be enacted in accordance with the provisions of Sections 45-24-27 and 45-24-72 of the Rhode Island General Laws, and amended, and shall take effect on the eleventh consecutive day following its passage by the City Council as provided in Chapter III, Section 9 of the Woonsocket Home Rule Charter and all Ordinances or parts of Ordinances inconsistent herewith are hereby repealed.

Daniel Gendron, Council President
(on behalf of the Administration)

Addendum 4
Zone Change Amendment
Recommendation from Planning Board to City Council



City of Woonsocket, RI

Planning Board

To: The City Council
cc: Christina Duarte, City Clerk
Carl Johnson, Zoning Official

From: Kenneth Finlay, Planning Board Chairperson

Date: May 12, 2020

Re: Zoning Amendment – Zoning Map: Parcel 36-76

The proposed amendment makes a change to the Zoning Map as identified in Section 2.2. of the Zoning Ordinance of the City of Woonsocket, Rhode Island. The Woonsocket Planning Board has reviewed the proposed amendment and received additional information from the staff of the Department of Planning & Development regarding the reasons for the proposed amendment and regarding the proposal's conformity with the 2012 Comprehensive Plan.

The Planning Board has found that the designation of parcel 36-76 from MU-2 to R-4 is consistent with the 2012 Comprehensive Plan because said re-designation:

1. Protects the Blackstone River and its tributaries as the primary natural resource in the Blackstone Valley; parcel 36-76 is adjacent to the Peter's River and the changed zoning designation reduces the potential development intensity from higher-intensity uses to lower-intensity uses.
2. Encourages the construction of "workforce" housing for middle-income residents; the buildable area of parcel 36-76 is relatively small and, as such, the resulting development is likely to be within reach of middle-income residents.
3. Promotes small-scale development that enhances and supports the existing economic and social fabric of the City's neighborhoods; the designation of parcel 36-76 will result in small-scale, residential development in an existing neighborhood.
4. Directs development to areas served by existing infrastructure; the city will not be required to accept new utilities or roads as a result of the development of parcel 36-76.
5. Aligns the Zoning Map with the Future Land Use Map.

The Woonsocket Planning Board has found that the designation of parcel 36-76 from MU-2 to R-4 is consistent with the purposes of Zoning as identified in section 1.2 of the Zoning Ordinance because the change in zone:

1. Provides for a range of uses and intensities of use appropriate to the character of the city and reflecting current and expected future needs; the designation of parcel 36-76 as R-4 is more appropriate given its size, topography, and neighboring zoning designations.
2. Provides for orderly growth and development which recognizes the goals and patterns of land use contained in the comprehensive plan, the natural characteristics of the land including its suitability to surface or groundwater pollution, the availability and capacity of existing and planned public and/or private services and facilities. The re-designation of parcel 36-76 will be consistent with the Future Land Use map, amended alongside this Zoning Map amendment, reduces intensity of development on a parcel adjacent to a Blackstone River tributary, and directs development to areas with existing public and private services and facilities.
3. Provides for the control, protection and/or abatement of air, water groundwater and noise population and soil erosion and sedimentation; the re-zoning of parcel 36-76 will reduce the intensity of use allowed on the parcel, thereby decreasing potential noise pollution and stormwater pollution.
4. Promoting a balance of housing choices for all income levels and groups to assure the health safety and welfare of all citizens and their rights to affordable, accessible, safe, and sanitary housing; the buildable area of parcel 36-76 is relatively small and, as such, the resulting development is likely to be within reach of middle-income residents.

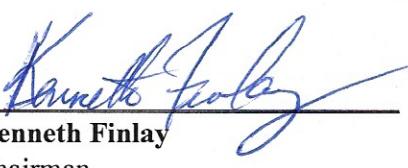
The Planning Board recommends that the City Council approve the proposed amendment to the Zoning Map of the Zoning Ordinance of the City of Woonsocket, RI.

Motion by Member Miller and seconded by Member Gardner to approve the recommendation as stated above.

Chairman Finlay	Yes
Vice Chair Eappen	Yes
Member Miller	Yes
Member Gardner	Yes
Member Pratt	Yes

Motion	Passes	5-0-0
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Certified at Woonsocket, Rhode Island, May 12, 2020.


Kenneth Finlay
Chairman


Kevin Proft
Administrative Officer