



**City of Central Falls  
Zoning Board of Review  
Public Meeting  
Wednesday, February 15th, 2017  
6:00 PM  
In the City Council Chambers  
City Hall  
580 Broad Street  
Central Falls, R.I. 02863**

**I. Call to Order**

The Zoning Board of Review meeting was called to order at 6:03 PM by Chairman Kevin Marchand.

**II. Roll Call**

Chairman Kevin Marchand, Mr. Kevin Kazarian, Ms. Ann Peckham, Mr. Gary Berdgo, Ms. Linda Collette, present. *Director Peter Friedrichs, Principal Planner Jonathan Trey Scott (Planning and Economic Development) staffed the meeting.*

**III. Pledge of Allegiance**

**IV. Approval of Minutes**

- a. Meeting of January 18, 2017

Motion to accept Minutes was made by Ms. Ann Peckham and seconded by Mr. Kevin Kazarian. The motion passed unanimously.

**V. Staff Report**

- a. Resignation of Carlos Monzon
- b. Resignation of Alexjandro Restrepo

Motion to accept staff report was made by Ms. Ann Peckham and seconded by Mr. Kevin Kazarian. The motion passed unanimously.

**VI. Old Business**

- a. 2017 Meeting Schedule  
Meeting schedule was approved.

*Pursuant to Rhode Island General Laws § 42-46-4, the Board reserves the right to convene in executive session on any of the aforementioned items for one or more of the purposes listed in Rhode Island General Laws § 42-46-5(1)-(10). The City of Central Falls is an equal opportunity employer ADA/EOE. TDD/TTY 401-727-7450. This notice is posted at City Hall, Adams Memorial Library, and with the Secretary of State's website pursuant to Rhode Island General Laws. To review Notice of Citizen's Rights visit the Attorney General's webpage at [www.riag.ri.gov](http://www.riag.ri.gov)*

**VII. New Business**

a. Public Hearing

**Case #2016-12-22-1**

Todd Ravenelle of 200 Main St., Pawtucket, RI 02860, Applicant and Packaging & More, Inc., Property Owner, regarding property located at 30 Higginson Avenue, Central Falls, RI, Assessor's Plat 9, Lot No. 206B has filed an application for a Dimensional Variance for a reduction in off street parking requirements from 90 spaces to 48 spaces in a M-2 zone.

Motioned to open the public hearing was made by Ms. Peckham at 6:27 PM. The motion was seconded by Ms. Collette and passed unanimously.

Mr. Marcelino Santos was sworn in and spoke in favor of the application to the Zoning Board at 6:17 PM.

Motion to close the public hearing was made by Ms. Collette and seconded by Mr. Kazarian. The motion passed unanimously.

Motion to accept the recommendation from the City of Central Falls Planning and Economic Development Department was made by Mr. Gary Berdgo. The motion was seconded by Ms. Collette and passed unanimously.

Motioned to accept the factual findings was made by Mr. Berdgo and seconded by Ms. Peckham. The motion passed unanimously.

Motion to approve the application for a Dimensional Variance was made by Ms. Collette at 6:27 PM and seconded by Ms. Packham. The motion passed unanimously.

**Case #2017-01-24-1**

T.P. Rental Properties, LLC, of 81 MacArthur Blvd., Wakefield, RI, Applicant and Property Owner, regarding property located at 817 Dexter St., Central Falls, RI, Assessor's Plat 6, Lot No. 295, has filed an application for a Dimensional Variance for a side yard setback reduction from 8 feet to 0 feet and a Special Use Permit for an intensification of warehouse use for 14 10x20 storage pods in a C-2 zone.

Motion to continue to next meeting was made Mr. Kazarian. The motion was seconded by Ms. Collette. The motion passed unanimously.

**VIII. Adjournment**

Motion to adjourn made by Mr. Ann Peckham and seconded by Mr. Kevin Kazarian. The motion passed unanimously.

The meeting adjourned at 6:32 P.M.