



**City of Central Falls  
Zoning Board of Review  
Public Meeting  
Wednesday, April 19th, 2017  
6:00 PM  
In the City Council Chambers  
City Hall  
580 Broad Street  
Central Falls, R.I. 02863**

**I. Roll Call**

**II. Pledge of Allegiance**

**III. Approval of Minutes**

- a. Meeting of March 15th, 2017

**IV. Staff Report**

**V. New Business**

- a. Consideration

- i. Consideration for a Dimensional Variance and Special Use Permit

- 1. Case #2017-03-23-1

- Dan Botwinik, of 232 West Canton St. #4, Boston, MA 02116, Applicant and 396 Roosevelt LLC., of 26 The Fenway, Roslyn Estates, New York, 11576, Property Owner, regarding property located at 396 Roosevelt Ave., Central Falls, RI, Assessor's Plat 1, Lot No. 22, has filed an application for a Use Variance to increase 6 residential units to 16 residential units and a Dimensional Variance to decrease off-street parking requirements from 32 spaces to 4 spaces.

## **VI. Old Business**

### a. Consideration

#### i. Consideration for a Dimensional Variance and Special Use Permit

##### 1. 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.

#### ii. Consideration for a Special Use Permit

##### 1. Case #2017-02-14-1

Mario Monterroso, of 729 Pine St., Central Falls, Applicant and Victor Almerda, of 20 Tori Leigh Lane, Rehoboth, Massachusetts, Property Owner, regarding property located at 854 Dexter St., Central Falls, RI, Assessor's Plat 8, Lot No. 97, has filed an application for a Special Use Permit to locate an Assembly Use in an R-3 zone.

## **VII. Adjournment**

Next Meeting Wednesday, May 17th, 2017 @ 6:00 pm in City Council Chambers.

*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)*