



**City of Central Falls
Zoning Board of Review
Public Meeting
Wednesday, March 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 6:15 PM by Kevin Marchand.

II. Roll Call

Chair Kevin Marchand, Vice Chair Kevin Kazarian, Ms. Ann Peckham, Ms. Linda Collette, and Mr. Gary Berdgo, present. Mr. Norman Deguilio and Mr. Daniel Klotz, absent. *Director Peter Friedrichs, Principal Planner J. Trey Scott (Planning and Economic Development), and Nick Hemond (Legal Counsel to the Zoning Board) staffed the meeting.*

III. Pledge of Allegiance

IV. Approval of Minutes

- a. Meeting of February 15, 2017

Motion to accept minutes was made by Ms. Peckham and seconded by Ms. Collette. The motion passed unanimously.

V. Staff Report

Director Peter Friedrichs briefed the Zoning Board on the City of Central Falls Founders' Day, a Grow Smart Rhode Island Training Course, and lastly, "The Landing" Informational Meeting.

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

VI. New Business

a. Public Hearing

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 case to the next Zoning Board Meeting on April 19th, 2017 was made by Ms. Peckham and was seconded by Mr. Berdgo. The motion passed unanimously.

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.

Mr. Mario Monterroso, Applicant, presented with Mr. Marvin Quiron, representative of the Applicant, and Mr. Dirzen Zuniga, representative of the Applicant.

Mr. Kevin Kazarian motion to continue public hearing to April 19th. The motion was seconded by Ms. Linda Collette. The motion passed unanimously.

The Applicant was instructed to secure additional information from the Zoning Official regarding parking requirements.

VII. Adjournment

Ms. Peckham made a motion to adjourn the meeting at 6:54. The motion was seconded by Mr. Berdgo and passed unanimously.