



**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. 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 Berdugo, present. Mr. Norman Deguilio and Mr. Daniel Klotz, absent. Director Peter Friedrichs, Principal Planner J. Trey Scott (Planning and Economic Development), and Matthew Jerzyk (Legal Counsel to the Zoning Board) staffed the meeting.

III. Pledge of Allegiance

IV. Approval of Minutes

- a. Meeting of March 15th, 2017
Motion to accept minutes was made by Ms. Collette and seconded by Ms. Peckham. The motion passed unanimously.

V. Staff Report

There was no staff report for this month's meeting.

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.

Ms. Jessica Correa, representative of Applicant, presented the application.

Chairman Marchand opened the public hearing at 6:16 P.M.

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

Motion to accept the recommendation from Planning and Economic Development Department was made by Mr. Kazarian. The motion was seconded by Ms. Collette and passed unanimously

Motion to approve the application for a Special Use Permit was made by Ms. Collette and seconded by Ms. Peckham. The motion passed unanimously.

Motion to approve the application for a Dimensional Variance was made by Ms. Peckham and seconded by Mr. Kazarian. The motion passed unanimously.

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.

Mr. Peckham motion to continue public hearing to May 17th. The motion was seconded by Ms. Collette. The motion passed unanimously.

VII. 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.

Dan Botwinik, Applicant, presented with Peter M. Scotti, representative of Applicant.

Chairman Marchand opened the meeting up to a Public Hearing.

The following individuals spoke in opposition:

Thomas P. Dunn, 379 Roosevelt Ave., Pawtucket, RI presented a letter from property owners within the notice area. "Exhibit D"

Kris Kozlowski, 403 Roosevelt Ave., Central Falls, RI

Randolph Sowa, 381 Roosevelt Ave., Central Falls, RI

Mr. Kazarian made a motion to close the Public Hearing, the motion was seconded by Ms. Collette. The motion passed unanimously.

Director Friedrichs spoke in regard to the Administrative Recommendation submitted to the Zoning Board of Review.

Mr. Kazarian motioned to accept the Administrative Recommendation. The motion was seconded by Ms. Peckham and passed unanimously.

Mr. Botwinik amended his application to 14 residential units and 8 parking spaces.

Mr. Kazarian made a motion to approve the request for a Use variance from 6 residential units to 14 residential units. The motion was seconded by Ms. Peckham and passed unanimously

Mr. Kazarian made a motion to approve the request for a dimensional variance to decrease off street parking requirements from 32 spaces to 8 spaces. The motion was seconded by Ms. Collette and passed unanimously.

VIII. Adjournment

Ms. Collette made a motion to adjourn the meeting at 7:54. The motion was seconded by Mr. Berdugo and passed unanimously.

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