



**City of Central Falls
Zoning Board of Review
Public Meeting
Wednesday, May 17th, 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 6:01 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 Nick Hemond (Legal Counsel to the Zoning Board) staffed the meeting.*

III. Pledge of Allegiance

IV. Approval of Minutes

a. Meeting of April 19, 2017

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

V. Staff Report

There was no staff report for this month's 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. Old Business

a. Consideration

i. Consideration for a Dimensional Variance and 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 located an Assembly Use in an R-3 Zone and a Dimensional Variance to reduce number of required parking spaces from 20 to 15 and parking aisle width from 30' to 4' in an R-3 zone.

Mr. Marvin Quiroa, representative of Applicant, presented the application with Mr. Monterroso.

Motion to open the public hearing was made by Ms. Peckham and seconded by Ms. Collette. The motion passed unanimously.

No one was present to speak.

Chairman Marchand closed the public hearing.

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

Ms. Collette made a motion to adopt factual findings on the Dimensional Variance and Vice Chair Kazarian seconded the motion. The motion passed unanimously.

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

Vice Chair Kazarian made a motion to adopt factual findings on the Special Use Permit and was seconded by Ms. Peckham. The motion passed unanimously.

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

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VII. Adjournment

Ms. Collette made a motion to adjourn the meeting at 6:58 PM. The motion was seconded by Mr. Berdugo and passed unanimously.

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