



City of Central Falls  
Planning Board  
Public Meeting  
Thursday, August 13, 2015  
6:00 PM  
In the City Council Chambers  
City Hall  
580 Broad Street  
Central Falls, R.I. 02863

The following case was heard before the City of Central Falls Planning Board at a legally noticed public meeting on August 13, 2015 in the City Hall Council Chambers, 580 Broad St., Central Falls, RI 02863.

**Case number:** 7-16-15-1

**Applicant:** Amit Anand 984 Charles Street, North Providence, RI

**Subject Property Owner:** "

**Property Address:** 39 Cleveland Street, Central Falls, RI

**Plat Map:** 9

**Lot:** 43

**Requested action:**

Applicant seeks Preliminary Approval for a Minor Subdivision to his property.

**Board Members Present at the hearing:** Chairman Mike Lester, Vice-Chair Maria Ines Lopez, and Tateana Baena.

**The following individuals spoke at the meeting in support of the request:**

-Amit Anand, applicant

-Alexander Scungio, a professional land surveyor retained by the applicant

**The following individuals spoke at the meeting in opposition to the request:**

-None-

**Documents and other material submitted in regard to the subject petition:**

- Completed application and attachments (received July 16, 2015)
- Completed zoning application and attachments (received July 27, 2015)
- Administrative recommendation from the Office of Planning and Economic Development

- Notice of a public hearing for August 19, 2015 at the Zoning Board of Review meeting for a dimensional variance for this property
- Copy of the notice letter sent to the applicant (dated August 11, 2015) and property owners within the notice area (dated July 31, 2015)
- Proof of open meetings posting on website of Secretary of State (dated August 11, 2015)
- The written and recorded minutes of the August 13, 2015 Planning Board meeting

FINDINGS OF FACT IN A DECISION OF PRELIMINARY APPROVAL OF A MINOR  
SUBDIVISION OF THE PLANNING BOARD

The "City of Central Falls Land Development and Subdivision Review Regulations" requires that *prior to approval of any subdivision or land development project, the Board shall make positive findings on all of the standards listed below:*

*(1) The proposed development is consistent with the City of Central Falls Comprehensive Community Plan, as amended, and/or has satisfactorily addressed the issues where there may be inconsistencies;*

Element 1 of the Central Falls Comprehensive Community Plan outlines the City's Goals and Policies. State Goal 6, Municipal Goal 1 urges the city to "Establish and enforce land use regulations which provide for development and redevelopment that is compatible with current uses." This proposed subdivision provides for development that is compatible with current uses, as the two lots to be created will be comparable in size to existing neighboring lots.

*(2) The proposed development is in compliance with the standards and provisions of the City of Central Falls' Zoning Ordinance;*

This subdivision will comply with the Zoning Ordinance, if a dimensional variance is granted by the Zoning Board of Review.

*(3) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions of approval.*

This subdivision does not propose any development of the site that would be under the purview of a minor or major development and thus subject to the "Land Development and Subdivision Review Regulations."

*(4) Subdivisions, as proposed will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. Lots with such physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans;*

The creation of this subdivision "will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable."

*(5) All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.*

Both proposed lots will have adequate and permanent physical access to a public street.

CONCLUSIONS IN A DECISION TO APPROVE AN APPLICATION TO THE  
PLANNING BOARD FOR A PRELIMINARY AND MASTER PLAN

Upon a motion made by Ms. Baena and seconded by Vice-Chairwoman Ines Lopez,

After due consideration of the Application and the entire record presented to the City of  
Central Falls Planning Board, the Board makes the following decision:

to approve the Preliminary Plan for Minor Subdivision subject to the following  
condition(s):

- (1) Contingent upon the approval of a dimensional variance from the Zoning Board  
of Review.

*Votes In favor*

*Votes against*

Tateana Baena  
Maria Ines Lopez  
Michael Lester

-None-

SO ORDERED

  
\_\_\_\_\_  
Michael Lester, Chairman

Date 8-21-15