



**Planning Board Meeting**  
**Wednesday, December 7, 2016**  
**6:00 PM**  
**Central Falls City Hall**  
**City Hall Council Chambers**  
**580 Broad St, Central Falls, RI 02863**

**I. Call to Order**

The Planning Board Meeting was called to order at 6:10 PM by Chairman Michael Lester.

**II. Roll Call**

Chairman Michael Lester, Mr. Robert Beadle, Ms. Leslie Moore, Ms. Maria Ines Lopez, present. *Director Peter Friedrichs (Planning and Economic Development) staffed the meeting.*

**II. Pledge of Allegiance**

**III. Approval of Minutes**

a. Meeting of June 22, 2016

Motion to continue the June 22, 2016 minutes to the next meeting was made by Ms. Leslie Moore and seconded by Mr. Robert Beadle. The motion passed unanimously.

b. Meeting of September 28, 2016

Motion to approve the minutes of September 28, 2016 was made by Ms. Maria Ines Lopez and seconded by Ms. Leslie Moore. The motion passed unanimously.

**IV. Officer's Report**

- a. Department staffing
- b. Case 2016-09-26-1
- c. Upcoming proposal of changes to Zoning Ordinance

**V. New Business**

a. Consideration and possible action regarding

**i. Case 2016-11-22-1**

Ronaldo Investments, LLC of 359 Broad Street, Cumberland, RI, applicant and owner, regarding property at 27-43 Eben Brown Lane, Assessor's Plat 3, Lot No. 3A, has requested a reinstatement of plans expired on January 30, 2008: Case #LSDR 084

Ronaldo Investments LLC of 359 Broad Street, Cumberland, RI applicant and owner, regarding property at 27-43 Eben Brown Lane, Assessor's Plat 3, Lot

No. 3A and 4A Central Falls has filed an application for a Major Land Development to construct 5 buildings containing 11 condo units.

Director Friedrichs provided those in attendance with a presentation outlining the history of the project.

Attorney George Hovarth, representative of the applicant, provided an overview of the matter before the Board. He mentioned that the Applicant is modifying their original plans to reduce the triplex in the approved plan to a duplex.

Secretary Moore motioned to open the public hearing. The motion was seconded by Ms. Tatiana Baena and passed unanimously.

Dennis Robinson, abutting property owner, commented his opposition to the project.

Jose Tomas, abutting property owner, asked for an update on the applicant's request to provide water to the development through his property. Director Friedrichs informed that it was his understanding that the applicant was no longer seeking to provide water service through Mr. Tomas' property.

George Sweeting, abutting property owner, provided photographs of the street to the Board. He commented his opposition to reinstatement of the project.

Chad Harris, manager of an assisted living facility on Eben Brown Lane, commented his opposition to the project.

Director Friedrichs provided an oral recommendation of reinstatement of the plans, with the condition that the eleventh unit be dropped, as the applicant has requested to drop the triplex in favor of all duplexes, and that the condition requiring water service be brought from Broad Street be changed, as the City has sold its water system to the Pawtucket Water Supply Board and they have a separate process for approval, to making the reinstatement of plans contingent upon approval of water service by the Pawtucket Water Supply Board.

Mr. Beadle made a motion to reinstate the approval granted on or about January 30, 2007, subject to the following conditions:

- 1) Approvals, as required, by the Pawtucket Water Supply Board
- 2) Approval of all relative stormwater runoff plans by relevant state agencies
- 3) The triplex be reduced to a duplex, so that the project have ten units instead of eleven.

The motion was seconded by Secretary Moore and passed unanimously.

## **VI. Adjournment**

Motion by Mr. Beadle to cancel the December 27, 2016 meeting. The motion was seconded by Secretary Moore and passed unanimously. Motion to adjourn made by Mr. Beadle and seconded by Secretary Moore. It passed unanimously.