



**City of Central Falls
Zoning Board of Review
Public Meeting
Wednesday, July 18th, 2018
6:00 PM
Third Floor Conference Room
City Hall
580 Broad Street
Central Falls, R.I. 02863**

I. Call to Order

The Zoning Board of Review public meeting was called to order at 6:06pm by Chairman Kevin Marchand.

II. Roll Call

Chair Kevin Marchand, Vice Chair Kevin Kazarian, Ms. Ann Peckham, Mr. Gary Berdugo, present. Mr. Daniel Klotz, Mr. Norman Deguilio, Ms. Linda Collette, absent. *Principal Planner, Jillian Finkle, Intern Caitlin Coppinger and Legal Counsel Ryan Holt staffed the meeting.*

III. Pledge of Allegiance

IV. Approval of Minutes

- a. Meeting of June 20th, 2018

Motion to accept the minutes of the Wednesday, June 20th meeting was made by Ms. Ann Peckham and seconded by Mr. Gary Berdugo. The motion passed unanimously.

V. Staff Report

- a. Staff Changes

Caitlin Coppinger reported the following: Deputy Director Jonathan Scott decided to leave his position for family reasons. His last day was this past Friday. The position for Deputy Director is currently vacant. Whomever is hired in this position will take over the responsibilities of the planning and zoning boards. Until then Thom, Jillian or myself will be helping to staff the boards.

- b. Conant Thread District Zoning

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

The Joint Planning Commission adopted a plan for the Conant Threat TOD District. They have control over the development in the district. Attached in the zoning board packets are a memo and a map of proposed subdistricts and zoning issues the Joint Planning Commission are looking into. If anyone has any questions, comments or concerns feel free to reach out to anyone in the planning department.

VI. New Business

a. Consideration

i. Consideration for a Dimensional Variance

1. Case #2018-05-11-1

The City of Central Falls, 580 Broad St., Central Falls, RI, property owner and applicant of 147 Summer St., Central Falls, RI (Plat 6 Lot 118), seeks a dimensional variance for minimum lot area from 5,000 sq. ft. to 2,769 sq. ft., front yard 18 ft. to 0 ft., side yard 8 ft. to 3 ft. and rear yard 20 ft. to 11.3 ft. for the purposes of a major subdivision. In addition, the applicant seeks relief for off-street parking requirements from 6 parking spaces per lot to 0.

Caitlin Coppinger, representative for the City of Central Falls, presented the application stating that the City acquired 147 Summer St (Ap 6 lot 118), a 5,000 square foot lot which contained two derelict structures; one structure has been demolished. The property was acquired with the intent to sperate the house that fronts on Summer Street and sell it for redevelopment and to merge the balance of the lot with the community garden and play area that exists on Garfield Street. To achieve this, variances are required to lot area (the new lot will be 2,769 square feet but not the required 5,000 square feet). Front and rear yard requirements and to parking (no parking supplied). If the board grants this variance, an application for a subdivision will be submitted to the planning board.

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

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

Caitlin Coppinger, Intern, presented the Staff Recommendation

Motion to accept the staff recommendation and the legal counsels summary of finding as fact was made by Mr. Kevin Kazarian and seconded by Mr. Gary Berdugo. Motion passed unanimously.

Chairman Kevin Marchand entertained a motion to approve the dimensional variance for minimum lot area from 5,000 sq. ft. to 2,769

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sq. ft., front yard 18 ft. to 0 ft., side yard 8 ft. to 3 ft. and rear yard 20 ft. to 11.3 ft and a relief for off-street parking requirements from 6 spots to 0. Mr. Kevin Kazarian moved the motion and Ms. Ann Peckham seconded the motion. By a roll call vote, the motion passed unanimously.

ii. Consideration for a Dimensional Variance

1. Case #2018-06-28-1

Jason Li, of 177 Oliver Rd., Newton, MA, applicant and property owner, of 548 Roosevelt Ave., Central Falls, RI (Plat 1 Lot 331), seeks relief for off-street parking requirements from 28 parking spaces to 22 parking spaces.

Mr. Jason Li of 177 Oliver Rd., Newton MA and Mr. Seth Wiseman of 100 Allston St, Boston, MA presented the application to the board. The team is renovating an existing vacant mill building that will have 14 apartment units. Due to the size of the lot the surrounding lot lines and properties, the only way to achieve more parking spaces would be to purchase other properties.

Motion to open the public hearing was made by Ms. Ann Peckham and seconded by Mr. Gary Berdugo. The motion passed unanimously.

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

Caitlin Coppinger, Intern, presented the Staff Recommendation.

Motion to accept the staff recommendation and the legal counsels summary of finding as fact was made by Mr. Kevin Kazarian and seconded by Mr. Gary Berdugo. Motion passed unanimously.

Chairman Kevin Marchand entertained a motion to approve the variance for relief of parking spots from 28 spaces to 22 spaces. Mr. Kevin Kazarian moved the motion and Mr. Gary Berdugo seconded. By a roll call vote, the motion passed unanimously.

VII. Adjournment

Next Meeting TBD.

Mr. Kevin Kazarian made a motion to adjourn the meeting at 6:43pm and was seconded by Ms. Ann Peckham. The motion passed unanimously.

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