



**City of Central Falls
Zoning Board of Review
Public Meeting
Wednesday, November 18, 2015
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 6:06 PM by Chairman Marchand.

II. Roll Call

Chairman Kevin Marchand, Mr. Carlos Monzon, Mr. Kevin Kazarian, Mr. Daniel Klotz, Mr. Alejandro Restrepo present. Vice-Chairman Normand Deguilio, Ms. Ann Peckham, absent. *Director Peter Friedrichs (Planning and Economic Development), Principal Planner Evan Lehrer (Planning and Economic Development), and Robert Weber (Legal Department) staffed the meeting.*

III. Pledge of Allegiance

IV. Approval of Minutes

- a. Meeting of November 18, 2015

Mr. Alejandro Restrepo made a motion to approve the minutes of the Zoning Board of Review meeting of November 18, 2015. The motion was seconded by Mr. Kevin Kazarian.

V. New Business

- a. Public Hearing

Case #2015-08-18-1

New Life Church of Our Lord Jesus Christ of the Apostolic, LLC, Applicant and Property Owner, regarding property located at 157 Washington Street, Central Falls, RI, Assessor's Plat 4, Lot No. 49 has filed an application for a Special Use Permit for Educational Institution and Religious Services in a R-2 Zone.

Mr. Kevin Kazarian motioned to open the public hearing at 6:09PM. The motion was seconded by Mr. Alejandro Restrepo.

Chairman Marchand opened the floor to hear any support or opposition to New Life Church of Our Lord Jesus Christ of the Apostolic Faith's application for a zoning variance.

Pastor Steven Harper was sworn in by Mr. Bobby Weber, esq. Pastor Harper spoke in support of his application to the Zoning Board of Review. He seeks to renovate the second floor of his church. Presently, his congregation has only been able to utilize the space on the first floor. He wishes to expand to the vacant second floor of his building and make it available to the youth of his congregation and community, not just for Sunday School classes, but also as classroom space for tutoring and musical instruction. He states that the floor must be remodeled to accommodate these uses.

Mr. Alejandro Restrepo raised a question regarding their plans for a sprinkler system. Mr. Bobby Weber, esq. clarified that the Zoning Board of Review does not have jurisdiction over decisions regarding the sprinkler system.

Pastor Harper's wife, Mrs. Ingrid Harper is then sworn in at 6:12 PM. She speaks in favor of New Life Church's application elaborating on the type of space they seek to create if issued a zoning variance. She clarifies that this space will be used for typical Sunday school classes. She also shares that she would like to make this space available to the community should a family in need require it for a birthday party or other function.

Chairman Marchand asks Mr. and Mrs. Harper if the fire escape in the parking lot off of the rear of the building will be remodeled.

Mr. Jeffrey W. Brown, architect for the proposed project, is sworn in at 6:15PM to respond to the Chairman's questions.

Mr. Brown states that as of right now a fire escape does not exist, but his plans will include the construction of a fire escape stairs that will lead to the parking lot adjacent to the building.

Chairman Marchand asks Mr. Brown about his plans to renovate the elevator as it is currently a freight elevator.

Mr. Brown responds that he intends to have installed a fully functional, enclosed elevator designed to transport people between floors.

Chairman Marchand again opens the floor to anyone who wishes to speak for or against the application for zoning variance.

Mr. Antonio Almeida who resides at 161 Washington St., Central Falls is sworn in by Mr. Bobby Weber at 6:22PM.

Mr. Almeida states he lives adjacent to the building, and believes the mission of New Life Church has strayed from their initial intentions when opening. States he welcomed the church into his neighborhood when they first began, but not regrets offering his support. He says services last all day, 11AM-5PM and that the playing of musical instruments is really a live band performance. He says that the noise and volume is excessive and causing him discomfort in his own home. He states quality of life is diminishing because he can no longer entertain, and often must leave his home for peace and quiet. He also speaks against the application for variance because he says there are already parking issues in the area and members of the congregation often block his driveway and he is unable to leave.

Chairman Marchand asks if Mr. Almeida has ever called the police.

Mr. Almeida responds that he has.

Mr. Daniel Klotz asks if there are any reasonable accommodations to be made: sound proofing, signage to enforce parking?

Mr. Almeida says there is a 2-hour parking limit that remain un-enforced.

Chairman asks if the board has any further comment.

Mr. Peter Friedrichs speaks on behalf of a community member who wished to speak in favor of the application, but could not be present. She wished to relay that she approves of the church and that she believes it is very good for the community.

At 6:35 Pastor Harper restates his case in support of his application, he elaborates on the services his church offers, and offers comment in response to Mr. Almeida. He is willing to make attempts to reduce noise level.

There is a motion to close the public hearing from Mr. Kevin Kazarian. The motion was seconded by Alejandro Restrepo at 6:45PM. Motion passes unanimously.

There is a call for a motion to approve the application for zoning variance at 6:56PM by Mr. Alejandro Restrepo. The motion was seconded by Mr. Kevin Kazarian. Call to vote at 7:02PM, and the motion passed unanimously.

vi. **Adjournment**

Mr. Alejandro Restrepo motioned to adjourn the meeting. Mr. Carlos Monzon seconded the motion. The motion passed unanimously to adjourn.

The meeting adjourned at 7:03 PM