



**City of Central Falls
Zoning Board of Review
Public Meeting
Wednesday, February 17, 2016
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 6:12 PM by Chairman Kevin Marchand.

II. Roll Call

Chairman Kevin Marchand, Vice-Chairman Normand Deguilio, Mr. Carlos Monzon, Mr. Kevin Kazarian, Mr. Alejandro Restrepo, Ms. Ann Peckham, Mr. Daniel Klotz, present. *Principal Planner Evan Lehrer (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 December 16, 2015

Vice-Chairman Deguilio made a motion to forego reading the minutes of the Zoning Board of Review meeting of December 16, 2015. The motion was seconded by Mr. Restrepo and passed unanimously

V. New Business

- a. Public Hearing

Case #2016-01-12-1

Ernest Robin of 623 Lonsdale Avenue, Central Falls, RI 02863, Applicant and Property Owner, regarding property located at 623 Lonsdale Avenue, Central Falls, RI, Assessor's Plat 8, Lot No. 315 has filed an application for a Dimensional Variance for increased height of an accessory garage to 30' using attic trusses to maximize storage space.

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

Mr. Ernest Robin was sworn in and spoke in favor of the application to the Zoning Board at 6:15 PM.

Motion to close the public hearing was made by Vice-Chairman Deguilio and seconded by Mr. Restrepo and passed unanimously.

Motion to deny the application for a dimensional variance made by Vice-Chairman Degeuilio and was seconded by Mr. Restrepo.

The board opened this motion up for discussion.

Vice-Chairman Deguilio amended the language of his motion and moved again to deny the application for a dimensional variance because no evidence was presented that showed that the property had a hardship due to the unique characteristics of the land. The motion was seconded by Mr. Restrepo and passed unanimously.

Case #2016-01-13-1

RI Self Storage of PO Box 17097, Smithfield, RI 02917, Applicant, and TP Rental Properties, Property Owner, located at PO Box 17097, Smithfield, RI 02917 regarding property located at 817 Dexter Street, Central Falls, RI, Assessor's Plat 6, Lot No. 295 has filed an application for a Special Use Permit for Storage and Warehousing in a C-2 Zone.

Ms. Jessica Correia was sworn at 6:46 PM to speak in favor of the application

Motion to open public hearing was made by Vice-Chairman Deguilio and seconded by Mr. Kazarian. Motion passed unanimously.

Motion to close the public hearing made by Vice-Chairman Deguilio and seconded by Mr. Restrepo. The motion passed unanimously.

Motion to approve the application for a special use permit made by Vice-Chairman Deguilio at 7:02 PM and seconded by Mr. Restrepo. Motion passed unanimously.

Motion to take a brief recess made by Vice-Chairman Deguilio and seconded by Mr. Restrepo at 7:04PM and the motion passed unanimously.

The meeting was called back to order at 7:10 PM.

Case #2016-01-29-1

The City of Central Falls of 580 Broad Street, Central Falls, RI 02863, Applicant and Property Owner, regarding property located at 115 Illinois Street, Central Falls, RI, Assessor's Plat 5, Lot No. 278, has filed an application for a Special Use Permit for an Educational Institution in an R-3 Zone and a Dimensional Variance for off-street parking requirements.

Director Peter Friedrichs, Planning and Economic Development, was sworn in at 7:13PM.

Motion to enter the signed application for special use permit and dimensional variance into the record made by Vice-Chairman Deguilio. The motion was seconded by Mr. Restrepo and passed unanimously.

Motion to enter the floor plans of the project into the record made by Vice-Chairman Deguilio. The motion was seconded by Mr. Restrepo and passed unanimously.

Motion to open the public hearing made by Vice-Chairman Deguilio. The motion was seconded by Mr. Restrepo and passed unanimously.

Motion to close the public hearing made by Vice-Chairman Deguilio and seconded by Mr. Restrepo. Motion passed unanimously.

Motion to waive the reading of the planning recommendation and to accept the written recommendation into record made by Mr. Restrepo and was seconded by Vice-Chairman Deguilio and passed unanimously.

Motion to approve the application for a special use permit and a dimensional variance made by Vice-Chairman Deguilio and seconded by Mr. Restrepo. The motion passed unanimously at 7:29PM.

VI. Adjournment

Motion to adjourn made by Norm and seconded by Alejandro. The motion passed unanimously.

The meeting adjourned at 7:42 PM.