CITY OF CENTRAL FALLS
COMBINED PLANNING AND ZONING BOARD

REGULAR MEETING
(PUBLIC HEARING)
Wednesday, July 22, 2026 at 6:00 PM
City Hall, 2nd Floor, Council Chambers – 580 Broad Street, Central Falls, RI 02863

MINUTES

I. Call to Order

Chair Marenzana called the meeting to order at 5:57 PM.

II. Roll Call

Chair Marenzana called the roll and the following members were present: John Marenzana, Hugo Figueroa, Dan Klotz, Ann Peckham, and Kevin Marchand. Also in attendance were: Joshua B. Magnone, Principal Deputy Director for Planning, and Joseph P. Baxter, Legal Counsel.

III. Pledge of Allegiance

Chair Marenzana led the Board in reciting the Pledge of Allegiance.

IV. Approval of Minutes

A. Special Meeting Minutes of July 1, 2026

Chair Marenzana entertained a motion to approve the minutes. Mr. Figueroa moved the motion, seconded by Ms. Peckham. The vote was taken by a voice vote, all members voted in the affirmative. There was no objection, the motion passed unanimously.

V. Public Comment

Mr. Magnone appeared before the Board and explained that no one had signed up for public comment, except for a written comment sent to the Planning Department.

Mr. Magnone explained that a comment regarding the proposal at 45 Eben Brown Lane had been submitted to the Planning Department via e-mail. He noted that the commenter initially wished to remain anonymous but authorized the release of his name and address if necessary.

Attorney Baxter advised the Board that revealing the identity of the commenter is recommended because it is a *public* comment.

Mr. Magnone read the comment into the record. The commenter, Wilson A. Bustos of 93 Hadwin Street, expressed support for the proposed amenities while raising concerns about alleged environmental issues at the neighboring property.

Mr. Marenzana entertained a motion to close public comment. Mr. Marchand moved the motion, seconded by Mr. Kltoz. The vote was taken by a voice vote, all members voted in the affirmative. There was no objection, the motion passed unanimously.

VI. New Business

A. Pursuant to its local and statutory authority as the Zoning Board, discussion and possible votes on Application PZB-2026-06Z:

DRAFT

Chad Harris, of 173 West Ave, Seekonk, MA, applicant for 45 Eben Brown Lane (Plat 3, Lot 8), seeks a Use Variance to permit the use of a proposed gazebo and open-air kitchen on the site, located in the C-2 zoning district.

Mr. Magnone appeared before the Board and presented Staff's Memorandum regarding the proposal.

Mr. Magnone asked for the Staff Memorandum for 45 Eben Brown Lane to be entered into the record as "Exhibit A." Mr. Figueroa moved the motion, seconded by Ms. Peckham. The vote was taken by a voice vote, all members voted in the affirmative. There was no objection, the motion passed unanimously.

The Applicant, Chad Harris, appeared before the Board and presented his proposal.

Mr. Marchand asked Mr. Harris questions regarding the proposal, as well as the concerns raised during public comment. Mr. Harris responded to the questions. Ms. Peckham complimented the cleanliness of the healthcare facility adjacent to the proposed development.

Chair Marenzana entertained a motion to grant the requested Use Variance to allow the use of a gazebo and open-air kitchen on the Subject Property, 45 Eben Brown Ln (Assessor's Plat 3, Lot 8), as an outdoor amenity area accessory to the senior care facility located at 60 Eben Brown Lane (Assessor's Plat 3, Lot 11), finding that the application satisfies the applicable standards for the granting of a Use Variance. Further, that this approval is based on the testimony on the record and the findings included in Exhibit A. Ms. Peckham moved the motion, seconded by Mr. Figueroa. The vote was taken by a roll call vote, the members voted as follows: Hugo Figueroa "Yes;" Ann Peckham "Yes;" Dan Klotz "Yes;" Kevin Marchand "Yes;" and John Marenzana "Yes." All members voted in the affirmative. There was no objection, the motion passed unanimously.

B. Pursuant to its local and statutory authority as the Zoning Board, discussion and possible votes on Application PZB-2026-07Z:

Domingo Gonzalez, of 39 Seneca Ave, Pawtucket, RI, applicant for 63 Foundry Street (Plat 1, Lot 36), seeks Dimensional Variances from Central Falls Zoning Ordinance § 401, R-3 Zone, for minimum lot area, minimum lot area per dwelling unit, minimum lot width and frontage, maximum lot coverage, and minimum front yard, rear yard, and side yard setbacks, in relation to the proposed development of a three (3) unit dwelling on the site.

Mr. Magnone appeared before the Board and presented Staff's Memorandum regarding the proposal.

Mr. Magnone asked for the Staff Memorandum for 63 Foundry Street to be entered into the record as "Exhibit B." Mr. Klotz moved the motion, seconded by Mr. Marchand. The vote was taken by a voice vote, all members voted in the affirmative. There was no objection, the motion passed unanimously.

The Applicant, Domingo Gonzalez, appeared before the Board and presented his proposal.

Mr. Magnone asked to confirm that the owners of the property were present with Mr. Gonzalez and that he had their permission to proceed with this proposal. Mr. Gonzalez confirmed that they were the property owners and that he did have permission to proceed with the proposal.

Members of the Board and Mr. Gonzalez discussed the possibility of rearranging the parking. Mr. Magnone opined that parking in the front yard of a property is prohibited by the ordinance. Mr. Magnone cautioned against substantial changes to the plan that would incur more zoning nonconformance.

Adriana and Natalie Moncada, the property owners, appeared before the Board to testify in support of the proposal.

Chair Marenzana entertained a motion to grant the Applicant's request for dimensional variance from § 401, Minimum Lot Area Per Unit, R-3 Zone, to allow a proposed lot area of 2,854 square feet, representing 3,146 square feet of relief from minimum lot area per unit requirements. Further, that this approval is based on the testimony on the record and the findings included in Exhibit B. Mr. Figueroa moved the motion, seconded by Mr. Klotz. The vote was taken by a roll call vote, the members voted as follows: Hugo Figueroa "Yes;" Ann Peckham "Yes;" Dan Klotz "Yes;" Kevin Marchand "Yes;" and John Marenzana "Yes." All members voted in the affirmative. There was no objection, the motion passed unanimously.

Chair Marenzana entertained a motion to grant the Applicant's request for a dimensional variance from § 401, Minimum Front Yard Setback, R-3 Zone, to allow a proposed front yard setback of 8.5 feet, representing approximately 1.77 feet of relief from the applicable reduced front yard setback requirement of 10.27 feet. Further, that this approval is based on the testimony on the record and the findings included in Exhibit B. Mr. Marchand moved the motion, seconded by Ms. Peckham. The vote was taken by a roll call vote, the members voted as follows: Hugo Figueroa "Yes;" Ann Peckham "Yes;" Dan Klotz "Yes;" Kevin Marchand "Yes;" and John Marenzana "Yes." All members voted in the affirmative. There was no objection, the motion passed unanimously.

Mr. Magnone appeared before the Board and added that both applications were properly noticed in the local newspaper, two physical locations in the city, including the city website, affidavits of mailing were signed, and abutters notices were sent at the appropriate time.

VII. Adjournment

Chair Marenzana entertained a motion to adjourn. Mr. Marchand moved the motion, seconded by Ms. Peckham. The vote was taken by a voice vote, all members voted in the affirmative. There was no objection, the motion passed unanimously. The meeting was adjourned at 7:10 PM.

[Approved by the City of Central Falls Combined Planning and Zoning Board on _____]

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, the Department of Public Works, 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