CITY OF CENTRAL FALLS
COMBINED PLANNING AND ZONING BOARD

REGULAR MEETING
(PUBLIC HEARING)
Wednesday, September 23, 2026 at 6:00 PM
The Bessette Building (DPW) – 1280 High Street, Central Falls, RI 02863

MINUTES

I. Call to Order

Chair Marenzana called the meeting to order at 6:02 PM.

II. Roll Call

Chair Marenzana asked for the roll to be called. Mr. Magnone called the roll and the following members were present: Kevin Marchand, Ann Peckham, Hugo Figueroa, Dan Klotz, and John Marenzana. Also present were James P. Vandermillen, Director; Joshua B. Magnone, Principal Deputy Director; 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. Regular Meeting Minutes of July 22, 2026

B. Regular Meeting Minutes of August 26, 2026

Chair Marenzana entertained a motion to continue the minutes of August and approve the minutes of July. Mr. Marchand moved the motion, seconded by Ms. Peckham. The vote was taken by voice vote, all members voted in the affirmative. There were no objections, the motion passed unanimously.

V. Public Comment

Chair Marenzana opened the floor to public comment. There were no public comments.

VI. Old Business

A. Pursuant to its local and statutory authority as the Zoning Board, discussion and possible votes on Application PZB-2026-09Z:

> Effuahson, LLC, of 40 Toronto Avenue, Providence, RI, represented by Jones Harris, Applicant for 319 Hunt Street (Assessor's Plat 3, Lot 121), proposes to construct an addition to the existing principal garage. The Applicant seeks a Use Variance to expand the legal nonconforming use and Dimensional Variances from rear-yard setback requirements (Art. IV, Sec. 401, R-3 Zone), maximum lot coverage requirements (Art. IV, Sec. 401, R-3 Zone), and from the requirements of Art. IV, Sec. 401.1(B) to permit a total open area of less than 800 square feet on the subject property.

Bret Jedele, the Applicant's attorney, appeared before the Board.

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Mr. Jedele stated the Applicant may pursue an alternative means of developing the property which may include pulling this application. Further, Mr. Jedele stated that they are still in the due diligence phase and would appreciate the opportunity to continue this matter to next month's meeting.

Chair Marenzana entertained a motion to continue this item to the next regularly scheduled meeting. Mr. Marchand moved the motion, seconded by Mr. Figueroa. The vote was taken by voice vote, all members voted in the affirmative. There were no objections, the motion passed unanimously.

Mr. Jedele thanked the Board.

VII. New Business

A. Pre-Application presentation by One Neighborhood Builders (ONB) for a proposed Major Land Development at 85 Hunt Street (AP 2, Lot 196), a property owned by the City of Central Falls.

Marc Titchenell, the Applicant's attorney, appeared before the Board and introduced the project team:

- Michelle Bleau, of ONB, Director of Real Estate Development
- Karissa Kuhns, of DBVW Architects, Associate Principal
- Steve Andrus, of Commonwealth Engineering, Engineer
- Chris Tarr, of DBVW Architects, Senior Project Manager

Ms. Bleau appeared before the Board and presented regarding ONB's ongoing projects in the City, involvement in the RFP process for 85 Hunt Street, and ONB's goals for the project and this meeting.

Ms. Bleau described the proposed mixed-use development to the Board including the proposed number of units, potential commercial opportunities, green space, parking, and amenities.

Ms. Kuhns appeared before the Board to present the proposed architectural design for the site. She guided the Board through the distributed renderings and site plans, explaining the design elements and the considerations that informed them.

Mr. Vandermillen asked if any of ONB's proposed office space is included in a certain area.

Ms. Kuhns responded that the area Mr. Vandermillen was referencing is proposed as tenant space.

Mr. Klotz asked if ONB has a sense of what kinds of commercial opportunities will be available in the building.

Ms. Kuhns deferred to other members of the ONB team.

Ms. Kuhns continued guiding the Board through the handouts.

Mr. Marchand asked if parking in the front of the building is proposed for customers and if parking in the rear is proposed for residents.

Ms. Kuhns stated that is correct and provided the respective number of proposed parking spaces in the front and rear of the property.

Ms. Kuhns continued by highlighting some proposed outdoor amenities and encouraged the Board to provide any feedback or ideas.

Chair Marenzana inquired as to what the average rent will be for the proposed units.

Ms. Bleau responded by describing the breakdown of how many units will be market-rate and deed restricted. Further, Ms. Bleau stated some salient facts from market research that ONB performed. Ms. Bleau offered to follow up with specific numbers and a breakdown based on the market.

Mr. Vandermillen asked if there would be a distribution of different unit sizes across the building and across income levels.

Ms. Bleau confirmed that there will be a variety of room counts spread around the building, available at different income levels.

Mr. Vandermillen asked a question regarding API.

Ms. Bleau responded.

Chair Marenzana asked if Ms. Kuhn could provide approximately how far away the rail station is from the proposed development.

Ms. Kuhn referred to a handout that explains the approximate distance and travel time by foot or bike.

Chair Marenzana asked if there is a forecast of how many people that work in Boston would be attracted to live at this development due to the proximity to the rail station.

Ms. Bleau responded by referring to particular aspects of the market study.

Chair Marenzana stated that he assumes the property will continued to be owned by the City.

Mr. Vandermillen stated that is an unsettled question.

Ms. Bleau stated that she assumes there will be a change in title at a later date, similar to another ONB project in the City, or a long-term ground lease will have to be put in place.

Chair Marenzana stated the reasoning behind why he is asking about the market for this development.

Ms. Bleau acknowledged that there are many elements of the proposal that are based on the market study.

Mr. Figueroa asked a question about sewer capacity.

Mr. Andrus stated that NBC has provided a letter stating that its interceptors have capacity for the proposed sewer flow stemming from the development.

Mr. Magnone added the City is currently developing a Wastewater Facilities Plan and has performed CCTV inspections of various sewer mains throughout the City, including around the area of the proposed development.

Mr. Andrus formally introduced himself and presented to the Board.

Mr. Andrus described existing site conditions, access to utilities, and acknowledged the environmental land use restrictions and the need to keep the site 'capped.'

Mr. Andrus further added that they will be adding a landscape architect to the project soon.

Mr. Marchand asked if a fire truck can fit into the site.

Mr. Andrus responded that a fire truck can fit into the site and added that he will continue speaking with the fire department to ensure they are satisfied with access.

Mr. Vandermillen noted that this is a very early presentation and that there will be multiple stages of review for this project.

Mr. Vandermillen also noted that there will be a focus approach on engaging residents and business owners in regard to the proposed development of the site.

Mr. Figueroa asked if more parking can be accommodated on the site.

Mr. Vandermillen explained that the site's proximity to public transit qualifies the project for a bonus that reduces the required parking below the standard requirement.

Mr. Vandermillen asked about stormwater management on the site.

Mr. Andrus responded by describing stormwater management that can be done at catch basins, acknowledging the need to be thoughtful given the residual environmental contaminants on the site.

Ms. Bleau noted that ONB is aware of the City's tree canopy goals and looks forward to discussing how the site can help meet those goals once a landscape architect joins the project team.

Ms. Bleau also noted opportunities for community input on the use of certain areas of the site, lighting installations, and the types of murals the community would like to see.

Mr. Magnone described the City's combined sewer system and the overflows that can occur during heavy rainfall. He asked whether an underground stormwater retention system could be installed to temporarily store runoff and gradually release it into the combined sewer system.

Mr. Andrus and Mr. Magnone discussed various aspects of the existing stormwater infrastructure on-site and whether that infrastructure ties into the combined sewer system. Both agreed that sharing more information about infrastructure between the City and project team would be helpful.

Ms. Bleau appeared before the Board again to address the types of commercial opportunities that may be available on-site, including healthcare, education, and workforce development opportunities.

Mr. Klotz commented that community events intended to solicit feedback on developments often have low attendance. He asked how ONB plans to encourage attendance and ensure that participants are reflective of the community.

Ms. Bleau introduced Karen Zuñiga, Director of Resident Services for ONB.

Ms. Zuñiga outlined ONB's community partnerships and its approach to community engagement.

Ms. Bleau stated that ONB is excited to share the project with the community.

Chair Marenzana asked if the Board had any further questions.

Mr. Marchand commented that he had concerns about security on the site.

Ms. Bleau stated there will be 24/7 surveillance in terms of cameras and maybe a concierge service.

Ms. Bleau continued by stating that ONB will start with inclusivity and traditional management practices and adjust as necessary.

Chair Marenzana thanked the project team for the presentation.

VIII. Adjournment

Chair Marenzana entertained a motion to adjourn. Mr. Marchand moved the motion, seconded by Mr. Klotz. The vote was taken by voice vote, all members voted in the affirmative. There were no objections, the motion passed unanimously. The meeting was adjourned at 7:21 PM.

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).

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