CITY OF CENTRAL FALLS
COMBINED PLANNING AND ZONING BOARD

SPECIAL MEETING
(PUBLIC HEARING)
Wednesday, October 7, 2026 at 5:00 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 5:02 PM

II. Roll Call

Chair Marenzana called the roll and the following members were present: John Marenzana, Hugo Figueroa, Ann Peckham, and Kevin Marchand. Also present were: James P. Vandermillen, Planning Director; Joshua B. Magnone, Planning Principal Deputy Director; and Joseph P. Baxter, Esq., 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 August 26, 2026

B. Regular Meeting Minutes of September 23, 2026

Mr. Magnone asked that approval of both minutes be continued to the next regularly scheduled meeting.

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

V. New Business

A. Pursuant to its local and statutory authority as the Planning Board, discussion and possible vote on proposed PY2024 Community Development Block Grant (CDBG) Applications:

i. Presentation of proposed activities:

Mr. Vandermillen distributed a handout that summarizes all the City's proposed CDBG activities.

Mr. Vandermillen clarified that these are proposed activities for CDBG Program Year 2025, except the proposed activities for affordable housing which fall under CDBG Program Year 2024.

Mr. Vandermillen described why the City pursues these activities as well as the process for applying for funds, including the Boards role in certifying compliance with local regulations prior to going to the City Council for consideration.

1. Proposed Public Services Activities

Mr. Vandermillen described how funding will be used to support services at El Centro, particularly by partnering with Elisha Project and Boys and Girls Club of Northern RI, including the services that these organizations will provide at the new community center.

Chair Marenzana asked Mr. Vandermillen to clarify which services Elisha Project are providing. Mr. Vandermillen responded by explaining that they will be operating the food market at El Centro.

Mr. Figueroa asked a question regarding another Elisha Project location on Roosevelt Ave. Mr. Marenzana and Mr. Vandermillen responded.

2. Proposed Public Facilities/Infrastructure Activities

Mr. Vandermillen described the proposal and need to improve the concessions, restrooms, and storage facilities at Macomber Stadium, an important community recreation site.

Mr. Vandermillen described the significance of Dexter Plaza to the community, how it has been utilized, how the conditions are now inadequate, and how the goal of pursuing funding will be to improve conditions on the site.

Mr. Figueroa asked a question regarding the use of State bonds at the Dexter Plaza site, in addition to the City's proposal to use CDBG funds. Mr. Vandermillen clarified that the money received from the State are grants, the City does not have to pay them back, and the interest in apply for CDBG funds is to cover the remainder of necessary project costs.

3. Proposed Affordable Housing Activities

Mr. Vandermillen described the activities that the City is pursuing on behalf of the Housing Authority to enable them to make exterior repairs to buildings.

Mr. Figueroa asked what work the Housing Authority performed last year on one of its buildings.

Mr. Vandermillen explained that they performed exterior work on one of their buildings that was in need of repair.

Mr. Figueroa asked if the Housing Authority's properties are separate from the City.

Mr. Vandermillen replied by explaining that the Housing Authority, and its properties, are separate from the City, although the City works closely with them as a community partner.

ii. Review of proposed activities to determine compliance with City's Comprehensive Plan and Development Ordinances and Regulations

Mr. Vandermillen provided a handout to the Board which describes how each of the proposed activities are consistent with the Comprehensive Plan and local development ordinances and regulations.

Mr. Vandermillen read the handout aloud to the Board.

Mr. Vandermillen also provided a separate handout covering how the proposed stormwater management projects at Dexter Plaza are consistent with the Comprehensive Plan.

Ms. Peckham asked about how improved restroom facilities will be secured when not in use at Macomber Stadium. Mr. Vandemillen responded by stating that facilities will be closed when not being utilized for events.

Mr. Vandermillen asked the Board if they had any questions regarding his descriptions of the activites.

iii. Discussion and possible vote with respect to certification of compliance with City's Comprehensive Plan and Development Ordinances and Regulations

Chair Marenzana entertained a motion to certify that the proposed activities, as presented, are consistent with local development policies set forth in the Comprehensive Plan and with local development ordinances and regulations. 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.

VI. Adjournment

Chair Marenzana entertained a motion to adjourn the meeting. Mr. Marchand moved the motion, seconded by Mr. Figueroa. The vote was taken by a voice vote, all members voted in the affirmative. There was no objection, the motion passed unanimously. The meeting stood adjourned at 5:39 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).

To view an electronic version of the agenda with supporting documentation, click the following link: https://clerkshq.com/default.ashx?clientsite=centralfalls-ri

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