City of Pawtucket
Board of Appeals
Meeting Agenda

Monday, November 30, 2026 at 6:45 P.M.
Pawtucket Municipal Annex
100 Freight Street
Pawtucket, RI 02860

Zoning Board of Appeals

1. PUBLIC INPUT

2. APPROVAL OF PREVIOUS MINUTES

3. **Ricardo Molina and Deverlyn Gutierrez** applicants and owners of the property located at 326 Pawtucket Avenue further identified as Tax Assessor's Plat 64 Lot 828 and situated in a Residential Two Family (RT) Zoning District are requesting the following zoning relief pursuant to the Pawtucket Zoning Ordinance:

1. A Use Variance pursuant to Section 410-12.1(C) to permit the addition of a third residential dwelling unit on the property, a use prohibited in a Residential Two Family (RT) Zoning District.
2. A Dimensional Variance pursuant to Section 410-44 (Enumeration) to permit 70 feet of frontage where 75 feet is required.
3. A Dimensional Variance pursuant to Section 410-76(K) concerning the parking requirements applicable to the proposed development**.** - FOR PUBLIC HEARING AND DECISION

4. **Faria Holdings, LLC** applicant and owner of the property located at 459 Mineral Spring Avenue further identified as Tax Assessor's Plat 46 Lot 733 and situated in a Commercial General (CG) Zoning District is requesting a Special Use Permit pursuant to Section 410-88(D)(2) and Section 410-60(W) and Dimensional Variances pursuant to Section 410-60, Section 410-86 and Section 410-89 of the Pawtucket Zoning Ordinance in connection with the proposed installation of an Electronic Messaging Center (EMC) sign**.** - FOR PUBLIC HEARING AND DECISION

POSTED: NOVEMBER 5, 2026

Nathan T. Luciano
Chairperson
Board of Appeals

The Pawtucket Municipal Annex is accessible to people with disabilities. Individuals requesting services of an interpreter for the hearing impaired must notify the City Clerk at 728-0500 (TDD #722-8239) 72 hours before the meeting date.