CITY OF CENTRAL FALLS
COMBINED PLANNING AND ZONING BOARD

REGULAR MEETING
(PUBLIC HEARING)
Wednesday, August 26, 2026 at 6:00 PM
The Bessette Building (DPW) – 1280 High Street, Central Falls, RI 02863

AGENDA

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

A. Regular Meeting Minutes of July 22, 2026

V. Public Comment

VI. New Business

A. Pursuant to its local and statutory authority as the Zoning Board, discussion and possible votes on Application PZB-2026-08Z:

Juan Rodriguez, of 901 Roosevelt Ave, Pawtucket, RI, Applicant for 488-494 Dexter Street (Plat 6, Lot 344) seeks Special-Use Permits to provide fewer than the minimum number of off-street parking spaces required and to provide off-site parking (Art. V, Sec. 514.13(b)-(c)).

B. 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.

C. Pursuant to its local and statutory authority as the Zoning Board, discussion and possible votes on Application PZB-2026-10Z:

Elie Osko, of 6 Cook Street, Lincoln, RI, Owner and Applicant for 42-44 West Hunt Street (Plat 7, Lot 123), proposes to construct a 2-story addition to the existing principal residence. The Applicant seeks Dimensional Variances from minimum parking aisle width requirements (Art. VIII, Sec. 801.2, 90-Degree Angle).

D. Pursuant to its local and statutory authority as the Zoning Board, discussion and possible votes on Application PZB-2026-11Z:

Balwant Sandhu, of 4 Bartlett Road, Methuen, MA, Owner and Applicant for 40-42 Fletcher Street (Plat 5, Lot 301) seeks a Dimensional Variance 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.

VII. Adjournment

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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