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

AGENDA

I. Call to Order

II. Roll Call

III. Pledge of Allegiance

IV. Approval of Minutes

A. Regular Meeting Minutes of July 22, 2026

B. Regular Meeting Minutes of August 26, 2026

V. Public Comment

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.

VII. New Business

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

VIII. 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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