



City of Central Falls
Planning Board
Public Meeting
Thursday, August 13, 2015
6:00 PM
In the City Council Chambers
City Hall
580 Broad Street
Central Falls, R.I. 02863

The following case was heard before the City of Central Falls Planning Board at a legally noticed public meeting on August 13, 2015 in the City Hall Council Chambers, 580 Broad St., Central Falls, RI 02863.

Case number: 04-06-15-1

Applicant: Urban Smart Growth, LLC

Subject Property Owner: M&L Secured Storage, LLC

Property Address: 430 Pine Street, Central Falls, RI

Plat Map: 8

Lot: 327

Requested action:

Applicant seeks Master Plan Approval for a Major Land Development.

Board Members Present at the hearing: Chairman Mike Lester, Vice-Chair Maria Ines Lopez, and Tateana Baena.

The following individuals spoke at the meeting in support of the request:

- Michael Gazdacko, representative of the applicant
- John Chambers, a licensed Architect retained by the applicant
- Kevin Demers, a professional Engineer retained by the applicant
- Phil Riskowitz, a property owner within the notice area
- Lenard Riskowitz, a property owner within the notice area
- Jerry Barzykowski, resident of Central Falls

The following individuals spoke at the meeting in opposition to the request:

-None-

Documents and other material submitted in regard to the subject petition:

- Completed application and attachments (received April 6, 2015, revisions received July 24, 2015)
- Administrative recommendation from the Office of Planning and Economic Development and attachments
- Copy of the notice letter sent to the applicant (dated August 7, 2015) and property owners within the notice area (dated August 3, 2015)
- Proof of open meetings posting on website of Secretary of State (dated July 31, 2015, revised agenda dated August 11, 2015)
- The written and recorded minutes of the August 13, 2015 Planning Board meeting

FINDINGS OF FACT IN A DECISION OF MASTER PLAN APPROVAL FOR A MAJOR
LAND DEVELOPMENT BY THE PLANNING BOARD

The "City of Central Falls land Development and Subdivision Review Regulations" requires that *prior to approval of any subdivision or land development project, the Board shall make positive findings on all of the standards listed below:*

(1) The proposed development is consistent with the City of Central Falls Comprehensive Community Plan, as amended, and/or has satisfactorily addressed the issues where there may be inconsistencies;

Element 1 of the Central Falls Comprehensive Community Plan outlines the City's Goals and Policies:

State Goal 6, Municipal Goal 1 urges the city to "Encourage creative combinations of commercial and residential use." This proposed project, by providing commercial space on the first level and apartments on the upper levels, meets this goal.

State goal 2, Municipal Goal 3 urges the city to "Encourage small business development." By offering living space in conjunction with residential space, this project meets this goal.

State Goal 6, Municipal Goal 2, encourages the city to "promote redevelopment of blighted areas." This project, by redeveloping an abandoned mill will eliminate a blighted property in a blighted area, meets this goal.

(2) The proposed development is in compliance with the standards and provisions of the City of Central Falls' Zoning Ordinance;

The project as described complies with the Zoning Ordinance, as reported in a Zoning Determination dated April 14, 2015.

(3) There will be no significant negative environmental impacts from the proposed development as shown on the final plan, with all required conditions of approval.

This project will provide increased activity to a currently vacant structure and will likely not have significant negative environmental impacts.

(4) Subdivisions, as proposed will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable. Lots with such physical constraints to development may be created only if identified as permanent open space or permanently reserved for a public purpose on the approved, recorded plans;

Because the applicant is not pursuing a sub-division, this requirement does not apply.

(5) All proposed land developments and all subdivision lots shall have adequate and permanent physical access to a public street. Lot frontage on a public street without physical access shall not be considered compliance with this requirement.

The right of way shown on the site plan provides adequate access to the street.

In addition, the Board must address the General Purposes of the Regulations as outlined in Section 1.C.

(1) Provide for the orderly, thorough and expeditious review and approval of land development and subdivisions.

This decision has been rendered within 120 days of the certification of completeness.

(2) Promote high quality and appropriate design and construction of land development and subdivisions.

The proposed design of land development will be of similar quality to other developments by Urban Smart Growth in the area.

(3) Promote the protection of the existing natural and built environment and the mitigation of all significant impact of any proposed development on the existing environment.

Much of the existing structure will be retained. The proposed section for demolition is historically noncontributing.

(4) Promote design of land development and subdivisions which are well-integrated with the surrounding neighborhoods with regard to natural and built features, and which concentrates development in areas which can best support intensive use by reason of natural characteristics and existing infrastructure.

This proposed development takes advantage of existing infrastructure that was sufficient for a previously active industry.

(5) Encourage local design and improvement standards to reflect the intent of the City of Central Falls Comprehensive plan, as amended, with regard to the physical character of the various neighborhoods and districts of the City.

Addressed in 3F(1)

(6) Require measures for mitigating the impact of new development on the community that are based on clear documentation of needs and are fairly applied and administered.

This new development will have a largely beneficial impact on the community, providing workspace and housing for creative types.

- (7) *Protect the public health, safety and welfare of the community.*

This project will occupy a previously unoccupied building.

- (8) *Promote thorough technical review of all proposed land development and subdivisions by appropriate local officials and other experts.*

This application process has solicited input from relevant parties.

- (9) *Encourage the establishment and consistent application of procedures for record-keeping on all matters of land development and subdivision review, approval and construction.*

Staff is entrusted with record-keeping, this review has been with the consideration of the required findings, and expect construction to of similar quality of similar projects in the area.

CONCLUSIONS IN A DECISION TO APPROVE AN APPLICATION TO THE
PLANNING BOARD FOR A MASTER PLAN

Upon a motion made by Ms. Baena and seconded by Vice-Chairwoman Ines Lopez,

After due consideration of the Application and the entire record presented to the City of
Central Falls Planning Board, the Board makes the following decision:

to approve the Master Plan for this Major Land Development.

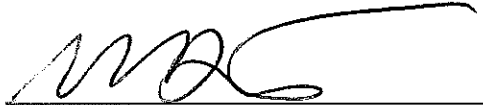
Votes In favor

Votes against

Tateana Baena
Maria Ines Lopez
Michael Lester

-None-

SO ORDERED



Michael Lester, Chairman

Date

8.21.15