

CITY OF CENTRAL FALLS
OFFICE OF PLANNING AND ECONOMIC
DEVELOPMENT



ADMINISTRATIVE
RECOMMENDATION
TO THE PLANNING BOARD

CASE 2015-11-23-1 (THE LANDING RECREATION TRAIL SUBDIVISION)



SUMMARY

Application Type: Major Subdivision

Address/AP/Ward: 1420 Broad Street; Assessor's Plat 3, Lots 62 and 69; Ward 2

Applicant: City of Central Falls **Property Owner:** City of Central Falls

Parcel Size: 73,203 SF **Zoning:** C-2

Project Description

The applicant is requesting combined Master Plan and Preliminary Approval for a Major Subdivision of Lot 3-69 to permit an application to the EPA Brownfields Cleanup program for the purposes of remediating a portion of the lot for use as a public recreational walking trail. The City received \$200,000 for cleanup activities on this site from the same program earlier this year, but received funding covers only lot 62 and the portion of lot 69 near the boat ramp. This additional grant will allow for cleanup on the entire site, specifically the creation of a recreational walking trail upriver (westward) from the boat ramp.

Discussion

Prior to approval of any land development project, the Board is required to make positive findings as outlined in **Section 3.F** of the “Land Development and Subdivision Review Regulations.”

(1) Consistency with the Central Falls Comprehensive Plan

Element 1 of the Central Falls Comprehensive Community Plan outlines the City’s Goals and Policies. The following goals are applicable to this application and make this project consistent with the Comprehensive Plan:

- State Goal 1, Municipal Policy 2, “Continue to develop riverfront recreational opportunities;”
- State Goal 6, Municipal Goal 2, “Promote redevelopment of blighted areas;” and
- State Goal 6, Municipal Policy 2, “Expand the City’s recreation and open space resources, utilizing State and Federal funds received through grants and appropriations.”

(2) Compliance with the Central Falls Zoning Ordinance.

Per a Zoning Determination letter dated December 3, 2015, this project, as described, complies with the Zoning Ordinance.

(3) No significant environmental impacts.

The nature of this project is such that it will remediate environmental pollutants. It will have a beneficial environmental impact.

(4) Sub-divisions and open space.

Because the physical constraints to development associated with this lot and the City’s desire for public riverfront activation, this lot is identified as permanently reserved for a public purpose on the plans.

(5) Physical access to a public street.

Access to the street is achieved through a right-of-way as shown on the site plan.

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

- (1) The Board has 120 days to approve or deny the application from Master Plan approval (April 8), however the City will be unable to submit a complete application without the subdivision and asks the Board that they render a decision prior to December 18th, the date the EPA Brownfield Cleanup Grant application is due.
- (2) This lot will be remediated and “developed” with quality design in mind. The Administrative Officer will provide frequent updates to the Board.

- (3) This lot will be protected in an effort to highlight and promote the riparian Blackstone River Corridor. A second EPA Brownfields Cleanup Grant will permit the City to completely mitigate negative environmental conditions on the site.
- (4) This proposed subdivision takes advantage of existing infrastructure.
- (5) The first required finding for a decision by the Planning Board regarding a Land Development or Subdivision is compliance with the Comprehensive Plan.
- (6) This subdivision, as described, will have a beneficial impact on the community.
- (7) This subdivision will better permit the City to undergo a project that not only protects, but increases, the public health, safety, and welfare of the community.
- (8) The Land Development and Subdivision Review Regulations have requirements that require thorough technical review by appropriate local officials and other experts.
- (9) The processes employed by the Planning Board, outlined in the Land Development and Subdivision Review Regulations, and practiced by the Department of Planning and Economic Development encourage the establishment and consistent application of procedures for record-keeping.

Recommendation

- (1) Based on the above discussion, staff recommends Master Plan and Preliminary Approval.
- (2) Additionally, staff asks the Board to assign Final Approval administratively, as this is a rather straightforward subdivision and so that the subdivision can be completed prior to December 18.