



**City of Central Falls
Planning Board
Public Meeting
Thursday, December 10, 2015
6:00 PM
In the City Council Chambers
City Hall
580 Broad Street
Central Falls, R.I. 02863**

MINUTES OF THE MEETING

I. Call to Order

The meeting was called to order at 6:32 p.m. by Chairman Michael Lester.

II. Roll Call

Chairman Lester, Leslie Moore and, Tatiana Baena present. Maria Ines Lopez and Andres Hincapie absent. *Rui Almeida (Planning and Economic Development) staffed the meeting and Nick Hemond, (legal counsel for the City).*

III. Pledge of Allegiance

IV. Approval of Minutes

A motion was made by Tatiana Baena to accept the minutes of the November 19, 2015 meeting. The motion was seconded by Secretary Moore, and the vote unanimous.

V. Officer's Report

Mr. Rui Almeida informed that the CDBG application was funded and that the Master Plan for the City was moving forward, with the expectation of a presentation next month.

VI. Old Business

a. Public Hearing and Consideration of Preliminary Plan Approval

i. **Case #2015-04-06-1**

Major Development: Urban Smart Growth LLC of 1005 Main Street Unit 1201, Pawtucket, RI, applicant regarding property owned by M & L Secured Storage LLC, 318 North Carson Street #208, Carson City, NV at 430 Pine Street (Plat 8, Lot 327) has filed an application for Major Development approval of 26 Live Work Units.

A motion was made by Tatiana Baena to open public hearing. The motion was seconded by Secretary Moore, and the vote unanimous.

Mr. Cale Keable, from the law firm Partridge Snow & Hahn LLP, on behalf of the Applicant Urban Smart Growth and property owner M & L Secured Storage LLC, greeted the Board and introduced Mr. Michael Gazdacko from Urban Smart Growth.\

Mr. Michael Gazdacko introduced himself and presented the project for approval, 26 Live Work Units at 430 Pine Street, which encompassed just this building. Mentioned the presented project at the Planning Department's request, and would be happy to answer any questions the Board may have.

Mr. Joe Viveiros, who lives at 93 Madeira Street, inquired about the project of the Major Subdivision for the property at 1420 Broad Street, saying that there was lack of information. He was informed by legal counsel Nick Hemond that the case he was referring to was the next case on the Agenda and not the present item up for approval.

Councilman Michael Lester asked that Rui Almeida read the entire Staff Recommendation for the record. Said Staff Recommendation was then read in its entirety by Rui Almeida.

Mr. Hemond mentioned that given the fact that the Staff Recommendation had been amended moments before the Board meeting, an error appeared on the Staff Recommendation pertaining to the example given on the second to last paragraph of number (11) of the Discussion and the same example on the second to last paragraph of number (2) of the Recommendation had not been updated, and asked if the Applicant had any comments on this matter.

Attorney Keable, on behalf of the Applicant commended Mr. Almeida on the lengthy reading, and agreed that the example on Section 11 and the Recommendation contained a typographical error, where it reads "obtain", with regard to getting all necessary building permits by June 1, 2016, it should read "apply for", and number two of the Recommendation, where it was read "30 days after issuance", it should have been "60 days after issuance" as written in the Staff Recommendation.

Mr. Almeida agreed that it was a misread and that he meant to say "60 days after issuance".

Attorney Keable, with the exception of the small notes mentioned above, and on behalf of the Applicant, accepts the terms of number (2) of the Staff Recommendation pertaining to the waiver of requirements of Section 4, "Improvement Guarantees".

A motion was made by Tatiana Baena to close the public hearing. The motion was seconded by Secretary Moore, and the vote unanimous.

Chairman Lester, and given the length and detail of the Staff Recommendation, incorporates into the factual findings the recommendations from the Staff Recommendation and accepts Staff Recommendation as Exhibit A and the Narrative and amended proposed preliminary project as Exhibit B.

Chairman Lester proceed to read the 5 elements that comprise the basis for the discussion; Consistency with the Central Falls Comprehensive Plan, Compliance with the Central Falls Zoning Ordinance, no significant environmental impacts, Sub-divisions and open space (not applicable), and Physical access to a public street. All Board members agreed to said 5 elements of the discussion.

A motion was made by Tatiana Baena to adopt these as findings of the Board together with the Staff Recommendation and Master Plan as Exhibit A and B, respectively. The motion was seconded by Secretary Moore, and the vote unanimous.

A motion was made by Tatiana Baena to approve the Preliminary Plan, Case #2015-04-06-1, subject to the agreed upon deadlines. The motion was seconded by Secretary Moore, and the vote unanimous.

Chainman Lester entertained a motion to delegate Final Plan approval to Planning Board Staff. A motion was made by Leslie Moore to delegate Final Plan approval to Planning Board Staff. The motion was seconded by Tatiana Baena, and the vote unanimous.

VII. New Business

a. Public Hearing and Consideration of Combined Master Plan and Preliminary Plan Approval

i. Case #2015-11-23-1

Major Subdivision: The City of Central Falls of 580 Broad Street, Central Falls, RI, applicant and owner regarding property at 1420 Broad Street (Plat 3, Lots 62 and 69), has filed an application for Major Subdivision approval for a recreational walking trail.

A motion was made by Tatiana Baena to open public hearing. The motion was seconded by Secretary Moore, and the vote unanimous.

Mr. Rui Almeida presented, on behalf of the City, the project for Case #2015-11-23-1, stating that the subdivision is a necessary step to apply for a Grant from the EPA for assessment of the property at 1420 Broad Street (Plat 3, Lots 62 and 69), for a recreational walking trail. Mr. Almeida also read the 5 elements of the discussion.

Mr. Joe Viveiros, who lives at 93 Madeira Street, inquired about the project of the Major Subdivision for the property at 1420 Broad Street, saying that there was lack of information, and that the neighbors did not know about this project. Mr. Viveiros also expressed concern regarding the future open space and the maintenance of said space once it is cleaned up and open to the public.

Mr. Almeida informed that the lot in question is for public use, which the City is applying for a grant for assessment from EPA, and the subdivision of the lot is necessary in order to apply for said grant. Mr. Almeida also informed Mr. Viveiros that this project and hearing followed standard legal procedure of advertising, posted on the City's website, State website, local newspaper, City Hall, Adam's Library and Abutters letters.

Chairman Lester, entered into record the Staff Recommendation as Exhibit A and the Application, Letter from the Division of Code Enforcement and Zoning attesting to the project's compliance with the Central Falls Zoning Ordinance, project, and deed description for New Lot 69 Assessor's Plat 3, and New Lot 69-1 Assessor's Plat 3, as Exhibit B.

Mr. Joseph Duarte, resident at 119 Jenks Avenue in Central Falls, asked what lot was being discussed.

Mr. Almeida showed the plan showing where the lot was located.

A motion was made by Tatiana Baena to close the public hearing. The motion was seconded by Secretary Moore, and the vote unanimous.

A motion was made by Tatiana Baena to approve combined Master Plan and Preliminary Plan for Case #2015-11-23-1. The motion was seconded by Secretary Moore, and the vote unanimous.

Chainman Lester entertained a motion to delegate Final Plan approval to Planning Board Staff. A motion was made by Leslie Moore to delegate Final Plan approval to Planning Board Staff. The motion was seconded by Tatiana Baena, and the vote unanimous.

VIII. Adjournment

Tatiana Baena motioned to adjourn the meeting.

Secretary Moore seconded the motion.

The motion passed unanimously.

The Planning Board meeting was adjourned at 7:35 PM

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Rui Almeida', written in a cursive style.

Rui Almeida
Assistant Director for Architecture and Redevelopment
Department of Planning and Economic Development