



**City of Central Falls  
Planning Board  
Public Meeting  
Wednesday, April 27, 2016  
6:30 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 6:39 p.m. by Chairman Michael Lester.

### **II. Roll Call**

Chairman Lester, Vice Chair-woman Maria Ines Lopez, Secretary Leslie Moore, and Tatiana Baena present. Andres Hincapie absent. *Peter Friedrichs, Evan Lehrer, and Rui Almeida (Planning and Economic Development) and Bobby Weber (Legal) staffed the meeting.*

### **III. Pledge of Allegiance**

### **IV. Approval of Minutes**

A motion was made by Ms. Baena to accept the minutes of the January 27, 2016 meeting. The motion was seconded by Vice Chairwoman Lopez, and the vote unanimous.

### **V. Officers Report**

Director Peter Friedrichs discussed the delay of the master plan document due to the demand on his office due to the CDBG application process and preparation to break ground on multiple capital projects. He gave an update specifically on the redevelopment of Central Falls River Landing, as well as the 115 Illinois Street Innovation Lab.

Progress on updates to Jenks Park was discussed by Assistant Director Rui Almeida

Director Friedrichs discussed the transferal of 661 Pine Street to the Redevelopment agency.

Sec. Moore asked for the timetable on the Summer Street House, she was mistaken and was referencing 115 Illinois. Director Friedrichs reported that construction is set to begin next month.

## VI. New Business

- a. Consideration of the proposed Redevelopment Plan conformity to Comprehensive Community Plan.

Patsy Peterson, Chair of the Central Falls Redevelopment Agency, Chairwoman Patsy Peterson spoke and thanked everyone for the invitation to speak to the Board and looks forward to working with the Planning Board on the projects at hand.

Director Friedrichs deferred to Assistant Director Almeida to discuss the proposed Redevelopment Plan.

Assistant Director Almeida reported that there has been a huge gap between the 2007 Central Falls Comprehensive Plan and the present. Stated that it is dated in terms of urbanistic philosophies and obsolete for what the City seeking to do today. Less dangerous to have a broad document that encompasses the whole city. The general economic development is too fragile to not have a well-defined vision. Clear necessity for harmony in redevelopment.

Director Friedrichs added that hat he thinks that as members of the community we are aware of what Assistant Director Almeida is referring to, when changes are made to a property in the City, everyone becomes aware of it. Director Friedrichs gave an overview of the relationship between the Redevelopment Agency and the Planning Board and further discussed the approval process. States that it is critical that activities undertaken by the City are in conformity with the Comprehensive Plan.

Secretary Moore asked if the Redevelopment Plan was more specific in its language would it hinder the Planning Boards ability to approve projects, Assistant Director Almeida stated it would, but would protect the power of each entity while the City seeks to update its Comprehensive Plan.

Motion to approve the proposed Redevelopment Plan's conformity to the Comprehensive Community Plan made by Secretary Moore, Seconded by Ms. Baena, and the motion passed unanimously.

- b. Program Year 2016 Community Development Block Grant Program Conformity to the Comprehensive Community Plan

Director Friedrichs discussed why the City is applying for \$50,000 less in CDBG funding this year, then in previous years, due to collaboration with Cumberland, RI on an Urban Forestry Program

Chairman Lester asked why we wouldn't apply for that \$50,000 and it was explained that we are allowing Cumberland to apply for \$50,000 on the City's behalf to administer the Urban Forestry Program.

The board discussed the 8 activities being proposed for PY2016 CDBG application.

Vice-chairwoman asked about Project GOAL and if they would still be operating out of Calcutt Middle School.

Director Friedrichs stated that Project GOAL was seeking to expand their investment in Central Falls and that CDBG funding would support that expansion.

Vice-chairwoman Lopez then asked for more details regarding the Closing Cost Assistance Program and the Homebuyer Education program and stated that these programs seem as if they will provide great resources for potential homebuyers.

Director Friedrichs elaborated and mentioned that these programs received PY2015 CDBG funds and discussed how community members could access these resources.

Mr. Stephen Hug, Senior Vice President of Family Service RI addressed the board regarding the activity his organization was seeking funding for, the Housing Support Specialist. He discussed the presence his organization has in Central Falls already and was excited for the opportunity, given the CDBG programs preference for housing activities, to assist the 30+ children in Central Falls public schools who were identified as homeless.

Ms. Baena made a motion to approve the proposed activities to be included with the City of Central Falls PY2016 Community Development Block Grant Program.

Vice-chairwoman Lopez seconded the motion and the motion passes unanimously.

## **VII. Adjournment**

Secretary Moore motioned to adjourn the meeting.

Ms. Baena seconded the motion.

The motion passed unanimously.

The Planning Board meeting was adjourned at 7:14 PM.

Respectfully submitted,



Peter Friedrichs  
Director of Planning and Economic Development