



**City of Central Falls
Planning Board
Wednesday, August 24, 2016
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 6:10 p.m. by Chair Michael Lester.

II. Roll Call

Chair Lester, Vice Chair Maria Ines Lopez, Secretary Leslie Moore, and Tatiana Baena present. *Director Peter Friedrichs and Principal Planner Evan Lehrer (Planning and Economic Development) and City Solicitor Matthew Jerzyk (Legal) staffed the meeting.*

III. Pledge of Allegiance

IV. Approval of Minutes

A motion was made by Ms. Baena to continue approval of the minutes of the June 22, 2016 meeting to the September 28, 2016 meeting. The motion was seconded by Vice Chair Ines Lopez, and the vote unanimous.

V. Officers Report

Director Friedrichs provided updates on ongoing projects within the Department of Planning and Economic Development.

VI. New Business

a. Public Hearing and Consideration of Preliminary Approval

i. **Case #2016-06-06-1**

Major Development: Blackstone Valley Community Health Care Inc. of 39 East Avenue, Pawtucket, RI, property owner and applicant of 1000 Broad St., Central Falls, RI (Plat 4 Lot 221 & 110), seeks Preliminary Approval for construction of a new medical center and demolition of the existing structure

Blackstone Valley Community Health Care's legal counsel, Mr. Carl Friedman led the applicant's presentation and called before the Board three witnesses: Mr. Ray Lavoie, Executive Director of Blackstone Valley Community Health Care, Edward Rowse, Architect for the building, David Potter, Civil Engineer for the project.

Director Friedrichs presented the administrative recommendation to the Board.

Chair Lester opened the Public Hearing. No one came forward to speak for or against the proposed project.

Secretary Moore made a motion to approve the close the public hearing. The motion was seconded by Ms. Baena and passed unanimously.

Secretary Moore made motions to approve the request for Preliminary Approval of a Major Land Development, subject to the following conditions:

- (1) Provide a pedestrian pathway from Chestnut Street to the primary entrance of the new facility.
- (2) Provide a uniform material for the pedestrian path from Broad Street, including driveway crossings.
- (3) Screen parking areas from Broad Street with additional landscaping under the trees.
- (4) Review of the plantings and approval by the Central Falls Tree Warden.
- (5) Review of the hydrants and ambulance circulation and approval by the Fire Chief.
- (6) Review of waterworks construction and approval by Pawtucket Water Supply Board.
- (7) Obtain a Sewer Connection Permit, Stormwater Connection Permit, and Discharge Permit from the Narragansett Bay Commission prior to starting construction.
- (8) Review of the building signage and approval by the Planning Board.
- (9) Meet all DEM requirements
- (10) Modification of the site plan in four ways: additional landscaping to provide adequate screening, Chestnut Street access, pedestrian path from Broad Street with uniform appearance and pedestrian walkway being moved, as was represented in the applicant's testimony, to be more consistent with the main entrance.;

Delegate Final Approval administratively and waive the requirements of Section 4, "Improvement Guarantees." The motions were seconded by Ms. Baena and passed unanimously.

- a. 430 Pine Street Urban Smart Growth LLC request for extension.

A motion was made by Ms. Baena to grant an extension for Submission of Building Permit Application Approval for a Major Land Development to December 31, 2016. The motion was seconded by Secretary Leslie Moore, and the vote unanimous.

VII. Adjournment

Ms. Tatiana Baena motioned to adjourn the meeting. Secretary Leslie Moore seconded the motion. The motion passed unanimously.