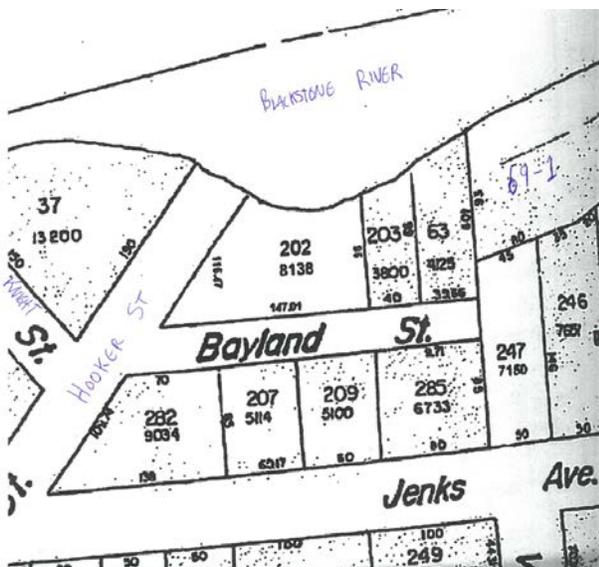


CITY OF CENTRAL FALLS

DEPARTMENT OF PLANNING AND
ECONOMIC DEVELOPMENT



ADMINISTRATIVE RECOMMENDATION



Summary

Application Type: Street Abandonment

Address/AP/Ward: Bayland Avenue; Assessor's Plat 3, Lots 202, 203, 63, 247, 285, 209, 207, and 282; Ward 2

Applicant: Arlindo Rodrigues.

Property Owner: Arlindo Rodrigues

Parcel Size: ~80,000 SF

Zoning: N/A



Project Description

Through the attempted sale of their property, the owner of 133 Jenks Avenue became aware that they do not own one contiguous property, but three lots (3-63, 3-203, 3-285) separated by a paper street, Bayland Street. Lots 3-63 and 3-203 are the only lots accessed exclusively by Bayland Street. The City owns the only other property north of Bayland Street, lot 3-202. This lot is accessible from Hooker Street, a partially constructed road with overhead electrical service. The owner of 133 Jenks has constructed improvements on Bayland Street and wishes the City to abandon this street and transfer ownership of the street within the bounds of their property to them.

Discussion

The Planning Board may make a recommendation to City Council with regard to abandonment of a street.

The street under consideration is a dead-end street in the northern part of the city. The one street it intersects has also not been constructed and exists only in plan in this location. Bayland Street currently serves eight properties: Lots 3-202, 3-203, 3-63, 3-247, 3-285, 3-209, 3-207, and 3-282. Lots 3-247, 3-285, 3-209, 3-207, and 3-282 are also served by Jenks Avenue and are occupied by structures with front doors and driveways facing Jenks Avenue. Lot 3-202 is accessible from Hooker Street. Lots 3-203 and 3-63 would not be accessible to a public street, but are owned by the applicant.

The street to be abandoned is approximately 30 feet in width for a distance of 250 feet, for a total area of 8,000 square feet.

Structures have encroached on Bayland Street from all southerly properties.

As the street has never been constructed, there are not traffic considerations.

Municipal Policy 4-3 of the City's *Comprehensive Community Plan* is to "Acquire additional recreational land for the expansion of the City's recreation, conservation and open space system. The City currently owns lots 3-69, 3-69-1 and 3-202, which form a ribbon of public land along Blackstone River between Broad Street and Hooker Street, with the exception of lots 3-203 and 3-63. This applicant creates the potential for the City to negotiate with the owner of these properties to create public access along the river between Broad Street and Hooker Street.

If this road were abandoned down the middle, structures from lots 3-209, 3-207, and 3-282 would encroach on City of Central Falls land (lot 3-202). To avoid this, the City could waive its interest on the abandoned road. This would not prohibit development of lot 3-202 at a further date.

Recommendation

Regarding request for abandonment of Bayland Street, the Department of Planning and Economic Development recommends the following:

Abandonment of the full length of the street and transfer of property to the owners along the southerly side of the street, contingent upon:

A 20' easement along the northern edge of lots 3-203 and 3-63 for a public recreation trail.

Further, the Department recommends the City waive its interest on its portion of the northerly side of the street, so as not to cause issue to owners of lots 3-209, 3-207, and 3-282 who have built improvements in the street.