



**City of Central Falls
Planning Board
Wednesday, June 22, 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 6:16 p.m. by Chair Michael Lester.

II. Roll Call

Chair Lester, Vice Chair Maria Ines Lopez, Secretary Leslie Moore, and Tatiana Baena present.
Nick Hemond (Legal) staffed the meeting.

III. Pledge of Allegiance

IV. Approval of Minutes

A motion was made by Ms. Baena to approve the minutes of the May 25, 2016 meeting. The motion was seconded by Secretary Moore, and the vote unanimous.

V. Officers Report

There was no Officer's Report provided.

VI. New Business

a. Public Hearing and Consideration of Master Plan 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 Master Plan 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 five witnesses: Mr. Ray Lavoie, Executive Director of Blackstone Valley Community Health Care; Michael Fine, Senior Clinical and Health Services Officer for applicant, Health Policy Advisor for City of Central Falls; Edward Rowse, Architect; Derek Larivere, BIM Manager for Architect; Kenneth DeCosta, Civil Engineer.

Chair Lester opened the Public Hearing.

Barbara Chlebek, Walter Chelbek, Beverly Mays, Luis Puerta, and Ulysses Oliveira spoke at the public hearing.

Mr. Hemond presented the administrative recommendation to the Board.

Ms. Baena made a motion to close the public hearing. The motion was seconded by Vice-Chair Ines Lopez and passed unanimously.

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

1. Provide separation between vehicular and pedestrian activities for Preliminary Approval
2. Provide landscaping, as required.
3. Obtain all necessary zoning relief.

The motion was seconded by Ms. Baena and passed unanimously.

VII. Adjournment

Ms. Baena motioned to adjourn the meeting.

Secretary Moore seconded the motion.

The motion passed unanimously.