

PROPOSED JOINT PLANNING COMMISSION ORDINANCE
Pawtucket/Central Falls Station District Joint Planning Commission

Purpose.

There is hereby created the Pawtucket/Central Falls Station District Joint Planning Commission (hereafter known as the "JPC"), a joint planning commission created in accordance with RIGL 45-22.1 by the cities of Central Falls and Pawtucket (hereafter known as the "Cities"), that shall be responsible for:

- a) Planning for the revitalization of the Pawtucket Central Falls Station District (hereafter known as the "District") to insure that the District will: realize its potential as a state-designated urban growth area; open up opportunities to reuse the historic mill buildings that are vacant or underutilized; stimulate the economic vitality of the area by strengthening and highlighting access to the multi-modal transportation options available, as well as to neighboring employment, social services, cultural and recreational activities; and, supporting both public and private infrastructure investments and development plans.
- b) Regulating development of the District in accordance with the powers granted to the Commission by the ordinances and regulations of the Cities of Pawtucket and Central Falls.
- c) When both Cities have adopted an ordinance establishing the JPC, the chair of the Pawtucket Planning Commission shall call an organizational meeting of the JPC. Once this organizational meeting is held, the JPC shall notify both cities that it is operational. From that day forward, the JPC shall exercise the powers granted by this section.

Composition

The Commission shall consist of the members of the Pawtucket Planning Commission and the Central Falls Planning Commission.

Election of Officers, Adoption of Rules and Staffing

- a) The Commission shall elect a chairperson, vice chairperson and a secretary whose terms do not exceed one year and who are eligible for reelection. The Commission may create and fill any other offices that it may determine to be necessary.
- b) The Commission shall adopt rules for the transaction of business and keep a record of its resolutions, transactions, findings, and determinations, which record is a public record.

Finances and staff

- a) The Cities may appropriate funds for the purpose of contributing to the operation of the Commission. The Commission may receive grants from the federal or state governments, or from individuals or foundations, and may contract with these entities. Purchasing shall be in accordance with the requirements of the City of Pawtucket.
- b) The Cities shall assign staff to the commission which shall assist the commission in its day to day activities.

- c) The Commission may contract with planners and other consultants for the services it may require to the extent permitted by its financial resources.

Powers and Duties of the Commission

The Commission shall exercise the following powers in the District.

- a) Prepare and maintain a comprehensive plan for the District in accordance with the provisions of the Cities ordinances and RIGL 45-22.2 for the guidance of the continuing development of the District. The Commission may do planning work, including surveys, land use studies, urban renewal plans, technical services, and other elements of comprehensive planning and planning effectuation and said planning may be concerned with existing and proposed highways, public places, bridges and tunnels, viaducts, parks, parkways, recreation areas, sites for public buildings and structures, land use areas, building and zoning districts, waterways, routes of railroads and buses, location of sewers, water supplies and conduits, and other public utilities of the area. The plans shall be submitted to the cities for adoption as part of each city's comprehensive plan.
- b) Adopt, modify and amend regulations and rules governing land development and subdivision projects within the District and to control land development and subdivision projects pursuant to these regulations and rules. These regulations and amendments thereto, shall be adopted after a public hearing in accordance with RIGL § 45-23.
- c) Carry out Development Plan Review as granted by the Cities' zoning ordinances in accordance with RIGL § 45-24-49 and Unified Development Review as granted by the Cities' Zoning Ordinance in accordance with RIGL 45-24-46.4.
- d) Recommend to the Cities, for inclusion in the annual budget, a capital program of proposed capital projects for the five fiscal years next succeeding the budget year, the proposed projects to be arranged in order of preference with recommendations as to which projects should be constructed and in which year.
- e) Receive and review all applications in the District for variance and/or special use permit which are not part of a Unified Development Review or change of zoning and make recommendations prior to the hearing on the application.

Cooperation with the Commission – Municipalities and others.

The Commission shall encourage the cooperation of the participating cities in matters which concern the integrity of the comprehensive plan or maps prepared by the Commission, and, as an aid toward coordination, all municipalities and public officials shall, upon request, furnish to the Commission within a reasonable time the available maps, plans, reports, statistical, or other information the Commission may require for its work.

Pawtucket/Central Falls Station District

- a) There is hereby created the Pawtucket/Central Falls Station District, a transit oriented development district. The purpose of this District is to create a community that includes a mixture of residential and commercial development and other amenities integrated into a

walkable neighborhood and located within a half-mile of quality public transportation. This District is intended to create better access to jobs, housing and opportunity for people of all ages and incomes; to provide people from all walks of life with convenient, affordable and active lifestyles and create places where our children can play and our parents can grow old comfortably.

b) The District is that area bounded as follows:

Sunset

Unless reauthorized by ordinance, this ordinance shall sunset twenty (20) years from the date of the organization meeting of the JPC.