



**Planning Board Meeting
Wednesday, June 28th, 2017
6:00 PM
Central Falls City Hall
City Hall Council Chambers
580 Broad St, Central Falls, RI 02863**

I. Call to Order

The meeting was called to order at 6:23 PM by Chairman Michael Lester.

II. Roll Call

Chair Michael Lester, Vice Chair Tatiana Baena, Secretary Leslie Moore, and Mr. Robert Beadle, present. Ms. Maria Ines Lopez, absent. *Director Peter Friedrichs and Principal Planner Jonathan Trey Scott (Planning and Economic Development) staffed the meeting.*

II. Approval of Minutes

- a. Meeting of March 22, 2016

Mr. Robert Beadle motioned to approve the meeting minutes of March 22, 2016. Ms. Tatiana Baena seconded the motion. The motion passed unanimously.

III. Correspondence

Director Peter Friedrichs reported that there was no correspondence to report.

IV. Officer's Report

Director Peter Friedrichs reported the following:

- The Planning and Economic Development Department is in the initial stages of the Comprehensive Planning process. Trey Scott, the Principal Planner, has been researching and congregating data to assess the existing conditions of the community. Recently, the Planning Department met with the Mayor and Chief of Staff to brief them on the process. Further discussion revolved around the next stages of the planning process and the Planning Board's involvement in the process.
- The City of Central Falls is working in tandem with The City of Pawtucket and the Town of Cumberland on the Board St. Regeneration Initiative. The Rhode Island Department of Transportation is completely reconstructing Broad St. and will be

Pursuant to Rhode Island General Laws § 42-46-4, the Board reserves the right to convene in executive session on any of the aforementioned items for one or more of the purposes listed in Rhode Island General Laws § 42-46-5(1)-(10). The City of Central Falls is an equal opportunity employer ADA/EOE. TDD/TTY 401-727-7450. This notice is posted at City Hall, Adams Memorial Library, and with the Secretary of State's website pursuant to Rhode Island General Laws. To review Notice of Citizen's Rights, visit the Attorney General's webpage at www.riag.ri.gov

assigning a project manager in October. There are efforts underway to adopt into the Comprehensive Plan a section that focuses on Broad St. Through a grant from the RI Foundation, Jillian Finkle has been hired as the Broad St. coordinator and she will be working with stakeholders along the Broad St. corridor.

- The City of Central Falls and the City of Pawtucket are collaborating on a small area planning document for the Pawtucket-Central Falls train station district. In addition, they are working on specific zoning for the district.
- Statewide Planning, through a grant provided by the EPA focused on the City of Central Falls and how it could implement green and complete streets. Representative from the City of Central Falls participated a workshop with the Town of Cumberland, the City of Pawtucket and other stakeholders, including Mr. Beadle, in early May. A report will be released with action items that will be discussed at the next Planning Board meeting.
- The City of Central Falls purchased its street lights from National Grid. PRISM was hired to manage the street lights. The company is converting all of the street lights to LED, which has tremendous cost savings and better light quality in comparison with the older sodium lights.
- The City of Central Falls and the City of Pawtucket are engaged in a multi-jurisdictional hazard mitigation planning process. Hazard mitigation is any action taken to reduce or eliminate the long-term risk to human life and property from natural hazards. Punchard Consulting in partnership with Jamie Caplan Consulting are the consultants that are working on the Hazard Mitigation Plan. There recently was a Public Meeting that occurred at Slater's Mill on June 8th. The project is progressing accordingly to schedule and should be completed by the end of 2017.
- Tom Deller, Special Projects Consultant for the City of Central Falls, and Jay Rosa, the Principal Planner for the City of Pawtucket, are currently working on By-Laws for the Pawtucket-Central Falls Joint Planning Commission. The By-Laws will be distributed to the Planning Board and discussed at a future meeting.
- The Landing property has a groundbreaking on June 29th at 1 PM. Staff from the Planning and Economic Department are working on the project design with the TAI-O Group. We expect the project to return to the Board for Preliminary approval in the coming months.
- The Central Falls Redevelopment Agency took possession of 1304 High St. to construct a soccer field for the benefit of the community.
- There was a ceremonial ground breaking at 30 Higginson St. for Packaging & More. The company is a food packaging distributor in the City and they are

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construction a \$2 million addition to their facility. They are looking to add half a dozen jobs in the next couple of years.

- Salsa Night will take place on June 30th. The event is put on by the City of Central Falls Parks and Rec. Department.
- A developer is looking to development 396 Roosevelt into a property with mixed uses, which will feature 10 apartment units.

V. New Business

Discussion and no action or consideration regarding:

- a. Central Falls Schools Facility Condition Assessment

The Central Falls Conditions Assessment Report was compiled by Jacobs Engineering for the Rhode Island Department of Education. They have completed assessments for all of the school districts in the state. Central Falls was identified as the school district with the greatest need. The current deficiencies total \$38,833,977, with 48.6% categorized as priority 3 and another 26.2% as priority 2. The schools with the greatest need are Central Falls Senior High School (\$18,895,863), Dr. Earl F. Calcutt Middle School (\$10,562,048), and Veterans Memorial Elementary (\$6,064,999). The Central Falls School District is investing \$3 million to improve the schools and has \$5 million additional dollars allocated toward improvements. Discussion ensued about the need for investment in school facilities.

- b. Central Falls Mill Historic District Expansion

The purpose of the expansion of the Historic Mill District is to extend the boundary of the District to encompass previously excluded industrial mill buildings south and west of the original District boundary to better represent the continuum of manufacturing operations along the Blackstone River in Central Falls. The boundary increase extends west and north to Charles Street and south to Clay Street and encompasses nine additional buildings, all of which are contributing resources.

The industrial character of the architecture in the original 1978 District continues in this boundary increase and consists of two discontinuous areas as shown on the boundary map. The buildings added to the Central Falls Mill Historic District with this boundary increase are similar in function and architecture to the late nineteenth- and early twentieth-century industrial buildings previously included. The boundary increase areas encompass 10.32 acres and include two buildings on the west side of Roosevelt Avenue between Cross and Charles streets (the northern boundary increase area) and seven buildings on the east and west sides of

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Roosevelt Avenue north and east of Clay Street (the southern boundary increase area). The Planning Board expressed their support for the expansion of the Central Falls Mill Historic District.

VI. Adjournment

Motion to adjourn the meeting at 7:42 PM was made by Mr. Robert Beadle. Secretary Leslie Moore seconded the motion. The motion passed unanimously.