



**City of Central Falls
Planning Board
Public Meeting
Thursday, August 13, 2015
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 6:15 p.m. by Maria Ines Lopez, the longest-serving Board Member present.

II. Roll Call

Maria Ines Lopez, Tatiana Baena, and Michael Lester, present. Andres Hincapie, absent. *Peter Friedrichs (Planning and Economic Development), Mathew Jerzyck (Legal), and Nick Hemond (Legal) staffed the meeting.*

III. Election of Officers

a. Chair

Mr. Lester was nominated by Ms. Ines Lopez. Ms. Baena seconded. A roll call vote was taken: Mr. Lester, Ms. Ines Lopez, Ms. Baena, yes. Mr. Lester elected chair.

b. Vice-Chair

Ms. Ines Lopez was nominated by Chairman Lester. Ms. Baena seconded. A roll call vote was taken: Chairman Lester, Ms. Ines Lopez, Ms. Baena, yes. Ms. Ines Lopez elected Vice-Chair.

IV. Approval of Minutes

A motion was made by Vice-Chairwoman Ines Lopez to accept the minutes. The motion was seconded by Ms. Baena, and the vote unanimous.

V. New Business

a. Public Informational Meeting

Case #2015-04-06-1

Director Friedrichs recused himself from the case citing a possible conflict of interest due to his status as a tenant of an Urban Smart Growth property.

City Solicitor Jerzyk presented the case to the Planning Board on behalf of the Planning Department.

Major Development: Urban Smart Growth LLC of 1005 Main Street Unit 1201, Pawtucket, RI, applicant regarding property owned by M & L Secured Storage LLC, 318 North Carson Street #208, Carson City, NV at 430 Pine Street (Plat 8, Lot 327), seeks Master Plan Approval for 26 Live Work Units.

Mr. Gazdacko presented the proposed project to the Planning Board.

John Chambers, Architect testified in support of the project.

Kevin Demures, Senior Project management for Deprete Engineering testified in support of the project.

Chairman Lester opened the period to

Phil Riskowitz, owner of 535 pine St. and Lenard Riskowitz former Vice Chair of the Central Falls Planning Board and co-owner of 535 Pine St., testified in support of the project.

Jerry Barzykowski testified in support of the project.

Urban Smart Growth legal counsel kale Heval clarified that there would not be any requests and that the tax plan is in effect and will hopefully have all outstanding taxes on all properties owned by urban Smart growth paid in the next year.

Ms. Baena made a motion to approve urban Smart Growth's master Plan.

The motion was seconded by Vice-Chairwoman Ines Lopez.

The motion was unanimously approved, and urban Smart Growth's Master Plan was approved.

b. Consideration of Preliminary Plan Approval

Case 2015-07-16-1

Amit Anand of 984 Charles Street North Providence applicant and property owner of 39 Cleveland St plat 10 lot 4 for Preliminary Plan Approval for a minor Subdivision, and land surveyor, Mr. Alexander Scungio presented the project.

Mr. Scungio testified in support of the subdivision.

Director Friedrichs read the staff recommendation.

Ms. Baena motioned to approve the preliminary plan for minor subdivision, contingent upon the approval of a dimensional variance by the Zoning Board of Review.

The motion was seconded by Vice-Chairwoman Ines Lopez.

The motion passed unanimously

Ms. Baena also motioned to delegate final approval to the administrative officer.

The motion was seconded by Vice-Chairwoman Ines Lopez.

The motion passed unanimously.

c. Staff Report

i. **Administrative Subdivision LSDR 107**

Director Friedrichs submitted to the Board for an administrative subdivision filed by the Narragansett Bay Commission for their information.

ii. **Update to the Comprehensive Community Plan**

Director Friedrichs informed the Planning Board that the city is required to bring a new comprehensive Community Plan into consistency with State wide planning by June 1st of 2016.

He reported that the city will be looking to hire a consultant to help with the process.

Motion to accept the Director's report was made by Ms. Baena

The motion was seconded by Vice-Chair Ines-Lopez.

The Motion passed unanimously

VI. Adjournment

Ms. Baena motioned to adjourn the meeting.

Vice-Chair Ines-Lopez seconded the motion.

The motion passed unanimously

The Planning Board meeting was adjourned at 7:35 PM

Respectfully submitted,



Peter Friedrichs

Director

Department of Planning and Economic Development