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## TOWN OF JOHNSTON PLANNING BOARD

100 Irons Avenue, Johnston, RI 02919  
TEL (401) 231-4000 FAX (401) 231-4181

MEMBERS  
Joseph Lembo  
Christine M. Cunneen  
Mohamad Y. Sasa  
Sindy Tonole

SOLICITOR  
Joseph R. Ballirano, Esq.

TOWN PLANNER/  
ADMIN. OFFICER  
Thomas E. Deller, AICP

# PLANNING BOARD MEETING

**Tuesday, March 07, 2017, 6:00 p.m.**

Johnston Senior Center, 1291 Hartford Ave., Johnston, RI 02919

## MEETING MINUTES

The Planning Board of the Town of Johnston held their monthly meeting at 6:00 p.m. on Tuesday, March 7, 2017, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

### I. Call to Order & Roll Call

*The meeting was called to order at 6:01 p.m. Quorum present for the Board: John Laurito; Chairperson. Al Cournoyer; Vice-Chair, Mohamad Sasa, Peggy Passarelli, Christine Cunneen, Sindy Tonole and Joseph Lembo, Also present for the Town were Joe Ballirano, Esq., Planning Board Solicitor; Thomas E. Deller, AICP; Town Planner, and Lou Fabrizio.*

*Al Cournoyer made a motion to accept the minutes from the February meeting. J. Lembo seconded the motion. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.***

### A. PB' 17-7 153 Morgan Avenue – Sasa Applicant: Rhonda Sasa – Property Location: 153 Morgan Avenue, Plat 8 Lot 14 - Property Zoned: R-20

**Sam Sasa recusal.**

A Public Informational Meeting on the Master Plan submission of Morgan Avenue/Sasa, a proposed two lot subdivision of a 20,000 Sq. Ft. parcel with an existing dwelling. The purpose of the meeting is to review the presented plans, discuss phasing

*Rhonda Sasa, 40 Hopkins Avenue, dully sworn in. Proposed Minor Subdivision to divide the lot into two legal conforming lots. Lot 1 has a existing Multi-family dwelling with approximately 20,000 Sq. Ft. with frontage of 140 feet. The second lot is approximately 7.5 plus acres and will be a legal conforming lot. Request of Master and Preliminary approval. Michael Lusi, abutter, sworn in. Request to look at the plan. No further questions.*



January 10, 2017

*J. Lembo a motion to approve this Master Plan Preliminary Plan based upon the submitted application, the testimony presented to this Board, the planning staff report and the memorandum from the various Town departments. All of the general purposes of Section 1 of the Town of Johnston Land Development and Subdivision Review Regulations have been addressed and positive findings were found for all of the standards of section 5-2, required findings. It is also apparent that this proposed Master Plan Preliminary Plan is consistent with the Town of Johnston's Comprehensive Plan. Al Cournoyer seconded the motion. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.*

*File 17-7- Approved*

*Sam Sasa returned to the board.*

**B. PB 17-11 Major Land Development- Glenn Lombardi- Master Plan Review- Property located at 22 Harrison St & Woodbine St – Applicant: Glenn Lombardi–Plat 16 Lot 394 & 651 – Property Zoned: R-15**

A Public Informational Meeting on the Master Plan submission of Harrison & Woodbine St/Lombardi, a proposed two lot subdivision of a 19,637 Sq. Ft. parcel. The purpose of the meeting is to review the presented plans, discuss phasing

*Al Russo, attorney for the applicant, addressed the board. The proposal is for to unmerge the lots and the applicant would like to build a single family home on the new lot. The SFD will be in conformance with the area. The new lot will face Woodbine Street, and the existing home faces Harrison Street. This proposal will need zoning relief for undersized lots. David D'Amico, professional engineer, dully sworn in. Property is zoned R-15, and each lot is just over 9,000 Sq. Ft. The approval requested will be subject to Zoning .*

*Ch. Cunneen made a motion to approve Major land development Mr. Glen Lombardi Master Plan review based upon the submitted application, testimony presented to the Board, planning, staff report and memorandum from various Town departments, all of the general purpose ever Section 1 of the Town of Johnston Land Development and Subdivision Review Regulations have been addressed and positive findings were found for all of the standard of section 5-2 required finding. It's also apparent that the proposed Master Plan is consistent with the Town of Johnston Comprehensive Plan and the surrounding area and that would be subject to the Zoning Board on both lots to meet the variance that need owed. Seconded by AL Cournoyer. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.*

*File 17-11- Approved*



January 10, 2017

**C. PB' 16-03 Advisory to the Town Council for Parking or Storage of Commercial Vehicles in Residential Districts- Advisory Opinion**

Town Council seeks an advisory opinion from the Planning Board on an ordinance amending section 340-33 of the Town of Johnston Code of Ordinances, "Parking or storage of commercial vehicles in residence districts". In any residence district, the parking or storage of any commercial vehicles over 1 ton weight or capacity shall not be permitted except where such parking or storage is directly related to and is accessory to a permitted use or lawful nonconforming use on the premises.

*Clarity on the proposal. Town Council kicked back the ordinance for further discussion. Lou Fabrizio stated the new proposal is for 10,000 lbs, five tons. Ed Civito stated that the variety of pickups today, including the weight varies. F-150's can go up to 6,000 lbs, 3 tons.*

*Ch Cunneen made a motion for a favorable recommendation to the P.B. 16-03 advisory opinion to the Town Council for parking or storage of commercial vehicles in residential districts. Based on the Planning Board's positive findings and the two-point test set forth in R.I.G.L. 45-24-52, that is, one, I find that the proposal is consistent with the Comprehensive Plan of the Town including the goals and policy statements, the implementation program and all other applicable elements of the Comprehensive Plan and two, the Board's findings which includes the recognition and consideration of each of the applicable purposes of zoning as presented in R.I.G.L. 45-24-30 and article 1 Section D of the ordinance. For the above reasons I find the adoption of this proposed advisory opinion is consistent with good planning and the Town's Comprehensive Plan. I therefore favorably recommend that the P.B. 16-03 advisory opinion to the Town Council for parking or storage of commercial vehicles in residential districts be adopted by the Town Council subject to the section of the Zoning Ordinance needing to be revised, the staff recommends that the board advise the council of the necessity of updating this section of the Zoning Ordinance and recommend that the council consider the language proposed in the Town Planner's discussion section, similar language that addresses the issues identified in the review. Seconded by Al Cournyer. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.*

*File 2016-3- Favorable Advisory for attachment C; 10,000 lbs(6 tons)*

**III. Administrative Report & Special Items**

**IV. General Business**

*Al Cournoyer announces that he will be resigning from the board.*



January 10, 2017

V. *Adjournment*

*Al Cournoyer made a motion to adjourn. Seconded by P. Passarelli. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.** (Adjournment 6:35)*

Respectfully Submitted,

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Peggy Passarelli, Secretary