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Thomas Breckel
Mr. Gregory Burr
Christina D. DiComes, D.M.D.
Allan Mawhiney, MACCCSp

JOHNSTON PLANNING BOARD

Meeting Minutes

September 7, 2004

I. Roll Call.

The September 7, 2004 meeting was called to order at 7:15 P.M. in the Nicholas Ferri Middle School Library. Present were Mr. Breckel, Mr. Burr, Mr. D'Amico, Ms. DiComes, Mr. Kaye, Mr. Mawhiney and Chairman Mr. Riccio. Also present were Town Planner Ms. Jeanne Tracey-McAreavey, Town Solicitors James Howe and Stephanie DiMaio.

II. Reading of the Minutes.

Motion to accept the meeting minutes of July 5, 2004 and August 3, 2004 is made by Ms. DiComes. Second by Mr. Burr. Discussion: none. Motion carries 7-0.

III. Business Items

A. Wheeler Avenue-Loffredo- Public Hearing

Minor Land Development – Public Hearing

Location: Wheeler Avenue, also known as Victoria Street/ Avenue

Vicinity of 11 Wheeler Avenue adjacent to Assessor Plat (AP) 42- Lot 47

Applicant/Owner: David Loffredo

Public Street Construction of unimproved portion of Wheeler Avenue

Motion to open the public hearing is made by Mr. Mawhiney. Second by Mr. D'Amico. Discussion: none. Motion carries 7-0.

Mr. Loffredo presented the proposed 35 foot street extension to Wheeler Avenue. He stated his engineer's design was in front of DEM for approval to work within the buffers of the wetland. Mr. Loffredo stated they would however be working outside the buffer. A discussion of adding a turn-around hammerhead to the end of Wheeler was addressed by the board for emergency vehicles. In addition the board brought up a concern about the grading of the property adjacent to Doyle Avenue and the Town of Johnston Public Works should be informed and correspondence should be provided to the board.

Motion to continue the hearing so that the applicant can investigate the hammerhead turn around and provide the public works correspondence and/or a new plan regarding the

grading on Doyle Avenue. Made by Mr. Mawhiney. Second by Mr. Breckel. Discussion: none. Motion carries by individual vote 7-0.

Motion to suspend the rules and move item E (Killingly Holdings L.L.C. Public Hearing) to B at the beginning of this section of the agenda is made by Mr. Burr. Second by Ms. DiComes. Discussion: none. Motion carries 7-0.

E. Killingly Street – Killingly Holdings LLC – PUBLIC HEARING

Business Site Plan Review – PUBLIC HEARING

Location: Vicinity of 504 Killingly Street and U.S. Route 6 On-Ramp (west-bound)
Johnston AP 12 – Lots 333 and 360; Providence AP 114 -Lots 8 and 133

1.58 acres – B-2 Zone (General Business).

Applicant/Owner: Killingly Holding, LLC

Development Proposal for construction of 9-unit retail plaza building plus detached Bank building.

Motion to open the public hearing is made by Ms. DiComes. Second by Mr. D’Amico. Discussion: none. Motion carries 7-0.

Mr. Corsetti a member of Killingly Holding L.L.C offered a letter to the board to continue this matter to the next board meeting. Councilman Pitochelli asked to give the board some correspondence regarding the matter.

Motion made to accept correspondence by Councilman Pitochelli by Mr. Mawhiney. Second by Mr. D’Amico. Discussion: none. Motion carries 7-0.

Motion to continue hearing until the next board meeting is made by Mr. Burr. Second by Mr. Breckel. Discussion: none. Motion carries by individual vote 7-0.

B. Polk Street Subdivision – PUBLIC HEARING

Minor Subdivision Proposal – Preliminary Plan Review – Public Hearing

Location: Vicinity of Polk Street and Railroad Avenue Intersection
AP 36/Lot 106

1 acre - 2 Lots – R-15 Zone

Applicant/Owner: George Sadue

Proposal includes Construction of Street Improvements and Street Reconstruction

Motion to open the public hearing is made by Mr. D’Amico. Second by Mr. Mawhiney. Discussion: none. Motion carries 7-0.

Mr. Lipsitz, from Waterman Engineering, for the applicant, George Sadue. Mr. Lipsitz proposed a 2 lot minor subdivision to the board with an extension of the sewer line on Polk Street. Existing building, parking to remain. A concern was brought up over the existing parking adjacent to the building on the site utilizing the public right-of-way for

complete access to the site and it was discussed. The addition of a sewer lateral to accommodate other properties was also discussed along with the status of the existing zoning of the building site.

Motion to close the public hearing is made by Mr. Mawhiney. Second by Mr. D'Amico. Discussion: none. Motion carries 7-0.

Motion made to approve a two lot Subdivision with the stipulations that the pavement of Polk Street after the installation of a sewer line be rehabilitated by total width resurfacing, that a lateral be investigated to the Polk Street property opposite the site and restricting the use of the existing building to current zoning R-15. Made by Mr. D'Amico. Second Mr. Burr. Discussion: Discussion over the current use of the building as a church and since this complies with the permitted uses in a zone R-15 and the former industrial use of the property has ceased operations, the property could not revert back to former industrial use. Motion carries 6-1 by individual vote, noting Chairman Riccio's nay vote.

C. Zoning Ordinance – Ordinance #2004-07

Zoning Amendment Petition – R-40 to Planned Development (PD)

Location: Intersection of Sanderson Road and Greenville Avenue

AP 51/Lots 64, 6.7 ac, Zone R-40

Applicant: Sanderson Associates Owner: Joseph G. Moniz

Change from Residential-40,000 sf (R-40) to Planned Development (PD)

No street construction/development proposal for construction of a medical office building with laboratories and testing offices

Mr. Robert Healey, Jr. consul for the applicant discussed with the Board details of the proposed development and how it would fit as a PD within zoning regulations and the comprehensive plan, as he saw it, as requested by the Board at the previous meeting. Mr. Healey stated, as he has in the past, that this type of development would be harmonious with the neighborhood in supplying medical services to the residents and would support the economic development portion of the comprehensive plan.

Mr. Healey discussed with the Board that water would be available through well water. However, the applicant still had not given up totally that some agreement could be reached with the Greenville Water District to bring the public water supply to the location. Last meeting it was stated public water would not be available but the applicant will be able to construct a sewer main to the site that would connect to the Town of Smithfield's sewer system. Smithfield would allow other residents to connect with the new sewer main that would service the area, pending an application made to the Smithfield Sewer Authority for their approval, based on volume. The applicant was asked if the new line as designed took into account future development in the area and was an 8" sewer main sufficient in size to handle future capacities. The applicant's engineer, Mr. Philip Mancini, was not able to address that question at this time. Further study must be done. He was asked how much capacity could the line handle and how far-

reaching an area could have access to the sewer system in order to accommodate future development in the area. The Planning Board would look for maximum serviceability from this new main for the residents of the area as it has in the past on similar projects. The board wanted to clarify the agreement between the two municipalities regarding the sewer connection.

A discussion of the board brought about a concern that the well water supply would be insufficient in case of a fire in that no public water system access is available to this site. The applicant was asked to contact the State Fire Marshall and Town Fire Chief to determine an adequate fire protection system for the building. Traffic concerns were discussed in the area and the traffic engineer was asked why no traffic report from the Johnston Police Department was included in the traffic analysis portion of the package provided. A request was made for this information.

The Chairman passes the Chair and motions to continue in order to contact Smithfield Sewer Authority for information regarding future line extensions and to receive accident analysis information along Sanderson Rd, specifically at the Route 5 intersection with Greenville Avenue. Mr. Riccio also requested that the applicant contact the State Fire Marshall and Town of Johnston Fire Chief regarding whether or not the existing fire system (water supply) is adequate for emergencies. Second by Mr. Burr. Discussion: none. Motion carries by individual vote 7-0.

D. Stone Hill Marketplace - PUBLIC HEARING Continuation

Business Site Plan Review – PUBLIC HEARING Continuation
Stone Hill Marketplace Expansion Proposal
Continued from August 2004 Meeting at request of applicant

Vicinity of 1380 Atwood Avenue and Stone Hill Drive Intersection
AP 44/2- Lot 66 and AP 44/4- Lots 56, 357, 358, & 359
Business Development Proposal
17.5 acres – B-2 Zone (General Business)

Development Proposal for construction of additions to existing building and 2 new buildings. Proposal includes the Realignment of Stone Hill Drive

Owners/Applicants: Stonehill Drive, LLC; Sunnyland, Inc; 195 Associates, LLC;
and, Vincent A. and Ada Bruzzese

Engineer: Samuel S. Hemenway, PE #6349
Garofalo Engineers

Motion to open the public hearing is made by Mr. Burr. Second by Ms. DiComes.
Discussion: none. Motion carries 7-0.

Mr. Coates representing 195 Associates, LLC, presented information to the board. Mr. Coates addressed the issues of expanding the parking to incorporate the former Sunoco

Service Station area and eliminating the two curb cuts, demolish Mangiarelli's Fruit Stand and Roman Deli and relocate them into the Stone Hill Marketplace property, and move the existing entrance way of Stone Hill Boulevard. The issue of the traffic pattern in the parking lot was addressed and the plans were amended to reflect it. The final issue of water detention surface versus sub-surface facilities was also discussed. A plan was presented for sub-surface detention. The water flooding concern of the owner of Crossroads Commons was addressed to the satisfaction of the owner and a plan is in place to correct this issue.

Mr. Hallagan, representative of F.M. Global, asked for more details of the expansion of Atwood Avenue and requested to be included in future plan discussions. Mr. Coates agreed.

Motion to close the public hearing is made by Ms. DiComes. Second by Mr. D'Amico. Discussion: none. Motion carries 7-0.

The Chairman passes the Chair and Mr. Riccio motions to continue the hearing pending receipt of modified site plans to be acted on at the Board's October 5th meeting. These plans are to be submitted to the Board's offices at 100 Irons Avenue by September 22, 2004. Second by Ms. DiComes. Discussion: none. Motion carries by individual vote 7-0.

Due to the time being after the 10:30 P.M. meeting "cut-off" time, the rest of the Agenda will be moved to the next scheduled meeting on October 5, 2004.

VII. Adjourn.

Motion to adjourn is made by Mr. Burr. Second by Ms. DiComes. Motion passes 7-0.

Meeting is adjourned at 10:54 P.M.

/S/

Warren S. Kaye, Secretary