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

JOHNSTON PLANNING BOARD

Meeting Minutes

October 5, 2004

I. Roll Call

The October 5, 2004 meeting was called to order at 7:08 P.M. in the Nicholas Ferri Middle School Library. Present were Mr. Breckel, Mr. Burr, Mr. D'Amico, Mr. Kaye, Mr. Mawhiney and Chairman Mr. Riccio, absent Ms. DiComes. Also present were Town Planner Ms. Jeanne Tracey-McAreavey, Town Solicitor Stephanie DiMaio.

II. Reading of the Minutes.

Motion to continue meeting minutes of September 7, 2004 to next meeting is made by Mr. D'Amico. Second by Mr. Mawhiney. Discussion: none. Motion carries 6-0.

III. Business Items

A. Winsor Woods

Major Subdivision - Master Plan

Vicinity of 17-19 Surrey Drive, 8 Stagecoach Drive, and 7 Carriage Way
AP 48 – Lot 13, AP 50/Lots 13 & 14; R-40 Zone
20 Lots + Detention Basin – 29.07 acres total area
Construction of 3 Streets

Applicant:	Pezzuc Construction, Inc.; Richard Pezzuco
Owner:	Edward A. and Ralph S. Winsor
Surveyor:	Christopher A. Duhamel, PLS #1844 DiPrete Engineering Associates, Inc.
Engineer:	Christopher A. Duhamel, PE #5013 DiPrete Engineering Associates, Inc.

Mr. Duhamel presented for applicant the master plan for Winsor Woods. Mr. Duhamel discussed with members of the board drainage issues, road construction pertaining to the two different phases of construction, and Cape Cod berms –vs.- sidewalks.

Motion made to approve master plan for 20 lot sub-division to be phased as: Phase 1 being lots 2 though 9 with all roadways, Phase 2 being lots 1 and lots 10 though 20, with further investigation into sidewalk schemes, as well as edge treatments being curbing and/or berm types by Mr. D'Amico. Second by Mr. Mawhiney. Discussion: None. Motion carries by individual vote 6-0.

B. Town Council Referrals

(1) Ordinance # 2004-18

Zoning Amendment Petition R-15 to I-L (Industrial Limited)

Located at 45 River Street; AP 3/Lot 316

Change from Residential 15,000 sf (R-15) to I-L (Industrial Limited)
6,341 Square Feet/Existing R-15 Zone

No Specific Development Proposal provided for property

A portion of property is proposed to be transferred and deeded to the
abutting AP 3/ Lot 313 (CAB Asphalt, LLC) via an Administrative
Subdivision at a later date. No Street Construction Proposed

Owners/Petitioners:	Vincent G. and Dorothy M. Mitola
Surveyor:	John Lambert, PLS # 1966 DiPrete Engineering Associates, Inc.
Attorney:	David V. Igliazzi, Esq.

Mr. Igliazzi to represent applicant for petition agrees with Chairman Riccio to
discuss zoning ordinances #2004-18, #2004-19, as well as street abandonment
#2004-20 together seeing they are all related.

(2) Ordinance # 2004-19

Zoning Amendment Petition R-15 and B-2 to I-L (Industrial Limited)

Located at 30 River Street; AP 3/Lot 313

Change from Residential 15,000 sf (R-15) and General Business (B-2)
to I-L (Industrial Limited)

17,358 Square Feet; Existing Split R-15/B-2 Zone

Future Proposal to construct a 2,000 sf Addition to the Existing
2,782 sf Building. No Street Construction proposed.

Owners/Petitioners:	CAB Asphalt, LLC
Surveyor:	John Lambert, PLS # 1966 DiPrete Engineering Associates, Inc.
Attorney:	David V. Igliazzi, Esq.

(3) Ordinance # 2004-20

Street Abandonment Petition – Portion of Cross Street
Proposed Abandonment of 80 linear feet of Cross Street
beginning at intersection of River Street
Vicinity of AP 3 and Adjacent to AP 3/Lots 316 and 300

Owners/Petitioners: Vincent G. and Dorothy M. Mitola
Surveyor: John Lambert, PLS # 1966
DiPrete Engineering Associates, Inc.
Attorney: David V. Igliazzi, Esq.

Mr. Igliazzi representing applicant presented discussion to the board on the three ordinances #2004-18, #2004-19, and #2004-20. The applicant is looking to expand his business on River Street by incorporating a lot and a parcel from a proposed street abandonment and to re-zone those lots from R-15 & B-2 to all I-L. Plans were presented to the board by Mr. Duhamel of DiPrete Engineering and use of property was discussed. A discussion took place regarding Town of Johnston zoning ordinances regarding industrial uses near a residential areas, a public school, and that the area of River Street is in the Pocasset River flood plain.

Chairman Riccio passes chair to Mr. D'Amico.

Motion made to continue the three matters of #2004-18, #2004-19, #2004-20 to the next meeting to get further clarification of zoning regulations by Mr. Riccio. Second by Mr. Kaye. Discussion: None. Carries by individual vote 6-0.

Chair passed back to Mr. Riccio

IV. Old Business Items

A. Wheeler Avenue - Loffredo– PUBLIC HEARING Continuation

Minor Land Development – Public Hearing
Wheeler Avenue, also known as Victoria Street/Avenue
Vicinity of 11 Wheeler Avenue adjacent to Assessor Plat (AP) 42 – Lot 47
Public Street Construction of unimproved portion of Wheeler Avenue

Applicant: David Loffredo
Surveyor: Nicholas A. Veltri, PLS #1719
Engineer: Kevin M. Aguiar, PE # 6913; BETA Engineering

Continuation from September 2004 Meeting

Motion made to open public hearing by Mr. Mawhiney. Second by Mr. Breckel.
Discussion: None. Motion carries 6-0

Mr. Loffredo presented the proposed 35 foot street extension to Wheeler Avenue. A proposal of the hammer head turn around was presented to the board as asked for at the last meeting. Mr. Aguiar presented the board with a new plan.

Motion to except new plans by Mr. D'Amico. Second by Mr. Mawhiney.
Discussion: None. Motion carries 6-0.

The grading issue on Doyle Avenue was re-addressed and discussed how the septic system grading on this lot would affect things on Doyle Avenue if it were to be developed in the future.

Motion to close public hearing made by Mr. Kaye. Second by Mr. Mawhiney.
Discussion: None. Motion carries 6-0.

Motion made to accept street extension of Victoria / Wheeler Street as shown on updated plans dated 10/05/04, grading on Doyle Avenue as recommended by Town of Johnston Public Works Department, and granting of an easement for the hammer head turn around for highway purposes to Town of Johnston by Mr. D'Amico.
Second by Mr. Burr.
Discussion: Add Wheeler with Victoria, grading of Doyle Avenue, and easement to the town. Motion carries by individual vote 6-0.

B. Zoning Ordinance - Ordinance # 2004-07 - Continuation

Zoning Amendment Petition R-40 to PD (Planned Development)
Vicinity of Intersection of Sanderson Road and Greenville Avenue
Change from Residential 40,000 sf (R-40) to Planned Development (PD)
AP 51/Lot 64; 6.7 Acres; Existing R-40 Zone
No Street Construction - Development Proposal for construction
of medical office building with laboratories and testing

Petitioner/Owner: Joseph G. Moniz
Engineer/Surveyor: Philip S. Mancini, PLS # 1591, PE # 2768
Seven Twenty One Associates, Inc.
Attorney: Robert J. Healey, Jr. # 3065

Continuation from September 2004 Meeting

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. The board left three questions with Mr. Healey pertaining to this petition from the last meeting. An accident report from the Johnston Police Department on the intersection of Greenville Avenue and Sanderson Road was provided by Mr. Healey.

Motion made to accept the accident report by Mr. Mawhiney. Second by Mr. D'Amico.
Discussion: None. Motion carries 6-0 vote.

The next question pertained to the sewer hook up to the building from the Town of Smithfield and what potential it had for the surrounding community. It was determined that the Smithfield Sewer Authority had only granted preliminary approval for a sewer hook up to the site and would review other hook ups on a case by case basis only. The final question of the board was would there be enough of a water supply to provide

proper protection to the building in case of a fire seeing the water source was from a well. A letter from the State Fire Marshall's office was included in our package for the meeting from Mr. Healey. Mr. Healey also presented a letter from an artesian well driller showing adequate water movements in the area to sustain the building.

Motion to accept letter from artesian well company by Mr. Mawhiney. Second by Mr. Breckel. Discussion: None. Motion carries 6-0.

Chairman Riccio passes the chair to Mr. D'Amico

Motion made to send an unfavorable opinion to the Town Council for the proposed planned district associated with assessor's Plat 51, Lot 64, Mr. Riccio read from a prepared motion sighting what was permitted uses under planned districts for offices based on town zoning ordinances, by Mr. Riccio. Second by Mr. Kaye.

Discussion: Mr. Mawhiney asked Mr. Healey to clarify how many doctors would be working out of this building. The answer was between 4-40 potentially. Mr. Burr asked for inclusion of article 2 of definitions, No. 71 of the town zoning regulations be added to motion, Mr. Riccio said he would include it in his recommendation to the Town Council and amend his motion. Mr. Kaye amends his second.

Chair calls for individual vote: Mr. Burr, Mr. D'Amico, Mr. Kaye, Mr. Riccio vote aye, Mr. Mawhiney and Mr. Breckel vote nay. Motion carries 4-2.

Chair passed back to Mr. Riccio.

C. Stone Hill Marketplace - PUBLIC HEARING Continuation

Business Site Plan Review – PUBLIC HEARING Continuation
Stone Hill Marketplace Expansion Proposal

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

Continuation from September 2004 Meeting

Motion to open the public hearing is made by Mr. Mawhiney. Second by Mr. Burr.
Discussion: None. Motion carries 6-0.

Ms. Illuzzi representing her client Mr. Coates 195 Associates. Mr. Coates showed the board proposed changes to the traffic flow in the parking lot of the site. Plans for the construction on Atwood Avenue was also discussed along with what is being done to address Mr. Lombardi's water problem at Cross Road Commons. Mr. Cotes agreed to keep Mr. Lombardi apprised of the progress being made and stay in contact with him or his attorney.

Mr. Hallagan representative of F.M. Global asked for more details of the expansion of Atwood Avenue and how it would impact FM Global property. A discussion of the make up of Atwood Avenue from Rt. 6 to FM Global ensued.

Motion to approve the site plan contingent upon formal approval by D.O.T. as well as final approval by Johnston Planning Board for the Atwood Avenue improvements between F.M. Global and Route 6. The applicant will work with F.M. Global and the Town for the improvements at the light and specifically at Old Atwood. The applicant will continue to address the issues associated with the drainage and the adjacent Lombardi property. The 2 site entrances the first one being the first right going into the first two entrances along Stonehill Road, the one first into the proposed B-1 site for Panara Bread as well as the first right near the proposed Mangiarelli's new building, as well as the replacement of granite curbing along the site frontage on Atwood Avenue from what was disturbed from initial construction by Mr. D'Amico. Second Mr. Kaye.
Discussion: None. Motion carries by individual vote 6-0

V. New Business Items

Due to the 10:30 PM cut off of not hearing additions items the rest of the agenda will be moved to the next scheduled meeting.

VII. Adjourn.

A. Comprehensive Permit Applications and Affordable Housing Plan Legislation

A board discussion over the low incoming housing plan provision to the town's comprehensive plan was discussed and what has been accomplished to date and what still needs to be done to meet the town's commitment date of 12/31/04. The Town Planner Ms. Tracey-McAreavey asked for some assistance from the board members to help find sites in town that might be favorable for this kind of development. Mr. Burr, Mr. D'Amico, and Mr. Kaye agreed to assist the Town Planner in coming up with sites. The Town planner would provide information to the members to assist. Ms. Jeanne Tracey-McAreavey stated a joint Town Council / Planning Board public hearing would probably be necessary.

Motion to adjourn is made by Mr. Burr. Second by Mr. Mawhiney. Motion passes 6-0.

Meeting is adjourned at 10:54 P.M.

/S/

Warren S. Kaye, Secretary
