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

JOHNSTON PLANNING BOARD

Meeting Minutes

February 15, 2005

I. Roll Call

The February 15th, 2005 meeting was called to order at 7:04 P.M. in the Nicholas Ferri Middle School Library. Present were Mr. Breckel, Mr. Burr, Ms. DiComes, Mr. Kaye, Mr. Mawhiney and Chairman Mr. Riccio, Town Planner Ms. Jeanne Tracey-McAreavey and Town Assistant Solicitor Stephanie DiMaio-Larivee. Mr. D'Amico will be arriving soon.

II. Reading of the Minutes

Reading of the minutes will be moved to the regular agenda of March 1, 2005

III. Business Items

A. Stone Hill Marketplace- Phase III

Major Land Development Project – Master Plan
Vicinity of Extension of Stone Hill Boulevard and 1380 Atwood Avenue

AP 44/2-Lots 66, 73, & 74; 104.5 acres; B-2 zone
Major Development Proposal for construction of Upper Site.

Applicant: Stonehill Drive, LLC
Attorney: Frank S. Lombardi, Esq.
Engineer: Samuel S. Hemenway, PE # 6349, Garofalo Engineers

Mr. Lombardi to present for Stonehill Drive, LLC. He stated the primary purpose of the meeting was to discuss traffic flow in and about the project area. Mr. Lombardi introduced Mr. Vanasse as a traffic expert to discuss traffic issues related to the project. Mr. Vanasse states that he and Mr. Garafalo jointly prepared the traffic study to be presented at this meeting. Mr. Vanasse showed the board a presentation of the proposed traffic situation and up-grades to Atwood Avenue in the vicinity of the project site. Including road way expansion, state of art traffic signals, and re-painting where necessary. A traffic “simulation” called a NET-SIM was shown showing traffic flows at 2007 volumes with the site fully built. The board asked questions of Mr. Vanasse as to the scope of the road way expansion and if seven lanes were required to accommodate the project then

maybe it should be scaled back or more studies should be done with other scenarios of retail sq.ft. at the site. The board stated that they feel Mr. Vanasee and company did a great job of designing the intersection in front of the project but missed the big picture. How will Atwood Avenue be affected between Hartford Avenue and Plainfield Pike and that is what we need to look at and not concentrate on a small section near the site. Mr. Vanasse was asked to look at the "Big Picture" and provide data to the board. A discussion then ensued with Mr. Coates on the prospect of widening of Atwood Avenue and what he would be willing to contribute to the process if that is what the board deemed necessary. The board also brought up the idea of a second exit, which had not been discussed in detail. Mr. Coates said he would provide information to the board.

The meeting was open for public comment and the neighbors asked various questions of traffic, noise, light, and emission pollution to the surround area. Mr. Gladstone, an attorney hired by private and commercial abutters, stated he would be presenting traffic and engineering study in addition to Mr. Coates at a later date for the boards review.

Ms. Grasso representing Mr. Peter Lombardi, owner of Crossroad Commons, stated that the drainage issue brought before the board last year has still not been addressed and is worried about the upcoming Spring.

Motion made to continue to the next scheduled Planning Board meeting by Mr. Mawhiney. Second by Mr. Breckel.

Discussion: Mr. Coates asked for a member of the board to attend a DOT meeting. Mr. Breckel volunteered to go to the meeting.

Motion carries 7-0.

Motion made for a 10 minute break by Mr. Mawhiney. Second by Mr. Kaye.

Discussion : None. Motion carries 7-0.

B. Hummer Auto Sales Facility PUBLIC HEARING

Business Site Review –Public Hearing
Vicinity of 1705 Hartford Avenue

AP 53-1 Lots 23 ,80, and 282; 12.81 acres; B-2 Zone;
No Street Construction

Applicant: Hurd Automotive Group; Christopher Hurd, President
Engineer: Joseph Casali, PE #7250
Surveyor: Louis Federici, PLS #1646

Mr. Breckel to recuse himself from this item on the agenda.

Motion made to open public hearing by Ms. DiComes. Second by Mr. Kaye.

Discussion: None. Motion carries 6-0.

Mr. Shekarchi to present for Hurd Automotive Group. Mr. Shekarchi presented to the board plans for a Hummer dealership on Hartford Avenue between two existing divisions of Hurd Automotive group. The plan would incorporate the main entrance to Hurd Chevrolet and Hummer Auto sale into one main entrance. Hurd Pontiac would keep its entrances and both curb cuts. Mr. Hurd agreed to use only one at this time and keep inventory in front of the curb cut closest to the main entrance and use it only when necessary to facilitate the movement of inventory. Drainage issues and landscaping was discussed at length for the site with experts for Mr. Hurd. Some concern was raised with surface run off between lots by the board and the engineer was going to look at ways to mitigate the problem.

Chairman Riccio passes the chair to make a motion.

Motion to approve the business site plan with the following stipulations: Removal of the three parking spaces on the east side of the access drive, contingent upon drainage revision approved by both Town engineer and Mr. D'Amico, upon RIDOT P.A.P and RIDEM U.I.C. permit sign off from Pat Pogue, state coordinator at I.M.A... Contingent to no further development to the North which will infringe on the tree line in order to protect the Pocasset River watershed by Mr. Riccio. Second by Mr. Burr.

Discussion: Discussion over the sewer connection. Motion amended to include the sewer line tie in and the need for the indirect connect from N.B.C... Amended version re-seconded by Mr. Burr.

Motion carried by individual vote 6-0.

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

Chair passed back to Mr. Riccio.

Mr. Breckel rejoined the board.

IV. Discussion

A. Land Development and Subdivision Review Regulations Amendment Proposals

Mr. D'Amico brought to the board's attention a question regarding the town regulations governing the rules of street extensions in town and coming before the planning board. Apparently Mr. D'Amico had been questioned regarding the town practices being a member of the board and want clarification. The town planner stated the town regulations and the present method. The town planner was going to get more information and will be discussed further.

Mr. Breckel passed out copies of the State of RI open meeting laws to the members of the planning board that he got from the RI Attorney General's web page.

V. Adjourn

Motion to adjourn by Mr. Mawhiney. Second by Mr. Burr. Discussion: None
Motion carries 7-0.

Meeting adjourns at 10:46 PM

Warren S. Kaye, Secretary