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Vice-Chairperson
David M. D'Amico, P.E

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Warren S. Kaye

Administrative Officer/Town Planner
Jeanne M. Tracey-McAreavey, AICP



Mayor
William R Macera

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

JOHNSTON PLANNING BOARD

Meeting Minutes

March 1, 2005

I. Roll Call

The March 1st, 2005 meeting was called to order at 7:08 P.M. in the Nicholas Ferri Middle School Library. Present were Mr. Burr, Mr. D'Amico, Mr. Kaye, Mr. Mawhiney and Chairman Mr. Riccio, Town Planner Ms. Jeanne Tracey-McAreavey and Town Assistant Solicitor Stephanie DiMaio-Larivee. Mr. Breckel is absent. Ms. DiComes will arrive late.

II. Reading of the Minutes

A motion was made to move the reading of the minutes to the next meeting seeing everyone did not receive a copy in their package by Mr. Burr. Second by Mr. Mawhiney. Discussion: None. Motion carries 5-0.

III. Business Items

A. Stone Hill Marketplace- Phase III - Continuation

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

Before the continuation of Stonehill Phase III discussion Mr. Coates was asked if a plan was in place to address Mr. Lombardi's water concerns at Crossroads Commons. This was a matter before the board during Phase II and part of the motion to be resolved. Mr. Coates and Mr. Lombardi both stated they have a plan in place and are willing to work together for a solution. Mr. Lombardi stated he is willing to work with Mr. Coates but wants the solution to be in a timely manner. Mr. Coates is going to investigate another location marked by Mr. Lombardi as a potential source of the water migration. Mr. Coates will investigate and report before or on April 15th to Mr. Lombardi or his lawyer Ms. Grasso.

The Stonehill Phase III discussion began with Mr. Coates addressing the alternative exit to the site. A meeting was conducted with R.I.D.O.T at their office with representatives from Johnston town government and two members of the planning board (Mr. Breckel and Mr. D'Amico). Various options were discussed but all would result in a highway break which is not acceptable to R.I.D.O.T. A discussion ensued on the proposed 7 lane cross section of road in front of the site and whether it might be too large for the community. A question was asked, how much retail square footage would a 5 lane road cross section support to the site. Other traffic conditions of Atwood Avenue were discussed and asked to be analyzed for the next meeting. Of specific interest to the board the length of road between Hartford Avenue and US Rt. 6 and from FM Global to Central Avenue. How would those areas be affected by the project?

Ms. DiComes arrives and joins board discussion.

Mr. Parker, Chief Engineer R.I.D.O.T, addressed the board to discuss traffic issues associated with the Stonehill project. Mr. Parker echoed what was told the board regarding the secondary egress to the site via US 295 or US Rt. 6 would not be possible. Mr. Parker also discussed traffic upgrades to Atwood Avenue in the near future. In the spring, he stated that D.O.T would be re-striping Atwood Avenue to three lanes from Hartford Avenue to US Rt. 6 and an arterial traffic signal system to facilitate traffic flow on RI Rt. 5, from Dean Avenue in Cranston to Hartford Avenue in Johnston during the year. Mr. Parker said that D.O.T. would entertain an idea of running an emergency exit along the right away of US 295 from the upper site of Stonehill Phase III to Central Avenue. It was also discussed the possibility of Carpianto Properties doing the engineering for Atwood Avenue being expanded to four lanes. Then the project of widening Atwood Avenue could be accelerated in the state D.O.T-TIP seeing private dollars would be leveraged with the project.

Mr. Ryan, attorney representing abutters of the Stonehill project, spoke and asked for us to hear an expert in traffic engineering to refute data provided by Mr. Vanesse at a previous meeting.

Motion to accept the resume and traffic report from Mr. Houston by Mr. Kaye. Second by Mr. Mawhiney. Discussion: None. Motion carries 6-0.

Mr. Houston made a presentation to the board as to the way he perceived what the traffic situation would look like with the proposed development. A discussion of trip generation and back ups at intersections was addressed by Mr. Houston. The board mentioned to Mr. Houston that the concerns he raised were covered by the members of the planning board at the last meeting and during the previous discussion. It was asked that Mr. Houston return at the next meeting to directly address Mr. Vanesse when he was present so these issues could be better addressed.

A question was brought up about whom Mr. Ryan and Mr. Gladstone represented and it was asked if they could provide a list for the record at the next meeting to the Planning Board.

Motion to continue to the next meeting by Mr. Mawhiney. Second by Mr. Kaye. Discussion: None. Motion carries 6-0.

Motion for a 10 minute recess by Mr. Mawhiney at 9:10 PM. Second by Mr. Kaye. Discussion: None. Motion carries 6-0.

Motion to re-conviene by Mr. Burr at 9:19 PM. Second by Mr. Mawhiney. Discussion: None. Motion carries 6-0.

B. Ordinance # 2004-25 - Continuation

Zoning Amendment Petition

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

Vicinity of Pine Hill Road and Cross Street

AP 43/Lot 581 and AP 45/Lot 6; 82.4 Acres; Existing R-40 Zone

Villa dei Prati de Pino (Pine Meadows Villa)

Proposal to construct 22 Buildings, 122 units.

Street Construction and Extension Proposed

Owners/Petitioners: DECA Realty
Engineer: Ralph A. Cataldo, PE #3330, Cataldo Associates
Attorney: Michael A. Kelly, Esq.

At 8:55 PM tonight the applicant approached Mrs. Tracey- McAreavey and asked for a continuance till the next meeting. Some material was provided to the board.

Motion to accept material from applicant by Ms. DiComes. Second by Mr. Burr. Discussion: None. Motion carries 6-0.

Motion to continue to the March 15th meeting by Mr. Burr. Second by Mr. Mawhiney. Discussion: None. Motion carries 5-0 (Noting Mr. D'Amico's recusal)

C. Oak Crest Village - Continuation

Multi-Family Land Development Project and Subdivision Proposal – Master Plan
Continued from August 2004 Meeting at request of Applicant

Vicinity of Sage Court (end) and Wychwood Place (end)

AP 38/Lots 338 and 74

20 Multi-Family Units in 3 Buildings (2-6 unit buildings; 1-8-unit building)
and 2 single family house lots

4.23 acres total - R-10 Zone

Street Extensions of Sage Court and Wychwood Place and Construction of
Internal Roadway

Applicants/Owners: Oak Crest Estates LLC, a Rhode Island LLC,
& Johnston Housing Authority

Engineer: Brian Thalmann, PE # 6596, Thalmann Engineering

Surveyor: International Mapping and Surveying, Inc.

Mr. Riccio passed out a letter, to the board, from Mr. Acciardo attorney of the
Johnston Housing Authority.

Motion to accept letter from Mr. Acciardo by Mr. Mawhiney. Second by Mr.
D'Amico. Discussion: None. Motions carries 6-0.

Mr. Acciardo requested withdrawal from the application on behalf of the Johnston
Housing Authority. Mr. Kane asked for a continuance to which Mr. Acciardo
objected. Advice of the board's attorney Ms. DiMaio-Rivee was sought in this
matter. It was determined that if one of the applicants was withdrawing than the
matter could not be continued but had to be withdrawn.

Motion to accept the request to withdraw via letter of 3/1/05 from Mr. Acciardo,
legal counsel of the Johnston Housing Authority, by Mr. Mawhiney. Second by
Mr. D'Amico. Discussion: None. Motion carries 6-0.

IV. Discussion

A. Miscellaneous

Discussion of the Low/Moderate income housing plan comments. The town
planner stated the plan came back with minimal comments. She said a meeting
would be arranged with the state to discuss comments and changes.

A DEM request for comment was discussed regarding a private residence
driveway. Chairman Riccio will send letter to DEM stating the board has no
issues.

The Dolben decision by the zoning board was discussed. Concerns were raised
with the tentative approval given which doesn't take effect until signed. It was

discussed this project should have returned before the planning board for an advisory opinion. It was a concern that this project could set precedents with future developments. Mr. Riccio was going to investigate further and report back to the board.

Mr. D'Amico reported that he was receiving drainage information from the Hurd Hummer project. He stated he would like to get the entire package to review than have it come in piece meal.

Mr. Riccio informed the board of some details on the Sheridan Street extension. He stated the town Department of Public Works had concerns with water run off onto town property.

Mr. Mawhiney stated that three members of the board are up for re-appointment in April. (Mr. Breckel, Mr. Mawhiney, and Mr. Riccio)

V. Adjourn

Motion to adjourn meeting by Mr. Burr. Second by Mr. Mawhiney. Discussion: None. Motion carries 6-0.

Meeting is adjourned at 10:30 P.M.

Warren S. Kaye, Secretary