

Chairperson
William R. Riccio, Jr., P.E.

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

Secretary
Warren S. Kaye

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



William R. Macera, **Mayor**

Planning Board Members

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

Town of Johnston
PLANNING BOARD

100 Irons Avenue, Johnston, Rhode Island 02919
Tel: 401-231-4135; Fax: 401-231-4181

Meeting Minutes

May 3, 2005

I. Roll Call

The May 3, 2005 meeting was called to order at 7:17 P.M. in the Nicholas Ferri Middle School Cafeteria. 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 arrive late.

II. Reading of the Minutes

No minutes available

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

Continuation of informational meeting from April 26, 2005 meeting.

The meeting opened with the board asking questions it had of the applicant. Mr. Lombardi of Crossroad Commons was asked if his water problem was being addressed. He stated he was working with Mr. Coates to find a resolution. Mr. Gladstone spoke and asked we hear Mr. Westcott's rebuttal to the August 23, 2004 drainage report. Mr. Riccio stated that the board only had a report dated May 10, 2004. The board determined there was no point hearing a rebuttal to a version we didn't have in our possession. Mr. Coates asked at this point for a

continuance so he could provide the board with the August 23, 2004 copy of the drainage report for the next meeting.

Motion to continue this item to the next scheduled meeting by Mr. Kaye. Second by Ms. DiComes. Discussion: The board asked when the copies of the drainage report will be ready and given to the board. Mr. Coates replied tomorrow. Motion carries by individual vote 6-0.

B. Community Development Block Grant Program (CDBG) Application

Determination of whether projects as proposed are in conflict with the Comprehensive Community Plan.

Chairman Riccio highlighted a letter from Arlene Marris the Federal Funds clerk.

The six items addressed in the letter dated April 15 from the Federal Funds clerk, Arlene Marris, does not appear to be in conflict with the Comprehensive Community Plan in the Town of Johnston by Mr. Kaye. Second by Mr. Mawhiney. Discussion: None. Motion carries 6-0.

C. Normandy Street Extension

Minor Land Development – Public Hearing Continuation

Street Construction of unimproved portion of Normandy Street

Vicinity of AP 21/Lot 440 and AP 22/Lot 320 at Niverville Street intersection
R-15 Zone

Applicant: Norwest Investment, LLC and John DiMaio
Engineer: Ralph A. Cataldo, PE #3330, Cataldo Associates

Continuation of application from April 26, 2005 meeting.

Mr. Colardo to present for Norwest Investment. Mr. Colardo stated that they are before the board with a revised plan and the engineer standing by to answer questions. The highlights of the changes were a cul-de-sac in lieu of the T. He also stated an offer to provide the town with 190' of drainage pipe to correct an issue with an existing drain line that is pitched the wrong way. The town would install the pipe and Norwest would patch the road after installation of the pipe they donated to the town. A discussion of the drainage in the area ensued. Some encroachments from abutting neighbors on the town's right of way was discussed and on the applicants property.

Motion to continue this item while seeking the input from D.P.W. on the drain issues on Niverville Road by Ms. DiComes. Second by Mr. Kaye. Discussion: None. Motion carries 6-0.

Mr. D'Amico joins the Board.

D. Rosemere/Lindale Avenue – Sasa

Minor Subdivision – Advisory Opinion
Vicinity of Rosemere and Lindale Avenue termination
AP 46 – Lot 107; 3.6 acres; R-40 Zone

Owner: Mohamad Yaser and Rhonda A. Sasa

Mr. Sasa is before the board for an advisory opinion for developing two lots on the above property. The board provided opinions and suggestions to Mr. Sasa on this property.

E. R & P Estates – Dillulo-Griffin

Minor Subdivision – Preliminary Plan
Vicinity of 103 Pine Hill Avenue
AP 49 -Lot 227; 6.93 acres; R-40 zone

Owner: Mary DiLullo
Applicant: Paul Griffin
Surveyor: Marc Nyberg, PLS #1797

Mr. Richard D’Amico presenting for applicant. Applicant stated it was a 7 acre parcel and they wished to make two lots. There is no wet lands and they obtained 2- I.S.D.S. plans one for each site. All set backs are met. Drainage was discussed on the site.

Motion to approve minor subdivision Preliminary Plan level with the relief of the length to width lot ratio and land development regulations with the contingency that the applicant’s engineer designs a drywell system for roof runoff for both dwellings that would be constructed on each lot. Grant relief from public water based on letter and hardship. The driveway to be moved away from the utility pole by Mr. D’Amico. Second by Mr. Breckel. Discussion: None. Motion carries by individual vote 7-0.

Motion to break for a 5 minute recess at 9:19 PM by Ms. DiComes. Second by Mr. Mawhiney. Discussion: None. Motion carries 7-0.

Meeting resumes at 9:30 PM.

F. 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.

Continuation of application from April 5, 2005 meeting.

Mr. D'Amico recuses himself from this item.

Mr. Kelly presenting to the board for applicant. Mr. Kelly re-capped the project to this point as it has been presented to the board. The board proceeded to ask site questions of Mr. Kelly. Density of the project was discussed.

Motion to accept letter from the Johnston Police Department and Johnston Recreation Department by Mr. Kaye. Second by Mr. Burr. Discussion: None. Motion carries 4-2.

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

G. Falcon Nest Estates

Major Subdivision Proposal

Remanding of Master Plan back to Planning Board from Board of Appeal
for re-examination of number of lots permitted
AP 3/Lot 2 and AP 6/Lot 53
Vicinity of 1046 Atwood Avenue and 29 Granite Street
Original proposal for 17 House Lots + 1 Drainage Lot-12.5 acres
split R-15/R-20 Zone

Construction of 2 streets

Owner: Abatecola Realty Association, LLC
Surveyor: James F. Wishart, PLS #1667
Engineer: Ralph A. Cataldo, P.E. #3330
Cataldo Associates, Inc.

Planning Board Master Plan Decision: February 3, 2004
Board of Appeal Decision on Appeal: May 27, 2004
Most Recent Appearance before Planning Board: April 5, 2005

Mr. Shekarchi presenting for applicant. Mr. Shekarchi stated they reviewed the Zoning Board decision and re-calculated the slope of the property and provided the calculations to the board. A discussion ensued on the calculation of the slope and the Zoning Board's decision.

Motion to take this matter under advisement so our solicitor can provide us with the procedural advisement for how we need to proceed with this matter, we can render a decision at our next scheduled meeting in June because there are issues that have been brought forth that we need legal research done by our solicitor by Ms. DiComes. Second by Mr. Burr. Discussion: Discussion to clarify what the

intent of the motion and what clarification was needed. Motion carries by individual vote 6-0.

All other items moved to the next meeting due to the 10:30 PM cut off.

IV. Election of Officers

V. Discussion

- A. Zoning Ordinance Amendment Proposals**
- B. Land Development and Subdivision Review Regulations Amendment Proposals**
- C. Comprehensive Plan and Amendment Proposals**
- D. Ordinance Proposals**
- E. Potential and Ongoing Projects**
- F. Miscellaneous**

VI. Adjourn

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

Meeting is adjourned at 11:14 P.M.

Warren S. Kaye, Secretary