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Christina D. DiComes, D.M.D.
Allan Mawhiney, MACCCSp

Town of Johnston
PLANNING BOARD

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Meeting Minutes

June 7, 2005

I. Roll Call

The June 7, 2005 meeting was called to order at 7:09 P.M. in the Nicholas Ferri Middle School Library. Present were Mr. Breckel, Mr. Burr, Mr. D'Amico, Ms. DiComes, Mr. Kaye, Mr. Mawhiney, Chairman Mr. Riccio, Town Planner Ms. Jeanne Tracey-McAreavey and Town Assistant Solicitor Stephanie DiMaio-LaRivee.

II. Reading of the Minutes

Motion to move the reading of the minutes to the next meeting by Mr. Kaye. Second by Mr. D'Amico. Discussion: There was an issue of a certain font not printing out on the Town's printer and some of the information being garbled. Motion carries 7-0

III. Business Items

A. Shun Pike – RIRRC/Riggs & Gallagher – Bonding

Industrial Site Review - Vicinity of 35 Shun Pike – Performance Bond
AP 43 Lots 112, 121-123, 126-135, 137, 138, 152, 190, 278-283, 412
14 acres; Industrial Zone

Applicant: Riggs and Gallagher, Inc.
Owner: Rhode Island Resource Recovery Corporation
Engineer: Crossman Engineering

Applicant asked for a continuance.

Motion to continue this item to the next meeting by Ms. DiComes. Second by Mr. Burr. Discussion: None. Motion carries 7-0

B. Normandy Street Extension

Minor Land Development – 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 Andrea DiMaio
Engineer: Ralph A. Cataldo, PE #3330, Cataldo Associates

Mr. D'Amico to recuse himself from this agenda item.

Mr. Colardo presented revised plan to the board specifying what tasks they will be performing in the area. The plans were reviewed by the technical review committee and comments made and incorporated. Questions were asked about encroachments of a shed and a pool on the property.

Motion to provide everyone the revised street extension plan dated June 1st, 2005, incorporating the work tasks by both the applicant as well as Johnston Department of Public Works, while incorporating the two defeasible easements at the corner of Newburg and Normandy by Mr. Mawhiney. Second by Mr. Kaye. Discussion: None. Motion carries by individual vote 6-0

C. R & P Estates – DiLullo-Griffin

Minor Subdivision – Final 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

Motion to approve the revised plans incorporating the conditions, that the Town Engineer reviews the drainage calculations as relevant to both soil erosion control ordinance and also the plans in and of itself just to make sure they coordinate. The waiver of the lot width to length ratio on the lot being proposed for subdivision and that no further subdivision of either of the lots will be accessible in the future by M. Mawhiney. Second by Mr. Breckel. Discussion: None. Motion carries by individual vote 7-0.

D. Stone Hill Marketplace- Phase III

Major Land Development Project – Master Plan – Continuation
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

Ms. Illuzzi made a brief statement to open the agenda item on behalf of her client and clarified some points via questioning of Mr. Hemenway.

Mr. Gladstone asked to show some refuting testimony of the drainage calculations by Mr. Westcott. Mr. Westcott presented testimony to the board that the sites drainage system was undersized. A discussion ensued over methodologies for obtaining the results via different means of calculations.

Mr. Gladstone then made a statement to synopsise his position and those of his clients.

Ms. Illuzzi made a final statement on behalf of her client the developer.

Motion to accept Mr. Pitochelli's letter by Mr. Mawhiney. Second by Mr. Burr.
Discussion: None. Motion carries 7-0.

Motion to approve Master Plan of Stonehill Marketplace-Upper Site
Phase III with the following conditions:

1. Plan contingent upon formal approval by RIDOT as well as final approval by Johnston Planning Board for the Atwood Avenue improvements between F.M. Global and Route 6. All curbing to be granite on all public road construction. The configuration of Atwood Avenue in front of the businesses across from Stonehill Marketplace should be such that it will not impede entering and exiting in both directions to those sites. IE striping, or divided highway.
2. Proposed Atwood Avenue improvements from Route 6 to FM Global must be completed prior to start of construction of the building structures of Phase III Stonehill.
3. All traffic signals from Hartford Avenue to Simmonsville Avenue inclusive will be interconnected and upgraded as necessary to work to facilitate best possible traffic flow and be equipped with emergency vehicle pre-emption systems. Units will be provided to the town to be installed in emergency vehicles quantities to be determined by the Police and Fire Chiefs for installation in emergency vehicles.
4. Carpianto Associates will engage and fund a design analysis study on Atwood Avenue from Hartford Avenue to Scituate Avenue and proceed with developing plans for a 4 lane improvement of Atwood Avenue from Hartford Avenue to

Simmonsville Avenue to be submitted to the town engineer and RIDOT. This study will also encompass the design and plans for improving the intersections of Atwood and Central along with Atwood and Simmonsville. Carpionato will submit a schedule to this board within 60 days of this approval outlining a time line of when the analysis and plans will be completed. In the time line regularly scheduled meetings with the Planning board will be required for updates and input to the re-design of Atwood Avenue.

5. Facades of all buildings on the site will be kept to a regional theme consistent with a New England style and subject to approval of the Planning Board.
6. The historical cemetery located on the site will be protected during construction and plans submitted to the Johnston Historical society for comment and then Planning Board for approval toward the preservation of this site.
7. Carpionato to work with the town to provide roadway drainage relief from the adjacent residential area (Road??). Town of Johnston to investigate easements from Narragansett Electric right of way and residents to ease the drainage issues of the adjacent neighborhood street.
8. A gated emergency access/egress only road will be connected to Central Avenue for use by emergency vehicles and Narragansett Electric maintenance vehicles. The emergency access road will be maintained and kept accessible by the managers/owners of the site year round.
9. The upper site road will be designed such as to be a loop road to connect to the lower portion of the primary access road either behind or adjacent to the Home Depot site with an EXIT only from the upper site.
10. The site retail/commercial square footage shall be capped at the amount shown in the set of plans dated April 26, 2005 and presented to the planning board.
11. Water provided to the site by way of the Town of Johnston Water System. The water main will be upgraded to a 12" main, at Carpionato Associates expense, from approximately Old Pocasset Road on Central Avenue to a point near the 295 overpass for connection to the site. That portion of Central Avenue affected by the installation of the new main will be rehabilitated by total width resurfacing. No water will be used from the Johnston Public Water System for landscape watering of the site. Wells or an alternative water source will be used for landscape watering.
12. Continuous landscaping and a solid fence shall be used to provide a light and noise buffer to isolate the site along the Narragansett Electric right of way. Proposal to be presented to the Planning Board and RIDEM for final review and approval.

By Mr. Kaye and seconded by Mr. Mawhiney.

Discussion: A lengthy discussion ensued on the motion and several comments were incorporated. The biggest discussion was on total square footage of the site. The motion was amended by Mr. Kaye to read:

Point 10 was amended on the original motion to include the total square footage for Phase III shall be capped at 500,000 sqft and developed in three stages:

- A. To be what is listed as Sam's Club and Wal-Mart Supercenter
- B. To be what is listed as Movie Theater, restaurants, and dinner theater.
- C. To be the 80,000 sqft of retail addition at the lower end of the upper site.

Stages B & C can only be developed after a traffic study of the Atwood Avenue corridor from Hartford Avenue to Simmonsville Ave and acceptable levels of service are obtained for each stage. "Acceptable Level" will be defined per current addition of the Highway Capacity Manual at a level of service of C or better. This in addition to other comments made during the discussion. The entire motion will be pending the formal approval of the written decision, which will be at our next meeting by Mr. Kaye. Second by Mr. Mawhiney. Discussion: None. Motion carries by individual vote 6-1 noting Mr. Riccio's nay vote.

All other agenda items E, F, & G will be moved to the next meeting, due to the 10:30 PM cut off for hearing new items, and placed at the beginning of the agenda.

E. Ordinance # 2004-25

Zoning Amendment Petition – Continuation

Change 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.

F. Falcon Nest Estates

Major Subdivision Proposal – Continuation

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

F. Hummer Auto Sales Facility - Final Review

Business Site Review –Final Review and Set Performance Bond
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

IV. Adjourn

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

Meeting is adjourned at 11:10 P.M.

Warren S. Kaye, Secretary