

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 24, 2005

I. Roll Call

The May 24, 2005 meeting was called to order at 7:10 P.M. in the Nicholas Ferri Middle School Cafeteria. Present were Mr. Breckel, Mr. Burr, Mr. D'Amico, Ms. DiComes, Mr. Kaye, and Chairman Mr. Riccio, Town Planner Ms. Jeanne Tracey-McAreavey. Absent were Mr. Mawhiney and Town Assistant Solicitor Stephanie DiMaio-LaRivee.

II. Old Business Items

A. Election of Officers

Motion to move the old business to the end of the meeting by Mr. Kaye. Second by Mr. Burr. Discussion: None. Motion carries 6-0

III. Business Items

A. Shun Pike – RIRRC/Riggs & Gallagher – Public Hearing

Industrial Site Review - Vicinity of 35 Shun Pike

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

Motion to open public hearing by Mr. D'Amico. Second by Mr. Burr.
Discussion: None. Motion carries 6-0.

Mr. Whinery and Mr. Riggs discussed the proposed distribution warehouse to be located at Rhode Island Resource Recovery Corporation (RIRRC) Industrial Park. The applicant stated that the building and site conforms to required ordinances of the town. Mr. Riccio stated that a development meeting had occurred previous to

this meeting and the applicant was provided comments to the plan which he incorporated before tonight's meeting. A discussion ensued about the site and other aspects of the industrial park related to the development of this site. RIRRC was told the planning board would like to see as soon as possible a plan for the remainder industrial park and what is being proposed.

Motion to close public hearing by Mr. D'Amico. Second by Mr. Kaye.
Discussion: None. Motion carries 6-0.

Motion to approve the industrial site plan for the proposed Lot 27 with the contingency that the Town Council approves the abandonment of the road ways within the proposed lot 27 along with the construction of proposed road C and D to the Northerly most property line with all the required utility connections to Lot 27. Also the entire relocation of the 16 inch water main currently located under Scituate Avenue which crosses the property on the Northeasterly corner by Mr. D'Amico. Second by Mr. Kaye. Discussion: A discussion ensued on the wording of the motion and its intent regarding the infrastructure opposed to the site construction.

Mr. D'Amico withdraws his motion from the table.

More discussion took place and a point was brought up about a performance bond for the industrial site as stated in the town's zoning ordinances.

Motion to approve the industrial site review for the proposed lot 27, contingent upon the Town Council's approval of the street abandonments within the proposed Lot 27 and the subsequent approval of the administrative subdivision which will create Lot 27. In that this applicant is in conformance with Section E of the industrial performance standard, as well as Section G9E., site approval will include accessory construction adjacent to the site including development of roadways C and D to town standards by RIRRC including all utilities and drainage components necessary to uphold RIDEM approval and general intent established within this discussion specifically including relocation of the existing 16 inch water main in Scituate Avenue at the Northeast corner of the site. The board will establish a performance bond upon consultation with the Town Solicitor by Mr. D'Amico. Second by Mr. Kaye. Discussion: None. Motion carries 6-0.

B. Election of Officers

A discussion of the board whether to postpone the election of officers till the next regularly schedule meeting was debated seeing the full membership was not present.

Motion to nominate Mr. Riccio as Chairperson, Mr. D'Amico as Vice-Chairperson, Mr. Kaye as Secretary by Mr. Burr. Second by Ms. DiComes.
Discussion: A concern was voiced about having elections when a member of the board was absent seeing it was thought to have been postponed last year because of the same reason. An additional question was raised about if we had to hold

elections because of our charter. Motion dead-locked at 3-3 (Ms. DiComes, Mr. Burr, Mr. Riccio vote aye) (Mr. D'Amico, Mr. Breckel, Mr. Kaye vote nay)

Motion to continue to next meeting so all members can be present to vote by Mr. Breckel. Second by Mr. Kaye. Discussion: More discussion regarding last years elections and to put off for the full board.

Mr. Breckel withdraws his motion after a lengthy debate over the issues.

Motion to continue with the same offices for another year by Ms. DiComes. Second by Mr. Burr. Discussion: None. Motion carries 6-0.

IV. Adjourn

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

Meeting is adjourned at 9:40 P.M.

Warren S. Kaye, Secretary