

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

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

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Warren S. Kaye

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



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

December 6, 2005

I. Roll Call

The December 6, 2005 meeting was called to order at 7:05 P.M. in the Nicholas Ferri Middle School Cafeteria. A location change was forced on the Planning Board by the by the School Committee who called a meeting in the 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. Burr. Second by Mr. Breckel. Discussion: None. Motion carries 7-0

III. Business Items

OLD BUSINESS

A. PB 2004-42 - Polk Street - Martin

Minor Subdivision – Request for Release of Performance Bond
Vicinity of Polk Street and Railroad Avenue Intersection

AP 36/Lot 85; 38,126 sf; 2 Lots - R-15 Zone
No Street Construction

| | |
|------------|-------------------------------|
| Owner: | Janet R. Martin |
| Applicant: | Tina Ferro |
| Surveyor: | Nicholas A. Veltri, PLS #1719 |
| Attorney: | Joseph A. Sciacca, Esq. |

Ms Ferro's lawyer communicated a request to the board's solicitor for a continuance to the next meeting.

Motion to continue to the next meeting by Mr. Kaye. Second by Ms. DiComes.
Discussion: None. Motion to continue 7-0.

IV. New Business

A. PB 2005-17 - Killian Estates Farm

Major Subdivision

Vicinity of Killian Road and Interstate-295 intersection

AP 50/Lot 66; 24.6 acres; 13 Lots; R-40 Zone

Street Construction and Improvements

| | |
|------------|--|
| Owner: | Arrow Holdings, LLC |
| Applicant: | Henry Rosciti, Arrow Holdings, LLC |
| Surveyor: | unknown |
| Engineer: | Carl J. Adamo, PE # 4211 Garofalo & Assoc, Inc. |

Ms. DiComes to recuse herself from the following agenda item.

It was asked by Mr. Mancini at this time to move this item to the end of the agenda seeing Mr. Kelly who was representing the applicant had not yet arrived to the meeting.

Motion to suspend rules and move item A under new business to after item B on the agenda by Mr. D'Amico. Second by Mr. Burr. Discussion: None. Motion carries 7-0.

B. PB 2005-60 – Gagnier Plat

Minor Subdivision

Vicinity of 285 Central Avenue

AP 23/Lot 90; 2.24 acres; 2 Lots; R-20 Zone

No Street Construction

Consideration Per Article III, Section L(3), "Two or More Houses on One Lot", of the Johnston Zoning Ordinance, 1994 as amended *

| | |
|-----------|--------------------------------|
| Owner: | Charles G. and Rita C. Gagnier |
| Surveyor: | Mark D. Boyer, PE #1888 |

Mr. Boyer presented a petition to the board for a minor subdivision on behalf of the owner to separate two existing houses built on the same lot. Johnston Zoning Ordinance, Article III, Section L(3) provides for this situation. A discussion ensued over the separation of both properties.

Mr. Riccio passes the chair to Mr. D'Amico to make a motion.

Motion to grant preliminary approval conditional upon Zoning Boards approval of a 94 foot lot frontage on lot B and adding the following to the plan; The building envelopes on both lots, the water services as well as the utility line in the street for the water with the services to both lots, as well as sewer connections to both lots be shown by Mr. Riccio. Second by Mr. Mawhiney. Discussion: None. Motion carries 7-0.

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Ms. DiComes to recuse herself from the following agenda item.

Mr. Mancini presenting for the applicant. Mr. Mancini stated that Arrow Holding, LLC was incorrect that the owner was Greenville Holding, LLC and Mr. Rosciti. Mr. Mancini presented to the board some experts to discuss the proposed 14 lot development. Nick Piampiano, engineer, discussed the project with the board and answered questions. Mr. Kelly arrived and took over the presentation. A discussion over the town regulation regarding a 200' foot buffer from the right of way of a limited access highway took place and how it would effect this development. The applicant stated they believed it meant structures with in the 200 limit where as the regulation specifies lots. He presented a sound expert Mr. Groll to discuss sound issues from Route 295 and a proposed berm.

Motion to accept a resume and updated report for Mr. Groll by Mr. Burr. Second by Mr. Riccio. Discussion: None. Motion carries 6-0.

Mr. Groll went on to discuss noise issues at the site and stated with the addition of a berm noise at 75 feet from the right of way would be approx. 2dB less than what would be heard at the 200 foot buffer required per town regulations. Mr. Groll also stated that dust from the highway would be migrated by a berm structure. Several questions were asked by the board and the audience regarding sound issues to Mr. Groll.

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

V. Discussion

A. Miscellaneous

Members of the board voiced a concern over the School Committee continually bumping the Planning Board from our regularly scheduled monthly meeting place in Middle School Library. It is apparent they schedule their meetings with no consideration of other town boards and it impedes our ability to conduct town business. Conducting a meeting in the Cafeteria with its poor acoustics is next to impossible to hear either the applicant presenting or other members of the board asking questions. A review of the transcripts of this meeting will show the challenges this venue poses conducting a meeting. A suggestion was brought forward to investigate using the Johnston Municipal Court building for our meetings in 2006 or to address the School Committee regarding the situation to come to some kind of agreement regarding the first Tuesday of the month.

VI. Adjourn

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

Meeting is adjourned at 9:35 P.M.

Warren S. Kaye, Secretary