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Solicitor
Timothy J. Chapman, Esquire

TOWN OF JOHNSTON PLANNING BOARD

100 IRONS AVENUE, JOHNSTON, RI 02919
TEL.: (401) 231-4000 FAX: (401) 231-4181

MEETING MINUTES

December 4, 2007

I. Roll Call

The December 4, 2007, meeting was called to order at 7:00 p.m. in the Nicholas Ferri Middle School Library. Members present were Mssrs. Breckel, D'Amico, Mawhiney, Sasa, *Vice Chair*, and Verardo, *Chair*. Also present were Timothy Chapman, *Solicitor*; Merrick A. Cook, Jr., *Administrative Officer*; and Agnes Mancini.

II. Minutes

Motion to accept November minutes by Mr. Breckel; second by Mr. Sasa. Motion carried, 4-0 (Mr. D'Amico abstained).

III. New Business

A. Bigelow Road — Baumlin (2007-33)

Minor Subdivision — Preliminary Plan Review

Bigelow Road, #17

AP 59 / Lot 35

3 Lots — 7.76 ± acres — R-40 Zone

Owner/App.: Baumlin, William, Claudette R. & William Jr.

Surveyor: Colburn, Eric D., PLS #1920 — Foster Survey Company

Engineer: —

Attorney: LaBonte, Nicole, Esq.



Applicant meets all zoning requirements except frontage. Planning Board concerned with use of private right-of-way versus creating a public road.

Motion to accept letter from DEM as Exhibit 1 by Mr. Sasa; second by Mr. Breckel.

Motion carried, 5–0.

Abutters voiced concerns with existing drainage and street flooding.

Motion to accept photos as Exhibits 2 and 3 by Mr. Breckel; second by Mr. Sasa. Motion carried, 5–0.

Motion to approve Preliminary Plan with conditions by Mr. D'Amico; second by Mr. Mawhiney. Conditions: [1] construction of a public right-of-way to give all lots adequate frontage; and [2] conformance with all requests and comments from the Town Engineer Discussion re: clarification of public or private right of way. Motion carried 5–0.

B. Atwood Avenue — Atwood Development, LLC (2007–37)

Major Land Development — Master Plan Review

Atwood Avenue, #1543

AP 20–2 / Lot 80

1 Lot — 1.94 ± acres — B–2 Zone

Owner/App.: Atwood Development, LLC

Surveyor/Eng.: Duhamel, Christopher A., PLS, PE—DiPrete Engineering Assoc.

Attorney: Igliazzi, David V.—Igliazzi & Reis, LLP

Applicant proposes 20,000 sq. ft., two-storey immigration office-building with 58 public and 39 employee parking spaces, and two entrances with two-way traffic. Updated traffic survey submitted.

Motion to accept traffic survey by Mr. D'Amico; second by Mr. Breckel. Motion carried, 5–0.

Motion to approve Master Plan by Mr. Sasa; second by Mr. Breckel. Discussion: none. Motion carried, 5–0.

C. Shun Pike — Urban Building Co., LLC (2007–43)

Minor Land Development — Preliminary Plan Review

Shun Pike

AP 32 / Lot 47

1 Lot — 2.89 ± acres — I Zone

Owner/App.: Urban Building Co., LLC

Surveyor: Skorupski, Walter P., PLS

Engineer: Alviti, Peter Jr., PE — Hudson Place Associates

Attorney: —



Applicant wants to build a pre-fabricated metal building to house small construction business. All approvals obtained (DEM wetlands, fire dept, etc.).

Motion to approve Preliminary Plan conditional upon Town Engineer's approval by Mr. Sasa; second by Mr. Breckel. Discussion: none. Motion carried, 5-0.

IV. Adjournment

Meeting adjourned at 9:28 p.m.

Lauren Garzone, SECRETARY