

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

Vice-Chairperson
Allan Mawhiney

Administrative Officer
Merrick A. Cook, Jr.



Joseph M. Polisenia, *Mayor*

Members
Thomas Breckel
Lauren Garzone
William R. Riccio, Jr., P.E.
Mohamad Yaser Sasa
Anthony Verardo

Solicitor
Timothy J. Chapman, Esq.

TOWN OF JOHNSTON
PLANNING BOARD

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100 IRONS AVENUE, JOHNSTON, RI 02919

MINUTES

June 5, 2007

I. Roll Call

The June 5, 2007, meeting was called to order at 7:00 p.m. in the Nicholas Ferri Middle School Library. Members present were Mr. Breckel, Mr. D'Amico, Miss Garzone, Mr. Mawhiney, Mr. Riccio, Mr. Sasa, and Mr. Verardo. Also present were Andrew Blaine, Fire Chief; Lorraine Caruso, Town Engineer; Timothy Chapman, Solicitor; Merrick Cook, Administrative Officer; Makram Megalli, Director, Department of Public Works; and Agnes Mancini.

II. Reading of the Minutes

Motion to accept March 6 minutes by Mr. Mawhiney; second by Mr. Breckel. Discussion re: corrections. Minutes accepted as amended. Motion carried, 5-0. (New members Garzone and Verardo unable to vote).

Motion to accept April 3 minutes by Mr. Riccio; second by Mr. Sasa. Discussion re: corrections. Minutes accepted as amended. Motion carried, 4-0 (by those present at the April meeting: Msrs. Breckel, D'Amico, Riccio, and Sasa).

Motion to accept May 1 minutes by Mr. Riccio; second by Mr. Mawhiney. Discussion re: corrections and procedures for listing items the on agenda (whether as New Business or as Correspondence). Minutes accepted as amended. Motion carried, 6-0. (Mr. D'Amico, not present in May, abstained.)



III. Correspondence

A. Zoning Ordinance 2007-08 — Churchill & Banks (PB 2007-21)

350 Cherry Hill Road & Atwood Avenue

Applicant Churchill & Banks Companies, LLC
Owner: AAC Realty, LLC; & James R. Shaw, Trustee
Attorney: Revens, Revens & St. Pierre

Request for zone change from A-15 to planned mixed-use development referred to Planning Board from Town Council for Advisory Opinion.

Discussion as to whether this should be listed under *New* or *Old Business* or *Correspondence*. Mr. Chapman preferred *Correspondence*, as the matter neither needed advertisement nor was it “new,” and suggested that the Board, the Town Planner and he address how to set agendas at another time.

Motion by Mr. Riccio to accept the matter under Correspondence and move it to the end of New Business. Second by Mr. Mawhiney. Discussion re: placement of items on agendas. Motion defeated, 1-6.

Mr. Revens stated that connections to all major utilities including municipal water and sewer were available; and with 21± acres of land, the property could be used for residential, office and retail uses. Mr. Cook confirmed the ordinance’s conformance with the Comprehensive Plan.

Motion by Mr. Mawhiney to send a positive recommendation to Town Council; second by Mr. Breckel. Discussion: Amendment to reference conformance with Comprehensive Plan. So amended by Mr. Mawhiney; second by Mr. Breckel. Discussion: none. Motion carried, 6-1.

Mr. Riccio raised correspondence addressed to Mr. Kaye from a George Babcock seeking to obtain past Board meeting minutes referencing a specific project. Mr. D’Amico referred the matter to the Town Planner.

IV. Reorganization of Planning Board

Nominations for Chairman were Anthony Verardo by Ms. Garzone; Mr. D’Amico by Mr. Mawhiney. Mr. D’Amico declined his nomination, citing presidency of the Rhode Island Society of Professional Engineers; Mr. Mawhiney withdrew the nomination. Mr. Riccio nominated himself, having held the Chairmanship for 7 years. Roll-call vote for Mr. Verardo, with Mr. Mawhiney and Mr. Riccio voting nay. Motion carried, 5-2. Mr. Verardo took the chair.



Nominations for Vice Chairman were Mr. Sasa by Ms. Garzone, and Mr. Mawhiney by Mr. Riccio. Roll-call vote for Mr. Sasa, with Mr. Mawhiney and Mr. Riccio voting nay. Motion carried, 5-2.

Nominations for Secretary were Lauren Garzone by Mr. Breckel, and Mr. Riccio by Mr. Mawhiney. Roll-call vote for Ms. Garzone, with Mr. Mawhiney and Mr. Riccio voting nay. Motion carried, 5-2.

Mr. Riccio excused himself and left the meeting.

V. Old Business Items

A. Waterman Avenue — Calcagni (PB 2007-10)

Minor Land Development — Preliminary Plan

Vicinity of 93 Waterman Avenue

AP16/Lot 296; R-15 Zone

150± feet Street Construction — Extension of an existing right of way

Owner: Louis Calcagni

Mr. Calcagni and Mr. Tzitzouris testified that the Fire Marshal had approved the utilization of Slade Street as a hammerhead turn-around for fire apparatus, per Mr. Riccio's recommendation.

Motion to accept hammerhead turn-around by Mr. Breckel; second by Mr. Sasa. Discussion re: distance from end of proposed road to Slade Street.

The Town Engineer recommended a 10' horizontal separation between sewer and water. She noted that the slope was approximately 12% when it should not exceed 8%; and that down-spouts must be tied into dry wells.

Motion to approve roadway extension with conditions (horizontal separation between sewer and water, slope ≤ 8%, and down-spouts tied to dry wells) by Mr. D'Amico. Second by Mr. Breckel. Discussion: none. Motion carried, 6-0.

B. Winsor Woods I (PB 2006-38)

Major Subdivision — Final Plan

Vicinity of 17-19 Surrey Drive, 8 Stagecoach Drive, and 7 Carriage Way

AP 48 – Lot 13, AP 50/Lots 13 & 14; R-40 Zone

Overall: 20 Lots + Detention Basin – 29.07 acres total area

Phase #1: 8 House Lots; Construction of 3 Streets

Owner: Pezzuco Construction, Inc.; Richard Pezzuco



Surveyor/Engineer: Christopher A. Duhamel, PLS #1844, PE #5013 — DiPrete Engineering Associates, Inc.

Attorney: John A. Pagliarini

Master Plan Approval 10-5-04; reinstatement 8-1-06; Planning Board Meeting Preliminary Plan Approval 9-5-06

Providence Water required pump station increase for the area. Providence Water approved plans. Parts for \$92,000 ordered to upgrade pump station. Entire area to benefit from increased water pressure within ~8-10 weeks. Seven lots to be ready for development in ~6 weeks. D.E.M. approved application.

The Fire Chief expressed concern with water supply, since the ground water system was untested, and upgrades cannot provide for the entire area. Ronald Pezzuco explained that the new system will eliminate the old tanks and pump continuously to maintain pressure, meeting I.S.O and N.F.P.A. standards.

Motion to approve final plan for 7 lots with conditions (bond set by Town Engineer for incomplete improvements; adherence to five items on town engineer's 5-24-07 memo; only up to foundation unless Fire Department finds alternate method of getting water for emergencies) by Mr. D'Amico. Discussion re: fire protection. Amendment re: building permits contingent upon compliance with Fire Department requirements. Second by Mr. Breckel. Motion carried, 6-0.

C. Stonehill Marketplace III — Atwood Avenue (PB 2006-56)

Major Land Development — Interim Traffic Improvement 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

Applicant: 195 Associates, LLC & Stonehill Drive, LLC

Attorney: Frank S. Lombardi, Esq.

Surveyor: Samuel A. White, PLS — Garofalo & Associates, Inc.

Engineer: Steven Garofalo, PE — Garofalo & Associates, Inc.

Mr. Lombardi stated approvals had been obtained from tenants to reconfigure lower area of Phase I only. Property to be donated to D.O.T. Kelly Coates, 195 Associates, explained road widening at Route 6, with grading and planting by applicant, and paving and striping by D.O.T. Temporary granite curbing to be installed. D.E.M. approval of closing abandoned gas station obtained.

Motion to approve final plan for Phase I with roadway revisions as submitted by Mr. D'Amico. Second by Mr. Breckel. Discussion: none. Motion carried, 6-0.



VI. Adjournment

Motion to adjourn by Mr. D'Amico; second by Mr. Breckel. Discussion: none. Motion carried, 6-0.

Meeting adjourned at 9:26 p.m.

Lauren Garzone, SECRETARY