

Chairperson
Anthony Verardo
Vice-Chairperson
Mohamad Yaser Sasa
Secretary
Lauren Garzone
Administrative Officer
Merrick A. Cook, Jr.



Joseph M. Polisena, *Mayor*

Members
Thomas Breckel
David M. D'Amico
Allan Mawhiney
William R. Riccio, Jr., P.E.
Solicitor
Timothy J. Chapman, Esquire

TOWN OF JOHNSTON PLANNING BOARD

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

MINUTES

July 3, 2007

I. Roll Call

The July 3, 2007, meeting was called to order at 7:00 p.m. in the Nicholas Ferri Middle School Library. Members present were Miss Garzone, and Mssrs. Breckel, D'Amico, Sasa, and Verardo. Also present were Andrew Baynes, Fire Chief; Lorraine Caruso, Town Engineer; Timothy Chapman, Solicitor; Merrick Cook, Administrative Officer; and Agnes Mancini. Members absent were Mssrs. Mawhiney and Riccio.

II. Reading of the Minutes

*Motion to accept June 5 minutes as amended by Mr. D'Amico; second by Mr. Breckel.
Motion carried, 5-0.*

III. Correspondence

A. Killingly Place — Killingly Holdings, LLC (PB 2007-13)

Applicant requested continuance to provide additional information.

Motion to continue by Mr. Breckel; second by Mr. Sasa. Discussion: none. Motion carried 5-0.

B. Bellawoods Vue — Aceto (PB 2006-64)

Attorney submitted letter requesting continuance.

Motion to continue by Mr. Breckel; second by Mr. Sasa. Discussion: none. Motion carried, 5-0.

Chairman Verardo stated that the Board will hear all petitioners individually and fairly.



IV. Old Business

A. **Zoning Ordinance 2007-05 — Guglielmo** (PB 2007-17)

1077 Atwood Avenue

Request for zone change from R-15 to R-10 referred to Planning Board from Town Council for Advisory Opinion. Continued from 5-1-07.

Motion to send negative opinion to Council due to lack of conformance to Comprehensive Plan by Mr. D'Amico; second by Mr. Breckel. Discussion: none. Motion carried, 5-0.

B. **El Morocco II — Grieco** (PB 2007-20)

Major Land Development — Preliminary Plan Review

Vicinity of 1285 Hartford Avenue

AP 20/ Portions of Lots 29, 46, 71, 121, & 274

34 Units proposed; 6.9 Acres; R-7 Zone

Owner/Applicant: Michael A. Grieco, Sr.

Engineer: David E. Provonsil, PE #5160

Surveyor: Samuel A. White, Jr. PLS #1781—Garofalo & Associates, Inc.

Revised plans addressed interconnection of driveways and additional off-pavement parking. DEM wetlands approval submitted. Discussion re: 8" sewer connection into 6" lateral in Hartford Avenue. Memos iterating outstanding concerns submitted by Fire Chief (7-3-07), Town Engineer (6/27/07), and Building Official (6-26-07).

Motion re: holding Preliminary Hearing by Ms. Garzone; second by Mr. Sasa. Discussion: none. Motion carried, 5-0.

Motion to approve Preliminary/Final Plan with conditions as set forth in memos (above); second by Mr. D'Amico. Discussion: motion amended "subject to all state and local final approvals" by Mr. Breckel; second by Mr. D'Amico. Discussion: none. Motion carried, 5-0.

C. **Killingly Place — Killingly Holdings, LLC** (PB 2007-13)

Major Land Development — Preliminary Plan Review

Vicinity of 504 Killingly Street

AP 12/Lots 333 and 360

2 Lots; 2.1 acres; B-2 Zone

Owner: Killingly Holdings, LLC



Surveyor: Samuel A. White, Jr. PLS #1781 —Garofalo & Associates, Inc.
 Engineer: Samuel S. Hemenway, PE # 6349 — Garofalo & Assoc, Inc.
 Attorney: Michael E. Kelly, Esq.; John O. Mancini, Esq.

Master Plan approved 9-6-06 with conditions.

See Correspondence.

D. **Poppy Hills II** (PB 2007–19)

Major Subdivision — Preliminary Plan Review

Vicinity of Tulip Hill Road and Poppy Hill Drive

AP 55/Lot 19

9 House Lots; 28.4+ acres; R-40 Zone

Owner: R.J. Colardo, Inc.
 Applicant: Poppy Hills Development Group, Inc.
 Surveyor: David D. Gardner PLS #1809 — Gardner & Assoc., Inc.

Master Plan approved with conditions (8 lots) 1-13-03 by Planning Board. Decision upheld with same conditions 2-6-06. Appeal granted for original 9 lots 3-29-07 by Zoning Board.

Concerns expressed regarding responsibility for filling and maintaining 10,000-gallon cistern for fire protection, and maintaining basin. Certified construction cost estimate needed for public improvements along with financial guarantee. DEM approval of 36’-wide bridge crossing wetland submitted.

Motion to continue by Mr. D’Amico; second by Mr. Sasa. Discussion: none. Motion carried, 5-0.

E. **Bellawoods Vue — Aceto** (PB 2006–64)

Major Subdivision — Master Plan Review

Vicinity of terminus of Mascio Drive and Violet Street

AP 27/Lot 52; 3.45 acres; 6 Lots; R-20 Zone

Owner/Applicant Felippo L. Aceto
 Surveyor: Patricia A. Kelly, PLS #1968, International Mapping
 Attorney: Michael E. Kelly, Esq.; John O. Mancini, Esq.

Concept Review 12-05-06.

See Correspondence.



V. New Business

A. **The Centre at Cherry Hill** (PB 2007-16)

Planned Mixed-Use Development — Master Plan Review

Vicinity of 350 Cherry Hill Road & Atwood Avenue
 AP 20-1/Lots 39, 82, 206, 217, 218 + 284; AP 20-2/ Lots 58 + 280
 21.9 acres; 52 Lots; Planned Mixed -Use Development Zone

Applicant: Churchill & Banks Companies, LLC
 Owner: AAC Realty, LLC; & James R. Shaw, Trustee
 Surveyor: Samuel A. White Jr., PLS #1781—Garofalo & Assoc., Inc.
 Engineer: Steven B. Garofalo, PLS #4155—Garofalo & Assoc., Inc.
 Attorney: Revens, Revens & St. Pierre

Main access on Atwood Avenue; egress onto Cherry Hill Road opposite High School driveway. Retail and office space—Walgreen’s, bank and coffee shop—and 52 townhouse units in three buildings. Board expressed concern with buffers, parking and traffic.

Public informational meeting opened; abutters present included Meleo, Carrera, Gianfrocco, Rocchio, Martone, Buonanno, Parrillo, and Coffin. Primary concerns were traffic congestion, egress onto Cherry Hill Road, and children living in condos.

Motion to approve Master Plan and send to Council for zone change by Mr. Sasa. Second by Mr. Breckel. Discussion: applicant to explore relocation of Walgreen’s, and address buildings and parking encroachment on wetlands. Motion carried, 4-1.

VI. Adjournment

Motion to adjourn by Ms. Garzone; second by Mr. Sasa. Discussion: none. Motion carried, 5-0.

Meeting adjourned at 10:45 p.m.

Lauren Garzone, SECRETARY