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Lauren Garzone
Administrative Officer
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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

MEETING MINUTES

November 6, 2007

I. Roll Call

The November 6, 2007, meeting was called to order at 7:00 p.m. in the Nicholas Ferri Middle School Library. Members present were Miss Garzone, Msrs. Breckel, Mawhiney, Riccio, Sasa, and Verardo. Also present were Timothy Chapman, *Solicitor*; Merrick A. Cook, Jr., *Administrative Officer*; Makram H. Megalli, PE, *Director of Public Works*, Agnes Mancini.

II. Minutes

Motion to accept October minutes as amended by Miss Garzone; seconded by Mr. Sasa. Motion carried, 5-0. Mr. Riccio abstaining.

III. Old Business

A. Zoning Ordinance 2007-18 (PB 2007-34)

Zone Change — Central Avenue

AP 24-1/Lots 22, 114, 115 + 122

4 Lots; ± 93.04 acres; Change from B-1 to Planned Use Development District

Owner/Applicant: Factory Mutual Insurance Company

Attorney: Alfred A. Russo, Jr., Esq.

Referral from Town Council

Applicant described proposed 350,000 square-f., 4-storied building with 5 parking levels for approx. 850 vehicles.

Mayor Polisena and five council members expressed unanimous support for the zone change.



Motion to send positive recommendation to Town Council by Mr. Breckel; seconded Mr. Sasa. Motion carried, 5—0 (Mr. Riccio abstaining)

B. Zoning Ordinance 2007–20 (PB 2007–35)

Zone Change — Atwood Avenue

AP 47/Lot 38

1 Lot; ± 124,253 sq. ft.; Change from R–40 to R–7 Zone

Owner/Applicant: Andrew Annaldo

Attorney: Richard A. Licht, Esq. — Tillinghast Licht LLP

Referral from Town Council. Proposed: eight buildings with 28 units comprising 1 and 2 bedroom condos.

Abutters voiced concerns with traffic, water and sewer availability.

Motion to accept traffic study on the record by Mr. Breckel; seconded by Mr. Sasa. Motion carried, 6—0.

Motion to accept Planning Report on the record by Mr. Riccio; seconded by Mr. Breckel. Motion carried, 6—0.

Motion to accept slides on the record by Ms. Garzone; seconded by Mr. Sasa. Motion carried, 6—0.

Motion to send negative opinion to Town Council by Mr. Riccio; seconded by Mr. Mawhiney. Discussion: lack of infrastructure (water and sewer) to support this application. Motion opposed, 5 — 1(Mr. Riccio voting in favor).

Motion to send positive recommendation to Town Council with stipulation that water and sewer be connected to Atwood Avenue by Mr. Breckel; seconded by Ms. Garzone. Discussion: necessity of pumping station. Motion carried, 5—1(Mr. Riccio opposing).

IV. Adjournment

Meeting adjourned at 9:28 p.m.

Lauren Garzone, SECRETARY