

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

MEETING MINUTES

October 2, 2007

I. Roll Call

The October 2, 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, Mawhiney, Riccio, Sasa, and Verardo. Also present were Timothy Chapman, *Solicitor*; Merrick A. Cook, Jr., *Administrative Officer*; Agnes Mancini, and Makram H. Megalli, PE, *Director of Public Works*.

II. Minutes

Motion to accept September 4, 2007 minutes by Mr. Sasa; seconded by Mr. Breckel. Motion carried, 7-0. Motion to accept August 6, 2007 minutes by Mr. Breckel; seconded by Ms. Garzone. Motion carried, 6-0. Mr. D'Amico abstained.

Motion to accept April 3, 2007 minutes out of a need of necessity by Mr. Breckel; seconded by Mr. Sasa. Motion carried, 7-0.

Motion to reopen April 3, 2007 minutes by Mr. Breckel; seconded by Mr. Sasa. Motion carried 7-0.

Motion to accept April 3, 2007 minutes as amended by Mr. Breckel; seconded by Mr. Sasa. Discussion: Deletion. Motion carried, 5-1. Mr. Mawhiney abstaining, Mr. Riccio opposing.

Motion to accept April 3, 2007 minutes as amended with corrections as stated; by Mr. Riccio; seconded by Mr. Breckel. Motioned carried, 4-0. Ms. Garzone, Mr. Verardo unable to vote.



III. Old Business

A. 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 — International Mapping
Engineer: Richard N. St. Jean, PE — St. Jean Engineering, LLC
Attorney: John O. Mancini, Esq.— Law Offices of Michael A. Kelly, PC

Master Plan Review 8-7-07 continued.

Attorney requested a waiver of the 120-day rule and a 30-day continuance to resolve the ownership issue of the 12-inch spike strip.

Motion to waive the 120-day rule and also give a 30-day continuance for Master Plan Review— by Mr. Riccio; seconded by Mr. Sasa. Discussion: none. Motion carried, 6-1. (Mr. Breckel rescued).

B. Irons Avenue Condominiums (PB 2007–25)

Major Subdivision — Preliminary Plan Review

Vicinity of Irons Avenue
AP 35/Lot 28; 84,431 sq. ft.; 22 Units; I Zone

Owner/Applicant Irons Avenue Condominiums, LLC
Surveyor: Alexander A. Scungio, PLS
Engineer: Peter Alviti, Jr., PE — Hudson Place Associates
Attorney: John Mancini, Esq.— Law Offices of Michael A. Kelly, PC

Master Plan approved with conditions; clarification of uses and review of parking requirements.

Attorney John Mancini, Peter Alviti, Jr. PE - Project fully conforms to subdivision regulations and zoning code. Approvals from DEM and U. I. C. permit in place. Items to be made part of the record.

Motion to accept N.B.C sewer approval, Exhibit 1 and Turning Radius, Exhibit 2; by Mr. Riccio; seconded by Mr. Breckel. Motion carried, 7-0.



Motion to accept aerial photographs, Exhibits 3 and 4; by Mr. Breckel; seconded by Mr. Sasa. Motion carried 7-0.

Motion to accept Supplemental Traffic Analysis #2 as Exhibit 5; by Ms. Garzone; seconded by Mr. Sasa. Motion carried, 7-0.

Motion to accept Table III D-1, Exhibit 6, by Mr. Sasa; seconded by Ms. Garzone. Motion carried, 7-0.

Abutters expressed concern, traffic, nature of business, hours of operation, number of employees per unit and parking spaces. Mr. Coutu submitted pictures for the record.

Motion to accept 12 pictures by Mr. Sasa; seconded by Mr. Breckel. Motion carried, 7-0.

Representative Deborah Fellela, representing her District and as resident expressed opposition to the project.

Motion to continue Preliminary Plan Review with contingency of Independent Traffic Study done through the Town and D.P.W., along with parking issue versus the Land Use and clarification from Mr. Nascenzi, Building Officials memo of September 26, 2007. Also, applicant addresses the eleven comments in the Town Engineer's memo dated September 26, 2007, along with having the Town engineer and Building Official present at the next meeting the applicant appears at. To explain and clarify their comments and issues for the Board; seconded by Mr. Breckel. Discussion: expedite Traffic Study, continue Public Hearing.

Motion amended by Mr. D'Amico. Motion carried, 6-1. Mr. Riccio, opposing.

IV. Adjournment

Meeting adjourned at 10:56 p.m.

Lauren Garzone, SECRETARY

All new items not heard by 10:30 p.m. will be placed on next month's agenda.