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Planning Board Members

Thomas Breckel
Gregory A. Burr
William R. Riccio, Jr., P.E.

Stefanie DiMaio-Larivee, Esq.
Assistant Town Solicitor

**Town of Johnston
PLANNING BOARD**

100 Irons Avenue, Johnston, Rhode Island 02919
Tel: 401-231-4000; Fax: 401-231-4181

Meeting Minutes

April 3, 2007

I. Roll Call

The April 3, 2007 meeting was called to order at 7:04 PM in the Nicholas Ferri Middle School Library. Members present were Mr. Breckel, Mr. Burr, Mr. D'Amico, Mr. Kaye, Mr. Riccio and Mr. Sasa. Absent was Mr. Mawhiney. Also present were Timothy J. Chapman, Esq.; Merrick Cook, Jr., Town Planner; Stephanie DiMaio-Larivee, Esq.; Makram H. Megalli, Director of Public Works; and Agnes Mancini, Secretary.

II. Reading of the Minutes

Motion to move the reading of the March 6, 2007 minutes to the next meeting, made by Mr. Kaye; second by Mr. Burr. Discussion: None. Motion carried, 6-0.

III. Correspondence

Correspondence regarding projects before the board would be addressed when the items were heard. Correspondence from Gary Jablonski at Rhode Island D.E.M. regarding Greenville Farms remediation plan to be addressed when the item is heard. Mr. Kaye stated he had spoken to Mr. Jablonski and he informed him the board could ask for additional testing on well water of abutters and other items if we felt it necessary. The Town had the right and this plan did not circumvent the right. Board member Mr. Kaye included pictures of a recent rainstorm run off and over flow onto lots in Lake View Estates and also included recent pictures from Greenville Farms site.

No new agenda items will be heard after 10:30 PM.
Any items not heard this evening will be placed on the Planning Board's next agenda.

IV. Old Business Items

A. PB 2006-17 Greenville Farms

Major Subdivision – Master Plan Review – Informational Meeting

AP 50/Lot 4 and AP 51/Lot 17
Vicinity of 731 Greenville Avenue
49 House Lots – 109 Acres – R-40 Zone
Construction of 3+ Streets

Owner: DAC Properties, LLC
Applicant: Greenville Holdings, LLC
Surveyor: Garofalo & Assoc, Inc.
Engineer: Nicholas Pampiano, Garofalo & Assoc, Inc.
Attorney: Michael E. Kelly, Esq.
Decision by: 3-6-2007

Applicant requesting 60 day continuance awaiting information from D.E.M.

*Motion to continue to the June 2007 meeting by Mr. Kay; second by Mr. Riccio.
Motion carried 6-0.*

B. PB 2006-10 Rockcrest Highlands

Major Subdivision – Master Plan Review – Informational Meeting
Vicinity of Rockcrest Lane, Venice Avenue, and Granite Street
AP 5/Lots 355, 356, 357, 358

6.5 acres; 10 Lots; R-20 Zone
Street Construction

Owner: Domenic A. Rucco and Thomas S. Borkowski
Applicant: DARE, Inc.
Surveyor: Stephen M. Murgio, Sr., PLS #1663, Baron Engineering, LTD
Engineer: Adam J. Baron, P.E. #3381, Baron Engineering, LTD
Decision by: 1-31-2007

John O. Mancini, Esquire presenting for the applicant. A major issue for this project is the connection of Rockcrest with Venice Avenue. Mr. James Salem and Mr. Adam Baron presented the findings and determinations of a traffic study done.

Motion made by Mr. Kaye to accept Mr. Salem's resume; second by Mr. Breckel. Discussion re: qualifications. Motion carried, 5-1 (noting Mr. Riccio's nay vote).

Councilman DeFeo expressed abutters' concerns with street width, fire and safety issues, and additional traffic caused by through-street connection.

Motion to approve Master Plan for the proposed 10 lot subdivision by Mr. Riccio; second by Mr. Kaye. Discussion: Slope calculation of 9.2% based on usable land 100%. Wavier not needed for Master Plan. Individual vote taken. Motion carried 6-0.

V. New Business Items

A. **PB 2007-02 Reservoir Avenue — DelPonte**

Advisory Opinion

Vicinity — 24 Reservoir Avenue; AP 54-2 / Lot 104
2 Lots; 83,897 s.f.; R-40 Zone

Owner: Joseph DelPonte

Surveyor: George E. Corrente, PLS #1579

Minor Subdivision to be discussed before/if application submitted. Review would be required. Advisory fee has been paid.

The board is seeking an advisory opinion from the Ethics Commission regarding the signature and stamp on the plan submitted

Motion to continue to get clarification on a potential conflict by Mr. Riccio; second by Mr. Kaye. Discussion re: whether motion necessary for advisory opinion. Motion withdrawn.

Motion to refer application to Town Planner by Mr. Riccio; second by Mr. Breckel. Discussion: None. Motion carried 6-0.

VI. Discussion

A. **Zoning Ordinance Amendment Proposals – Potential Text and/or Map Changes**

The amendment for the text of the 2006 Zoning Ordinance will be heard Monday April 9, 2007 before the town council at a public hearing.

B. **Status of Litigation**

The Killian Estates lawsuit was brought up and the board inquired about its status. The board solicitor to report on the status at the next meeting.

C. **Comprehensive Plan and Amendment Proposals**

Mr. Riccio advised the board about a 55 acre site, state owned and currently landlocked behind the Greenville Farms subdivision.

The status of the Comprehensive Plan was discussed and that money had been allocated for its revision and completion. The board suggested, the town planner contact the state planning office and find out the status of the plan.

D. **Miscellaneous**

The Land Trust submitted an application for property abutting Memorial Park and was denied.

Road approval for Meriline and Craigie placed on the agenda for May 2007.

VII. Adjournment

Meeting adjourned at 9:56 p.m.

Warren S. Kaye, Planning Board Secretary