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

Joseph M. Polisena, **Mayor**

Planning Board Members

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

Planning Board Solicitor
Timothy J. Chapman, Esq.

MINUTES

May 1, 2007

I. Roll Call

The May 1, 2007, meeting was called to order at 7:00 p.m. in the Nicholas Ferri Middle School Library. Members present were Mr. Breckel, Miss Garzone, Mr. Riccio, Mr. Sasa, and Mr. Verardo. Also present were Mr. Mawhiney, Vice Chair — presiding; Timothy Chapman, Solicitor; Merrick Cook, Town Planner; and Agnes Mancini, Secretary. Mayor Polisena also was present to introduce newly appointed Board members.

II. Reading of the Minutes

*Motion by Mr. Breckel to move reading of March 6 and April 3 minutes to next meeting.
Second by Mr. Riccio. Discussion: none. Motion carried, 6-0.*

III. Correspondence

Ordinance 2007-5 — 1077 Atwood Avenue (PB 2007-17)

Vicinity of Atwood Avenue, #1077

Owners/Petitioners: Guglielmo, Sr., Michael & Linda
Attorney: Frank Manni, Esquire

Petition for zone change from R-15 to R-10 referred by Town Council to Planning Board for an advisory opinion. Mr. Chapman noted that the Town Clerk requested this matter be placed on the agenda, and that it was properly advertised.

Mr. Manni explained that the petitioners wish to convert two units with the same utilities, previously granted as an in-law apartment by the Zoning Board, into a legal two-family house. The Guglielmos stated that the two units conform to the different types of structures in the area. The Board expressed concern with creating spot zoning.



Mr. Cook did not believe the zone change to be in compliance with the comprehensive plan. Mr. Manni concurred with Board suggestion of a continuance to acquire additional documentation.

Motion to continue to June meeting by Mr. Riccio; second by Mr. Breckel. Discussion: none. Motion carried, 6-0.

IV. Old Business Items

A. El Morocco II — Grieco (PB 2006-66)

Major Land Development — Master Plan

Vicinity of 1285 Hartford Avenue
 AP 20/ Portions of Lots 29, 46, 71, 121, & 274
 34 Units proposed; 6.9 Acres; R-7 Zone
 Street/Internal Driveway Construction

Owners/Petitioners: Michael A. Grieco, Sr.
 Engineer: David E. Provonsil, PE #5160
 Surveyor: Samuel A. White, Jr. PLS #1781—Garofalo & Associates, Inc.

Discussion as to whether this petition appeared before Town Council according to zoning regulations. Mr. Grieco said he sent Mr. D’Amico a copy of a letter from the previous solicitor to the previous Town Planner regarding the Council’s decision. The Council granted a zone change to R-7, with certain requirements for multi-family developments. Mr. Breckel concurred on the zone change for 48 condominium units. Mr. Chapman believed the Council’s intent to be to give the applicant approval to establish the original 48 condo units.

Mr. Provonsil stated that this second review of the Master Plan was for a multi-family development of only 34 one-level condominiums in 8 buildings, with 6 buildings of 4 units each 2 of 5 units. He discussed the private entrance road and public sewer and water.

Mr. Mawhiney questioned the adequacy of parking at the Senior Center, which Mr. Grieco asked Mr. Provonsil to address. The Board expressed concerns with parking, road width, and traffic flow and safety issues.

Motion to approve by master plan Mr. Breckel; second by Mr. Verardo. Discussion: none. Motion carried, 5-0 (Mr. Riccio abstained for procedural reasons).

B. Meriline/Craigie Avenue — DFI (PB 2006-78)

Minor Land Development — Preliminary Plan

Vicinity of 30 Meriline Avenue; AP 12/Lot 55



100 ± feet Street Construction — Extension of existing right of way, Meriline Avenue
R-15 Zone

Owner/Applicant: D.F.I. Building and Development
Attorney: David Iascone

Mr. Iascone presented a petition to extend an existing right of way for administrative approval by the Board. Discussion regarding Town requirements for building roads. Mr. Rabiotti and Mr. Caluori, abutters, expressed concerned about flooding and a drainage line through the former’s property without an easement. Mr. Willette, abutter, was concerned with a drainage pipe going through a 10’ easement on his property, which he has repaired himself when the Town wouldn’t.

Motion to accept 100’ extension plus street construction, waiving concrete curbs and sidewalk by Mr. Breckel. Second by Mr. Sasa. Discussion: none. Motion carried, 5-0 (Mr. Riccio recused himself).

V. New Business Items

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

Minor Land Development Proposal — Preliminary Plan

Vicinity of 93 Waterman Avenue
AP16/Lot 296; R-15 Zone

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

Owner: Louis Calcagni
Surveyor: Mr. Tzitzouris — N. Veltri Survey, Inc.

Mr. Tzitzouris presented plans with contours, proposed structure, and street improvement. Fred Enarshal (?), P.E., indicated proposed improvements and sewer extension, as well as center-line road and roadway design per Town specifications. Plans have been submitted to Town Engineer and to Providence Water for water main extension.

Applicant has requested a 175’ extension of the roadway with waivers seeking relief on a cul-de-sac in lieu of a hammerhead, and on concrete curbing. Fire Marshal has requested an additional hydrant to the existing one at 450’. Applicant offered no suggestions on hammerhead vs. cul-de-sac safety. Discussion regarding maneuvering of fire apparatus. Abutters Mr. and Mrs. O’Brien questioned cul-de-sac and an easement, and expressed concerns with slate blasting. Abutter Roy Cavalloro also expressed concern regarding drainage.

Mr. Calcagni requested a continuance.



Motion to continue by Mr. Riccio; second by Mr. Breckel. Discussion: none. Motion carried, 6-0.

VI. Discussion

A letter from the Federal Funds Clerk regarding Planning Board certification of the \$500,000 2007 GDBG application was discussed. Two public hearings were held to ensure conformance to the Comprehensive Plan.

Motion to certify all items in compliance with the Comprehensive Plan and housing element, etc. by Mr. Riccio. Second by Mr. Breckel. Discussion: none. Motion carried, 6-0.

A. Zoning Ordinance Amendment Proposals — Potential Text/Map Changes

Ordinance 2006–06 approved by Town Council 4-9-07 for planned mixed-use development.

Mr. Riccio gave update on state disposal of land. A low bid of \$10000 per acre was under consideration, with first acceptance to the prior owner and second right of refusal to the Town. The acreage is located behind Mr. Corsetti, owner/applicant of Greenville Farms.

B. Status of Litigation

Mr. Chapman had not heard anything regarding Killian Estates.

VII. Adjournment

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

Meeting adjourned at 9:21 p.m.

Timothy J. Chapman, Esquire _____

Agnes Mancini, Secretary