

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



Joseph M. Polisena, *Mayor*

Members
Patricia A. Aguiar
Thomas Breckel
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

January 15, 2008

I. Roll Call

The January 15, 2008, Planning Board meeting was called to order at 7:00 p.m. in the Nicholas Ferri Middle School Library. Members present were Mmes. Aguiar and Garzone, *Secretary*; and Mssrs. Breckel; Mawhiney; Riccio; Sasa, *Vice Chair*; and Verardo, *Chair*. Also present were Lorraine Caruso, Town Engineer; Timothy Chapman, *Solicitor*; Merrick A. Cook, Jr., *Administrative Officer*; Agnes Mancini; and Mayor Joseph M. Polisena.

Mayor Polisena introduced new member, Patricia Aguiar, and administered the oath for all new members.

II. Minutes

Motion to accept December 4 minutes by Mr. Sasa; second by Mr. Breckel. Motion carried, 5-0. (Ms. Aguiar unable to vote-new member)

Motion to accept December 19 Special Meeting minutes by Ms. Garzone; second by Mr. Sasa. Motion carried, 4-0 (Ms. Aguiar unable to vote; Mr. Mawhiney abstaining).

III. Correspondence

Letter of resignation from David D'Amico dated December 20, 2007.

Letter from Mayor Polisena appointing Patricia A. Aguiar to the Planning Board.

Letter referring Irons Avenue Condominiums (PB '07-25) to Zoning Official.

Mr. Riccio joined the meeting.



IV. Old Business

A. **Stonehill Marketplace III** (PB '06-56)

Major Land Development Project — Atwood Avenue Improvement Plan

Vicinity of Extension of Stone Hill Boulevard and 1380 Atwood Avenue

AP 44-2 / Lots 66, 73 + 74

3 Lots; 104.5± acres; B-2 Zone

Applicant: 195 Associates, LLC & Stonehill Drive, LLC

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

Engineer: Steven Garofalo, PE — Garofalo & Associates, Inc.

Attorney: Frank S. Lombardi, Esq.

Phase I roadway revisions approved 6/5/07.

Applicant seeking amendment to Master Plan Approval for roadway improvements to upper and lower levels, from south of new entrance and to edge of freeway ramp. Off-ramps have been redesigned to allow for road widening. Water to be accessed off Central Avenue, upgrading the existing system with all costs assumed by Stonehill Marketplace III.

Motion to approve amendment to roadway plan for upper site with four conditions per 1-03-08 Town Engineer memo by Mr. Breckel; second by Ms. Garzone. Discussion: none. Motion carried, 6-1 (Mr. Riccio opposing).

Motion to approve amendment to roadway plan for lower site with four conditions per 1-03-08 Town Engineer memo by Mr. Riccio; second by Mr. Breckel. Discussion: none. Motion carried, 7-0.

B. **Atwood Avenue — Atwood Development, LLC** (PB '07-37)

Major Land Development — Preliminary Plan Review

Vicinity of Atwood Avenue, #1543

AP 20-2 / Lot 80

1 Lot; 1.94± acres; B-2 Zone

Owner/App.: Atwood Development, LLC

Surveyor/Eng.: Christopher A. Duhamel, PLS, PE—DiPrete Engineering Assoc., Inc.

Attorney: David V. Igliazzi — Igliazzi & Reis, LLP

Master Plan approved with conditions 12-4-07.

Applicant has obtained all required approvals. Town Engineer awaiting RIDEM-approved UIC plan. Board concerned with location of driveway on opposite side of street.

Motion to approve Preliminary Plan and to delegate Final Plan to administrative approval in consultation with Town Engineer by Ms. Garzone; second by Mr. Sasa. Discussion: none. Motion carried, 7-0.

**V. New Business****A. Scituate Avenue — Ragosta (PB '07-46)**

Minor Subdivision — Advisory Opinion

Vicinity of Scituate Avenue, #85

AP 44 / Lot 103

3 Lots; 1.97± acres; R-20 Zone

Owner/App.: Carmine Ragosta

Surveyor: Edward J. O'Brien, PLS — Cataldo Associates, Inc.

Engineer: Ralph A. Cataldo, PE — Cataldo Associates, Inc.

Attorney: —

Presenter not authorized to represent applicant.

Motion to continue Advisory Opinion until February meeting by Mr. Riccio; second by Mr. Breckel. Motion carried, 6-0 (Mr. Mawhiney no longer present).

B. Zoning Ordinance 2007-22 (PB '07-49)

Zone Change

Vicinity of Binghampton Avenue & Greenville Avenue, #254

AP 34 / Lots 309, 311 + 312

3 Lots; 12.47± acres; Change from B-1 & R-15 to R-7

Owner/App.: Lawrence A. & Lisa A. DiSarro

Surveyor/Eng.: —

Attorney: Joseph Shekarchi, Esq.

Referred by Town Council 11/14/07.

Motion to send positive recommendation to Town Council by Mr. Sasa; second by Mr. Breckel. Discussion: R-7 multi-family conforms to surrounding neighborhood. Motion carried, 5-1 (Mr. Riccio opposing).

C. Zoning Ordinance 2007-23 (PB '07-50)

Zone Change

Vicinity of Shun Pike (Patriot Industrial Park)

AP 33 / Lot 28

1 Lot; 16.02± acres; Change from R-40 to Industrial Zone

Owner/App.: Joseph R. Vinagro

Surveyor/Eng.: —

Attorney: Alfred A. Russo, Esq.

Referred by Town Council 12/11/07.

Proposed: four 9,200-sq. ft. metal buildings with existing high pressure sewer line and public water.



Motion to accept report by planning expert witness, Mr. Presley, on project compliance with Comprehensive Plan by Mr. Riccio; second by Mr. Breckel. Motion carried, 6-0.

Motion to send positive recommendation to Town Council by Mr. Sasa; second by Mr. Breckel. Discussion: Mr. Riccio advised greater specificity in motion. Motion withdrawn.

Motion to send positive recommendation to Town Council (based on 1-08-08 report re: conformity with Comprehensive Plan) by Mr. Riccio; second by Mr. Breckel. Discussion: none. Motion carried, 6-0.

VI. Adjournment

Meeting adjourned at 9:20 p.m.

Lauren Garzone, Secretary