

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**

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TEL.: (401) 231-4000 FAX: (401) 231-4181

MEETING MINUTES

February 5, 2008

I. Roll Call

The February 5, 2008, meeting was called to order at 7:00 p.m. in the Nicholas Ferri Middle School Cafeteria. Members present were Mmes. Aguiar and Garzone, *Secretary*; and Mssrs. Breckel, Riccio, Sasa, *Vice Chair*, and Verardo, *Chair*. Also present were Mayor Joseph M. Polisena; Andrew Baynes, Fire Chief; Lorraine Caruso, Town Engineer; Timothy Chapman, *Solicitor*; Merrick A. Cook, Jr., *Administrative Officer*; Makram H. Megalli, PE, Director of Public Works; and Agnes Mancini.

II. Minutes

Motion by Ms. Garzone to accept January minutes as amended; second by Mr. Breckel. Motion carried, 6-0.

III. Correspondence

Letter advising Board of vacancy on Municipal Land Trust due to Mr. D'Amico's resignation.

Motion by Ms. Garzone to appoint Chair Verardo to Municipal Land Trust; second by Mr. Breckel. Motion carried, 6-0.

Motion by Mr. Sasa to move Zoning Ordinance 2008-2 (Stonehill Marketplace) to first item on agenda; second by Ms. Garzone. Motion carried, 6-0.



IV. Old Business

A. Zoning Ordinance 2008-2 — Stonehill Marketplace (PB '08-3)

Zoning Map and Text Change

Vicinity of Atwood Avenue

AP 44-2 / Lot 66

1 Lot; 93.23± acres; Zone change from B-2 to B-3

Owner/App.: Stonehill Drive, LLC

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

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

Attorney: Frank S. Lombardi, Esq.

Referred by Town Council 1-14-08.

Motion by Mr. Sasa to accept George Caldwell, AICP, consultant, as expert witness; second by Mr. Breckel. Motion carried, 6-0.

Mr. Caldwell associated no environmental issues with site; and cited compliance with the towns zoning and Comprehensive Plan, and suitability for large scale commercial development.

Motion by Mr. Riccio to continue to review report submitted by applicant; second, none.

Motion by Ms. Garzone to send positive recommendation for zone change from B-2 to B-3 to Town Council; second by Mr. Breckel. Motion carried, 5-1 (Mr. Riccio opposing).

B. 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: —

Referred by Town Council 1-14-08.

Letter submitted authorizing representation by applicant's son, Ernest. Proposal to build two 1800-sq.-ft. houses raised concerns re: closeness of streets, frontage, right-of-way width, and turning radius for fire apparatus.

(No decision required.) Board recommended addressing zoning issues.



V. New Business

A. Central Avenue — FM Global (PB '08-4)

Major Land Development — Master Plan Review/Informational Meeting

Vicinity of Central Avenue

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

4 Lots; 93.04± acres; B-1 Zone

Owner: Allendale Mutual Insurance Co.

Applicant: FM Global

Surveyor/Eng.: James Sherrod — Vanasse Hangen Brustlin, Inc.

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

Zoning map change recommended to Town Council 11-6-07; approved by Town Council 12-10-07.

Board expressed concerns with water pressure, drainage, roadway pitch, and traffic. Doris Robitaille, abutter, concerned with rear setback of parking structure.

Attorney Edward Pare, representing owners of building currently occupied by FM Global, requested more time to review recently received project files.

Motion by Mr. Riccio to continue, second none. Motion by Mr. Sasa to approve Master Plan; second by Ms. Aguiar. Motion carried, 5-1 (Mr. Riccio opposing).

B. Zoning Ordinance 2008-1 — Pocasset Mill (PB '08-2)

Zoning Map Change

Vicinity of Pocasset Street, #75

AP 2 / Lot 134; AP 3 / Lot 368

91 units; 2.67± acres; Zone change from I to R-7

Owner: Rich Realty, LLC

Applicant: WINN Development

Surveyor: Casali & D'Amico Engineering, Inc.

Engineer: Joseph A. Casali, PE — Casali & D'Amico Engineering, Inc.

Attorney: J. Joseph Shekarchi, Esq.

Referred by Town Council 1-14-08.

Proposal for \$22 million rehabilitation of Pocasset Mill into 91 one- and two-bedroom residential units.

Mr. Casali addressed map of Pocasset River and FEMA flood elevations.

Motion by Mr. Breckel to accept map for the record; second by Ms. Garzone. Motion carried, 6-0.



Discussion re: flooding, drainage, and removal of underground storage tank that might have contained petroleum-based products.

Motion by Mr. Breckel to send positive recommendation to Town Council for zone change from I to R-7; second by Ms. Aguiar. Motion carried, 5-1 (Mr. Riccio opposing).

VI. Adjournment

Meeting adjourned at 9:19 p.m.

Lauren Garzone, *Secretary*