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Allan Mawhiney
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TOWN OF JOHNSTON **PLANNING BOARD**

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MEETING MINUTES

March 4, 2008

I. Roll Call

The March 4, 2008, meeting was called to order at 7:25 p.m. at the Johnston Senior Center, 1291 Hartford Avenue. Members present were: Ms. Aguiar; and Mssrs. Breckel, Riccio, Sasa, *Vice Chair*, and Verardo, *Chair*. Also present were: Timothy Chapman, *Solicitor*; Merrick A. Cook, Jr., *Administrative Officer*; Makram H. Megalli, PE, Director of Public Works; and Agnes Mancini.

II. Minutes

Motion to accept February minutes by Mr. Breckel; second by Ms. Aguiar. Motion carried, 4-0 (Mr. Riccio abstaining).

Mr. Mawhiney arrived at 7:30.

III. Old Business

A. Central Avenue — FM Global (PB '08-04)

Major Land Development — Preliminary Plan Review / Public Hearing

Vicinity of Central Avenue
AP 24-1 / Lots 22, 114, 115 + 122
4 Lots; 93.04± acres; B-1 Zone

Owner: FM Global
Applicant: FM Global
Surveyor: Patrick McCourt, PLS — Vanasse Hangen Brustlin, Inc.
Engineer: Lance A. Hill, PE — 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. Master Plan approved 2-5-08.

Motion by Mr. Breckel to accept project engineer as expert witness; second by Mr. Sasa. Motion carried, 5-0.

Four-storied building, 5- storied parking garage with NBC approval and utilities available; 4 detention areas, 2 for harvesting rain water for irrigation. No significant impact on Pocasset River per DEM. Installation of gravity feed sewer line to Central Avenue.

Motion by Mr. Breckel to accept Robert Clinton, PE, Transportation and Traffic Engineer as expert witness; second by Ms. Aguiar. Motion carried, 6-0. Motion by Ms. Aguiar to accept résumé onto the record; second by Mr. Breckel. Motion carried, 6-0.

Three-party agreement in the works for improving road south of Central Avenue to westbound ramp of Rte. 6 on Atwood Avenue, interconnecting lights, and upgrading traffic signals. FM Global to donate land to DOT to widen Atwood Avenue.

Motion by Mr. Riccio to accept DOT approval; second by Mr. Breckel. Motion carried, 6-0.

Councilman Pitochelli expressed concern regarding drainage. Attorney Edward Pare, for owners of building currently occupied by FM Global, requested copies of recent DOT and DEM approvals, and more time to review project files.

Mr. Riccio excused himself from the meeting.

Motion by Mr. Breckel to close public hearing; second by Ms. Aguiar. Discussion re: FM Global's opportunity to review files. Motion carried, 4-1 (Mr. Mawhiney opposing).

Motion by Ms. Aguiar to approve Preliminary Plan with final amendments, and to delegate Final Plan to administrative approval upon receipt of all necessary permits. Project meets requirement in Section 5, Article C, No. 2; second by Mr. Sasa. Discussion: none. Motion carried, 5-0.

IV. New Business

B. Johnston Commons (PB '07-52)

Major Land Development — Master Plan Review / Informational Meeting

Vicinity of Hartford Avenue

AP 54-2 / Lots 39, 40, 42, 54, 89, 90 + 93

16 Buildings; 149± acres; B-3 Zone

Owner: Domenic Cassisi; Sandra M. Gasbarro & Vera H. DeLuglio, Trustees, Shelburne Company, LLC; Mohamad Y. & Rhonda A. Sasa

Applicant: Hartford Land Trust, LLC

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



Surveyor: Christopher A. Duhamel, PLS — DiPrete Engineering Associates, Inc.
Engineer: Leonard R. Bradley, PE — DiPrete Engineering Associates, Inc.
Attorney: Thomas R. Ricci, Esq.

Mr. Sasa recused himself from the meeting.

Christine Engustian, attorney for the applicant, requested a 30-day continuance.

Motion by Mr. Breckel to approve request for 30-day continuance; second by Ms. Aguiar. Motion carried, 4–0.

Mr. Sasa returned to the meeting.

C. D'Ambra Manufacturing Facility (PB '08–09)

Industrial Site Plan Review / Informational Meeting

Vicinity of Shun Pike, Scituate Avenue & Austin's Way

AP 31 / Lot 61

2 Lots; 14.9± acres; I Zone

Owner: Rhode Island Resource Recovery Corporation
Applicant: Michael V. D'Ambra
Surveyor: Matthew Sullivan, PLS — Crossman Engineering, Inc.
Engineer: Bruce Hagerman, PE — Crossman Engineering, Inc.
Attorney: Joseph DeAngelis, Esq.

Motion by Ms. Aguiar to accept site plan onto the record; second by Mr. Breckel. Motion carried, 5–0.

Applicant has agreement with RI Resource Recovery Corporation to purchase parcel to relocate asphalt operation. Concerns expressed with odor, air quality/dust control, noise, traffic, and hours of operation. Plant to be assembled with latest technology; additional cement plant to be built primarily to serve asphalt plant needs.

Mr. Hagerman reviewed use of 10,000-sq. ft. building for maintenance and dispatch / office, and existing utilities, with sewer connection through Austin's Way with permit for connection in City of Cranston.

Motion by Mr. Sasa to accept noise study onto the record; second by Mr. Breckel. Motion carried, 5–0.

Ms. Kelly Cowan, Civil and Environmental Engineer, stated that plant is a minor source of emissions. Application on file with DEM. Representatives of Florida Power and Light, concerned with amount of ambient dust blowing onto their neighboring site and its effect on their equipment, sought additional time to review data and test results.

Motion by Mr. Sasa to approve Industrial Site Plan Review; second by Mr. Breckel. Discussion re: appeal process. Motion carried, 5–0.



V. Adjournment

Meeting adjourned at 11:18 p.m.

Lauren Garzone, *Secretary*