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David M. D'Amico  
Allan Mawhiney  
William R. Riccio, Jr., P.E.

*Solicitor*  
Timothy J. Chapman, Esq.

## TOWN OF JOHNSTON PLANNING BOARD

100 IRONS AVENUE, JOHNSTON, RI 02919  
TEL.: (401) 231-4000 FAX: (401) 231-4181

# MEETING MINUTES

**April 1, 2008**

### **I. Roll Call**

The April 1, 2008, meeting was called to order at 7:00 p.m. at the Johnston Senior Center, 1291 Hartford Avenue. Members present: Mmes. Aguiar and Garzone, *Secretary*; and Mssrs. Breckel, Mawhiney, Sasa, *Vice Chair*, and Verardo, *Chair*. Absent: Mr. Riccio. Also present: 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 Mr. Sasa to accept March minutes; second by Mr. Breckel. Motion carried, 6-0.*

### **III. Correspondence**

Letter from Office of Federal Funds Coordinator seeking approval of FY-08 Home Repair Grant.

*Motion by Mr. Breckel to approve grant in compliance with comprehensive plan; second by Ms. Aguiar. Motion carried, 6-0.*

### **IV. Old Business**

#### **A. 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, 81, 89, 90 + 93; 16 buildings; 149± acres; B-3 Zone

Street construction

Applicant: Hartford Land Trust, LLC

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

Surveyor: Christopher A. Duhamel, PLS — DiPrete Engineering Associates, Inc.

Engineer: Leonard R. Bradley, PE — DiPrete Engineering Associates, Inc.

Attorney: Christine Engustian, Esq.

*Master Plan review continued (3-4-08).*

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(Mr. Sasa recused himself.)

Attorney and engineer presented commercial, office, and retail space and hotel; 4,000 by 60' access boulevard; public sewer and water; fire hydrants throughout; and required parking.

Michael W. Desmond, PE, detailed traffic report: radar speed and accident data obtained from Police Department; five signalized intersections from I-295N ramps through Reservoir Ave.; both access driveways on level C; and lights timed to traffic flow.

The Board discussed blasting, effects of traffic lights on Hartford Avenue on winter travel, and full loading access at rear of all buildings.

*Motion by Ms. Aguiar to approve Master Plan; second by Ms. Garzone. Motion carried, 5-0.*

(Mr. Sasa returned.)

**B. Rockcrest Highlands (PB '07-48)**

Major Subdivision — Preliminary Plan Review / Public Hearing

Vicinity of Rockcrest Lane, Venice Avenue & Granite Street

AP 5 / Lots 355, 356, 357 + 358; 10 lots; 6.5± acres; R-20 Zone

Street construction

Applicant: Domenic A. Rucco — DARE, Inc.

Owner: Domenic A. Rucco & Thomas S. Borkowski

Surveyor: Stephen M. Murgio, Sr., RLS — Baron Engineering, Ltd.

Engineer: Adam J. Baron, PE — Baron Engineering, Ltd.

Attorney: Michael A. Kelly, Esq.

*Concept review (3-7-06); Master Plan approved (4-6-07).*

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Matthew Shaw, Esq., requested one-year extension of Master Plan approval and continuance of Preliminary Plan review.

*Motion by Ms. Garzone to approve one-year extension of Master Plan approval; second by Mr. Breckel. Motion carried, 6-0. Motion by Ms. Aguiar to approve continuance of Preliminary Plan review; second by Ms. Garzone. Motion carried, 6-0.*



*Motion by Mr. Breckel to move Item D before Item C on the agenda; second by Ms. Aguiar. Motion carried, 6-0.*

**C. The Centre at Cherry Hill (PB '08-13)**

Planned Use Development — Preliminary Plan Review / Public Hearing

Vicinity of 350 Cherry Hill Road & Atwood Avenue  
AP 20-1 / Lots 39, 82, 206, 217, 218 + 284; AP 20-2 / Lots 58 + 280  
52 units; 21.9± acres; Planned Use Development Zone  
Street construction

Applicant: Churchill & Banks Companies, LLC  
Owner: AAC Realty, LLC & James R. Shaw, Trustee  
Surveyor: Samuel A. White Jr., PLS — Garofalo & Associates, Inc.  
Engineer: Steven B. Garofalo, PLE — Garofalo & Associates, Inc.  
Attorney: Jack Revens, Esq. — Revens, Revens & St. Pierre

*Zoning map change recommended to Town Council (6-5-07). Master Plan approved (7-3-07). Zoning map change approved by Town Council (7-30-07).*

Kevin Hayes, attorney, requested continuance of Preliminary Plan review.

*Motion by Mr. Breckel to approve continuance of Preliminary Plan review; second by Mr. Sasa. Motion carried, 6-0.*

**D. Rustic View Condominiums (PB '08-12)**

Major Subdivision — Master Plan Review / Informational Meeting

Vicinity of Atwood Avenue  
AP 47-1 / Lot 38; 28 units; 2.85± acres; R-7 Zone  
Street construction

Owner/App.: Andrew Annaldo, Esq., Pasquale DiPippo, & Donald Sepe  
Surveyor: Steven B. Garofalo, PLE — Garofalo & Associates, Inc.  
Engineer: Garofalo & Associates, Inc.  
Attorney: Richard A. Licht, Esq. — Tillinghast Licht LLP

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

Richard Licht, Marc Belanger, PE, and Augustus Rietheimer, PE, presented six quadraplex and two duplex buildings totaling 28 units. Cul-de-sac redesigned for emergency apparatus; utilities brought onto site—water and sewer with private pump station, gravity-fed to Atwood Ave.; 56 parking spaces. Current water ends near Memorial Drive; water pump station across street handles Johnston Housing Authority.

(Ms. Aguiar recused herself.)

George Aguiar, abutter, addressed the sewer connection to be made at Cherry Hill Road and Atwood Ave., and continue toward Hartford Ave.



*Motion by Mr. Sasa to approve Master Plan; second by Mr. Breckel. Motion carried, 5-0.*

## V. New Business

### A. Peck Hill Road — Fellella (PB '08-11)

Minor Subdivision — Preliminary Plan Review / Public Hearing

Vicinity of 107 Peck Hill Road

AP 43 / Lot 156; 2 lots; 7.75± acres; R-40 Zone

Applicant /Owner: Anthony A. & Margaret M. Fellella

Surveyor: Terrence J. Greenlief, PLS

Engineer/Attorney: —

Concept review (7-5-05). Variance approved by Zoning Board (9-27-07).

Surveyor presented two-lot subdivision with dimensional relief on road frontage.

*Motion by Ms. Aguiar to close public hearing; second by Mr. Breckel. Motion carried, 6-0.*

*Motion by Mr. Breckel to approve Preliminary Plan and to delegate Final Plan to administrative approval; second by Mr. Aguiar. Motion by Mr. Breckel to withdraw motion; second by Mr. Sasa. Discussion re: water pressure and fire hydrant locations. Motion carried, 6-0.*

*Motion by Ms. Garzone to approve Preliminary Plan contingent upon Fire Department approval, and to delegate Final Plan to administrative approval; second by Mr. Breckel. Motion carried, 6-0.*

## VI. Adjournment

Meeting adjourned at 9:09 p.m.

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*Lauren Garzone, SECRETARY*