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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

June 3, 2008

A. Roll Call

The June 3 meeting was called to order at 7:09 p.m. at the Johnston Senior Center, 1291 Hartford Avenue. Members present: Mmes. Aguiar, Garzone (*Secretary*) and Passarelli; and Mssrs. Breckel, new member Campagnone, Sasa (*Vice Chair*) and Verardo (*Chair*). Also present: Timothy Chapman (*Solicitor*), Merrick A. Cook, Jr. (*Administrative Officer*) and Agnes Mancini.

B. Minutes

May 6 executive session minutes unanimously approved. May 6 regular session minutes with amendment unanimously approved.

C. Correspondence

Centre at Cherry Hill (PB '08-13) PAP and DEM approvals received.

Delegation of final plan to administrative approval unanimously approved.

D. Old Business

A. Rockcrest Highlands (PB '07-48)

Major Subdivision — Preliminary Plan Review / Public Hearing (*continued*)

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: Thomas S. Borkowski, Domenic A. Rucco
 Surveyor: Stephen M. Murgo, Sr., RLS — Baron Engineering, Ltd.
 Engineer: Adam J. Baron, PE — Baron Engineering, Ltd.
 Attorney: Michael E. Kelly, Esq.; John O. Mancini, Esq.

Master Plan approved (4/6/07); extended 1 year (4/1/08); Preliminary Plan review continued (4/1/08, 5/6/08).

Thirty-day continuance and waiver of 120-day rule plus 30 days unanimously approved.

(Mr. Breckel recused himself.)

B. Bellawoods Vue — Aceto (PB '07–53)

Major Land Development — Master Plan Review / Informational Meeting (*cont'd*)

Vicinity of terminus of Mascio Drive and Violet Street
 AP 27 / Lot 52; 6 lots; 3.45 ± acres; R–20 zone
 Street construction

Applicant/Owner: Felippo L. Aceto
 Surveyor: Patricia A. Kelly, PLS, International Mapping
 Engineer: Richard N. St. Jean, PE — St. Jean Engineering, LLC
 Attorney: Michael E. Kelly, Esq.; John O. Mancini, Esq.

Concept review (12/5/06); Master Plan review continued (8/7/07, 10/2/07, 5/6/08).

Thirty-day continuance approved, 6–0.

(Mr. Breckel returned.)

C. Zoning Ordinance 2008–11 (Briarcliffe Manor—PB '08–18)

Zoning Amendment — Map / Informational Meeting (*continued*)

Vicinity of Old Pocasset Road, #49, and Woodlake Drive
 AP 43–1 / Lots 224, 229, 236 + 343
 43 units; 4 ± acres; R–40 zone change to Planned Use Development district

Applicant: Pastures Realty, LLC; Geriatrics Center of North America
 Engineer: Casali & D'Amico Engineering, Inc.

Referred by Town Council (3/26/08); continued (5/6/08, 6/3/08).

Thirty-day continuance unanimously approved.

D. Zoning Ordinance 2008–13 (Briarcliffe Manor—PB '08–20)

Zoning Amendment — Text / Informational Meeting (*continued*)

Use regulations—continuing care retirement community (re: Zoning Ordinance 2008–11)

Referred by Town Council (3/26/08); continued (5/6/08, 6/3/08).

Thirty-day continuance unanimously approved.



F. Adjournment

7:43 p.m.

Lauren Garzone, SECRETARY