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TOWN OF JOHNSTON **PLANNING BOARD**

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

MEETING MINUTES

August 5, 2008

I. Roll Call

The August 5 meeting was called to order at 7:07 p.m. at the Johnston Senior Center, 1291 Hartford Avenue. Members present: Mmes. Aguiar, Garzone (*Secretary*), and Passarelli; and Mssrs. Breckel, Campagnone, Sasa (*Vice Chair*) and Verardo (*Chair*). Also present: Timothy J. Chapman (*Solicitor*); Lorraine Caruso, Town Engineer; Merrick A. Cook, Jr. (*Administrative Officer*); Makram H. Megalli, Director, Public Works; and Agnes Mancini.

II. Minutes

July minutes accepted unanimously (Sasa abstaining).

III. Election of Officers

Chair Verardo, Vice Chair Sasa and Secretary Garzone re-elected unanimously.

IV. Correspondence

A. Poppy Hills II (PB '07-19)

Major Land Development — Preliminary Plan Review

One-year extension of Preliminary Plan approval with original conditions granted unanimously.



B. *Memo from Administrative Officer regarding member retention of Board documents.*

A. **D'Ambra Manufacturing Facility** (Lakeside Commerce Center) (PB '08-09)
Minor change to Industrial Site Plan Review

Site plan approved 3/4/08. Concerns with Florida Power and Light resolved in court.

Conditions of Operation unanimously declared a minor change, incorporated into record (Exhibit 1), and referred back to the Building Inspector.

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

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

Letter to Director of Public Works and Administrative Officer.

V. Public Hearing

A. **Central Avenue — FM Global** (PB '08-33)

Major Land Development — Drainage and Traffic Studies / Public Hearing

Vicinity of Central Avenue

AP 24-1 / Lot A; 93.04± acres; B-1 Zone

Owner: F.M. Global (Factory Mutual Insurance Co.)

Applicant: F.M. Global (Factory Mutual Insurance Co.)

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 11/6/07; approved by Town Council, 12/10/07.

Master (2/5/08), Preliminary (3/4/08), and Final (6/24/08) plans approved. Drainage and traffic studies remanded by superior court to Planning Board.

Bill Grimm, Esq., Hinckley, Allen, Snyder for F.M. Global, called Robert J. Clinton, PE, transportation project manager, Vanasse Hangen Brustlin, Inc. (VHB), accepted as expert witness. Addressed existing conditions, traffic counts, design improvements including roadway widening; other developments in vicinity; and concluded that traffic situation mitigated if not improved. Cross examined by William Dolan, Esq., for Cap Lease (CL).

(Exhibit A—Superior Court order remanding traffic and drainage to Planning Board.)

Exhibit B—Original four-party agreement (Factory Mutual Insurance Co., Stonehill Drive, LLC, 195 Associates, LLC, RIDOT, & Town of Johnston) on road improvements and remediation. (CL)

Exhibit C—Traffic study by F. Giles Ham, VHB, introduced by accepted into record. Discussion of timing of improvements vis-à-vis occupancy of F.M. Global (FMG) building, build-out, and Route 6 ramp improvements. (CL)

Exhibit D—Final four-party agreement (Factory Mutual Insurance Co., Stonehill Drive,

New items not heard by 10:30 p.m. will be placed on next agenda.



LLC, 195 Associates, LLC, RIDOT, & Town of Johnston) on road improvements and remediation.

Discussion of RIDOT responsibility for undertaking construction on Rte. 6 in light of lack of agreement on funding; DOT review of PAP application for Rte. 6; cost; schedule of construction; contractors; and levels of service.

Exhibit E—5/13/08 e-mail from William Ashworth, VHB, to Rocchio, DOT, accepted into record. (CL)

Lance Hill, PE, VHB, expert witness on drainage & stormwater for FMG, detailed drainage, parking, landscaping, DEM requirements, flood plain studies, and net decreases in runoff to Pocasset River.

Exhibit F—Natural Resources Conservation Service (NRCS) chart of Pocasset River. (FMG)

Exhibit G—8/4/08 Tetra Tech Rizzo drainage report & associated documents. (CL)

Robert D. Vanasse, transportation engineer, Vanasse & Associates, called by CL as expert witness on traffic and transportation. Discussion of timing and funding, especially of Rte. 6 ramps, necessary to avoid congestion. General agreement with VHB traffic report.

David M. Albrecht, PE, Tetra Tech Rizzo, expert witness for CL, addressed FMG drainage and hydrology reports, and project's impact on CL property. Concluded potential significant adverse impact on CL and community, in the event of back-to-back storms. Discussion of maintenance.

Public hearing closed.

Closing remarks by CL re: intent to re-lease; need for improvements to Rte. 6 and imposition of conditions on FMG to complete latter; and maintenance stipulations as condition of improvement.

All FMG traffic and drainage documents and maps (including current submissions) unanimously referred to DPW to be reported on to Planning Board at September 2 meeting.



All agenda items hereafter continued until 7:00 p.m. Thursday, August 7, 2008.

VI. Old Business

- A. **Rockcrest Highlands** (PB '07-48)
Major Land Development — Preliminary Plan Review / Public Hearing (*continued*)
- B. **Zoning Ordinance 2008-11** (Briarcliffe Manor—PB '08-18)
Zoning Amendment — Map / Public Hearing
- C. **Alvina Estates II** (PB '08-32)
Major Land Development — Master Plan Review / Informational Meeting

VII. New Business

- A. **CVS Pharmacy** (PB '08-28)
Major Land Development — Master Plan Review / Informational Meeting
- B. **Pocasset Mills** (PB '08-31)
Major Land Development — Master Plan Review / Informational Meeting

VIII. Adjournment

10:13 p.m.

Lauren Garzone, SECRETARY

New items not heard by 10:30 p.m. will be placed on next agenda.