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TOWN OF JOHNSTON PLANNING BOARD

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MEETING MINUTES

August 7, 2008

I. Roll Call

The August 7 meeting (continued from August 5th regularly scheduled meeting) was called to order at 7:20 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*); Merrick A. Cook, Jr. (*Administrative Officer*); Makram H. Megalli, Director, Public Works; and Agnes Mancini.

II. Correspondence

III. Old Business

A. Rockcrest Highlands (PB '07-48)

Major Land Development — 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: Domenic A. Rucco & Thomas S. Borkowski
Surveyor: Stephen M. Murgo, Sr., RLS — Baron Engineering, Ltd.
Engineer: Adam J. Baron, PE — Baron Engineering, Ltd.
Attorney: Michael A. Kelly, Esq.



Master Plan approved, 4/6/07; extended 1 year, 4/1/08; Preliminary Plan review continued, 4/1/08, 5/6/08, 6/3/08, & 7/1/08.

August 4 letter from attorney addressed approval process (project completeness and certification/lack thereof, continuation, and legality of roadway), and project drainage and topography in response to Town Engineer 7/30/08 memo. Discussion re: intersection of roadways; drainage—calculations & detention basin; absence of need for RIDEM or RIDOT approvals; utilities’ approvals; absence of request for waivers; and performance bond. *Public hearing held and closed.*

Preliminary plan approved unanimously with required findings subject to seven conditions:

- (1) Through street to Venice Ave. to be included within limits of disturbance, and existing grades verified for smooth transition and tie-in to existing roadway;*
- (2) Revised erosion control to be included in grading for temporary entrance;*
- (3) Proposed drainage areas for detention basin to include grading;*
- (4) Proof of owners’ agreement to proposed drainage easement across 25/242 to 25/241;*
- (5) Performance bond for all public improvements and storm drainage system, and legal documentation of responsibility for detention pond and associated drainage swale lying with property owners, and of homeowner’s association;*
- (6) Detention basin lot as Lot 10 on sheets 6 & 12; and*
- (7) Proposed fire hydrant on sheet 7.*

B. Zoning Ordinance 2008–11 (Briarcliffe Manor—PB ’08–18)
Zoning Amendment — Map / Public Hearing (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, & 7/1/08.

Town Council approved text change to allow continuing care retirement community (CCRC) within planned district zone, without change to dimensional regulations as requested by applicant (minimum distances between, and minimum yards and maximum height of structures). Discussion as to whether advisory opinion from Planning Board to Town Council on zoning map change can incorporate development plan review. Zone change to apply to 2 of three proposed parcels (Parcels A and B once the original four lots have been subdivided)

Edward Pimental, certified planner, reported on compliance with Comprehensive Plan for applicant, citing low density area permitting semi-public use; Johnston’s large elderly population, RI’s high population density; and health services as strongest growing sector in Johnston. Discussion re: 1963 zone change approved to planned district (since changed back to R–40); implications of zone change for surrounding area and future owners.

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



Meeting opened to public. Andrew Teitz, attorney representing abutter Hartley, submitted an aerial photograph of the area (accepted into the record), to demonstrate existing legal non-conforming use of the nursing home in an otherwise residential area. Proposed limiting use of Parcels A & B to CCRC, and Parcel C to stated use of storage, with gated access. Joseph Giudici, abutter, questioned need for zone change instead of extending existing legal non-conforming use. Cited current parking problem, submitting photo of overflow parking into the record. Akshay Talway, applicant, recounted encouragement for project from Town, and efforts to address abutters' concerns. Public hearing closed.

Positive recommendation on zone change from R-40 to Planned District to Town Council—based on expert testimony and general consistencies with Comprehensive Plan—approved (5-2). Town goals and policies for natural and cultural resources (3.1), economic development (5.0), housing (6.0), and land use (8.0) cited; as well as appropriate zoning uses and intensities of use.

C. **Alvina Estates II** (PB '08-32)

Major Land Development — Master Plan Review / *Informational Meeting*

Vicinity of 10 Alvina Drive

AP 29 / Lot 68; 5 house + 1 drainage lots; 7.27± acres; R-40 & R-20 zones

Street construction/extension

Owner/App.: Alfred A. Russo, Jr. & Vincent Russo, Jr.

Surveyor: Nicholas Veltri, PLS — N. Veltri Survey, Inc.

Engineer: —

Attorney: Frank J. Manni, Esq.

Phase I (8 lots) recorded 1/12/95. Concept review 1/4/05; Master Plan review continued 4/4/06, 8/5/08, 8/07/08, 9/2/08.

Applicant proposing 255' extension of existing 1,000'± cul-de-sac. Cited safety, traffic and "untitled" land ownership for revisions to original proposal connecting Alvina Drive to Randall Street through paper street (Oakwood Dr.). Requesting waiver of 200' buffer along Rte. 295. Discussion: Fire Department, ISDS, 20' drainage easement; DEM.

Master Plan approved unanimously, with waiver of 200' buffer and 255' extension of Alvina Drive.



.....*Agenda items not heard by 10:30 p.m. were continued to next month*.....

IV. 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*

V. Adjournment

11:15 p.m.

Lauren Garzone, SECRETARY

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