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TOWN OF JOHNSTON **PLANNING BOARD**

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

MEETING MINUTES

October 7, 2008

I. Roll Call

The October 7 meeting was called to order at 7:00 p.m. at the Johnston Senior Center, 1291 Hartford Avenue.

Members present: Aguiar, Breckel, Campagnone, Garzone (*Secretary*), Passarelli, Sasa (*Vice Chair*), and Verardo (*Chair*). Also present: Timothy J. Chapman, Esq. (*Solicitor*); Lorraine Caruso, Town Engineer; Merrick A. Cook, Jr. (*Administrative Officer*); and Rian Smith, Assistant Planner.

II. Minutes

August 7th and September 2nd minutes accepted.

III. Old Business

A. Bellwoods 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

Owner/App.: 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 & 10/2/07; 5/6, 6/3, & 7/1/08).

Applicant request to continue for 60 days until December 2 meeting granted.

B. Briarcliffe Gardens (PB '08–39)

Major Land Development — Development Plan Review / Informational Meeting

49 Old Pocasset Road and Woodlake Drive

AP 43–1 / Lots 224, 229, 236 + 343; 43 units; 4 ± acres; Planned District

Owner/App.: Pastures Realty, LLC, & Geriatrics Center of North America

Surveyor: Steven B. Garofalo, PLS — Garofalo & Associates, Inc.

Engineer: Joseph Casali, PE — Casali & D'Amico Engineering, Inc.

Attorney: Kelley Nickson Morris, Esq. — Moses Afonso Jackvony, Ltd.

Zone Change—Text & Map referred by Town Council (3/26/08). Text change recommended to Town Council (7/1/08) and adopted (7/22/08). Zone Map Change continued (5/6, 6/3 & 7/1/08); recommended to Town Council (9/2/08).

Tom Moses, Esq., Joseph Casali, PE, and Akshay Talwar presented for the applicant. Final administrative subdivision from 4 to 3 lots submitted to Town. Permits/approvals obtained: RIDEM—wetlands, & RIPDES—sewer; National Grid—gas; Fire Department; Town Council—zone change; and Zoning Board—variances. Johnston water in process;

Discussion re: unused road, vacant building & gated entrance, water pressure. Parking—proposed additional spots: 16 for 43 beds; 3 for 9 employees (minimal assistance required for early stages of Alzheimer’s); 0 for visitors; 3 for handicapped. Staff currently park in designated areas only; visitors encouraged to park also on employee strip; existing overflow parking on road an enforcement issue.

Positive recommendation to Building Official for permitting approved unanimously.

IV. New Business

A. Sage Court — Tzitzouris (PB '08–38)

Minor Land Development — Preliminary Plan Review / Public Hearing

21 Sage Court

AP 38 / Lot 61; 1 lot; 20,000 ± sq.ft.; R–15

Street construction

Owner/App.: John A. Tzitzouris

Surveyor: Ferdinand C. Ihenacho, PLS — FCI Engineering Group, LLC

Engineer: Nicholas Veltri, PLS — N. Veltri Survey

Attorney: —

Referred by Town Council 8/18/08.



Nick Veltri cited approvals: Fire Department—220' road with hammerhead turn-around; Providence Water—water main extension; NBC—sewer extension. Road to be improved to town standards. Discussion re: drainage—applicant cited no flooding of note, 2% slope, runoff within right-of-way and diverted by swale.

Alfred Rotondo, abutter, expressed concern with runoff to the south. Veltri addressed dry wells to capture intercepted water and redirect it via the road extension. *Public hearing closed.*

Preliminary plan approved unanimously; Final Plan review delegated to administrative approval. (Approval based on positive findings re: consistency with Comprehensive Plan; compliance with Zoning Ordinance; absence of significant negative environmental impacts; practicability re: building standards/regulations; and access to public street.)

B. **Zoning Ordinance 2008–18** (Boulder Drive Estates—PB '08–40)

Zoning Amendment — Map / Informational Meeting

Vicinity of Boulder Drive

AP 46 / Lot 104; 8 lots; 6.3 ± acres; R–40 zone change to R–20

Street construction

Owner/App.: Boulder Realty, LLC

Surveyor: K. Andrews Associates

Engineer: Timothy J. Behan, PE — TJB Engineering

Attorney: Alfred A. Russo, Jr., Esq.

Referred by Town Council 8/18/08.

Frank Manni, Esq., & Joseph Baginski presented proposed zone change allowing development of 8 single-family lots rather than current 5.

Existing drainage problems in area due to development without concomitant improvements to infrastructure. Existing catch-basins directing water onto adjacent properties. Applicant proposing to create easement through which to divert water to oversized detention pond maintained by homeowners association with 25' drainage easement. Proposed 22% runoff decrease.

Proposing lower density than required; abutters contacted; P&S agreement to buy land to increase existing 20' wide right-of-way.

Timothy Behan, PE, *expert witness*, submitted drainage report *into record*. 47-acre drainage area flowing onto 6.5-acre property. Deforestation occurred with building of 33 homes since 1976, 3,400' of roadway, and no measures to mitigate runoff—area increased 59%; runoff, 300%. Discharge runs through subject property to swamp; landlocked wetlands above property near reservoir unsuitable for development; outlet to detention pond located where runoff currently goes.

Engineering report by Douglas Jeffrey submitted *into record*. Discussion re: 5 houses without change of zone; 4 houses with change, minus areas designated for detention pond and street extension. R-o-w width of 25' (not 30'); maximum 6% slope in road. Lorraine



Caruso, PE, expressed concerns re: absence of Town engineering review. Natural wetlands located 100–200’ off property according to biologist review—no DEM approval required. Discussion re: water table and in-depth soil survey.

Edward Pimentel, *expert witness*, submitted planning report *into record*. Cited maximum of 14.7 units allowed by acreage. Area 84% residentially developed (based on 30-block, 239-lot survey), with average lot size of 27,000± sq. ft. Applicant proposing 30,600 average lot size. Number of lots zoned R–20 in neighborhood; 26/30 lots not in compliance with R–40 regulations

Negative recommendation to Town Council, based on Zoning Official memo and inconsistency with Comprehensive Plan, not approved (3–4). Positive recommendation on zone change to Town Council based on improvements to drainage approved (4–3) without discussion

V. Adjournment

8:45 p.m.

Lauren Garzone, SECRETARY