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VICE-CHAIRPERSON
Mohamad Yaser Sasa
SECRETARY
Lauren Garzone
ADMINISTRATIVE OFFICER
Merrick A. Cook, Jr.



Joseph M. Polisena, MAYOR

MEMBERS
Patricia A. Aguiar
Thomas Breckel
Peggy A. Passarelli

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

May 6, 2008

A. Roll Call

The May 6 meeting was called to order at 7:04 p.m. at the Johnston Senior Center, 1291 Hartford Avenue. Members present: Mmes. Aguiar and Garzone, *Secretary*; and Msrs. Breckel, Sasa, *Vice Chair*, and Verardo, *Chair*. Also present: Lorraine Caruso, Town Engineer; Timothy Chapman, *Solicitor*; Merrick A. Cook, Jr., *Administrative Officer*; Makram H. Megalli, Director of Public Works; and Agnes Mancini.

Mayor Polisena introduced new Board member, Peggy Passarelli, and administered the oath for all new and reappointed members.

B. Minutes

Motion by Ms. Aguiar to accept April minutes; second by Mr. Breckel. Motion carried, 6-0.

C. Correspondence

Letter from Laura Ann Marasco, Special Assistant Attorney General, found no violation of OMA complaint re: Golato vs. Johnston Planning Board.

* *Motion by Mr. Sasa to address New Business item D (Killian Estates Farm); second by Mr. Breckel. Motion carried, 6-0.*

[E. New Business]

[D.] Zoning Ordinance 2008-12 (Killian Estates Farm—PB '08-19) *
Zoning Amendment — Map / Informational Meeting



Vicinity of Killian Road and I-295
AP 50 / Lot 66; 13 lots; 24.6 ± acres; R-40 zone change to Cluster Development
Street construction and improvements

Applicant/Owner: Greenville Holdings, LLC
Surveyor: Samuel A. White, Jr., PLS — Garofalo & Associates, Inc.
Engineer: Carl J. Adamo, PE — Garofalo & Associates, Inc.
Attorney: Michael E. Kelly, Esq. & John O. Mancini, Esq.

Concept Review—13 lots (4-5-06). Master Plan approved with conditions—7 lots (4-5-06); decision appealed (5-5-06). Superior Court Consent Order (2/29/08). Referred by Town Council (3-26-08).

Proposed cluster development requiring zone change includes 200’ buffer to Rte. 295, 25’ buffer to residents on north, and 100’ buffer in front.

Motion by Mr. Breckel to accept Plan onto the record as Exhibit A; second by Mr. Sasa. Motion carried, 6-0.

Concerns of Board Members included detention pond, maintenance of buffer zone, deed restrictions and fencing.

Mr. Mancini explained donation of buffers/open space to Johnston Conservation Land Trust, maintenance easement, homeowners’ association, sewer, and water (main to extend to end of Killian Road to accommodate abutters).

Mr. Megalli recommended continuing project due to lack of opportunity to review plan, and lack of maintenance access to detention basin.

Kelley Morris, Esq., counsel for Town, stated that such issues would be addressed at Preliminary Review.

Motion by Ms. Aguiar to send positive recommendation to Town Council to change zone from R-40 to cluster development; second by Mr. Breckel. Discussion: none. Motion carried, 6-0.

Motion by Mr. Sasa to approve Master Plan; second by Ms. Aguiar. Discussion re: notification to the public of Master Plan approval and lack of engineering review. Motion carried, 6-0. Motion by Mr. Sasa to amend previous motion to approval of Master Plan based on positive findings of town regulations, Section V.C2.A1-5; second by Ms. Aguiar. Discussion; none. Motion carried, 6-0.

† *Motion by Ms. Aguiar to address New Business items C and E (Briarcliffe Manor); second by Mr. Breckel. Motion carried, 6-0.*

[C.] **Zoning Ordinance 2008-11** (Briarcliffe Manor—PB ’08-18) †
Zoning Amendment — Map / Informational Meeting

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

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

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



Referred by Town Council (3-26-08).

(See below.)

[E.] Zoning Ordinance 2008-13 (Briarcliffe Manor—PB '08-20) †

Zoning Amendment — Text / Informational Meeting

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

Referred by Town Council (3-26-08).

Ms. Morris requested continuance for Briarcliffe Manor to next meeting.

Motion by Ms. Aguiar to continue Zoning Ordinances 2008-11 and -13 to next meeting; second by Mr. Breckel. Motion carried, 6-0.

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. Murgio, 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).

Motion by Mr. Breckel to continue Rockcrest Highlands to next meeting; second by Ms. Aguiar. Motion carried, 6-0.

(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), no decision required. Master Plan review continued (8-7-07, 10-2-07).

Mr. Mancini requested continuance until next meeting in order to address spite strip.

Motion by Mr. Sasa to continue Bellawoods Vue to next meeting with waiver of 120-day rule; second by Ms. Aguiar. Motion carried, 5-0.

(Mr. Breckel returned.)

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

Planned Use Development — Preliminary Plan Review / Public Hearing (*cont'd*)

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 Mixed-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); approved by Town Council (7-30-07). Master Plan approved (7-3-07). Preliminary Plan review continued (4-1-08).

The Board expressed concerns with landscaping, vegetation, lighting, walls, pedestrian sidewalks, and traffic study and lights. Sewer ties into Atwood Avenue line running to Hartford Avenue.

Motion by Ms. Aguiar to accept traffic study onto the record; second by Mr. Breckel. Motion carried, 6-0.

Motion by Mr. Sasa that public hearing had been held; second by Mr. Breckel. Motion carried, 6-0.

Town Engineer expressed concerns with outstanding RIDEM (UIC), NBC, Police Department (traffic), and RIDOT approvals; and drainage improvements.

Motion by Ms. Aguiar to approve Preliminary Plan based on positive findings and facts of Town Land Development & Subdivision Regulations as provided in V. C2. A1-5; second by Mr. Breckel. Discussion: none. Motion carried, 6-0.

E. New Business

A. Pezzi Street / Irons Avenue — Lukasiewicz (PB '08-22)

Minor Subdivision — Preliminary Plan Review / Informational Meeting

Vicinity of 26 Irons Avenue
 AP 35 / Lot 24; 2 lots; 23,000 ± sq. ft.; R-15 / R-10 zones
 No street construction



Applicant/ Owner: Filomena Lukasiewicz
 Surveyor: Louis Federici, PLS — Louis Federici Associates
 Engineer: —
 Attorney: F. Monroe Allen, Esq.

Referred by Town Council (3-17-08).

Application withdrawn and referred to Town Solicitor.

B. Zoning Ordinance 2008-09 (PB '08-17)

Zoning Amendment — Text / Informational Meeting

Chapter 340-Article X — Substandard lots of record and lot reduction

Referred by Town Council (3-17-08).

Motion by Ms. Garzone to send positive recommendation to Town Council; second by Mr. Breckel. Motion carried, 6-0.

† [C. Zoning Ordinance 2008-11 (Briarcliffe Manor—PB '08-18)]

(See above.)

* [D. Zoning Ordinance 2008-12 (Killian Estates Farm—PB '08-19)]

(See above.)

† [E. Zoning Ordinance 2008-13 (Briarcliffe Manor—PB '08-20)]

(See above.)

F. Adjournment

Meeting adjourned at 9:50 p.m.

Lauren Garzone, SECRETARY