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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

September 2, 2008

I. Roll Call

The September 2 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 (*Solicitor*); Lorraine Caruso, Town Engineer; Merrick A. Cook, Jr. (*Administrative Officer*); Makram H. Megalli, Director, Public Works; and Agnes Mancini.

II. Minutes

August 5th minutes accepted.

III. Correspondence

A. Rockcrest Highlands (PB '07-48)

Major Land Development — Preliminary Plan Review

Memorandum from Director of Public Works; questions referred back to DPW.

IV. Old Business

(FM Global brought forward on agenda.)

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

Major Land Development — Drainage and Traffic Studies / *DPW Staff Review Report*

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 Plan approved 2/5/08; Preliminary Plan approved 3/4/08; Final Plan approved 6/23/08. Drainage & traffic issues (court remanded) Public Hearing 8/5/08.

DPW Staff Review Report accepted; no comment from F.M. Global (FMG) or Cap Lease.

Planning Board decisions to approve Master and Preliminary plans reaffirmed; meeting continued to September 23 for finding of facts by Solicitor. FMG proposed finding of facts accepted into the record.

B. CVS Pharmacy (PB '08-28)

Major Land Development — Master Plan Review / Informational Meeting (*continued*)

1993 Plainfield Pike
 AP 29 / Lot 13; 2 lots proposed; 2± acres; B-2 zone
 Street construction

Applicant: GB New England 2, LLC
 Owner: Pasco Cardillo, Jr. & Albert Cardillo
 Surveyor: Patrick McCourt, PLS — Vanasse Hangen Brustlin, Inc.
 Engineer: Antonio Moura, PE — Vanasse Hangen Brustlin, Inc.
 Attorney: K. Joseph Shekarchi, Esq. — Shekarchi Law Offices

Zone variances approved 4/24/08. Master Plan review continued 8/5+7/08.

J. Shekarchi, Esq. summarized project and status of approvals: DOT (proposed curb cut) and DEM (wetlands & UIC) pending. A. Moura, PE, responded to Town Engineer concerns (7/30/08 memo):

- [1] DOT; [2] sewer (onsite system; possible future connection through Johnston/Cranston); [3] water (PWSB in process; Johnston Water to be coordinated; J. Fire approved); [4] slope/riverbank fill (DEM/stormwater approval pending); [5] storm drainage (DEM/UIC approval pending); [6] rear lot of proposed subdivision (ownership & maintenance, and access to be resolved); [7] elevations (to be provided); [8] buffer (zone variance from 25' to 10'; green space with retaining wall); [9] retaining wall (Readi-Rock wall tie-backs relation to stormwater system & other utilities to be provided); [10] work on adjacent Lot 41 (DOT approval & abutter cooperation required); [11] cemetery (access not to be restricted); and [12] signal (4-way at main driveway with 7% grade).

Discussion re: parking; traffic study (pending); rear lot; cemetery access (PB to contact Historical Society); drainage/slopes; drive-through/double driveway. Town Engineer



rebutted access to rear lot of proposed subdivision, and cited DEM letter of technical deficiency. Discussion re: responsibility for maintaining drainage system.

Master Plan approved unanimously contingent on resolution of 12 concerns iterated in 7/30/08 Town Engineer memo.

C. Pocasset Mills (PB '08–31)

Major Land Development — Master Plan Review / Informational Meeting (continued)

Vicinity of 75 Pocasset Street

AP 2 / Lot 134; AP 3 / Lot 368; 91 units (proposed); 2.67± acres; R–7 zone

Applicant: Winn Development

Owner: Rich Realty, LLC

Surveyor: Anthony Muscatelli, PLS — International Mapping & Surveying Corp.

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

Attorney: K. Joseph Shekarchi, Esq. — Shekarchi Law Offices

Zoning map change recommended 2/5/08, approved by Town Council 4/14/08.

Master Plan review continued 8/5+7/08.

J. Shekarchi, Esq., gave project history. Discussion re: occupant demographics. Noelle Humphries, project director, Winn Development, clarified mixed-income, 1–2 bedroom apartment units with historic and low income tax credits, and facility amenities.

J. Casali, PE, responded to Town Engineer concerns (7/29/08 memo):

[1] corrective action plan (in process); [2] DEM (approval pending); [3] flood zone (EMA in process); [4] performance bond (to be addressed); [5] traffic (study complete); [6] parking (1.5 spots per unit; variance approved); [7] sewer (NBC approval pending; 8" orangeburg); [8] water (PWSB approval pending); [9] storm drainage (DEM approval pending); [10] zoning (corrected on plan); and [11] retaining wall (to be addressed).

Discussion re: parking adequacy; snow disposal; contamination remediation (underway); utilities; sewer pipe; and water main. Town Engineer rebutted: parking—current shortage and decrease by 100+ spaces during flood; remediation—slow process; site imperviousness/net increase of green space—current wooded hill to be replaced by retaining wall and existing greenery to be removed; existing deterioration of pavement. Discussion re: parking during flooding.

Master Plan approved unanimously contingent on resolution of all concerns iterated in 7/29/08 Town Engineer memo.

V. New Business

A. Zoning Ordinance 2008–17 (Funeral Home/Mortuary—PB '08–37)

Zoning Amendment — Map / Informational Meeting

1770 Atwood Avenue

AP 53 / Lot 75; 1 lot; 4.4 ± acres; R–20 zone change to R–7 (proposed)

**Street construction**

Applicant: B. Maceroni & Sons
Owner: John F. Malone, Sr. & Carolin E. Malone
Engineer: Brian P. Thalmann, PE — Thalmann Engineering Co., Inc.
Attorney: Frank Manni, Esq.

Zoning map change referred by Town Council 7/22/08.

Anthony Hamel, B. Maceroni & Sons, gave hours, 8:30–8, with peak 9–11 a.m. and 5–7 p.m.; cited lack of funeral home in Johnston and demographics as draws; and no plans for a crematorium on site. Discussion re: waste disposal and DEM regulations.

B. Thalmann, PE (accepted with résumé as expert witness in civil engineering), explained pending joint DEM/Dept. of Health regulations for underground storage facility; pending water and sewer connections with interim OWTS; and eventual Zoning Board special use permit. Discussion re: parking; reinforcement of waste holding tank; and R–7 zone alternate uses.

Joseph D. Lombardo, planning consultant, JDL Enterprises (accepted with résumé as expert witness in planning), reviewed zone requirements and submitted planning report and fiscal impact study for the record. He presented zoning density and land use; town economic development and Comprehensive Plan; tax revenue (\$18,000) vs. 7–8-lot residential subdivision. Paul Bannon, RAB Professional Engineering (accepted with résumé as expert witness in traffic) submitted traffic impact assessment for the record.

Three abutters' petitions accepted into the record. Louis Calenda, abutter, expressed concerns with precedent of commerce in residential area, previous denials of funeral homes by Board, traffic, and parking.

J. Malone, current property owner, explained rationale for decision to sell to prospective funeral home, citing existing business license for property and its previous public use.

Positive recommendation to Town Council on zone change to R–7 approved (6–1).

VI. Adjournment

10:25 p.m.

Lauren Garzone, SECRETARY