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## TOWN OF JOHNSTON PLANNING BOARD

100 IRONS AVENUE, JOHNSTON, RI 02919  
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# MEETING MINUTES

FEBRUARY 3, 2009

### A. Roll Call

The January 6 meeting was called to order at 7:05 p.m. at the Johnston Senior Center, 1291 Hartford Avenue. Members present: Aguiar, Breckel, Campagnone, Garzone (*Secretary*), Sasa (*Vice Chair*), and Verardo (*Chair*). Also present: Timothy J. Chapman (*Solicitor*); and Merrick A. Cook, Jr. (*Administrative Officer*).

### B. Minutes

*January 6, 2009, minutes accepted.*

### C. Old Business

#### A. Zoning Ordinance 2008-25—B. Maceroni & Sons, Inc. (PB '09-01) Zoning Amendment — Map / Informational Meeting

1770 Atwood Avenue  
AP 53 / Lot 75; 1 lot; 4.4 ± acres; R-7 zone  
Street construction

Applicant: B. Maceroni & Sons (Anthony L. Hamel)  
Owner: John F., Sr. & Carolin E. Malone  
Engineer: Brian P. Thalmann, PE — Thalmann Engineering Co., Inc.  
Attorney: Alfred A. Russo, Jr., Esq.

Amendments to zoning map change 2008-17, referred by Town Council 1/6/09. 2008-17 approved 12/08; positive recommendation by Planning Board 9/2/08.

Discussion re: 12/08 zone change stipulations, and applicant request for removal of conditions for issuing building permits contained therein. Special use permit for funeral parlor and variances from water and sewer requirements granted by Zoning Board 1/09. Discussion re: fire code requirements (size of building/sprinkler system).



Town Council stipulations: [1] timing/implementation of zone change vs. acquisition of property; [2] limited to funeral home use; [3] *below\**; [4] use as viewing parlor only; embalming prohibited until Town Council approval of water and sewer connections; [5] no crematory; [6] monitoring of groundwater; [7] fire protection and traffic controls determined by public safety officials at owner's expense. (Eighth stipulation deleted by TC in Dec.)

Discussion re: changed water source, R-7 zone requirements, and residential portion of lot/whether to be subdivided.

Councilperson S. Manzi expressed abutter opposition, citing violation of Comprehensive Plan re: economic development in area, traffic impacts, and precedence change to business zone. Owner responded re: tax base, jobs, and quality of life.

*Favorable recommendation to Town Council on Zoning Ordinance 2008-25, amending map change by Zoning Ordinance 2008-17 (based on positive findings as to RIGL 45-24-52 & 45-24-30.1.b).*

- \* *Favorable recommendation to Town Council to eliminate stipulation no. 3 of Zoning Ordinance 2008-17: "No building permit shall be issued, only site work may take place until the water and sewer lines are brought to the property, and are functioning to full capacity." (Vote: 5-1.)*

## **D. Adjournment**

Meeting adjourned at 7:45 p.m.

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*Lauren Garzone, SECRETARY*