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SOLICITOR  
Timothy J. Chapman, Esq.

## TOWN OF JOHNSTON PLANNING BOARD

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

### MINUTES

AUGUST 4, 2009

The Planning Board of the Town of Johnston held its regular monthly meeting on Tuesday, August 4<sup>th</sup>, 2009, at 7:00 p.m. at the Johnston Senior Center, 1291 Hartford Avenue. All persons interested in items on the agenda had been requested to be present at that time.

#### I. **Roll Call**

The June 4<sup>th</sup> meeting was called to order at 7:06 p.m. Members present: Patricia A. Aguiar, Thomas W. Breckel, Lauren A. Garzone (*Secretary*), Mohamad Yaser Sasa (*Vice Chair*), and Anthony Verardo (*Chair*). Also present: Timothy J. Chapman, Esq. (Assistant Town Solicitor), Merrick A. Cook, Jr. (Administrative Officer), and Rian Smith (Assistant Planner).

#### II. **Correspondence**

##### Stonehill Marketplace IIIA

Major Land Development — Final Plan Review

(PB '09-29)

*Preliminary Plan approved 7/28/0 subject to submission of written conditions, revised site plan, and findings of fact by Board counsel; final plan delegated to administrative approval.*

Letter from Town Planner and memorandum from Town Engineer affirming satisfaction with all prior issues placed on record. Board accepted findings of fact written by counsel as part of motion. Mr. Lombardi queried timing of Board execution of findings.

#### III. **Old Business**

(*Heard out of sequence.*)

Atwood Avenue — 1302 Associates, Inc. (Mangiarelli's)

INFORMATIONAL MEETING

Minor Subdivision — *Final Plan*

PB '09-41

1302 Atwood Avenue/Floral Drive; AP 44 / Lot 50; 20.07± acres; R-15 & B-1 zones

PROPOSAL: 2 lots (single-family residential & commercial use), detention basin, extension of Floral Drive



APPLICANT: Joseph D. Brito — 1302 Associates, LLC  
OWNER: Joseph D. Brito & Vincent Diraimo — 1302 Associates, LLC  
SURVEYOR: Albert Florentz, PLS #1688 — Bibealt & Florentz  
ENGINEER: Joseph Casali, PE #7250 — Casali & D'Amico Engineering, Inc.  
ATTORNEY: —

Final decision by 9/18/09. Preliminary Plan and waivers approved 5/5/09 with conditions.

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Engineer reviewed proposed 2-lot subdivision for single-family house & commercial building with extension of Floral Drive. Development of Mangiarelli's Fruitland on front portion constructed and operating with certificate of occupancy. DEM UIC permit approved. Fire Department approved extension of water main and hydrant. PWSB approval and permits obtained. NBC indirect permit issued; Town permission to tie in requested. Zoning board granted 50' waiver on frontage, and planning board granted variance for 24' r-o-w pavement width and sidewalk waiver.

Town Engineer 6/1/09 memo addressed: [1] Lot lines changed due to removal of cul-de-sac, r-o-w no longer and drainage easement to be deeded to Town; corresponding notes on plan pending. [2] Agreement on commercial building not in conformance with plans; both drainage systems conforming, building generally conforming, retaining walls modified. [3] Construction access from Atwood to Floral Drive to be removed and area landscaped. [4] Existing conditions not current & [5] surveyed as-built required; entire site as-built pending after sewer and water. [6] Itemized estimate submitted. [7] Layout note revised. [8] PLS stamp on site plan to be provided. [9] 110' cul-de-sac to reflect reduction to 85'. [10] Retaining wall to be called out. [11] Erosion control plan to reflect 2 phases. [12] NBC permit provided, Johnston pending. [13] UIC certification performed for front, rear pending. [14] Detail of Floral Drive added. [15] Drainage swale on Parcel A added. [16] Roof drains to be tied into proposed drainage system. [17] Drainage on roadway/driveway to be addressed by catch basins. [18] Fire Department approval obtained; phase II roadway modifications to be resubmitted. [19] OWTS to be removed from utility notes. [20] Stop sign at intersection of Floral and Brook Wood to be removed. [21] Catch basins and sumps to be provided.

Discussion: removal of stop sign, and drainage easement replacing prior access via cul-de-sac.

Atwood Avenue — 1302 Associates, Inc. Final Plan approved subject to Town Engineer and Fire Department approval (5-0—Aguilar, Breckel, Garzone, Sasa, Verardo). Approval based on application submitted, testimony provided, Planning staff report, and Town memoranda; consistency with general purposes of Johnston Land Development & Subdivision Review Regulations, Section 1 and positive findings for standards in Section 5-2 A. 1-5; and consistency with Town Comprehensive Community Plan.

#### IV. **Adjournment**

*Meeting adjourned at 7:28 p.m.*

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*Lauren A. Garzone, SECRETARY*

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