

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



Joseph M. Polisena, MAYOR

MEMBERS
Patricia A. Aguiar
Thomas Breckel
Michael A. Campagnone
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

MINUTES JANUARY 5, 2010

The Planning Board of the Town of Johnston held its regular monthly meeting at 7:00 p.m. on Tuesday, January 5th, 2010, at the Johnston Senior Center, 1291 Hartford Ave.

I. **Roll Call**

The January 5th meeting was called to order at 7:00 p.m. Present for the PLANNING BOARD: Thomas Breckel, Michael A. Campagnone, Lauren A. Garzone, *Secretary*, Peggy A. Passarelli, Mohamad Yaser Sasa, *Vice-Chair*, and Anthony Verardo, *Chair*. Also present for JOHNSTON: Timothy J. Chapman, Esq., Counsel to the Planning Board, Makram H. Megalli, PE, Director of Public Works, and Rian Smith, Assistant Planner.

II. **Minutes**

2010 board meeting dates adopted excepting January (6-0).

November 3rd, 2009, meeting minutes adopted (6-0).

III. **Public Hearings**

A. *Site Plan Review.* **Atwood Avenue — Taco Bell** (PB '09-53)

Proposed construction of 2,360-square-foot, drive-through restaurant on 31,702 square-feet at 1379 Atwood Avenue, A.P. 23, Lot 96, B-2 zone. (Existing 1-story collision and auto sales building to be demolished.) Lockwood/McKinnon Company, Inc., applicant.

Letter from applicant withdrawing application accepted.

B. *Minor Subdivision — Preliminary Plan Review.* **Pine Hill Avenue — Ferranti** (PB '09-53)

Proposed 2-lot subdivision of 2.6-acre lot at 86 Pine Hill Avenue, A.P. 49-1/Lot 26, in R-40 zone, with construction of Claire Circle. Anthony L. & Claire Ferranti, Jr., owner/applicant.

Applicant and surveyor reviewed proposal to create buildable lot for single-family home. No zoning variances required; well water proposed; existing sewer line 10' of front of property.

Discussion of private sewer; Manuel J. Mendes, Granite Ridge Estates developer on Fox Tail Drive, installed low pressure sewer in 1991 to service 10 lots. Agreed per conditions of



approval to increase diameter of line down Pine Hill Ave.; acknowledged sufficient capacity for applicant. Applicant advised to request continuance with written agreement to waive 45-day rule.

Mr. Mendes filed comments on existing drainage conditions in the area with Planning Office 12/22/09. *Further information on runoff requested by DPW*; to be addressed with Engineer.

Discussion of proposed relocation of existing easement: unused, 11'-wide right-of-way established in 1889 from landlocked Johnston cemetery (A.P. 49/Lot 217) ending (*per Town plat map*) at Pine Hill Ave. Runs across proposed house envelope and close to existing house. Width sufficient for emergency vehicles/trash trucks. To cross new lot and proposed 40' right-of-way, and join Pine Hill at NW corner (crossing Pine Hill to additional lot *per applicant*). Applicant has legal counsel advised, to address whether or not to expunge.

Fire Dept. requirements discussed; frontage, existing/proposed setbacks. Updated Fire Dept. approval letter requested. Questions raised on sequence of revisions and Fire approval.

Planning Board requested [1] written confirmation by Town Engineer that all engineering concerns resolved by applicant; [2] additional information from applicant on: [a] sewer; [b] water (to be reviewed with Town Engineer; and [c] updated Fire Department approval; and [3] review by Town legal counsel of draft easement deed and metes & bounds descriptions. Discussion: sewer capacity—applicant stated that line works better with greater use.

Public hearing closed. Applicant request for continuance until February 2, 2010, meeting approved (6-0).

IV. **Administrative Report & Special Items**

A. **Conservation Development**

Assistant Planner reviewed status: comments previously requested from Planning Board and Town departments on second draft of proposed amendments to Comp Plan, Zoning Ordinance, and Sub. Regs. Brief responses received from counsel to board, engineer and Land Trust, focused on ownership and management of open space.

Board workshop scheduled for Feb. 2 meeting in time for consultant's Mar. 15 departure.

B. **Administrative Report** — Plans recorded during December 2009

1. Administrative Subdivisions. **Lookout & Golden Avenues — Sunshine Development**
AP 9, Lots 241 + 248; 51 Lookout Avenue; recorded 12/10/09.
2. Minor Subdivisions. none
3. Major Subdivisions. none

Chairman recounted new procedure of reading administrative subdivisions into the record, followed by questions from the board.

V. **Adjournment**

January 5th meeting at 8:07 p.m. adjourned (6-0).

Lauren A. Garzone, SECRETARY