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TOWN OF JOHNSTON PLANNING BOARD

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MINUTES

AUGUST 3, 2010

The Planning Board of the Town of Johnston held its regular monthly meeting at 7:00 p.m. on Tuesday, August 3, 2010, at the Johnston Senior Center, 1291 Hartford Ave.

I. **Call to Order**

II. **Roll Call & Determination of Quorum**

The August 3 meeting was called to order at 7:08 p.m. Present for the Planning Board: Patricia A. Aguiar, Thomas W. Breckel (*Vice-Chair*), Lauren A. Garzone, Mohamad Y. Sasa and Anthony Verardo (*Chair*). Absent were Michael C. Campagnone and Peggy A. Passarelli. A quorum was present. Also present for the Town: Timothy J. Chapman, Esq., Planning Board Solicitor, and Pamela M. Sherrill, AICP, LEED AP, Administrative Officer & Town Planner.

III. **Minutes**

July 8, 2010, minutes were approved, 5-0.

IV. **Public Hearings**

- A. Consideration of *industrial site plan review* of proposed Construction & Demolition Facility at 114-116 Shun Pike, A.P. 32, Lots 11, 12 & 17, industrial zone, for Shun Properties, LLC, applicant. (PB '10-25)

Elizabeth Noonan, representing the applicant, presented an overview of pending license and permit applications and clarified that the request to the Planning Board is limited to a C&D facility and not a transfer facility. As such, the applicant has not submitted a use variance application but has submitted a height variance request, to be heard at the August Zoning Board meeting. The applicant agreed to several (but not all) stipulations in the July 22, 2010 Planner's Report.

Kevin Morin, P.E., DiPrete Engineers presented a history of the project from early 2009 and indicated that DEM has issued permits for Wetlands, UIC, RIPDES and OWTS. An RFP has been issued for upgrade of the water pump station and replacement of the Shun Pike waterline



to serve both the proposed facility and adjacent properties. A request for a height variance for 12 foot relief (a 52-foot building height) was submitted to the Zoning Official in June. He outlined existing and proposed conditions, indicating that a hydrant has recently been added to the rear of the building at the request of Chief Baynes. The proposed facility will conduct the same business but will be more efficient in sorting and processing of recycled materials.

Dana Zewinski, J.R. Vinagro Environmental Engineer, responded to questions from the board, indicating that materials processed are not typically hazardous as demolition permits require that all lead and asbestos be removed prior to demolition. Inspectors are trained to segregate any hazardous materials that are delivered and to dispose of these “unsuitable materials” in accordance with state and federal regulations. Concrete, cinderblock and brick will be diverted off site prior to arrival. All tipping will be conducted inside the building. Noises will be the same as existing although as they will be conducted inside, there should be an overall reduction in noise. Currently 70 percent of material is recycled; projections are to increase recycling to 80 to 85 percent. Approximately 50 additional employees will be hired, at all levels from line pickers up. With the exception of metals stockpiling, exterior work will cease. A new machine has been received to bale metal. To improve its recycling value, gypsum will be handled in a segregated dry location and stored in a covered container for processing by a Cambridge, MA firm. Carpet will also be segregated in a dry location to improve its recycling value. Dana Zewinski will be in charge of daily operations.

Lighting is proposed for security purposes. The applicant will submit photometrics for review by the Town. The applicant will submit an Operations & Maintenance plan in accordance with stipulations. Mr. Zewinski indicated that this recycling facility will be state of the art, the best in RI, and be comparable to or better than facilities in other states. The facility enables projects to meet LEED certification standards for reuse of products and is important to “green” building practices. The DEM license limits operation hours to 6 AM to 5 PM for receiving with processing to continue with the doors closed until 9 PM. Covering exterior stockpiles with heavy mil tarps would not be feasible and could be a danger to laborers. With baled metal, stockpiled material will not be an “attractive nuisance.”

Mr. Zewinski indicated that trucks would be diverted if the capacity of the facility has been exceeded. The Town’s recourse would be to call DEM for an inspection. The applicant agreed to include a plan to maintain and inspect buffer and other planting as part of the O&M plan to assure that dead plants are replaced and the site conditions are maintained.

Currently 50 trucks use the facility daily. Initially this will be the same. All drainage from the 60,000 sf building roof will be captured and treated. Internal building catch basins will be diverted to concrete, certified water tight tanks and pumped as needed. After 5 PM, doors will be closed. The picking area has HVAC and the entire building has adequate ventilation.

The chairman opened the floor to question and comments by the public. There was no public comment.

A motion that the hearing was held was made by Mr. Sasa and seconded by Mr. Breckel. The vote was 5-0.



Following a five minute recess the hearing reconvened. *Ms. Aguiar made a motion, seconded by Ms. Garzone, to approve the industrial site plan, indicating that industrial performance standards can be achieved, with the following stipulations:*

1. *Transfer of municipal or household waste is strictly prohibited.*
2. *An O&M Housekeeping Plan shall be provided (to include routine power washing) with annual inspection by the Building Inspector upon business license renewal, or more often as required.*
3. *Exterior stockpiling shall be limited to no more than 24 hours.*
4. *Carpet and gypsum shall be handled in dry areas to reduce odors from decomposing material.*
5. *A 5-foot vegetated buffer shall be provided around the adjacent residential property following grading. The O&M plan (see #2) shall include exterior landscape maintenance and inspection.*
6. *Photometrics for exterior lighting shall be submitted to assure that glare does not adversely affect the adjacent residence.*
7. *No outside "picking" shall be conducted upon issuance of a Certification of Occupancy for the new facility.*
8. *No stacking of vehicles may occur on Shun Pike.*
9. *Approval is issued subject to Zoning Board dimensional variances and DEM licensure.*

Approved 5-0.

- B. *Site plan review of proposed 5-pump Stop & Shop Fuel Facility at 1410 Atwood Avenue, A.P. 44-3, Lot 431, B-2 zone, for Stop & Shop Supermarket Company, applicant. (PB '10-26)*

Mr. Breckel requested he be recused and submitted a recusal form to Mr. Chapman.

Mr. Frank Lombardi, representing the applicant, requested a continuance to the next meeting with proper notice to abutters (to be conducted by the town and billed to the applicant). Mr. Lombardi indicated that their expert on the comprehensive plan and property values was not available to provide testimony and that as they are awaiting the Physical Alteration Permit from RIDOT, this will not be detrimental to anyone.



A motion was made by Ms. Garzone and seconded by Ms. Aguiar to continue this hearing to the next meeting, September 21, 2010. Approved 4-0.

(Mr. Breckel returned)

V. **Old Business** — none

VI. **New Business** — none

VII. **Administrative Report & Special Items**

The Administrative Officer indicated that Notices of Decisions were recorded for five administrative subdivisions; one decision was recorded for a minor subdivision. The website for the Planning and Economic Development Office is still under construction but should be up and running soon with links to frequently requested documents. Updates were provided on the CDBG and EECBG programs, Hazard Mitigation Plan, DEM Forester / Tree Council, and Town Council. EPA correspondence was presented. Five meetings for information were held.

VIII. **General Business**

The September Planning Board has been rescheduled to September 21, 2010.

IX. **Adjournment**

The August 3rd meeting adjourned at 8:28 p.m.

Lauren A. Garzone, SECRETARY