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SOLICITOR  
Timothy J. Chapman, Esq.

## TOWN OF JOHNSTON PLANNING BOARD

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### MINUTES

SEPTEMBER 21, 2010

The Planning Board of the Town of Johnston held its regular monthly meeting at 7:00 p.m. on Tuesday, September 21, 2010, at the Johnston Senior Center, 1291 Hartford Ave.

- I. **Call to Order**
- II. **Roll Call & Determination of Quorum**

*The September 21 meeting was called to order at 7:02 p.m.* Present for the Planning Board: Thomas W. Breckel (*Vice-Chair*), Michael C. Campagnone, Peggy A. Passarelli, Mohamad Y. Sasa, and Anthony Verardo (*Chair*). Absent were Patricia A. Aguiar and Lauren A. Garzone. 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**

March 2, 2010 amended minutes were approved, 5-0.

- IV. **Public Hearings**

- A. The Chair read into the record the request to continue hearings for Briarcliffe Assisted Living (2010-CP-128) and the Stop & Shop Fuel Facility (PB '10-26) until the December 7 Planning Board meeting. *A motion to continue the Briarcliffe hearing, made by M. Sasa and seconded by T. Breckel, carried, 5-0. A motion to continue the Stop & Shop hearing, made by M. Sasa and seconded by M. Campagnone, carried, 5-0.*
- B. Consideration of *preliminary plan* review of proposed minor subdivision (from 1 to 2 lots) located at 2111 Plainfield Pike—A.P. 30, Lot 5, 24.62± acres, B-2/R-40 zones—for James A. Izzo. (PB '10-34)



Applicant and owner James Izzo, 49 Taylor Road, testified as to his intent to split off a 4-acre portion of the 24-acre parcel to sell to an owner of adjacent property. In response to questions from the board, Mr. Izzo indicated that the proposed parcel would conform to lot size and frontage requirements. He indicated that he did not know the intention of the lot purchaser.

Pamela Sherrill read from the Planner's report that a completeness review had been conducted, and that the following amendments were to be made prior to final approval:

- Revision dates for the September 9, 2010, submission and any subsequent revisions to the plan.
- Further title and plan research required for the Narragansett Electric easement. If the easement cannot be located on the plan, Note 16 should so indicate.
- A granite bound set on Plainfield Pike at the corner of the two proposed parcels. A note added that the granite bound shall be maintained for a minimum of five years.
- A note added to the plan indicating that there are no foundations on Parcel A.

The Town Planner, acting as the Administrative Officer, indicated that the Town Engineer has no comment at this time but reserves the right to comment as plans are presented for a building permit. OWTS permit, RIDOT Physical Alteration Permit and Soil Erosion Plan shall be submitted for Town engineering review at that time.

Douglas Snyder, 955 Plainfield Pike, N. Scituate, pastor of the Antioch Chapel, indicated concern for the type of business anticipated. The chair confirmed that the zoning is not changing and that any application for building permit must adhere to existing zoning regulations.

*Motion, that a hearing had been held, made by M. Campagnone and seconded by M. Sasa, passed, 5-0.*

*Motion to approve preliminary plan, made by M. Sasa and seconded by T. Breckel—subject to Town Planner stipulations regarding required plan amendments, Town Engineer right to comment at time of building permit application, and delegation of final plan to administrative review and approval—passed, 5-0.*

## V. **Administrative Report & Special Items**

1. No notices of decisions were recorded for administrative subdivisions. Pocasset Mill, major land development, master plan decision was recorded.
2. Alliance Environmental Group LLC will provide peer review services for Ridgewood LFG project (scheduled for October 5 Planning Board agenda).
3. Town Planner followed up with Chris Shafer at DEM regarding Shun Properties, LLC C&D facility license application.



4. Legal documents for tax increment financing (TIF) for the Town Center project were finalized, and Town Council approval will be sought at a special Town Council meeting in October.
5. Town staff met with Chris Starr of Starr Development/Brady Sullivan to discuss the Pocasset Mill preliminary plan application for adaptive residential reuse. Although a special Planning Board meeting had been requested by the applicant for October 19, no application had been received; October 19 meeting therefore was cancelled.
6. Concept application for both conventional and conservation development (CD) were received for a 9-lot subdivision on Tartaglia Street. Discussion of proposal as a test case for CD zoning for Town Council 2011 approval. T. Breckel cited prior recusal from subject applications, and will discuss continued recusal with Planning Board solicitor.
7. Town Planner participated in T-Mobile mediation with federal magistrate regarding Zoning Board denial of a mono-pole cell tower at Old Simonsville Road. The Planner and Zoning Officer discussed potential integration of an antenna within the proposed BJ's pylon, and requested a visual analysis for the pylon for the required zoning variance from Kelley Coates. Variance is required for this structure (scheduled for September 30 Zoning Board).

#### VI. **General Business**

*The next Planning Board meeting is scheduled October 5. The October 19 meeting has been cancelled.*

#### VII. **Adjournment**

*The September 21 meeting adjourned at 7:35 p.m.*

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*Lauren A. Garzone, SECRETARY*