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TOWN OF JOHNSTON PLANNING BOARD

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MINUTES

MAY 3, 2011

The Planning Board of the Town of Johnston held its regular monthly meeting at 7:00 p.m. on Tuesday, May 3, 2011, at the Johnston Senior Center, 1291 Hartford Ave.

I. **Call to Order**

Meeting was called to order at 7:00 p.m.

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

Present for the Planning Board: Michael A. Campagnone, Lauren A. Garzone (*Secretary*), Peggy A. Passarelli, Mohamad Y. Sasa, and Anthony Verardo (*Chair*). Also present for the Town: Joseph R. Ballirano, Esq., *Planning Board Solicitor*; Pamela M. Sherrill, AICP, *Administrative Officer & Town Planner*; and Rian Smith, *Assistant Planner*.

III. **Minutes**

April 5, 2011, minutes accepted (motion by M. Sasa, 2nd by P. Passarelli, passed 5-0).

Meeting rules suspended; agenda items taken out of order.

V. **Old Business**

B. *Advisory recommendation (CONTINUED) to Zoning Board and master plan review of proposed **CVS pharmacy**, a major land development to be located at 26 **Putnam Pike**—A.P. 38, Lots 132 & 141 on 2.32± zoned B-2 and R-15—for **Coast Realty, LLC**. *Public comment portion of review has been closed; no further comment will be heard at master plan stage.* (PB '10-48)*

A. Verardo recused himself; L. Garzone assumed the chair.

K. Joseph Shekarchi, Esq., representing CVS and Coast Realty, cited CVS approval to eliminate proposed roadway access from Serrel Sweet Road and install pedestrian walkway and bike path with no vehicular traffic to address abutters' principal concerns. Shekarchi requested that master plan be approved as presented, subject to elimination of road and installation of pedestrian walkway and bike path, prior to Zoning Board hearing and pending permits / approvals.

Sheet C-3.1 of master plan set accepted into the record as substitute for previous submission.



Planner commented on absence of grading plan, and queried bike path width and possible future conversion to roadway. Shekarchi agreed to bollards for restricting vehicular access, and emphasized willingness to revise proposal as stipulated by Town prior to subsequent approvals.

Planner reiterated non-buildability of substandard residential lot and reviewed graphic revisions to preliminary submission (listed on report). Administrative comments addressed the following:

Parking / new town regulations; special-use permit to extend B-2 zone; parcel merger; increasing residential lot size; contours and retaining walls / feasibility of road access; drainage plan / LID; applicability of stormwater manual; traffic study / pedestrian connections, bus stops, vehicular/pedestrian traffic service, PAP; proximity of Taunton Ave. access to Waterman Rd. intersection / Police Dept. approval; landscaping / guarantee; O&M plan / stormwater; headlight glare; pedestrian / bicycle access and amenities; signage / lighting; Fire Dept. approval; and combining Site and Preliminary plan reviews.

Discussion of Zoning Board approval of special-use permit for zone extension and drive-through window, and dimensional variances for side yard and residential zone setback. Administrative Officer to forward advisory recommendation to Zoning Board.

Note made that L. Garzone reviewed previous project records. Five-minute recess taken.

Positive recommendation to Zoning Board (motion by L. Garzone, 2nd by M. Sasa, passed 4–0); discussion of next steps and Zoning Board approvals.

Master plan **approved** subject to 1/11/11 Planning memo (motion by M. Sasa, 2nd by M. Campagnone, passed 4–0); discussion of applicant's next step to Zoning Board.

A. Verardo resumed the chair.

IV. **Public Hearing**

*Preliminary plan review (CONTINUED) of proposed major land development entitled **Johnston Combined Cycle LFG Plant** for a landfill gas power plant to be located at 38, 40 & 42 Shun Pike and 2 Recycle Road—A.P. 31/Lots 45, 46, 47*, 49, 55, 58 & 61* and A.P. 43/Lots 36, 402, 567* & 588 (*portion) on 14.85± acres zoned Industrial—for **RI Central Genco, LLC**. (PB '10–31)*

Rob Stoltzman, Esq., representing applicant, cited progress on resolving water issue; no other major changes. Planner reviewed progress on key issues, especially wetlands impact of sleeves under Shun Pike crossings, and building color. Administrative stipulations cited the following:

Site Plan requirements to be met prior to issuance of building permits or occupancy certificate; stipulations and status to be noted on final plan; \$800,000 water fee; 2/22/11 engineering memo; recording of merger and admin sub; relocation of CAT utility line; recording of gas line easements, and traffic during installation and repaving; as-built plans due after installation of all lines; Town Council approval and recording of dust suppression line easement; transfer of transmission line easements to Town; Shun Pike repaved/restored after line installation; 2/11 and 2/17/11 issues; O&M Plan including stormwater; Shun Pike performance bond, possibly also for water supply infrastructure, landscape guarantee; abandonment / decommissioning per RIRRC lease and applicable ordinances; soil/erosion permit (hay bales and silt fence); noise; revised DEM wetlands permit; drainage; retaining wall; landscape vs. drainage plan; sleeves at



wetland crossings vs. gas line installation; and Cedar Swamp Brook protection / Shun Pike wetland crossings details, and separate soil/erosion control permit.

Chair queried resolution of all water issues, and areas of potential wetland impact. Discussion of water for onsite use and fire suppression and of RIRRC water resources. Mr. Stoltzman stated that improvements and fees intended to improve existing situation and assist with possible RIRRC shortages.

Public hearing was closed.

*Preliminary plan **approved** subject to stipulations 1–23 as per Planning Department report 3/29/11, revised 5/3/11 (motion by L. Garzone, 2nd by M. Sasa, passed 5–0). Discussion of applicant request for administrative final approval; request withdrawn.*

V. **Old Business**

A. *Final plan review (CONTINUED) of proposed 3-lot minor subdivision with street construction at 17 **Bigelow Road**—A.P. 59/Lot 35 on 7.76± acres zoned R–40—for William & Claudette R. & William **Baumlin, Jr.** (PB '10–22)*

Request by applicant to continue to next meeting.

*Final plan review **continued** to next meeting (motion by M. Sasa, 2nd by M. Campagnone, passed 5–0).*

C. *Advisory opinion (CONTINUED) to Town Council on petition to purchase paper street **Lookout Avenue** and vacant town land at **Downing Drive**, A.P. 9, Lot 328 , by Guiseppi **Palliotta** (2010–CP–210 / PB '10–49)*

Request by applicant to continue until after a June 22, 2011 court date.

*Preliminary plan review **continued** to next meeting (motion by L. Garzone, 2nd by M. Sasa, passed 5–0).*

VI. **New Business**

*Certifications and advisory opinions to Town Council on 2011 **Community Development Block Grant** (CDBG) program (PB '11–06+07).*

Town Planner cited June 14th application deadline, and reviewed meetings and proposed regional collaboration with North Providence (administratively separate). Planner stated \$200,000 awarded to Town to remain solely for Town benefit, and reviewed program history and continued demand. Areas covered include code violations and community housing; emphasis on improving Town housing stock, and remediating lead and emergencies. Discussion of Town cap of \$500,000 and increasing funds, and process and eligibility requirements.

Disaster Recovery application for two infrastructure improvements: Star St. drainage and repair, and relocation and flood-proofing of pump stations at River and LaFazia Drives.

***Favorable** recommendations to Town Council on CDBG PY 2011 and CDBG–DR (motion by M. Campagnone, 2nd by P. Passarelli, passed 5–0).*

**V. Administrative Report & Special Items**

Conservation Development public workshop with Town Council to be scheduled prior to public hearing on comprehensive plan and zoning amendments.

Shun Pike **C&D Facility** (Vinagro) Admin Sub (4 to 2 lots) recorded 4/20/11.

Centre at Cherry Hill proposal for additional residential units determined as Master Plan.

Municipal Land Trust grant application for 81-acre, open-space acquisition

Metals Recycling Industrial Site Plan application for stormwater update received 4/22.

Bella Woods Vue Master Plan application received 4/25.

VI. General Business**VII. Adjournment**

May 3, 2011, Planning Board meeting adjourned at 8:59 p.m.

Lauren A. Garzone, SECRETARY