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## TOWN OF JOHNSTON PLANNING BOARD

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### MINUTES

## JUNE 21, 2011

The Planning Board of the Town of Johnston held its rescheduled regular monthly meeting at 7:00 p.m. on Tuesday, June 21, 2011, at the Johnston Senior Center, 1291 Hartford Ave.

#### I. **Call to Order**

#### II. **Board Reorganization**

*Anthony Verardo was re-elected chair (motion by M. Sasa, 2<sup>nd</sup> by M. Campagnone, passed 7-0). Michael Campagnone was elected vice-chair (motion by A. Verardo, 2<sup>nd</sup> by M. Sasa, passed 7-0). Lauren Garzone was re-elected secretary (motion by A. Verardo, 2<sup>nd</sup> by J. Laurito, passed 7-0).*

#### III. **Roll Call & Determination of Quorum**

The meeting was called to order at 7:00 p.m. Present for the Planning Board: Michael A. Campagnone—*Vice-Chair*, Christine Cunneen, Lauren A. Garzone—*Secretary*, John Laurito, 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*.

#### IV. **Minutes**

*Motion to accept May 3, 2011, minutes (by M. Sasa, 2<sup>nd</sup> by C. Cunneen) passed 7-0.*

#### V. **Public Hearing**

A. *Commercial site plan review of proposed gas station, **Stop & Shop Fuel Facility**, to be located at 1410 **Atwood Ave.**—A.P. 44-3, Lot 431, B-2 zone—for Stop & Shop Supermarket Company. (PB '10-26)*

Frank Lombardi, Esq., representing the applicant, introduced project team and reviewed documents submitted to date. *Exhibit 1: documents 1-23 accepted into the record collectively.* Mr. Lombardi reviewed the site, permits, and economic effect. Kelly Coates, representing Carpiato Properties, owner, reviewed background and existing/proposed traffic conditions. Lisa Davis, real estate consultant with experience in Stop & Shop fueling facilities, reviewed proposed facility and economic benefits. Mr. Coates addressed increased tax revenues. Conor Nagle, civil engineer for Vanasse Hangen Brustlin, Inc. (VHB), addressed stormwater treatment, RIDEM and



RIDOT permitting, proximity to Pocasset River, and internal traffic. He cited a 12 percent increase in landscape and significant improvement to on-site stormwater treatment.

Discussion of signage, fuel tanks, drainage, and fuel tankers. Bill Tabor, engineer for VHB, described underground storage system and piping, and safety mechanisms. Discussion of dewatering and flood plain, and traffic during construction. Robert Clinton, traffic engineer, addressed traffic—curb cuts, Atwood Avenue and physical alteration permit. He testified as to fewer new trips to fueling facility than to existing business, and congestion caused by driveways, not signals. Discussion of internal circulation, signage, and hours of operation.

Mr. Lombardi addressed Planning recommendations:

1. Annual tank tightness testing to be reported to Building Official — agreed.
2. Stormwater management plan to be completed prior to certificate of occupancy — agreed.
3. Compliance to new DEM stormwater regulations and resubmission to DEM — disagreed since the project had previously been permitted by DEM and the project was designed in accordance with the draft regulations at that time.
4. Recording of stormwater management plan and insignificant alternation permit — agreed.
5. Hours of operation — concurred; limits on piping in public address/muzak — not addressed.
6. 15% minimum landscaping — agreed; 12% established with impervious cover at approximately 20%, a significant increase over existing.
7. Prohibiting Atwood Ave. northbound traffic from left turn — disagreed per RIDOT Physical Alteration Permit. Left turn storage lane to be provided with striping.
8. Prohibiting northerly entrance from left turn on Atwood Ave. northbound, and prohibiting northbound Atwood Ave. traffic from left turn into site — disagreed per RIDOT PAP; agreed to investigate signage.
9. Access to rear near Jackie's to be clarified and adequate signage to be installed re stacking — agreed.
10. Landscaping at east end of long parking aisles; disagreed with enhancing intersection of Commerce Way with north-south driveway — agreed
11. Striping and signage of north-south drive lane and Commerce Way — to be addressed.
12. Special-use permit from Zoning Board — agreed.

Applicant to provide Board with additional recommendations to improve vehicular and pedestrian circulation, landscaping, and signage within the plaza. *Exhibit 2: aerial view of property accepted into the record.*

Thomas Sweeney, real estate appraiser, addressed impacts on surrounding property. Edward Pimentel, land-use consultant, addressed consistency with Comprehensive Plan.

Louise Markus, representing DSC Enterprises LLC, located on Hartford Ave. in Johnston and Jane St. in North Providence, expressed objections based on traffic, proximity to Pocasset River, and liability to Town.

*Public hearing closed. Ten-minute recess taken.*

*Motion to **approve site plan** (by J. Laurito, 2<sup>nd</sup> by M. Campagnone) subject to*

- 3/31/11 Planning memo—recommendations 1, 2, 4, 9 and 12;



- applicant proposed improvements for traffic flow, signage, landscape design, pedestrian traffic flow, and lane striping;
- inclusion of left turn on sheet 2; and
- designation of snow storage area.

Discussion of applicant’s proposed updated plan showing specific linkage to Atwood Ave, and hard island landscaping; motion passed 7–0.

Motion to send **positive recommendation** to Zoning Board (by M. Sasa, seconded) without discussion, passed 7–0.

*Meeting rules suspended; agenda items taken out of order.*

**VI. Old Business**

Final plan review (CONT’D) of proposed 3-lot *minor subdivision* with street construction to be located 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)

Motion to **continue** to July 12, 2011 (by M. Sasa, 2<sup>nd</sup> by M. Campagnone) passed 7–0.

**V. Public Hearing**

B. *Industrial site plan* review of proposed stormwater upgrade to be located at 89 **Celia Street**—A.P. 13, Lots 219, 220, 243, 266, 277, 291, 299, + 321; I zone—for **Metals Recycling, LLC.** (PB ’11–09)

Elizabeth Noonan, Esq., for Schnitzer Steel Industries/Metals Recycling, LLC, applicant, introduced proposal and expert testimony, and addressed planning comments. Ms. Noonan acknowledged Soil Erosion permit requirement, and concurred with buffer requirements. She addressed Planning recommendations:

1. Merging all lots associated with stormwater improvements, including lots 266, 243, 220, & 219 — agreed.
2. Assist remediation of Dyerville Ave. stormwater flooding by tying catch basin at 165 Dyerville into proposed stormwater system — disagreed.

Russ Parkman, P.E. for GZA, reviewed on-site stormwater history and existing conditions. Mr. Parkman testified that stormwater volume to remain same, and treatment required to meet RIDEM water quality requirements. He addressed odors and maintenance/inspection plan, and expressed infeasibility of tying into Dyerville storm drain per DEM RIPDES stormwater permits that limit the system to industrial areas controlled by the applicant. Discussion of landscaping, fencing, and tank capacity and safety issues.

Tom Cane, 35 Oakdale Avenue, expressed concern with existing stormwater flooding. Mr. Parkman responded that stormwater from Killingly down Oakdale Ave. was outside site boundary.

Elizabeth and Chris Smith, 54 Merino Avenue (at corner of Dyerville), presented photos of Dyerville flooding; *Exhibit C* accepted into the record.



Discussion of blocked drain and responsibility for drainage. Kerry Fitzpatrick, for the applicant, cited drainage easement agreement on Dyerville and Celia Street (abandoned). Mr. Verardo recommended talking to council person, and cited DEM permit parameters. In response to his question regarding if the proposed project would make Dyerville flooding worse, Russ Parkman indicated that it would not. Town Planner suggested possible project using CDBG infrastructure funds for construction of drainage line.

*Public hearing closed.*

*Motion to **approve site plan** and send **positive recommendation** to building inspector (by M. Campagnone, 2<sup>nd</sup> by L. Garzone); subject to merging of plat 13, lots 219, 220, 243, 266, 277, 291, 299, and 321; without discussion; passed 7-0.*

**VI. New Business**

C. *Master plan* review of **Bella Woods Vue**, proposed 9-lot *major subdivision* with street construction to be located on **Tartaglia Street**—A.P. 27/Lot 52 & A.P. 27/Lot 136 on 8.2± acres zoned R-20—for **R&M Builders** (Robert E. Moll). (PB '11-10)

*Motion to **continue** to July 12, 2011 (by M. Sasa, 2<sup>nd</sup> by C. Cunneen) passed 7-0.*

D. *Advisory opinion* (CONT'D) on proposed *amendments to Zoning Ordinance* in re **Planned Districts** (§340-4—Definitions, Net Area; §340-96—Residential density [where non-residential use ≤ 5% gross floor area / mixed-use]; §340-98—Property size and coverage). (ORD. #'11-XX/PB '11-12)

*Motion to **continue** to July 12, 2011 (by L. Garzone, 2<sup>nd</sup> by J. Laurito) passed 7-0.*

**VI. Administrative Report & Special Items**

**Centre at Cherry Hill** — Town Planner letter to applicant regarding impossibility of final plan amendment changing number of units.

**VII. General Business** — none

**VIII. Adjournment**

*June 21, 2011, Planning Board meeting adjourned at 10:12 p.m.*

*Lauren A. Garzone, SECRETARY*