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TOWN OF JOHNSTON PLANNING BOARD

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MEMBERS
Christine M. Cunneen
John Laurito
Peggy A. Passarelli
Mohamad Y. Sasa
SOLICITOR
Joseph R. Ballirano, Esq.

MINUTES

NOVEMBER 1, 2011

The Planning Board of the Town of Johnston held its rescheduled regular monthly meeting at 7:00 p.m. on Tuesday, November 1, 2011, at the Johnston Senior Center, 1291 Hartford Ave.

I. **Call to Order**

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

Meeting was called to order at 7:03 p.m. Present for the Planning Board (representing quorum): Michael A. Campagnone/*Vice Chair*; Christine Cunneen, 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** — *none*

Motions to **accept** meeting minutes for October 4 (by L. Garzone, 2nd by C. Cunneen—discussion, *none*) carried, 5-0.

IV. **Public Hearings**

*Adoption of amendments to Johnston Land Development & Subdivision Review Regulations in re Conservation Development, sections: § I.D—*Definitions* (amended); § III.J—*Conservation Developments* (new); § IV.D–E—*Materials Required for Filing*; and § E—*Application & Checklists* (amended). * + (PB '10–01)*

Pam Sherrill cited Town Council approval of amendments to Comp Plan and Zoning Ordinance. Original draft prepared by consultant Tony Lachowitz in 2009. Amendments since updated and aligned with Comp Plan (as amended). Current changes and additions proposed to definitions and description; checklists and application to be updated administratively thereafter. Changes only effective for future applications.

Discussion of number of lots: Board to determine at conceptual stage; staff to discuss with applicant during pre-application. “Historic structures” and “archaeological sites” to be identified by RI Historical Preservation & Heritage Commission or Johnston Historical Society. Discussion of private v. public streets and necessity of conforming to town standards.



*Public hearing held. Motion to **approve** with three revisions (by L. Garzone, 2nd by C. Cunneen—discussion, none,) adoption of amendments to Subdivision Regulations subject to changes discussed carried, 6–0.*

V. Old Business

*Advisory opinion (cont'd) on proposed zoning amendment (text), CP–2010-21, in re **Wireless Telecommunications** (towers and antennas). (PB '10–39)*

Town Planner described revisions since initial introduction in Nov. 2010 based on Middletown ordinance. Planning and legal reviewed draft's hierarchical approach. Provision of alternatives for less visually intrusive wireless facilities without Zoning Board approval. Where no residential impacts, zoning official can approve colocation of new antennas on existing towers (tall buildings, existing utility poles, disguised within existing buildings). Intended to streamline process and encourage less obtrusive solutions. Special permits required otherwise.

Discussion of how legally to defend denial of more than five antenna arrays on existing structures based on visual reasons. Five antennas allowed by right in industrial zones. Board members requested workshop to discuss. Discussion of lack of town records of existing towers; applicants required to inventory their own. Mapping of coverage...

*Motion to **continue** (by M. Sasa, 2nd by M. Campagnone—discussion, none) proposed amendments until January 10, 2012, carried, 6–0.*

VI. New

*Workshop to discuss amendments to **Subdivision Regulations** in re § III. A–2.—“Character of Land.”*

Town Planner recommended continuance until additional information obtained.

*Motion to **continue** (by M. Sasa, 2nd by P. Passarelli—discussion, none,) final plan to January 10, 2012, carried, 6–0.*

VII. Administrative Report & Special Items

Town Planner explained that major amendments to Comp Plan Act (approved in 2009) will be due in 2019, with an update in 2014. Updating land development and subdivision regulations have priority over comp plan update.

Anticipated projects include master and site plan for **Sims Metal Management**, and preliminary application received for **Putnam Pike—CVS** (width of pedestrian path to be resolved). \$170,800 open-space grant to purchase 83 acres on Heywood Lane awarded; meeting with owner pending. P. Sherrill is municipal representative on Renewable Energy Siting Program working group. State challenge grant proposal for GIS development due Nov. 10; Johnston is 1 out of 5 RI towns without GIS. Previous proposal for overlay district in Thornton/Plainfield B-2 zone enabling residential use by right or special-use permit, in consultation with Councilman Santilli, perhaps for PB Jan. meeting. Press conference on \$180,000 joint N. Prov./Johnston CDBG award for home repair on 11/28 at Senior Center. Public workshop on EPA/Centredale Manor to be held Nov. 9 to review proposed elimination of dioxins and other contaminants from Woonasquatucket River area.



VIII. General Business

Motion to continue (by M. Campagnone, 2nd by P. Passarelli—discussion, none) adoption of 2012 calendar of meetings postponed to December 6th meeting carried, 6–0.

IX. Adjournment

November 1, 2011, Planning Board meeting adjourned at 8:20 p.m.

Lauren A. Garzone, SECRETARY