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TOWN OF JOHNSTON  
**PLANNING BOARD**

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

MINUTES

**JANUARY 10, 2012**

The Planning Board of the Town of Johnston held its regular monthly meeting at 7:05 p.m. on Tuesday, January 10, 2012, at the Johnston Senior Center, 1291 Hartford Ave.

I. **Call to Order**

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

Meeting was called to order at 7:07 p.m. Present for the Planning Board (quorum): Michael A. Campagnone/*Vice Chair*; Christine Cunneen, Lauren A. Garzone/*Secretary*, John Laurito, Mohamad Y. Sasa, and Anthony Verardo/*Chair*. Also present for the Town: Deidre E. Carreno, Esq.; Dianne Edson, stenographer; Sue Leonardi, *Planning Clerk*; and Pamela M. Sherrill, AICP, *Administrative Officer/Town Planner*.

III. **Minutes**

Motion to accept December 6 meeting minutes (by L. Garzone, 2<sup>nd</sup> by J. Laurito; discussion, none) carried, 6-0.

Meeting rules suspended; agenda items taken out of order.

IV. **Old Business**

- A. *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

Request from attorney to continue to February 7. Query as to duration of Board review of proposal.

Motion to continue final plan review (by L. Garzone, 2<sup>nd</sup> by C. Cunneen; discussion, none) to February 7, 2012, carried, 6-0.

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

Motion to continue advisory opinion (by L. Garzone, 2<sup>nd</sup> by C. Cunneen—discussion, none) to February 7, 2012, carried, 6-0.



**V. New Business**

*Concept/master plan review of **Sims Metal Processing Facility**, a proposed *major land development* to be located on **Green Earth Way**—A.P. 31/Lots 42 + 61 on 15.93± acres zoned I—for **SMM New England Corporation**. PB '11-28*

*Motion to **continue master plan review** (by L. Garzone, 2<sup>nd</sup> by J. Laurito—discussion, none) to January 24, 2012, special meeting carried, 6-0.*

A. Verardo recused himself; M. Campagnone assumed chair.

**VI. Public Hearings**

*Preliminary plan and commercial site plan review of proposed **CVS Pharmacy**, 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**. PB '10-48*

K. Joseph Shekarchi, Esq., reviewed DOT and DEM approvals, proposed easements, and access via Serrel Sweet Road. Steven B. Garofalo, PE, detailed proposed traffic/access and drainage/UIC; approvals from Fire and Police departments, Narragansett Bay Commission/ sewer, Providence Water/connection to Putnam Pike, and National Grid/gas. Discussion of pedestrian walkway width, and stormwater runoff.

Phil Fusco, PE, addressed traffic safety (visibility) and proposed signal timing improvements. Mr. Shekarchi confirmed willingness to ‘adopt’ landscaping spot. Mr. Fusco addressed pedestrian connections, including crosswalks, walk signals, ADA access, and bus stops. Discussion of dumpster and snow storage, slope and stormwater, location of utilities, and demolition and clean up.

Mr. Garofalo concurred with Town Engineer memo items [2] Charles Street drainage; [3] curbing; [4] erosion control; [5] construction entrance v. infiltration systems; and [7] recording of maintenance notes/schedules. He explained [1] contours at Taunton Street access due to grading; and [6] infiltration basins 2+3 already approved by DOT. Discussion of signage, buffer plantings and streetscape, and easements.

Town Planner cited consistency with individual Comp Plan goals from Planning Report.

V. Carlino, abutter, concerned with pedestrian path—width, substance, slope, skateboarding, and lighting. C. Wilcox also cited walkway, as well as buffers with Taunton and Serrel Sweet, and safety of Taunton access. R. Pattie expressed concern with walkway. C. Shewcov stressed dangerous Waterman/Rte. 44 intersection.

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

Discussion of walkway—width, bollards, surfaces, and skateboarding deterrents—signage and rumble strips. Discussion of safety, landscaping, illumination, and signage at Taunton Street intersection. Building Official awaiting applicant details.

*Motion to **conditionally approve preliminary plan** (by L. Garzone, 2<sup>nd</sup> by M. Sasa) subject to:*

1. Paved width of sidewalk and bicycle path from Serrel Sweet Road to be reduced to 8 feet or less, and path to incorporate stamped asphalt/other element to deter skateboards in 3 locations;



2. Easements with metes and bounds to be reviewed/approved by legal department—
  - i. Pedestrian/bicycle access to/from Serrel Sweet Road; vehicular access strictly prohibited;
  - ii. Vehicular access between George Waterman Road and AP 38/Lot 134 via AP 28/Lots 132 & 141;
3. Administrative subdivision of AP 38/Lots 132 & 141 to be recorded, creating proposed CVS (parcel A) and residential lot (parcel B), with two easements;
4. Plan set with RIDOT physical alteration permit to be submitted;
5. Revised plan as presented to Planning Board set to be submitted;
6. Site to be remediated if necessary during construction;
7. RIDOT “spot” to be adopted in Johnston, preferably at Putnam Pike/G. Waterman intersection;
8. Lots on Taunton Ave. and Serrel Sweet Road to be landscaped; and
9. Signage requirements of Section 340-4211 to be met.

*Discussion of walkway width, slope, deterrence of vehicles and skateboards;*

*Motion to **amend conditional approval** (by L. Garzone, 2nd by M. Sasa), condition #1—width of Serrel Sweet Road path to remain 14 feet—carried, 5-0;*

*Conditional approval carried, 5-0;*

*Motion to **conditionally approve commercial site plan** (by L. Garzone, 2<sup>nd</sup> by C. Cunneen) subject to same conditions as preliminary plan (above)—discussion, none—carried, 5-0.*

A. Verardo resumed chair.

**VII. Administrative Report & Special Items**

Planner cited work on **Alvina Estates II** without preliminary or final plan approval; DEM permit not in accordance with Town standards. Town Engineer issued stop work order. Discussion of work to date—grading, installation of stormwater system.

M. Campagnone assumed chair.

Question from floor by V. Carlino, abutter, on **CVS** next steps and Taunton Ave.; (administrative report paused). Applicant to apply for final approval.

A. Verardo resumed chair.

**Alvina Estates II** location of stormwater system within proposed right-of-way—unacceptable Town; construction preceding approvals and soil and erosion control permit. Last appearance before Board for one-year master plan extension.

**Centredale Manor** meeting canceled due to lack of Town support for municipal disposal of super fund material, possibly due to current landfill issues.

Landfill odors addressed at Town Council meeting; Broadrock and RIRRC at odds, with repercussions on proposed **LFG Plant** unclear.

Reminder of January 24<sup>th</sup> meeting.



**VIII. Adjournment**

*January 10, 2012, Planning Board meeting adjourned at 10:05 p.m.*

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*Lauren A. Garzone, SECRETARY*