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TOWN OF JOHNSTON
PLANNING BOARD

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February 21, 2012

SPECIAL MEETING

MINUTES

The Planning Board of the Town of Johnston held a special meeting at 7:00 p.m. on Tuesday, February 21, 2012, at the Johnston Senior Center, 1291 Hartford Ave.

I. **Call to Order**

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

Special meeting was called to order at 7:05 p.m. Present for the Planning Board (quorum): Michael A. Campagnone/*Vice Chair*, Christine Cunneen, John Laurito, Peggy A. Passarelli, Mohamad Y. Sasa, and Anthony Verardo/*Chair* (absent: Lauren A. Garzone/*Secretary*).

Also present for the Town: Joseph R. Ballirano, Esq., *Planning Board Solicitor*; Pamela M. Sherrill, AICP, *Administrative Officer/Town Planner*; and Sue Leonardi, *Planning Clerk*.

III. **New Business**

*Concept/master plan review of **Cottage at Briarcliffe**, proposed major land development to be located at **49 Old Pocasset Road**—A.P. 43-1, lots 224 & 229 on 3.98± acres zoned Planned District/Continuing Care Retirement Community, for **Medical Homes of Rhode Island, Inc.***

PB '11 -30

William Landry, Esq., presented development with 12 new to current 165-bed nursing and rehabilitation center, to which dementia facility was added in 2008 following planned district zone change. Working within 2008 parameters, 10,000 sq. ft. building to be added; less than 10% of total number of rooms and of total building area. Two lots to be merged; use variance not required.

Akshay Talwar, owner/applicant, described trend of moving elderly from large, older style institutional settings to cottage-type households. He cited Department of Health approval, and delays due to proposed Central Avenue tie-in to sewer. W. Landry cited consistency with Comp Plan, and sufficiency of parking.

[Joseph Ballirano joined the meeting at this time.]

Kevin Morin, PE, of DiPrete reviewed existing conditions, and buffer/landscaping.



[J. Laurito left the meeting at this time.]

Discussion of proposed parking/ADA spaces, drainage, building coverage, and sewer. Next steps include grading, drainage, utilities, septic, stormwater (UIC, RIPDES, SWPP), traffic, and fire. Mike Desmond, PE, Bryant Assoc., cited 5 peak hour trips generated by 12 more beds.

Engineering issues include: water pressure, septic, 25' buffer (new building sited within limits of existing disturbance), grading, stormwater system, residential PD open space (at issue: institutional v. residential use), fire access, roadway repair, handicap parking/loading, landscaping. Snow, OWTS, water. Abutter Mike Silva expressed concern with merger.

*Motion (by M. Sasa, 2nd by M. Campagnone) to **approve** master plan for **Cottage at Briarcliffe** major land development , with no discussion and as proposed; based upon discussion, and finding that proposal, as presented in application and all supporting documentation submitted, testimony before Board, and 2/21/12 planning report and 1/15/12 engineering memo, is consistent with general purposes of § I.A of Town Subdivision Regulations; and meets five-point test for positive findings in accordance with § V.C-2.a., including consistency with Comp Plan and standards and provisions of Town Zoning Ordinance—passed, 5-0.*

IV. Administrative Report & Special Item

Endorsement of and *advisory opinion* to Town Council on proposed 2012 **Community Development Block Grant** (CDBG) program application for disaster recovery. PB '12-04

*Motion to **continue** (by M. Campagnone, 2nd by M. Sasa) to March 2012.*

Planner updated Board on RIRRC **Lakeside Commerce Center** consent order re subdivision of Lot 61/frontage on road not yet accepted by Town. Legal determination as to RIRRC compliance based on order (rec'd 2/25) and meeting transcript. Consent order to be recorded.

V. Adjournment

February 21, 2011, Planning Board meeting adjourned at 8:49 p.m.

Lauren A. Garzone, SECRETARY