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TOWN OF JOHNSTON
PLANNING BOARD

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February 21, 2012

SPECIAL MEETING

AMENDED 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 for the previously proposed assisted living facility (not the subject of this application). 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. William Landry indicated that a 5-foot buffer had previously been approved through Ordinance 2008-11 and that as the use is institutional per the Use Table for Continuing Care Retirement Community, open space requirements do not apply. Abutter Mike Silva expressed concern with merger but was satisfied that AP 43/1, Lot 230 to the front of the facility would not be included in the merged lots.

*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, 4-0 (Mr. Laurito did not participate in the vote).*

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, 2012, Planning Board meeting adjourned at 8:49 p.m.

Lauren A. Garzone, SECRETARY