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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.

March 6, 2012  
**REGULAR MEETING**  
MINUTES

The Planning Board of the Town of Johnston held its regular monthly meeting at 7:00 p.m. on Tuesday, March 6, 2012, at the Johnston Senior Center, 1291 Hartford Ave.

I. **Call to Order**

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

The meeting was called to order at 7:02 p.m. Present for the Planning Board (a 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 Rian Smith, *Assistant Town Planner*.

III. **Minutes**

*Motion to accept January 24 special meeting minutes (by S. Sasa, 2nd by C. Cunneen; discussion, none) carried, 6-0.*

*Motion to accept February 7 meeting minutes as amended (by P. Passarelli, 2nd by M. Campagnone; discussion, none) carried, 6-0.*

IV. **Public Hearing**

*Preliminary plan review of Alvina Estates II, proposed 5-lot major subdivision with extension of Alvina Drive—A.P. 29-1, Lot 68 on 7.27± acres zoned R-40, for Alfred Russo & Vincent Russo, Jr.*

PB '12 -02

Al Russo, applicant, presented. Nick Veltri, PE, reviewed existing conditions and utilities—public water, gas, and individual sewage systems. Roadway has been cleared, some drainage installed, all work done outside of buffer, within DEM-approved perimeter. Discussion of untitled lot (ownership unknown—not germane to proposal). No dimensional variances required. Drainage in cul-de-sac; easement runs through lot belonging to applicant before draining into Simmonsbrook. Fire approval obtained.

Drainage: two basins at opening of cul-de-sac serve as subsurface detention pond; release to



pipe along westerly line of Lot 3. Discussion of water. Waiver requested from 5,000 max. clearance; trees to be left along Rte. I-295. Waivers to be requested in writing.

Planner read notes from Mar. 2 meeting with applicant into record, expressing concern with extent of site clearing beyond DEM approval, and proposed stipulations:

1. Plan simulating existing vegetation within 200' riverbank buffer as of April 2010 DEM insignificant alteration permit (without proposed clearing under DEM permit (i.e., drainage outfall) (5 copies).
2. 'As-built' plan of existing clearing and grading in 200' buffer (5 copies).
3. 'Interim' Soil Erosion and Sediment Control Permit from Town Engineer and stabilize site.
4. Landscape plan (by RLA) of full restoration and restabilization of vegetation over 200' perimeter riverbank wetlands to 2010 state, restoring topsoil and possibly regrading (without proposed grading, and revegetation of drainage areas) (5 copies).
5. Cost estimate for extending water line down Oakwood Drive (5 copies).

Mar. 6 Planning Report entered into record. Applicant photos of hay bales installed Mar. 2 entered into record (Exhibit A). Applicant concurred with all stipulations, including uninstalling drainage as necessary for inspection. Vegetation in cul-de-sac to be maintained by owner of Lot 3. Photos of drainage installed to date entered into record (Exhibit B).

*Public hearing closed.*

*Motion (by M. Sasa, 2<sup>nd</sup> by C. Cunneen) to **conditionally approve** preliminary plan for **Alvina Estates II** major subdivision, with no discussion, as proposed—based on finding that proposal, as presented in application and all supporting documentation, testimony before Board, and 3/6/12 planning report and town memoranda, is consistent with general purposes of § I.A of Town Subdivision Regulations; and meets five-point test for positive findings according to §V.C-2.a., including consistency with Comp Plan and standards and provisions of Zoning Ordinance—subject to:*

1. Waiver of limits on 5,000 sq. ft. lot clearance according to Sheet 4/5;
2. Inspection of drainage facilities by Town Engineer;
3. Resolution of 3/6/12 Planning Report concerns:
  - a. Resolution of comments by technical staff in Final Plan;
  - b. Restoration of site to conditions existing as of April 2010 issuance of RIDEM Insignificant Alteration permit, with landscape restoration plan approved by Town Planner, Engineer and Building Official;
  - c. Issuance of interim soil and erosion and sediment control permit, and all features installed and inspected according to Town requirements;
  - d. Recording of deed restricting site alteration within riverbank wetland buffer with recording of lots; and
  - e. Construction of unpaved roadway along Oakwood Drive and unnamed/paper street(s) connected to Randall Street, possibly with lockable bollards chains to prohibit other than emergency access; and
4. Delegation of final plan to administrative approval.

*Motion passed, 6-0.*

V. **Old Business** — *none*

VI. **New Business**

- A. *Endorsement of and advisory opinion* to Town Council on proposed 2012 **Community Development Block Grant** (CDBG) program application.

PB '12-04

Planner stated that CDBG PY' 12 disaster recovery application to be dropped due to low/moderate income constraints. Related to 2010 floods and inability to use former CDBG-DR funding for sewer pump station flood protection or relocation (River Dr./LaFazia).

Town proposing \$272,000 for home repair; \$100,000 for Tri-Town Community Action to renovate and repair Boys & Girls Club facility in North Providence; \$3,000 for Community Housing Land Trust for prevention of foreclosures and other affordable housing initiatives; and \$25,000 for program administration.

*Motion (by M. Sasa, 2<sup>nd</sup> by J. Laurito) to send **positive advisory opinion** to Town Council on proposed 2012 **Community Development Block Grant** application as amended (discussion of eligibility for Recreation Department & other Town facilities, how to identify and access recreation opportunities) as proposed—based on finding that proposal, as presented in application and all supporting documentation, testimony before Board, and 3/6/12 planning report, is consistent with general purposes of § I.A of 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 Zoning Ordinance—passed, 6-0.*

- B. *Advisory opinion* to Town Council on proposed *purchase* of surplus land (11,838 square feet) from RIDOT at intersection of **Atwood Avenue & Cherry Hill Road**.

PB '12-06

Board surprised that property not Town owned. Town approached state because poorly maintained; DPW and Historic Society supportive. Board concern solely with consistency with Comp Plan. Police maintenance sign to be removed.

*Motion (by J. Laurito, 2<sup>nd</sup> by M. Campagnone) to send **positive advisory opinion** on proposed purchase of surplus land from RIDOT at intersection of **Atwood Avenue & Cherry Hill Road** to Town Council, with no discussion, as proposed—based upon finding that proposal as presented in application consistency with Comp Plan and standards and provisions of Town Zoning Ordinance—passed, 6-0.*

VII. **Administrative Report & Special Item**

Planner reported on **Pine Hill Avenue — Ferranti** NOD; and decisions recorded—**Putnam Pike — CVS Pharmacy**—preliminary plan, **Sims Metal Management**—master plan, and **Lakeside Commerce Park / RIRRC**—prelim. plan.

**Pocasset Mills** final plan recorded and performance bond received for work within 100-year floodplain. **LFG** final plan recorded (without easements) and landscape and road repair performance bonds expected end Feb. Planner cited award of \$53,800 **Planning Challenge Grant** for parcel database; 20% match to be provided by staff time. Site walk proposed Mar. 9 for **Bella Woods Vue**. **Lakeside Commerce Center** consent decree recorded.



**NRCS** grants: River Dr./ Ave. demolition in Feb.; Town Council to address MOA with RI Conservation Committee on Pocasset River debris removal; and focus on Belfield Dr. flooding and Pocasset Mills/Fletcher Ave. floodwall design.

Correspondence exchanged with RIDOT re: Morgan Avenue Bridge eligibility for National Register.

Memos submitted to Zoning Board analyzing consistency with Comp Plan for 281 Scituate Ave., 15 Waterman Ave., 10 Quaker Rd., and 11 Old Greenville Ave.

### **VIII. Adjournment**

March 6, 2011, Planning Board meeting adjourned at 8:02 p.m.

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*Lauren A. Garzone*, SECRETARY