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Mohamad Y. Sasa
Anthony Verardo
SOLICITOR
Joseph R. Ballirano, Esq.

TOWN OF JOHNSTON PLANNING BOARD

100 IRONS AVENUE, JOHNSTON, RI 02919

TEL.: (401) 231-4000 FAX: (401) 231-4181

December 4, 2012

MINUTES

The Planning Board of the Town of Johnston held a regular meeting at 6:00 p.m. on Thursday, December 4, 2012, at the Johnston Senior Center, 1291 Hartford Ave.

I. **Call to Order, Roll Call & Determination of Quorum**

The meeting was called to order at 6:12 p.m. Quorum present for the Board: Christine Cunneen, Lauren Garzone/Chair, John Laurito/Vice Chair, Peggy Passarelli, Lori Pezzullo, Mohamad Sasa, and Anthony Verardo.

Also present for the Town: Joseph R. Ballirano/Planning Board Solicitor; Pamela Sherrill/Administrative Officer; and Rian Smith/Assistant Planner.

Chair Garzone welcomed new member Lori Pezzullo, announced Michael Campagnone's resignation, and expressed appreciation for Anthony Verardo's tenure.

II. **Minutes**

*Motion to approve October 2, 2012, meeting minutes by M. Sasa. Discussion of applicant's response to future use of Lot 176 on petition to abandon Tilton Avenue. Motion withdrawn; acceptance of minutes **continued** to next meeting.*

*November 1, 2012, meeting minutes **accepted** (motion by P. Passarelli, 2nd by M. Sasa — discussion, none—carried, 7-0).*

III. **Old Business** — none

IV. **Public Hearings** — none

V. **New Business**

A. Advisory opinion on **Capital Improvement Program 2013-18.**

PB '12-24

The Town Planner indicated that the first step to implement impact fees is to update the capital improvement plan which projects capital costs for town departments for next five years. She examined previous 5-year plan focus on roads, sewer and library, with many projects conducted without local financing. Consistency with approved CIP is important for grant awards.

20 years of census data shows stable population, 5% increase in number of households/decrease in persons per household, and sharp decrease in home ownership/increase in rentals. Median age



increased to 44; 65+ remaining stable although sharp increase predicted 5–10 years. School-age children declined slightly, and demand for non-English learners increased.

Town departments—elderly, engineering, fire, police, public works, recreation, school, water—submitted 41 primarily high priority items categorized as mainly as public health/safety, followed by preserving existing facilities. Proposed capital improvements included new police headquarters, salt shed, senior center portico, industrial water tank, and sewer line extension; as well as fire, dump, and utility trucks, and computer systems. Proposed preservation of existing assets included maintenance of roofs, parking lots, drainage systems, roads, sewer pump stations, and water tank.

Town Planner prioritized projects affecting departmental accreditation. Importance of recreational facilities to current inhabitants and visitors was stressed, and deflection of potential residential development cautioned. Board concurred on examining neighboring town fees as impact fees are developed. Discussion of need for new police station and water storage tank near RIRRC. Federal funding more likely where Town, state and private sources combined.

J. Ballirano joined meeting.

Mayor Polisena introduced L. Pezzullo, citing pending RIRRC board membership, and thanked A. Verardo.

- I. Parks & Recreation: Rainone Gym roof & parking lot; Memorial Park parking lot, and backhoe; playground at soccer complex—lower priority but important; regional athletic assets that set Town apart for visitors. Security systems at athletic facilities: not a long-term investment. Retention pond/drainage: fencing.
- II. Police: headquarters, drainage, parking lot, computer system
- III. Fire: matters of safety based on age relative to total fleet—engine & ladder
- IV. Engineering/Public Works: road repair—Discussion of upgrading more v. repairing fewer; sewer pump station (for power outages); storm drainage (regulatory requirements/DEM violations); Hartford Ave. sewer extension (discussion of developers’ expense with potential TIF from Town) with appeal of B–3 zone for box stores; and dams (maintenance underestimated and understaffed).
- V. Water: Central Ave. pump station, remote read metering system, Golden View tank, Simmonsville Ave. asbestos concrete pipe, Shun Pike tank, hydrant/meter/valves.
- VI. Public Works: salt shed & DPW roof.
- VII. Schools: separate from Town budget but included for accreditation issues.
- VIII. Sr. Center: portico & 2 vans, eligible for CDBG funding.

Discussion of possible public workshop on nature and cost of projects. Single safety complex, perhaps combined with Town Hall; Town office handicap access and safety code violations. Town Planner to discuss Planning Board comments with mayor, finance director and submit a second draft to the Planning Board prior to issuing its advisory opinion to Town Council.

*Motion to **continue** (by J. Laurito, 2nd by A. Verardo) to January meeting carried with no discussion, 7–0.*



- B. Advisory opinion on petition to convey **Apple Blossom Drive** (rear) located on A.P. 55 / Lot 43 to Town by Adeline T. **Civittolo**. 2012-CP-123 / PB'12-32

Planner proffered negative advisory opinion based upon inconsistency with Johnston Comp Plan, site disturbance and limited use based on National Grid construction and above ground and underground utilities, and wetlands. It is not in the best interests of the town to waive taxes due or to facilitate an IRS tax deduction for the donor as stipulated in the terms of the donation; and Town inability to accept liability for any past practices on the land.

*Motion to issue **negative advisory opinion** (by C. Cunneen, 2nd by J. Laurito), carried with no discussion, 6-1 (M. Sasa voting against).*

VI. **Administrative Report & Special Items** — none

VII. **General Business**

Planner brought **LFG Plant** to Board's attention: meetings to discuss PB conditions of approval and inspections for temporary certificate of occupancy and certificate of occupancy; and approval process for short-term sewer service to Cranston via RISE return line and proposed sewer line construction on Shun Pike and Green Hill Road.

VIII. **Adjournment**

December 4, 2012, Planning Board special meeting adjourned at 8:00 p.m.

Peggy A. Passarelli
SECRETARY