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Christine M. Cunneen
Lori A. Pezzullo
Mohamad Y. Sasa

SOLICITOR
Joseph R. Ballirano, Esq.

TOWN OF JOHNSTON PLANNING BOARD

100 IRONS AVENUE, JOHNSTON, RI 02919

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

June 4, 2013

MINUTES

The Planning Board of the Town of Johnston held a regular meeting at 6:00 p.m. on Tuesday, June 4, 2013, at the Johnston Senior Center, 1291 Hartford Ave.

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

The meeting was called to order at 6:10 p.m. Quorum present for the Board: Albert Cournoyer, Lauren Garzone/Chair, Mohamad Sasa, and Lori Pezzullo. Absent: Peggy Passarelli, Christine Cunneen and John Laurito/Vice-Chair.

Also present for the Town: Joseph R. Ballirano/Planning Board Solicitor, Ben Nascenzi/Building/Zoning Official, Pam Sherrill, Town Planner and Susan Leonardi, Planning Clerk.

II. **Minutes**

The April 2, 2013, meeting minutes were accepted and a motion to accept was made by L. Pezzullo and seconded by A. Cournoyer. No discussion of the motion and motion carried, 4-0.

III. **Old Business** — none

IV. **Public Hearing**

A. **Tulip Hill Road – DeSimone Minor Land Development**

PB '13--09

Preliminary plan review of proposed 2-lot minor subdivision located at Tulip Hill Road, A.P. 55, Lot 19 on 22.1 ± acres zoned R-40 for Douglas DeSimone

Chair announced that this project was being continued to the June 25, 2013 Special Meeting by request of the applicant.

Motion to continue to the June 25, 2013 meeting was made by M. Sasa. Motion was seconded by A. Cournoyer. No discussion and motion carried, 4-0.

V. **New Business**

VI. **Proposed Amendment to Johnston Land Development and Subdivision Review Regulations**

PB '13-12

Proposed amendment to Section III, General Requirement and Design Standards, Article F – Drainage Improvements, regarding maintenance of stormwater facilities.



P. Sherrill explained to the Board that this item would need to be postponed to the July 9, 2013 meeting because all Open Meetings Requirements were not met.

M. Sasa made the motion to continue to the July 9, 2013 meeting. L. Pezzullo seconded the motion. No discussion. Motion carried 4-0.

VII. **Johnston Comprehensive Plan Update**

PB'13-10

Current plan expires November 2014. Discussion of update process.

P. Sherrill explained the process of updating the Plan to the Board. She detailed her discussion of the process and expectations with Kevin Nelson of Statewide Planning. P. Sherrill presented her strategy for approaching the update and presented two other Comprehensive Plans that she worked on in the past.

There may be a grant available to help fund the update with a 50% local match requirement. Update may cost \$50,000.00. Chief of Staff D. Jeffrey is very supportive of this task.

L. Pezzullo asked about certain Elements of the new Plan and voiced her support and willingness to assist. L. Garzone stated that workshops for each Chapter or Element of the Plan could be held after each Planning Board meeting to allow the Board their input and a chance for discussion. M. Sasa voiced his support for the new Plan and stressed the importance of creating a Plan that shows a distinct, clear vision for the future of Johnston. B. Nascenzi was sworn in and requested a comparative analysis for the cost of the update.

J. Ballirano stated that the Town Council was voting on the fiscal budget for 2013-14 next week and that a line item should be requested for the appropriation of funds to pay for the update. M. Sasa made a motion for the Town Planner to send a request to Town Council for a line item appropriation of \$50,000.00 to fund the Comprehensive Plan update. A. Cournoyer seconded the motion. No discussion, motion carried 4-0.

VIII. **Proposed Amendment to Johnston Land Development and Subdivision Review Regulations**

PB'13-12

A motion was made to suspend the rules and have a discussion, but not a vote on the Amendment. A. Cournoyer made the motion and L. Pezzullo seconded it. Motion carried 4-0.

P. Sherrill explained that the amendment is in response to issues that have arisen in the Town regarding burden of maintenance and developer responsibility. This amendment will codify current policies and provide basis for the Town to enforce the regulations.

M. Sasa made the motion to close Old Business and that the Amendment will be voted upon at the July 9, 2013 meeting. A. Cournoyer seconded the motion. Motion carried, 4-0.



IX. **Administrative Report & Special Items**

P. Sherrill announced that the Planning Board had been invited to the ground-breaking of the Bank RI on June 10, 2013 at 1 p.m. B. Nascenzi stated that these invitations need to be funneled through the Mayor's office.

X. **General Business** - none

XI. **Adjournment**

M. Sasa made the motion to adjourn the meeting; A. Cournoyer seconded. Motion carried, 4-0. June 4, 2013, Planning Board meeting adjourned at 7:10 p.m.

Peggy A. Passarelli
SECRETARY