

CHAIRPERSON
Lauren A. Garzone

VICE-CHAIRPERSON
John Laurito

SECRETARY
Peggy A. Passarelli

DEPUTY DIRECTOR, DPW
Bernard J. Nascenzi, CBO

ADMINISTRATIVE OFFICER
Pamela M. Sherrill, AICP



Joseph M. Polisenia, MAYOR

MEMBERS
Albert R. Cournoyer
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

Tuesday, November 5, 2013, 6:00 p.m.

Johnston Senior Center, 1291 Hartford Ave., Johnston, RI 02919

MINUTES

The Planning Board of the Town of Johnston held their regular meeting at 6:00 p.m. on Tuesday, November 5, 2013, at the Johnston Senior Center, 1291 Hartford Ave.

I. Call to Order & Roll Call

The meeting was called to order at 6:15 p.m. Quorum present for the Board: Lauren Garzone, Chair; Peggy Passarelli, Albert Cournoyer and Christine Cunneen, and Mohamad Sasa. Absent: John Laurito, Vice-Chair.

Also present for the Town: Joseph R. Ballirano, Planning Board Solicitor; Ben Nascenzi, Building Official and Susan Leonardi, Planning Clerk.

II. Approval of Minutes

Ms. Cunneen made a motion to accept the minutes. Mr. Cournoyer seconded the motion. A voice vote was taken; all in favor. A voice vote was taken; all in favor.

III. Old Business

Johnston Comprehensive Plan Rewrite

PB '13 - 10

Update

Ben Nascenzi reported that the Planning Department was waiting for additional information from Statewide Planning regarding rules on writing the new chapters. He also stated that the online GIS system is almost complete and ready for use.

IV. Public Hearing

A. Hartford Avenue – Tractor Supply

PB '13-24

Preliminary Plan and Commercial Site Plan review of a Major Land Development located at 2750 Hartford Avenue – A.P. 57/3 Lots 208 and 287 on 6.71 acres, for development of Tractor Supply and a pad-ready restaurant for HAPRI, LLC, owner, and NERP Holding & Acquisitions Company, LLC, applicant. Zoned B-2.

L. Garzone stated that a letter was received from the applicant, Tractor Supply, requesting a continuance as they were not ready to proceed at this meeting. A special

**JOHNSTON PLANNING BOARD**

meeting will be held either November 14, 2013 or December 3, 2013. Mr. Cournoyer made the motion to continue the applicant to a future meeting. Ms. Passarelli seconded the motion. A voice vote was taken; all in favor. L. Garzone asked Ms. Leonardi to check availability and quorum for the selected dates.

V. New Business**A. Green Earth Avenue - RIRRC Utility Easement**

PB'13 – 26

Advisory opinion to Town Council on a draft utility easement for a sewer lateral across AP 31/Lot 68 (owned by RIRRC, proposed Pick N Pull), benefiting the Town of Johnston School Bus Depot at 20 Green Earth Avenue (AP 31/Lot 69).

L. Pezzullo recused herself from this application. She is a Commissioner for RIRRC. B. Nascenzi explained the easement application to the Board. The easement will support the School Bus Depot and Pick n Pull. It also prevents the road that was just paved from being opened.

Mr. Cournoyer made the motion to send a positive Advisory Opinion to the Town Council. Mr. Sasa seconded the motion. A voice vote was taken; all in favor.

Administrative Report

L. Garzone suggested that the Board members read through the attachments on their own.

General Business

B. Nascenzi stated that according to the State Regulations, the Town Planner and the Planning Board are responsible for assigning street addresses to new construction and as a result of subdivisions. For several years, this was being handled in the Building department. Going forward, this will be handled by the Planning department and the Planning Board.

L. Garzone stated that the December 10, 2013 meeting will be a full agenda. Please pick up your packets early so there is plenty of time to review.

Motion to adjourn was made by M. Sasa. Seconded by Ms. Passarelli A voice vote was taken; all in favor.

Adjourned at 6:25 p.m.

Peggy A. Passarelli
SECRETARY