

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, December 3, 2013, 6:00 p.m.**

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

### MINUTES

The Planning Board of the Town of Johnston held a special meeting at 6:00 p.m. on Tuesday, December 3, 2013, at the Johnston Senior Center, 1291 Hartford Ave.

#### I. **Call to Order & Roll Call**

The meeting was called to order at 6:07 p.m. Quorum present for the Board: Lauren Garzone, Chair; John Laurito, Vice-Chair, Albert Cournoyer, Lori Pezzullo, and Mohamad Sasa. Absent: Peggy Passarelli and Christine Cunneen.

Also present for the Town: Frank Saccoccio, Esq., Planning Board Solicitor; Ben Nascenzi, Dep. Director, DPW, CBO/ZO, Pamela Sherrill, Town Planner/Administrative Officer and Susan Leonardi, Planning Clerk.

#### II. **Old Business**

##### **Public Hearing**

##### A. **Hartford Avenue – Tractor Supply**

PB '13-24

Preliminary Plan and Commercial Site Plan review (continued) 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.

Elizabeth Noonan, Esq., presented the application to the Board. Master Plan was approved in June, 2013 and Town Council approved the re-zoning in July, 2013. The project is consistent with the Comprehensive Community Plan and the Land Development and Subdivision Regulations for the Town of Johnston.

Stephen DeCoursey, C.E. was sworn. E. Noonan submitted Mr. DeCoursey's resume to the Board. S. Sasa made the motion to accept the resume and consider Mr. DeCoursey an expert witness. A. Cournoyer seconded the motion. A voice vote was taken; all in favor.

S. DeCoursey explained the existing conditions on the site. Site has Town water and will have a new septic system. The proposed improvements to the site include a 19,097 sq. ft. Tractor Supply retail store, 5,000 sq. ft. outdoor storage and display area and a 3,500 sq. ft. fast food restaurant. The site will include 58 parking spaces for the retail store and 30 for the restaurant. There will be one curb cut for ingress/egress. There is an access easement for the abutter to the rear of the lot. Drainage and stormwater controls were discussed. Wetlands in the rear of the property have been flagged.

**JOHNSTON PLANNING BOARD**

---

The DEM apps for wetland buffers and septic system have been submitted to DEM. The site will have three 27 ft high light poles, 13 building lights and 3 decorative lights over the front entrance. Landscaping requires eight street trees and the applicant is proposing two due to visibility issues. They have designed a plan that will incorporate the remaining six trees on the site. The abutter from Lot 187 has requested more Blue Spruce trees to completely screen the site from their property and the applicant has agreed.

Water availability report from Michael J. Di Meo was received December 4, 2013 and states that there is sufficient pressure and availability for this project. This includes the fire suppression system. Motion made by J. Laurito to accept the report and seconded by A. Cournoyer. A voice vote was taken; all in favor.

DOT permit applications have been submitted to RIDOT and the applicant has received minor site-related comments in return.

Colleen Medeiros, PE was sworn. E. Noonan submitted C. Medeiros's resume to the Board. A. Cournoyer made the motion to accept the resume and consider C. Medeiros as an expert witness. J. Laurito seconded the motion. A voice vote was taken; all in favor. C. Medeiros stated that several studies were done to determine if a traffic signal were warranted for this site. Based on the observations and DOT regulations, it does not meet warrants. There is sufficient "gap" time for cars exiting the site to exit right or left on Hartford Ave. Separate left- and right-turn lanes are provided to exit the site. There is sufficient stacking area for left turn movement; no backup onto Hartford Avenue is anticipated. RIDOT will be updating Rollingwood Drive and Bishop Hill Road signal timing as part of a separate High Hazard project with a longer pedestrian phase (if activated) that would provide more "gap" time for vehicles exiting this site.

L. Garzone read a letter into the record from Doris Vigliotti, abutter who was unable to attend, requesting that additional blue spruces be provided along the length of Lot 187.

Anthony Ursillo, abutter was sworn. Mr. Ursillo states that he lives directly across the street and is in favor of this project. He believes it will improve the neighborhood and increase tax revenue. There is sufficient "gap" to allow vehicles to pull out onto Hartford Avenue.

S. Sasa made the motion to close the public hearing and J. Laurito seconded the motion. A voice vote was taken; all in favor.

J. Laurito made the motion to amend the Planner's Memo to include the additional Blue Spruce trees along Lot 187 as # 3-F and accept the Planner's Memo into the record as amended. L. Pezzullo seconded the motion. A voice vote was taken; all in favor.

S. Sasa questioned S. DeCoursey regarding the septic design and location. Mr. DeCoursey explained the proposed system, indicating that the system may be designed to accommodate both Tractor Supply and the pad restaurant. S. Sasa also questioned the permanent trailer storage location on the left side of the property. Mark D' Addabbo was sworn. M. D' Addabbo stated that those trailers are not storage trailers, they are three-point landscaping trailers for sale. S. Sasa also questioned the location of the fire hydrant. S. DeCoursey stated that at this time there is not one on site but it will be added if necessary.

---



**JOHNSTON PLANNING BOARD**

---

J. Laurito questioned the access easement for Lot 283. S. DeCoursey stated that the residents will have an easement and agree that a 6-foot fence be installed to screen their property from the pad restaurant.

S. Sasa was concerned about exiting west onto Hartford Avenue. He stated that Dunkin Donuts has a sign stating “Be Patient to take Left”. Possible similar signage to be considered by the applicant. S. Sasa stated that he lives in the area and believes that this project will be good for the Town.

L. Pezzullo made the motion to approve the Preliminary Plan and this was seconded by A. Cournoyer. A voice vote was taken; all in favor.

A. Cournoyer made the motion to approve the Commercial Site Plan and this was seconded by J. Laurito. A voice vote was taken; all in favor.

E. Noonan requested that the Planning Board send a positive recommendation to the Zoning Board for the following items as identified in the planner’s memo:

- Landscaping variance – fewer street trees
- 6 ft fence to increase buffer
- Distance variance between restaurant and the residence at Lot 283.

J. Laurito made the motion to send positive recommendations to the Zoning Board. S. Sasa seconded the motion. A voice vote was taken; all in favor.

Motion to adjourn was made by A. Cournoyer. Seconded by J. Laurito. A voice vote was taken; all in favor.

Adjourned at 6:55 p.m.

---

*Peggy A. Passarelli*  
SECRETARY