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TOWN OF JOHNSTON PLANNING BOARD

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Tuesday, February 4, 2014, 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, February 4, 2014, at the Johnston Senior Center, 1291 Hartford Ave.

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

The meeting was called to order at 6:03 p.m. Quorum present for the Board: Lauren Garzone, Chair; Albert Cournoyer, Lori Pezzullo, Mohamad Sasa, Peggy Passarelli and John Laurito, Vice-Chair. Absent: Christine Cunneen

Also present for the Town: Joseph Ballirano, Esq., Planning Board Solicitor; Ben Nascenzi, Dep. Director, DPW, CBO/ZO; and Susan Leonardi, Planning Clerk.

Mr. Cournoyer made a motion to accept the minutes of the January 7, 2014 meeting. Mr. Laurito seconded the motion. A voice vote was taken; all in favor.

II. **Old Business**

A. **Johnston Comprehensive Plan Rewrite**

PB '13 - 10

B. Nascenzi stated that Pamela Sherrill was working very diligently on the rewrite. The March, 2014 meeting will be dedicated to the Comprehensive Plan rewrite.

III. **New Business**

A. **1220 Atwood Ave – Atwood Holdings LLC**

PB '14 – 01

Advisory Opinion to Town Council on zone change to B-1 from R-15 for AP 44/Lot 121 (25,019 sf). Current use: single family dwelling; proposed use: wig salon. Atwood Holdings LLC (Stephen Mallane), petitioner.

L. Garzone explained the petition. Mr. Laurito made the motion to accept the Town Planner's Report into the record. This was seconded by A. Cournoyer. A voice vote was taken; all in favor.

L. Pezzullo verified the change of use and that the tax base for the property would also be changed accordingly. B. Nascenzi stated that the property has plenty of parking; the tax base will change to commercial from residential.

L. Pezzullo made the motion to send a Positive Recommendation to the Town Council. S. Sasa seconded the motion. A voice vote was taken; all in favor.



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IV. Administrative Report & Special Items

L. Garzone urged the members to read each document. B. Nascenzi stated that updated Land Development and Subdivision Regulations are in each packet. Read them carefully, all updates are included.

V. General Business - none

VI. Adjournment

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

Adjourned at 6:12 p.m.

Peggy A. Passarelli
SECRETARY