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## TOWN OF JOHNSTON PLANNING BOARD

100 IRONS AVENUE, JOHNSTON, RI 02919  
TEL.: (401) 231-4000 FAX: (401) 231-4181

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

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

The meeting was called to order at 6:06 p.m. Quorum present for the Board: Lauren Garzone, Chair; Albert Cournoyer, Lori Pezzullo, Mohamad Sasa, and John Laurito, Vice-Chair. Absent: Christine Cunneen and Peggy Passarelli

Also present for the Town: Joseph Ballirano, Esq., Planning Board Solicitor; Pamela Sherrill, Town Planner/Administrative Officer; and Susan Leonardi, Planning Clerk.

Mr. Sasa made a motion to accept the minutes of the February 4, 2014 meeting. Mr. Cournoyer seconded the motion. A voice vote was taken; all in favor.

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

Ms. Sherrill read her resignation letter to the Board and thanked them for their support. She is retiring effective March 14, 2014.

#### A. **Johnston Comprehensive Plan Rewrite**

PB '13-10

Ms. Sherrill discussed the January 31, 2014 letter of agreement (signed by the Planning Board chair 2/18/14) between the Town of Johnston and the Division of Statewide Planning. The letter outlines the timeframes and the interim procedure to be followed for state approval of the new Comprehensive Community Plan.

#### Housing:

Ms. Sherrill discussed the Housing Element and the Interim Guidance provided by the State. The following are key points (see 2/24/14 for full text):

- Residential construction trends and the number of building permits issued for new single family dwellings issued through 2012.
- The 2010 Census and the American Community Survey 5 year estimates show the population of Johnston through 2010. The population grew at a rate of 2.1%, while the number of households increased 5%. This is due to the increase of rental units available either through the economic downturn for single family dwellings and the construction of the Ledges and Pocasset Mills.
- The Future Land Use Map shows areas in Town designated for future affordable housing construction. The Town currently shows 8.1% of available housing designated as

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affordable; the State goal is 10%. The Town has a shortage of approximately 1399 units. When reviewing the Comprehensive Community Plan, the state will look at the shortfall and expect to see a plan to remedy the situation. The town remains vulnerable to a Comprehensive Permit project such as the Ledges with approval limited to the Zoning Board if the town does not meet the 10% goal.

- Ms. Sherrill referred to the Interim Guidelines and indicated that the state will be looking for more information on how the town plans to address homelessness. the items the State will be looking for in the rewritten Comprehensive Community Plan. Ms. Sherrill discussed the Goals & Policies additions and deletions.

Ms. Pezzullo asked if the Affordable Housing units currently in town were funded by town grants. Ms. Sherrill stated that they were not; the Town is not responsible for those properties (with the exception of the Johnston Housing Authority properties). J. Laurito verified the number of additional affordable housing units needed to reach 10%. S. Sasa verified the incentives for affordable housing and made suggestions for including a density bonus.

Energy:

Ms. Sherrill discussed this element in conjunction with the energy audit that was conducted in 2010 and the boiler replacements made at the Town Hall, Police Department and the High School. She also discussed the resultant heating cost savings. She discussed the energy audit conducted by Source One and the updates needed at the DPW.

Ms. Sherrill discussed the Goals & Policies for this Element.

She reminded the Planning Board that a proposal for a Solar Panel installation would be heard at the April 1, 2014 meeting.

Ms. Sherrill asked each Board member to complete a strength/weakness grid for each element of the Comprehensive Community Plan and return to the Planning Office by March 15, 2014. She will email the form to the board.

### III. **Administrative Report & Special Items**

Ms. Sherrill stated that Ben Nascenzi had held the annual Stormwater Report meeting on February 24, 2014 and included a handout from the meeting in the packets.

### IV. **General Business** - none

### V. **Adjournment**

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

Adjourned at 7:10 p.m.

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*Peggy A. Passarelli*  
SECRETARY