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TOWN OF JOHNSTON

Planning Board

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

Planning Board Meeting

Tuesday, December 2, 2014 – 6:00 P.M.

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

MEETING MINUTES

The Planning Board of the Town of Johnston held their regular meeting at 6:00 p.m. on Tuesday, December 2, 2014, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI 02919.

I. Call to Order & Roll Call

The meeting was called to order at 6:02 p.m. Quorum present for the Board: Lauren Garzone, Chair; John Laurito, Vice-Chair; Peggy Passarelli, Secretary; Albert Cournoyer, Christine Cunneen, Joseph Lembo, and Mohamad Sasa. Also present for the Town were Joseph Ballirano, Esq.; Michael Asciola, Town Planner; and Susan Leonardi, Planning Clerk.

II. Approval of Minutes

Motion was made by C. Cunneen to accept the minutes of the November 18, 2014 Planning Board meeting. Motion was seconded by A. Cournoyer. **A voice vote was taken; all in favor.**

III. Election of Officers

A. Cournoyer made the Motion to nominate John Laurito as Chair. No other nominations were forthcoming. Motion was seconded by M. Sasa. **A voice vote was taken; all in favor.**

J. Laurito made the Motion to nominate Albert Cournoyer as Vice-Chair. No other nominations were forthcoming. Motion was seconded by C. Cunneen. **A voice vote was taken; all in favor.**

C. Cunneen made the Motion to nominate Peggy Passarelli as Secretary. No other nominations were forthcoming. Motion was seconded by A. Cournoyer. **A voice vote was taken; all in favor.**

L. Garzone stepped down from the Board and J. Laurito took over as Chair.

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IV. New Business

A. Local 57 Office Building Site Plan

PB '14-12

Major Land Development Master/Preliminary Plan and Commercial Site Plan Review for a proposed 5,000 square foot office building at 183 Central Ave (AP 43/Lot 602). I.U.O.E. Local 57, Property Owner/ Applicant; Zoned R-40, 1.61 total acres.

M. Asciola presented the application to the Board and explained the project, location, and use of proposed building. Because the site is greater than one acre, the project needs review by the Planning Board. The Zoning Board granted all the dimensional variances required on November 20, 2014. M. Asciola referred the Planning Board to the Planner's memo for additional information. M. Sasa asked if the building would be constructed of steel or cinderblock. M. Asciola stated that the building is an office building, not a warehouse and showed the elevations to the Board. The building is compatible with the surrounding area. A. Cournoyer asked if a water issue existed. M. Asciola stated that the applicant is having an issue locating the water line, but no flooding issues. M. Asciola recommended a conditional approval based on the applicant locating the water line and obtaining a confirmation of water service to the project.

A. Cournoyer made the motion to approve the Master Plan with the following conditions:

Chapter 340. ZONING

Article V.340-27.1.C(2)(u)	Delineation of proposed outdoor lighting and impacted lighted area. If there is no existing or proposed outdoor lighting for the property, a notation shall be made to that effect on the plan
<i>Applicant's Reason for Request</i>	<i>There is minimal lighting proposed and no abutting residential units in that could be negatively affected.</i>
<i>Planner's Comment</i>	Request for waiver seems valid.
Article V.340-27.1.C(2)(w)	(w) Surveyed location of existing and proposed boundary lines; easements; metes and bounds; rights-of-way, both public and private; driveways and other circulation areas of the property and project; including all dimensions and angles. Identification of purpose and a label for each easement and right-of-way shown on the design plans. The Planning Board may require profiles to be prepared for all rights-of-way, driveways, and other circulation areas of the property and project. If there are no existing easements or rights-of-way on the property, a notation shall be made to that effect on the plan.
<i>Applicant's Reason for Request</i>	<i>This is a small development with only a parking area and curb cut proposed.</i>
<i>Planner's Comment</i>	Request for waiver seems valid.
Article V.340-27.1.C(2)(x)	Location, widths, and names of all existing and proposed streets abutting the site and within 200 feet of the perimeter of the site; pavement width as well as R-O-W widths shall be identified. The curblines shall be identified, if applicable.
<i>Applicant's Reason for Request</i>	<i>This is a small development that will have minimal impact on traffic volume.</i>
<i>Planner's Comment</i>	Request for waiver seems valid.
Article V.340-27.1.C(2)(y)	Location of existing and proposed monuments. The quantity of proposed monuments to be installed for the project development site will be determined by the Planning Board.
<i>Applicant's Reason for Request</i>	<i>The proposed project will not alter the existing lot configuration or create additional lots.</i>
<i>Planner's Comment</i>	Request for waiver seems valid

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Land Development and Subdivision Review Regulations

SECTION IV. ARTICLE E.4.A.b.23	Surveyed location, widths, and names of all existing and proposed streets or public ways integral and within 200' of the site. Identification of existing and proposed elevations at intersections within 200' of the site.
<i>Applicant's Reason for Request</i> Planner's Comment	<i>This is a small development that will have minimal impact on traffic volume. Request for waiver seems valid.</i>
SECTION IV. ARTICLE E.4.A.b.29	Proposed and/or existing permanent monument locations;
<i>Applicant's Reason for Request</i> Planner's Comment	<i>This is a small development with only a parking area and curb cut proposed. Request for waiver seems valid.</i>
SECTION IV. ARTICLE E.4.A.b.32	Proposed location of easements, utilities, lot lines, curb lines, setback lines, sidewalks;
<i>Applicant's Reason for Request</i> Planner's Comment	<i>The connection to the waterline has not been delineated at this time. Due to the size of the project and the minimal water usage required for the project. Will the Board require the applicant to construct a sidewalk along Central Avenue? Due to the site location abutting a public park, the board may wish to <u>discuss further.</u></i>
SECTION IV. ARTICLE E.4.A.b.37	Proposed metes and bounds showing all lengths, angles, lot areas, curve data (including radii), length of arcs, etc.;
<i>Applicant's Reason for Request</i> Planner's Comment	<i>The proposed project will not alter the existing lot configuration or create additional lots. Request for waiver seems valid</i>
SECTION IV. ARTICLE E.4.A.b.45	Profile Grade Sheets identifying proposed finished grades showing centerline, left and right curb elevations, and indicating source of base elevation; Horizontal portion of profile sheet shall be appear above (at the top of the profile sheet) and directly relate to the vertical portion of the profile sheet (bottom half of the profile sheet). Horizontal scale shall be 1" = 40'; vertical scale shall be 1" = 4' with cross-sections every 100' Cross-sections shall be provided every fifty (50) feet where cut or fill exceeds two (2) feet:
<i>Applicant's Reason for Request</i> Planner's Comment	<i>This is a small development with only a parking area and curb cut proposed. Request for waiver seems valid.</i>
SECTION IV. ARTICLE E.4.A.b.50	Location and details of street trees, site plantings, buffer vegetation, ground cover, etc. as required by the Board;
<i>Applicant's Reason for Request</i> Planner's Comment	<i>Applicant requests to address in final plan application stage with a Landscape Plan for review by the Landscape Review Committee. Request seems valid.</i>

This motion was seconded by C. Cunneen.

A voice vote was taken; all in favor.

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A motion to approve the Preliminary Plan was made by C. Cunneen and incorporated the same conditions. A. Cournoyer seconded the motion. **A voice vote was taken; all in favor.**

A motion to approve the Commercial Site Plan was made by M. Sasa and incorporated the same conditions. P. Passarelli seconded the motion. **A voice vote was taken; all in favor.**

V. Administrative Report & Special Items

M. Asciola stated that a letter had been received from Statewide Planning stating that our Comprehensive Community Plan has expired. M. Asciola said that he would be working on it.

VI. General Business

J. Laurito verified that the Board members were comfortable with the 6:00 p.m. start time of the Board meetings. No one stated any objections; meetings will continue to be held beginning at 6:00 p.m. He then thanked L. Garzone for her service to the Board.

VII. Adjournment

C. Cunneen made the motion to adjourn at 6:25 p.m. and seconded by A. Cournoyer.
A voice vote was taken; all in favor.

Respectfully submitted,

Peggy Passarelli, Secretary

Planning Board documents are available for review and/or purchase 8:00 a.m. to 3:00 p.m. at the Planning Office, 1st floor, 100 Irons Avenue, Johnston. New items not heard by 9:30 p.m. may be rescheduled for a subsequent/special meeting at the discretion of the Board. Facilities are handicap accessible. Interpreter services may be requested from TTD (401) 792-9642 at least 72 hours in advance.