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TOWN OF JOHNSTON Planning Board

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Planning Board Meeting

Tuesday, January 6, 2015 – 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, January 6, 2015, 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: John Laurito, Chair; Albert Cournoyer, Vice-Chair; Peggy Passarelli, Secretary; Joseph Lembo, Sindye Tonole and Mohamad Sasa. Absent: Christine Cunneen. 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 M. Sasa to accept the minutes of the December 2, 2015 Planning Board meeting. Motion was seconded by A. Cournoyer. **A voice vote was taken; all in favor.**

III. Appointment to Municipal Land Trust

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

IV. New Business

A. Cianci - George Waterman Rd.

PB '14-16

Major Subdivision & Land Development Master Plan Review

Master Plan review of the proposed two (2) lot residential Major Subdivision and Land Development Plan entitled the Cianci - George Waterman Road Subdivision to be located at 483-485 George Waterman Rd. The lot is identified as A.P. 38 / Lot 180 consisting of 19,338 ± sq. ft. within the R-15 Zoning District and owned by Raymond M. Cianci, III. The proposal is to divide the developed lot into two substandard lots.

Alfred Russo, Esq. presented the application to the Board. He explained the project, number of proposed lots and their square footage. Zoning variances will be required for both lots. Public water and sewer are available. Proposed single family dwelling and lot size will conform to the neighborhood.

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A. Russo submitted photos of site and surrounding area to the Board. A. Cournoyer made the motion to accept the photos as Exhibit 1 for the applicant. Motion was seconded by M. Sasa. **A voice vote was taken; all in favor.**

A. Cournoyer question the size of the proposed single family dwelling. A. Russo stated that it will be 33' x 34', two story dwelling. P. Passarelli verified that the proposed lot size will be in conformance with the neighborhood. J. Ballirano asked if any easements would be required. A. Russo stated that no easements will be necessary. M. Sasa verified the dimensional relief to be requested from the Zoning Board.

Gail Casci, abutter, was sworn. She verified that the new house would be a single family dwelling, not a multi-family. She also verified that only one home would be built.

A. Cournoyer made the motion to approve the Master Plan review. The motion is based upon the submitted application, testimony presented to the Board, planning staff report and memorandum from various Town departments. All of the general purposes of Section 1 of the Town of Johnston Land Development and Subdivision Review Regulations having been addressed and positive findings were found for all the standards for 5-2 required findings. It's also apparent that the proposed Master Plan is consistent with the Town of Johnston Comprehensive Plan, subject to the following: Zoning Board of Review approval of the following: Parcel A, dimensional variance for lot area, 10,005 square feet proposed, 15,000 square feet required, second, dimensional variance for side yard setbacks, 15 feet proposed, 20 feet required; third, dimensional variance for front yard setbacks, 18 feet proposed, 25 feet required; for parcel B., dimensional variance for lot area 9,333 square feet proposed, 15,000 square feet required; second dimensional variance for front yard setbacks 18 feet proposed, 25 feet required; and third, dimensional variance for rear yard setbacks 33.6 feet proposed, 45 feet required. P. Passarelli seconded the motion. **A voice vote was taken; all in favor.**

M. Sasa made the motion to accept the Planner's Report into the record. P. Passarelli seconded the motion. **A voice vote was taken; all in favor.**

V. Administrative Report & Special Items

M. Asciola explained the decisions that were recorded, the Fact Book included in the packet, and Orbit Energy had signed a contract for sewer service with Narragansett Bay Commission.

VI. General Business

J. Laurito stated that there were no General Business items to discuss.

VII. Adjournment

A. Cournoyer made the motion to adjourn at 6:20 p.m. and seconded by P.Passarelli.

A voice vote was taken; all in favor.

Respectfully submitted,

Peggy Passarelli, Secretary