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## TOWN OF JOHNSTON PLANNING BOARD

100 Irons Avenue, Johnston, RI 02919  
TEL (401) 231-4000 FAX (401) 231-4181

MEMBERS  
Joseph Lembo  
Christine M. Cunneen  
Mohamad Y. Sasa  
Sindy Tonole

SOLICITOR  
Joseph R. Ballirano, Esq.

TOWN PLANNER/  
ADMIN. OFFICER  
Michael A. Asciola

# PLANNING BOARD MEETING

**Tuesday, May 5, 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 monthly meeting at 6:00 p.m. on Tuesday, May 5, 2015, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

### I. Call to Order & Roll Call

The meeting was called to order at 6:00 p.m. Quorum present for the Board: John Laurito, Chair; Peggy Passarelli, Secretary; Albert Cournoyer, Vice-Chair; Sindy Tonole and Mohamad Sasa. Absent: Joseph Lembo and Christine Cunneen. Also present for the Town were Frank Saccoccia, Esq., Acting Planning Board Solicitor; Michael Asciola, Town Planner; and Susan Leonardi, Planning Clerk.

### II. Approval of Minutes

A. Cournoyer made the motion to accept the minutes of the April 7, 2015 Planning Board meeting. Motion was seconded by P. Passarelli. **A voice vote was taken; all in favor.**

### III. Old Business

#### A. Johnston Comprehensive Plan Update - PB '13-10

Workshop to discuss the Comprehensive Plan Update.

M. Asciola stated that he is getting quotes for a consultant to write the Comprehensive Community Plan to be sent to Town Council. Will have more information at the June, 2, 2016 meeting.



May 5, 2015

**B. Advisory Opinion to the Town Council – Proposed Zoning Ordinance Amendment Related to Pawnbrokers Use Regulations - PB '15-10**

The Town Council seeks an advisory opinion from the Planning Board on proposed Zoning Ordinance amendments regulating pawnbroker business use. The proposed amendments to Chapter 340 Zoning, would in part permit the use of pawnbroker business operations exclusively as a special exception use within Industrial Zones.

M. Asciola sent a letter to Vincent Baccari, Town Clerk, requesting a joint workshop between the Town Council and the Planning Board. He is anticipating a response shortly and will have an update at the June 2, 2015 meeting.

M. Sasa made the motion to continue the matter until the June 2, 2015 meeting. This was seconded by A. Cournoyer. **A voice vote was taken; all in favor.**

**IV. New Business****A. Advisory Opinion to the Town Council on the Capital Improvement Budget FY '15 - PB '15-12**

The Planning Board shall review the FY '15 Capital Improvement Budget and consistency to the previously approved Capital Improvement Plan FY '13-18

M. Asciola stated that P. Sherrill had written the last plan and per J. Chiodo, Finance Director, the plan requires an update. M. Asciola will contact J. Chiodo regarding monies remaining from prior capital projects. Will need to receive feedback from the various department heads. General discussion about possible adoption of a policies and procedures manual or ordinance for the Capital Improvement Plan. The Planning Board is responsible for updating the Capital Improvement Plan per Town Charter. M. Asciola submitted materials from other municipalities and other relevant information to the Planning Board for review.

M. Sasa stated that updating the Capital Improvement Plan is a lot of work. He remembers working on the prior plan with P. Sherrill. He would also like to know what has been accomplished from the prior plan. M. Asciola stated that a full rewrite will be due in three years.

P. Passarelli made the motion to send letter to J. Chiodo requesting additional information. M. Sasa seconded the motion. **A voice vote was taken; all in favor.**

**V. Administrative Report & Special Items**

M. Asciola stated that an administrative subdivision project on Countryside Drive was heard at the Technical Review Committee meeting. No development is proposed at this time and will require the right-of-way be constructed brought to Town standards before further development will be possible.



May 5, 2015

The Final Plan application for the Orbit Energy Bio Gas plant project has been submitted and will be reviewed at the Technical Review Committee meeting on May 12, 2015.

## **VI. General Business**

M. Sasa expressed concern that projects that require both Zoning Board of Review and Planning Board reviews should be heard by the Planning Board prior to being heard by the Zoning Board of Review. Recently some projects have received Zoning Board of Review approval before coming to the Planning Board. He felt once Zoning Board of Review approval has been granted, the Planning Board is limited in its ability to properly review the application. He stated projects need to follow the proper procedure.

M. Asciola clarified that the most recent project the Board had reviewed had been previously heard by the Zoning Board of Review in 2009 and the approval had not expired due to the State "Tolling Law". He also stated he shared Mr. Sasa's concerns and stressed the importance to the planning process of strictly adhering to the procedure set forth in the Ordinance

## **VII. Adjournment**

A. Cournoyer made the motion to adjourn and this was seconded by M. Sasa. Meeting adjourned at 6:24 p.m.

Respectfully Submitted,

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Peggy Passarelli, Secretary