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## TOWN OF JOHNSTON PLANNING BOARD

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

SOLICITOR  
Joseph R. Ballirano, Esq.

TOWN PLANNER/  
ADMIN. OFFICER  
Michael A. Asciola

# PLANNING BOARD MEETING

**Tuesday, July 7, 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, July 7, 2015, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

### I. Call to Order & Roll Call

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

### II. Approval of Minutes

M. Sasa made the motion to accept the minutes of the June 2, 2015 Planning Board meeting. Motion was seconded by A. Cournoyer. **A voice vote was taken; all in favor.**

### III. New Business

#### A. Baldini – Grand View and Theresa Avenue Subdivision Major Subdivision and Land Development Master Plan Review – PB '15-15

The Baldini - Grand View and Theresa Avenue Subdivision Master Plan application is identified as AP. 11, Lot 539, consisting of 16,800 square feet within the R-15 Zoning District and owned by Joseph D. Baldini Heirs and Lacerte. The proposal is to divide the developed lot into two substandard lots creating an additional buildable lot. The application and plan have been prepared by N. Veltri Survey, Inc.

N. Veltri presented the application and stated that the property is located west of Grand View Avenue and east of Theresa Avenue and identified as Plot 11 Lot 539 consisting 16,800 square feet of land. He stated the property had been two (2) separate lots for quite a while taxes were paid separately until last year when a survey produced for the owner revealed the lots were



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involuntarily merged through the substandard lots in common ownership ordinance, and he brought this to the attention of the Tax Collector.

J. Laurito stated that presently the property has a two-family dwelling with a three-car garage and parking area and access on Grand View Avenue. The rear of the property fronts on Theresa Avenue and the applicant is proposing a 28' by 46' single-family dwelling with a 12' by 12' deck and a two-car garage accessing Theresa Avenue.

N. Veltri stated the property is serviced by public sewers and public water and its generally level in grade with a slight slope of one (1) foot towards the south southwest. N. Veltri stated proposed lots would be 8400 square feet and would still be larger in area than all abutting properties and the majority of the lots in the neighborhood.

J. Ballirano stated that he didn't like the fact that there was no advisory opinion prior to this from Zoning.

M. Asciola stated that the Planning Board gives an advisory opinion to the to the Zoning Board of Review on projects that require review by both Boards. J. Ballirano stated that this is an application that he felt should go to the Zoning Board of Review, first.

Mr. Baldini was sworn in. M. Baldini stated that he has been paying taxes for two properties and enlisted Mr. Veltri to separate the two (2) pieces of property so we could put a house on it as his family had planned to for years.

M. Sasa makes a motion that we reserve the decision of the master plan of review for the Baldini Grand View Project to be heard after they go to Zoning Board of Review. A. Cournoyer seconded the motion.

**A voice vote was taken; all in favor.**

#### IV. Old Business

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

J. Laurito stated that this advisory opinion for the proposed amendments to Chapter 340 would regulate the use for pawnbroker business operations permitted by Special Use Permit exclusively within Industrial Zones. J. Laurito asked for any one from the public to come up and speak at this time.

Kelly Varatta stated that the opportunity for business in an industrial location off the beaten path is hard to find, and does not present a safe environment. These areas are usually unlit and not a place where customers would want to do business. Pawnbroker shops are like many other businesses and belong in business zones. Pawnbroker and cash for gold shops are located in high visibility easily accessible like other businesses. This increases the potential for smash and grabs and robberies.

Cristopher Colardo, also spoke in the public hearing and stated he agrees that there needs to be some type of regulation by way of a Special Use Permit for this type of business. We think this should be in a B-2 zone with a special use permit.

M. Sasa makes a motion that the public hearing has been held. Seconded by A. Cournoyer.



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A. Cournoyer makes a motion for a favorable recommendation to the Town Council regarding the proposed Zoning Ordinance amendment to Chapter 340 related to pawnbrokers use regulation PB '15-10. Seconded by J. Ballirano.

**B. Johnston Comprehensive Plan Update - PB '13-10**

Workshop to discuss the Comprehensive Plan Update

**C. Advisory Opinion to the Town Council on the Capital Improvement Budget FY '15 – PB '15-12**

Al. Cournoyer motion that they continue the advisory opinion to the Town Council on the capital improvement budget FY 15 PB '15-12 until the August meeting. Mr. Lembo seconds the motion.

**V. Administrative Report & Special Items**

Orbit Energy submitted their Final Plan and received Final Plan approval in June for their 3.2MW Waste to Energy Bio – Gas Plant. The Notice of Decision has been posted and the Final Plans will be recorded shortly.

Local 57 also received their Final Plan approval this month.

Also, Hazard Mitigation Plan expires in 2016 and needs updating for continued federal grant funding eligibility and to reassess the current plan.

**VI. General Business**

None

**VII.**

**Adjournment**

M. Sasa made the motion to adjourn and this was seconded by J. Laurito. Meeting adjourned at 6:48 p.m.

Respectfully Submitted,

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Peggy Passarelli, Secretary