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TOWN OF JOHNSTON PLANNING BOARD

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

SOLICITOR
Joseph R. Ballirano, Esq.

TOWN PLANNER/
ADMIN. OFFICER
Michael A. Asciola

PLANNING BOARD MEETING

Tuesday, August 4, 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, August 4, 2015, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

I. Call to Order & Roll Call

The meeting was called to order at 6:04 p.m. Quorum present for the Board: John Laurito, Chair; Albert Cournoyer, Vice-Chair; Mohamad Sasa, Joseph Lembo, Peggy Passarelli, Sindye Tonole, 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

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

III. Old Business

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

The Baldini - Grand View and Theresa Avenue Subdivision Master and Preliminary Plan application review 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 was sworn in and presented the review and stated that the property is located west of Grand View Avenue and east of Theresa Avenue and identified as A.P. 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



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

N. Veltri stated the property is serviced by public sewers and public water and it's generally level in grade with a slight slope of one (1) foot towards the south southwest. N. Veltri stated proposed lots would be 8,400 square feet and would still be larger in area than all abutting properties and the majority of the lots in the neighborhood.

N. Veltri stated that the grade of the property is almost level so the foundation will be slightly above grade so that the water doesn't run into it but will be graded to go away from the foundation slightly. The road runoff would be directed into some kind of storage area, drainage system, and that would be in the area right on site. It will be out of the way from anything else so this will be an area we will be coordinating with the Building Inspector.

N. Veltri confirmed that the Zoning Board approved the plan.

J. Laurito opened the public hearing and requests comments from the public. With no parties wishing to comment, Al. Cournoyer makes motion that the public hearing on Baldini Grand View and Theresa Subdivision has been held. M. Sasa seconds the motion. **A voice vote was taken; all in favor.**

J. Lembo made a motion to combine the master and Preliminary plan. Seconded by Al. Cournoyer. **A voice vote was taken; all in favor.**

J. Lembo made a motion to approve the Master Plan and Preliminary Plan of the Grand View and Theresa Avenue Subdivision, based on the submitted application, testimony presented to the board, Planning staff report, and the memorandum from various Town departments of all general purposes of Section 1 of the Town of Johnston Land Development and Subdivision Review Regulations have been addressed and positive findings were found for all of the standards of Section 5.2 Required Findings and also finds the proposed Master Plan/Preliminary Plan combined is consistent with the Town of Johnston Comprehensive Plan. **A Voice Vote was taken; all in favor.**

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

M. Asciola updated the Board on the status of the inquiry the Board had requested into the production cost and associated resources utilized by other communities' in their Comprehensive Plans production. He summarized the finding that for the Board and explained the intensive [planning process required for this project. M. Asciola explained that the current planning office staff does not have the capacity to undertake this project at this time.

A request for a workshop with the Town Council was discussed in regards to hiring a consultant work with the Town to complete the project. M. Asciola stated the funding for the project should be in place prior to drafting a request for proposals from planning consultants.



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

M. Sasa makes motion to continue the advisory opinion to the Town Council under capital improvement budget at a later date. C. Cunneen seconds the motion. **A voice vote was taken; all in favor.**

IV. New Business

A. Advisory Opinion to the Town Council on the CDBG FY '15

M. Asciola stated that there was an error in the advertisement of this item and the item should be withdrawn at this time and be rescheduled at a later date. Al. Cournoyer made a motion that this business be withdrawn for the August meeting. Ms. Passarelli seconds the motion. **A voice vote was taken; all in favor.**

V. Administrative Report & Special Items

M. Asciola updated the board that the Senior Center will be occupied on the next scheduled Planning Board date of September 1, 2015. Meeting will try to be rescheduled for Monday September 14th at the Municipal Court.

VI. General Business

None

VII.

Adjournment

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

Respectfully Submitted,

Peggy Passarelli, Secretary