

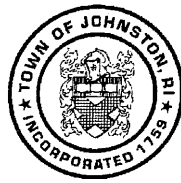
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## TOWN OF JOHNSTON PLANNING BOARD

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, November 10, 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, November 10, 2015, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

#### I. Call to Order & Roll Call

The meeting was called to order at 6:05 p.m. Quorum present for the Board: Albert Cournoyer, Vice-Chair; Mohamad Sasa, Joseph Lembo, Peggy Passarelli, Christine Cunneen, Sindy Tonole. Also present for the Town were Frank Saccoccio., Planriing Board Solicitor; Michael Asciola, Town Planner; and Louis Fabrizio, Planning Clerk.

#### II. Approval of Minutes

S. Sasa made the motion to approve the minutes for October 6, 2015. P. Passarelli seconded the motion. A voice vote was taken; all in favor.

#### III. New Business

- A. Advisory Opinion to the Town Council; Zoning Map Amendment for a Planned Unit Development; Petition 2015-CP-154 & Major Subdivision and Land Development Master Plan Review - Iron Gate Commons, LLC: 54 Irons Avenue: -PB' 15-24

J. Shekarchi was sworn in representing; T. Mehan; Engineer and D. Mansollilo; Property owner who were also in attendance.

J. Shekarchi stated that this project was researched and worked on for several months. There have been no neighborhood objections. Discussed with Mayor and C.ouncil President, they are "all for" this project. He stated this project will have nine units and has public water and public sewers.

Ch. Cunneen asked if there were any zoning issues.

J. Shekarchi reaffirmed that this zoning only allows for nine units maximum due to zoning restrictions. He added that this would be a SS-plus housing complex. This would be a zone change with stipulation.



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S. Sasa questioned if they would not be coming back to request more.

J. Skiarchi affirmed there would be no additional requests on later dates.

M. Asciola explained that zone change from Industrial to Plan development would allow them to have nine units on this lot.

T. Mehan the assigned engineer was sworn in. He stated that a waiver would be needed.

T. Mehan asked for two waivers with the Town Council. One was the building set back Also, the Green Space instead of the combine the buildings. The other issue was the overall size of the property.

S. Sasa stated that this would raise the value of abutting neighbors throughout the neighborhood;

P. Passarelli questioned if these units would be for sale, lease, or rent?

J. Skekarchi confirmed all units would be for sale only.

J. Skekarchi also stated that there will be a nice buffer and there will either be a fence or trees.

F. Saccoccio asked if there were any issues with the property being located close to the pond.

Ar. Vecchione, DPW Director, was sworn in. He stated his concern with the constant noise. Specifically trucks, 24 hour working environment especially winter season. He stated he would like that they write in their deed description that the DPW is next to them. He stated that the building official has asked that they do a Class I environmental study on the property. I was told that there was a cement plant there many years ago.

Ch. Cuneen made a motion for a favorable recommendation to the Town Council based on the Planning Boards positive findings as to the 2 part test set forth in R.I.G.L set forth in 45-24-52 that is I find the proposal is consistent with the Comprehensive Plan of the Town including the goal and policy statements the implementation program and all other applicable elements of the Comprehensive Plan and to the Boards findings which include the recognition and consideration of each of the applicable purposes of Zoning as presented in R.I.G.L 45-24-30 and article 1 section B of the ordinance. For the above reasons I find the adoption of this proposal zoning amendment for planned unit development petition 2015-C.P.-154 is consistent with good planning and the Towns Comprehensive Plan. I therefore favorably recommend that petition 2015-C.P. 154 be adopted by the town council subject to a notification in the condominium documents to include a statement on the location being directly across from the DPW. A notification of the condominium documents and the deed restrictions to include a statement on the location of DPW directly across the street. P. Passarelli seconded the motion. A voice vote was taken; all in favor.

S. Sasa made a favorable motion for the Master Plan based upon the submitted application testimony presented to the Board from the Iron Gate Commons, L.L.C 54 Irons Avenue P.B. 15-24, that based upon the submitted Application testimony presented to the Board, Planning Staff report and memorandum from various Town Department, all of the general purposes ever section 1 of the Town of Johnston Land Development and subdivision review regulations, have been addressed. Positive findings were found for all of the standard of the section 5-2 required finding. It's also apparent that the proposed Master Plan is consistent with the Town of Johnston Comprehensive Plan and that I echo another thing of this approval in the restriction deed has to be showing that it has been discussed that the department of public works is across the street and they may generate a lot of time at different



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times, maybe 24/7 and the applicant has been aware of that and he's going to pass it onto his future owner of the individual properties to be in the deed so no return to come back and complain about that kind of noise. This was seconded by J. Lembo. A voice vote was taken; all in favor.

C. Preliminary Minor Subdivision and Land Development Plan Review – Stonemonte Estates Residential Subdivision - Winsor Avenue and Barden Lane PB'15-23

This item will be postponed to a later date.

IV. Old Business (continued items)

Johnston Comprehensive Plan Update - PB '13-10  
Workshop to discuss the Comprehensive Plan Update.

M. Asciola opened conversation on the previous night's workshop and details on the next step...

V. Administrative Report & Special Items

No items.

VI. General Business

VII. Adjournment

P. Passarelli made the motion to adjourn and this was seconded by J. Lembo. Meeting adjourned at 6:57 p.m.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Peggy Passarelli".

Peggy Passarelli, Secretary