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TOWN OF JOHNSTON PLANNING BOARD

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Sindyè Tonole

SOLICITOR
Joseph R. Ballirano, Esq.

TOWN PLANNER/
ADMIN. OFFICER
Michael A. Asciola

PLANNING BOARD MEETING

Tuesday, December 1, 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, December 1, 2015, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

I. Call to Order & Roll Call

The meeting was called to order at 6:03 p.m. Quorum present for the Board: John Laurito, Chairman; Albert Cournoyer, Vice-Chair; Mohamad Sasa, Joseph Lembo, Sindyè Tonole. Also present for the Town were Frank Saccoccio., Planning 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 November 10, 2015. P. Passarelli seconded the motion. **A voice vote was taken; all in favor.**

III. New Business

A. Master Plan Major Subdivision and Land Development Plan Review- Stonemonte Estates Residential Subdivision- Winsor Avenue and Barden Lane- PB'15-23

Peter Delponte was sworn in. He stated that due to modifications to the survey, he has requested for a continuance.

S. Sasa made a motion to approve the continuance for Stonemonte Estates. Seconded by S. Tonole. A voice vote was taken; all in favor.

B. Major Land Development/Industrial Site Master Plan Review- Superior Energy- 2227 Plainfield Pike- PB '15-25

Attorney Tom Madonna representing the applicant spoke about the Superior Energy project, Master Plan Stage. He is joined by Chris Brennan and David Stiles from Superior Energy, Nicole Reilly and Rick Solitro from DiPrete Engineering, and Jody Ameden consultant for Superior Energy multiple consultants to provide information on all issues.

Sworn in was Chris Brennan. He stated Superior Energy employs 30 workers and has about 15 energy oil propane and gasoline delivery trucks on the property.



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Ch. Brennan stated that they are working closely with the Fire Department with safety regulations. There employees are TEP certified and will be trained, along with the Fire Department in case of an emergency.

Ch. Brennan confirms that their business here in RI would be residential deliveries to homes and businesses.

There will be propane storages on site; Two 30 gallon tanks. These tanks would hold 30,000 gallons each. Totaling 60,000 gallons. There will be no storage for gasoline diesel except for what is needed for the trucks.

Ch. Brennan stated that hours of operation are typically 6:00 A.M. to 5:30 P.M, Monday- Saturday. No work on Sunday unless there is an emergency.

The operation will be locked up on off hours. The intention is to have 24 hour closed circuit TV cameras to monitor any activity.

The property will have an 8 foot chain link fence around it. The propane section will have an 8 foot chain lining with a slider or gate that would be locked nightly and will have security monitors 24/7.

S. Sasa raises the issue of requiring a security guard due to houses being so close to this business. Due to prior issues with residents, there have been a multitude of stolen goods, such as copper and metal.

Ch. Brennan stated that there will be safety inherent safety tank valves, they will be leasing three-quarters of the building to use as offices and trucks are going to be stored on the premise which would begin at 6:00 A.M.

F. Saccoccio stated that the abutting neighbor's properties are not far away and fairly Quiet.

Councilman Verardo, in attendance, states that the town ordinance for noise is 7 AM.

Nicole Reilly from Diprete Engineering was sworn in. N. Reilly states that she is a registered engineer. The existing building today is just being modified internally to incorporate the offices. The northeast parcel will have an 8 foot fence around the propane area. The property is impervious, there is no wetlands. Additionally, there was a simulated auto turn with a Johnston fire truck. Also confirmed was from the owners of A Street which is a private right-of-way that superior has access to cross that road so from a civil engineering percent particular advertise from Major Land Development there's not a storm water I mentioned. This project is not looking for parking relief we're not looking for dimensional relief, we're not looking for lot coverage relief; that is all met. To the south, you can actually see the setbacks for the R-40 Zone, we have about 180 linear feet from the westerly property line to our proposed propane storage area. So that's in excess of what the zone requires. We are on board on with some of the buffer requirements suggested in it. We can supplement what's out there today on the western side against the R-40 Zone. There's a heavy vegetative screening that exists today and we'll supplement it under the advisement of the staff.



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J. Laurito stated that we have 180 feet from the property line then the field over looks like its 3 or 400 feet so we don't have that Thousand-foot buffer.

N. Reilly confirmed, yes, for the noise ordinance

F. Saccocio stated The R-40s require 150 for setbacks; they're 180 there.

J. Laurito stated the setbacks are fine it's just for the noise ordinance.

N. Reilly stated that a piece of the parcel is vacant and Superior will lease. A loft lift facilities and storage operations will continue on the side.

Ch. Brennan stated that the propane trucks will be parked outside within the secured area. There will be 15 total trucks (6 wheelers). No tractor trailers.

S. Sasa raised the question if there would be any gasoline stored.

Ch. Breenan noted that no gasoline storage inside is not allowed. However, there will be gasoline in the trucks. They will not be emptied after deliveries.

Ch. Brennan stated that the eighteen-wheelers have a capacity of 10,000 gallon tank

Ch. Brennan noted that the 30 gallon tanks would be for storage and be on two saddles that would hold it up.

N. Reilly stated that A Street would be accessible and that it is a private street.

F. Saccocio raised the issue of the bulk storage unit and if there would be any selling to other people.

Ch. Brennan stated that they do have plans to eventually sell to other energy companies.

F. Saccoccio stated that this needs to be in the plans due to increased traffic flow with the amount of truck going through. He added his concern for neighbors pertaining to 15 trucks plus competitors trucks used for a bulk transport station.

Ch. Brennan, for retail, we would get a small pump station or auto gas. Propane is going to be currently used in school buses, cities, of East Providence bought a bunch of school buses something like further on down the road we may look at doing, but we come before the board before doing that.

J. Ameden was called upon as a private consultant. She stated that she came in to work with fire department and have met with the Fire Marshal last week to discuss the criteria needed for safety, equipment, and training. The big requirement for the propane is water, which is being looked at. There are grants available through the New England Propane Gas Association for all department in New England. It is suggested that the training office be trained for this department, as well as, mutual aide. There will be training for anything including car accidents, truck accidents. The training facility will be in either Connecticut, or Stow, MA. There will be no cost to the Fire Department and town. The 24/7 security will include an outside fencing, and all of the facilities in what is called a neutral position. Also, you would need to be well trained in order to release gas.



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So, the person off the street would be unable to easily figure that out. We typically do not have 24 hour guard service. The only time it would be needed is if there is no fencing or truck transfers usually at an industrial factory where I've got trucks coming in throughout the night.

J. Ameden described the sizes of the tanks as two 30,000 gallon tanks, 67 feet in length, and 9 feet in diameter.

Al. Cournoyer makes a motion to accept the photos of the storage tanks. S. Sasa seconds the motion. Voice vote was taken; All in favor.

J. Ameden explained that the tanks are constructed of steel, single wall, between 5/8ths and 7/8ths, and are sitting in the saddles. The saddles are made of concrete and poured to the specifications of the tanks. The tanks are roughly a hundred thousand pounds (50tons each). The tanks will be fenced and crash protected. Everything is also explosion proof and done to code NPA 58 which is fire protection for outside.

J. Laurito requested to elaborate more on "Explosion Proof".

J. Ameden stated the wiring is done explosion proof, and that the lighting is outside a box. Every valve on the plant is closed. The only time of opening is during off-load and load, every time else it's in closed position.

J. Lembo asked where the closest fire hydrant is. S. Sasa states it should be 400 feet.

J Lembo raises concern over flowrate and if there are any known type of storage like this in Southern New England.

J. Ameden states that she just finished two facilities here in in the state of Rhode Island, one in East Greenwich, and one in Middletown. The company I work with put in 50 plants this year. This proposed facility is the smallest we have done, most are 3 or 4 tanks.

F. Saccoccio asked if there would be security like the Port of Providence with TWIC cards. Every truck that goes in has to scan in and use TWIC card to get in.

Ch. Brennan states that TWIC cards are for water borne terminals. There will be a Superior employee supervising every loading and unloading. There will be check-ins and check-outs. TWIC is federally recognized as a waterborne terminal. We guarantee we will check, because we cannot take for granted that the person in the truck is the correct person. Dave is our internal security and health person and oversees the rest of the terminals.

F. Saccoccio states that the concern is someone with a tanker truck getting 2800 gallons and pulling up in front of a building and detonating it.

Ch. Brennan we will be able to satisfy your needs and concerns for security safety terrorism type of plan. Police and fire department will be trained.

S. Sasa asked if J. Ameden has ever seen any mishap or disaster in her experience.

J. Ameden stated that disasters and mishaps are not as common as they used to be. NFPA has taking actions to prevent any fires from happening. As recent as 2011, they have changed all the



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valves and the safety devices and there is a compliance so you can't release propane. No incidents in the last 10 years under her experience.

J. Laurito asked if there is minimal leakage or seepage.

J. Ameden stated that there is a little bit when they release the clamp, but we are dealing with smart hoses. They don't want to lose product, product is money.

J. Ameden stated that there are internal valves and this is all hard piped. There is a break away and that called pneumatically charged and that would close everything shut.

S. Sasa asked the question if the attorney brought any real estate experts. The impact of housing properties, whether it be positive or negative impact, would be important to the neighborhood.

T. Madonna did not have that prepared at this time.

J. Lembo stated he has concerns with the truck traffic using Plainfield Pike, Using exit 4 much more extensively. There is residential all around that area. Would there be consideration of using exit 5 and using the industrial roadway?

Ch. Brennan stated that they could use either. The cut through A Street comes out all the way back to Shun Pike so either will transport and Bobtails is restricted to Shun Pike.

T. Madonna stated in conjunction with the plan approvals we would be seeking a Special Use Permit for the use for the required zone. This would address traffic questions, neighborhood use questions, things of that nature that are typical to a special use permit.

David Stiles was sworn in and states that he is employed with Superior primarily involved in the training, but also involved in some other areas. The reason I attended was to find out some of the requirements.

S. Sasa stated we do not have a requirement. This is the first one to come into this town with that type of project. We, as a board, do not want them to go through one gate, another, and then be at the tank.

Ch. Breenan states that we can put in restrictions such as requiring anybody that comes on to the property, whether it's a painter or a janitor, to have a W-9 and an insurance card so we will be verifying identity as we go. This could be a physical ID with a picture and a license. We would check to see if this is the person driving the truck.

S. Sasa states that the board would like to have a policy copy and renewal of the license, which the building Official to follow.

David Stiles states that they would not allow just anyone to pull up and get propane. They would need to be expected.

Ch. Brennan additionally stated that there would be internal controls such as credit insurance and that Superior would need to be aware that that individual is coming. Plus an employee would be watching over that individual.



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J. Laurito questioned the process of how Superior hires their employees.

Ch. Brennan states that they do a solid background check and check their educational background. They will have federally mandated TWIC card. They are also put through drug tests, DOT training, hazard mat training, air brakes certified, hazard mat certified throughout the state.

S. Tonole states in regards to the earlier real estate question, it would lower the property values. Noted that S. Tonole works in real estate.

Ch. Brennan stated that the cost of the project will be roughly 150-190 thousand and that they employee 30 and would be looking to add more. They would like to make Johnston residents apriority if qualified.

J. Laurito opened up discussion to the public.

Joseph McCauley was sworn in, resident of 214 Shun Pike. Multiple concerns such as; will the trucks be worked on overnight? Also the concern of that causing sparks and if the trucks will be emptied nightly.

Ch. Brennan stated that there will be no in-house mechanics except for maybe a tire change. The fuel would not be emptied every night.

J. McCauley addressed concerns with Shun Pike not being wide enough, especially A Street. Also concerned with the blast radius if the tanks were to explode. A concern with if the tractor trailer school will still be there. It's a driving school and they come in and out, they are in training.

S. Sasa states the only issues is that we would like to put the motion that we need the procedure for security and multi-gate, multi check point. Details, copy, and to be attached to the approval.

M. Asciola states that the board can require that to be attached with the Preliminary Plan.

Al. Cournoyer makes the motion approve the Master Plan based upon the submitted application testimony presented to the Board, planning staff report and memoranda from various Town departments all of the 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. It is also apparent that the proposed Master Plan is consistent with the Town of Johnston Comprehensive Plan subject to third party review for this project which has been requested by the fire prevention and number two, security producers to be put in writing and to be approved by the Town at Preliminary Plan Review.

S. Sasa Seconds the motion. **A voice vote was taken; all in favor.**

IV. Old Business (continued items)

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

Workshop to discuss the Comprehensive Plan Update.

M. Asciola stated that he has not been authorized to do the summary for extra time.

V. Administrative Report & Special Items



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A. Proposed Planning Board Dates

J. Lembo made the motion to accept the Planning Board dates for 2016. This was seconded by S. Sasa. A voice vote was taken; all in favor.

VI. General Business

VII. Adjournment

Al. Cournoyer made the motion to adjourn and this was seconded by S. Sasa. Meeting adjourned at 7:27 p.m.

Respectfully Submitted,

Peggy Passarelli, Secretary