

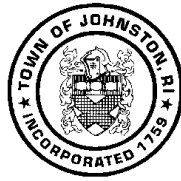
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TOWN OF JOHNSTON PLANNING BOARD

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Mohamad Y. Sasa
Sindy Tonole

SOLICITOR
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TOWN PLANNER/
ADMIN. OFFICER
Bernard J. Nascenzi

PLANNING BOARD MEETING

Tuesday, May 3, 2016, 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 3, 2016, 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, Chairman; Al Cournoyer; Vice-Chair; Peggy Passarelli, Mohamad Sasa, Joseph Lembo, Sindy Tonole. Also present for the Town were Joe Ballirano, Esq., Planning Board Solicitor; Ben Nascenzi, Building Official; and Louis Fabrizio, Planning Clerk.

M. Sasa made a motion to accept the minutes from the April meeting. Al. Cournoyer seconded the motion. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

II. New Business

A. Comprehensive Plan- Citizens Bank Campus- Greenville Ave Plat 50 Lot 71 and Plat 51/1 Lot 17- PB '16-10

John Bolton, attorney for Hinckley Allen Snyder, represented the applicant Citizens Bank. Joseph Lombardo, first witness, stepped up to the board for expert testimony in land use planning. S. Sasa made a motion to accept Mr. Lombardo as an expert witness. Seconded by Al. Cournoyer. Whereupon A Voice Vote was Taken; All in Favor. Mr. Lombardo submitted a written report to the board. Al Cournoyer made a motion to accept the report into the record. This was seconded by J. Lembo. Voice vote was taken; All in Favor. Mr. Lombardo discussed the proposed amendments to the Comprehensive Plan. First, the Future Land Use Map, due to the corresponding Zone Change for this project, the Comprehensive Plan must reflect the same land use category forth site. Also, there are proposed amendments to the text and languages of the primary economic development and Land Use elements. The land use element ties the whole comprehensive plan together. Mr. Lombardo discussed how the proposed plan amendments promote the goals of the economic development unit. Goal number 1 for economic development and broadening the Towns tax base by delineating areas for economic growth, such as developing near I-295. Additionally, item B of the Comprehensive Plan states to provide a variety of uses and intensity of use character with the Town reflecting current and future needs, such as jobs and economic development.



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Mindy Montecalvo, resident 720 Greenville Avenue, was sworn in. She questioned the Project and the Comprehensive Plan. Specifically the maximum development. Town Solicitor, Acting Planner, William Conley submitted the Planning Departments recommendations. Mr. Lembo made a motion to accept the Planning recommendations. Seconded by Al Cournoyer. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. Claire Montecalvo, 720 Greenville Avenue, was sworn in to ask if a DOT expert is present, which the applicant confirmed there is. Public Meeting on this item was closed.

Al Cournoyer made a motion in accordance with R.I.G.L. 45-22. 2-8, the Planning Board of the Town of Johnston makes the following findings of fact: One, an application for an amendment to the Town of Johnston Comprehensive Plan was submitted by D.A.C. properties L.L.C., and the Greater Rhode Island Baptist Temple in conjunction with Citizens Bank on April 4th, 2016. The application proposes changes to the Comprehensive Plan that are necessary to support the proposed redevelopment of Lot 51-1 17 and a portion of lot 50 71 into an office campus for Citizens Bank. Paragraph 2, the applicant has presented the testimony of Joseph Lombardo, who the Planning Board recognized as an expert in municipal planning; 3, Mr. Lombardo testified and the Planning Board finds that the purposes of the Comprehensive Plan include promoting orderly growth patterns and establishing a balance between residential, commercial, independent industrial and other uses that service the needs of the community as well as maintaining and enhancing partnerships with entities with a large scale presence in Town and facilitating land use and development that will sustain and promote economic growth; 4, Mr. Lombardo testified and the Planning Board finds that the Comprehensive Plan seeks to provide for the broadening of the Town's tax base by delineating areas for economic development initiatives and actively promoting growth in the diversification of economic activities in a way that promotes employment and business growth opportunities that are compatible with surrounding land uses; 5, Mr. Lombardo testified and the Planning Board finds that the site presents a unique opportunity for development in the Town by providing a large area of undeveloped land suitable to support a large scale regionally focused planned commercial development with accessing to neighboring I-295; 6, based on the testimony provided and the Planning Board piece review of the Comprehensive Plan, its purposes and goals, the Planning Board finds that the proposed amendments to the Comprehensive Plan are consistent with the balance of the Comprehensive Plan. I'll make a motion to adopt the findings of fact as stated on record. Mr. Lembo seconded the motion. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. Al Cournoyer made a motion for a favorable recommendation to the Town Council based on the Planning Board's positive findings as to the two point test set forth in R.I.G.L. 45-24-52, that s one, I find that the proposal is consistent with the Comprehensive Plan of the Town including the goals and policy statements, the implementation program and all other applicable elements of the Comprehensive Plan and 2, the Board's 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. Forth above reasons, I find that this proposed Comprehensive Community Plan easement is consistent with good planning and the Town's Comprehensive Plan. I therefore favorably recommend that the comprehensive community plan easement be adopted by the Town council. Seconded by Sam Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

FILE '16-10- APPROVED



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Al Cournoyer made a motion to that we suspend the order of business and order letter B. of business become letter D and letter C, and D become B and C. Seconded by Joseph Lembo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

S. Sasa made a motion to combine the hearing and testimony for items B and C. Seconded by Al Cournoyer. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

- B. Zoning Map Change- Citizens Bank Campus- Greenville Avenue Plat 50 Lot 71 PB' 16-12**
C. Zoning Map Change – Citizens Bank Campus- Greenville Avenue Plat 51/1 Lot 17- PB '16-13

Mr. Bolton gave testimony on both items B & C. Mr. Bolton and Mr. Lombardo addressed the board regarding the proposed use for the zone change. In preparation for the meeting there was a intermittent report prepared. Mr. Lembo made a motion to accept the report. Seconded by P. Passarelli. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. Mr. Lombardo explained that the proposed zone would be from a R40 to B3. This zone would be enabling the development of large scale retail; commercial office such as manufacturing products of a regional scale. Interchange B3 district is intended to encourage and enable this type of development as such the business is located at highway interchange in this case one that will be added. Also, minimum square feet of a hundred thousand square feet. The proposal is consistent with the goals of the Comp Plan because of the variety in resulting in Land Use and densities, contributes to anticipated growth patterns. Thomas O. Sweeney was sworn in, real estate expert. Sam Sasa made a motion to accept Mr. Sweeney as an expert witness. Seconded by Al Cournoyer. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. Mr. Sweeney is familiar with the application and the proposed zone change. Mr. Sweeney had prepared a written report and submitted to the board. Al Cournoyer made a motion to accept the report. Seconded by Mr. Lembo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. Mr. Sweeney believes that the project would not have a negative impact on the surrounding properties. It will increase the Towns tax base and be a catalyst for future development. William Conley, acting Planner, addressed the board. Mr. Conley stated that his analysis is consistent with that of the applicants. Chairman opened up to the public. Thomas Kimberly, 3 Celebration Way, was dully sworn in. He asked about the approval of the highway ramps. Mr. Bolton answered that this project is contingent on the approval of the ramps.

Al Cournoyer made a motion In accordance with R.I.G.L. 45-24-53, and Section 3 had 30 of the Zoning Ordinance of the Town of Johnston, the Planning Board of the Town of Johnston makes the following findings of fact: One April 4th, 2016, D.A.C. properties L.L.C. and greater Rhode Island Baptist temple in conjunction with Citizens Bank submitted applications to rezone the properties known as Lot 51/1 17 and a portion of lot 50/71, from the R-40 to B-3 district in order to support the construction of an office campus for Citizens Bank on the site. 2, the applicant presented testimony of Joseph Lombardo, who the Planning Board recognized as an expert in municipal planning. The applicant also presented the testimony of Thomas Sweeney who the Planning Board recognized as an expert in real estate appraisals and valuations. Mr. Lombardo testified, and the Planning Board finds that the purposes of the Comprehensive Plan include promoting orderly growth patterns and establishing a balance between residential, commercial industrial and other uses that service the needs of the community establishing as well as maintaining and enhancing partnerships with entities with a large scale presence in Town and facilitating land use and development that will sustain and promote economic growth; 4, Mr. Lombardo testified and the Planning Board finds that the Comprehensive Plan seeks to provide for the broadening of the Town's tax base by delineating areas for economic development initiatives and actively promoting growth and diversification of economic activities in a way that



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promotes employment and business growth opportunities that are compatible with the surrounding land uses; 5, Mr. Lombardo testified and the Planning Board finds that the Site Plan presents a unique opportunity for development in the Town by providing a large area of undeveloped land suitable to support a large scale regionally focused planned commercial development with access to neighboring I-295. 6, Mr. Lombardo testified and the Planning Board finds that the development proposed by citizens which would be permitted by the zoning change I result in the creation of a significant amount of new local and state tax revenue through temporary construction and permanent jobs and an enhanced real estate tax base for the Town. No. 7: Mr. Lombardo testified and the Planning Board finds that the proposed zone change will not adversely affect the surrounding neighbors' use and enjoyment of their property or their property value and that the proposed development supported by the zone change will enhance neighboring property values; No. 8, based on the testimony provided and the Planning Board's review of the Comprehensive Plan, its purposes and its goals, as well as the application, the Planning Board finds that the proposed zone change is consistent with the Comprehensive Plan. I make a motion to adopt these findings of fact as I have stated them on record. Seconded by Mr. Lembo. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

FILE '16-12- APPROVED

Al Cournoyer made a motion for a favorable recommendation to the Town Council based on the Planning Board's findings as to the two point test set forth in R.I.G.L. 45-24-52, that is, one, I find that the proposal is consistent with the Comprehensive Plan of the Town including the goals and policy statements, the implementation program, and all other applicable elements of the Comprehensive Plan and, 2, the Board's 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 that the adoption of this proposed zone change from R-40 to B-3 for plat 50 Lot 71 is consistent with good planning and the Town's Comprehensive Plan. I therefore favorably recommend that the zone change from R-40 to B-3 for plat 50 Lot 71 be adopted by the Town council. Seconded by Sam Sasa. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

File '16-13- APPROVED

D. Master Plan Major Subdivision and Land Development Plan Review- Citizens Bank Campus Subdivision- Greenville Avenue Plat 50 Lot 71 and Plat 51/1 Lot 17- PB '16-11

Nicole Reilly, Civil Engineer for Diprete, was sworn in. Motion by Sam Sasa that she is an expert engineer. Seconded by Al Cournoyer. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.** Nicole Reilly discussed the site plan. The campus is situated uniquely on the site, it looks like a tree farm and the campus is set in. There is no development proposed on the wetlands. There is two existing access points. The grand entrance will have the existing gravel path, corporate campus field, plantings, and signage. There is also a parking garage proposed to the northern side of the project. Paul Bannon, civil engineer, was sworn in. Al Cournoyer made a motion that Paul Bannon is an expert witness. Seconded by P. Passarelli. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.** Paul Bannon completed a traffic study report. Joe Lembo made a motion to accept this report into the record. Seconded by Al Cournoyer. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.** Paul Bannon stated that he met with the site engineer, conducted traffic counts, and future traffic analysis. Stated that they will be no adverse effect. David Manfredi, registered architect, was sworn in. Sam Sasa made a motion to accept David as an expert witness. Seconded by Al Cournoyer. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.** Mr. Manfredi explained the existing wetlands would not be impacted. Also, that the buildings are set back, and the topography will make this an appealing



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site to look at. The buildings will not be visible in the summertime, winter possibly. Public hearing was opened. Thomas Kimberly, of Celebration way, addressed the board again. He asked about the current 60 thousand tons of landfill and how it would be addressed. Nicole Reilly stated that the landfill is proposing to remove via excavation. Harry Ogden, 688 Greenville Avenue, was sworn in. He stated his property is directly across the street and had concerns regarding traffic, trucks, delivery trucks, employees, etc. Also, the property value of his house and other abutters. Paul Magone, 47 Greenville Avenue, was sworn in. He asked about more details on the traffic report which will be addressed in the preliminary hearing. Amy Ciminu, 713 Greenville Ave, was sworn in. She asked about her drinkable water and PH levels being effected. Tom Menna, 741 Greenville Avenue, was dully sworn in. He asked if the ramps are not approved would the zone return to R40. Paul Sabowski, 736 Greenville Avenue, was sworn in. He addressed concerns about working starting as early as 6:30 am. The board and the building Official made it clear that there are ordinances stating that work shall not start earlier than 7 am. If so, a complaint must be made to the building department to square it away. William Conley, acting Town Planner, addressed the board making clear that the Master Plan only gives the basics. Also, that all elements of title 45-23-40 have been met for before the applicant came before the board asking for approval. Joseph Lembo made a motion to accept to accept the incorporated memorandum from the acting planner into the record. Seconded by Sam Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. Mayor Polisena addressed the board. He stated that this project will be beneficial to infrastructure improvements. We will see an extended water and sewer line. The town will benefit from this project in many ways. Claire Montecalvo, was sworn in, she addressed some concerns involving the sewers and traffic. Daniel Mazzulla, Director of Parks and Rec, was dully sworn in. He spoke favorably about the project and how it will be a great corporate neighbor to the town. Public meeting was closed.

Al Cournoyer made a motion in accordance with article E. of the Johnston Land Development and Subdivision Review Regulations, the Planning Board of the Town of Johnston makes the following findings of fact: No. 1, on April 4th, 2016, D.A.C. properties L.L.C. and greater Rhode Island Baptist temple in conjunction with Citizens Bank submitted an application for Master Plan review for major land development project for the properties known as Lot 51-1 lot 17 and portion of lot 50-71 in connection with the proposed construction of an office campus for Citizens Bank on the site. No. 2, at the Planning Board meeting, the applicant presented testimony of DiPrete Engineering, the project engineer, Elkus Manfredi, the project architect and BETA Engineering the traffic engineer. No. 3 Nicole Reilly of DiPrete Engineering was accepted as an expert and civil engineering, Ms. Reilly presented the proposed Site Plan and discussed building layout, parking, drainage utilities the are remediation of an existing landfill on the site, and other proposed site improvements. No. 4, the Planning Board finds that the Site Plan presented represents a well planned development that is suitable for the surrounding area. No. 5, David Manfredi of Elkus Manfredi was accepted as an expert in architecture. Mr. Manfredi presented the architecture to the proposed site improvements. No. 6, the Planning Board finds that the proposed architecture for the site improvements represents a first class design that is compatible with the surrounding area. No. 7, Paul Bannon of BETA Engineering was accepted as an expert in traffic engineering. Mr. Bannon testified regarding a traffic study he prepared with respect to the proposed development. No. 8, Bannon testified regarding proposed roadway improvements to be made in conjunction with the proposed development including new ramps at the intersection ever interstate 2935 and Greenville Ave. and the widening ever a portion of Greenville Avenue. No. 9, Mr. Bannon and the Planning Board finds that the proposed development will not have an adverse impact on the surrounding roadways. Number 10, based on the testimony provided and the Planning Board's review of the application, the Planning Board finds



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that the applicant has satisfied each of the requirements for Master Plan approval of the proposed development. I make a motion to adopt these findings of fact alleges I have stated on the record. Seconded by Sam Sasa. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

Al Cournoyer made a motion to approve the Master Plan Citizens Bank campus subdivision based upon the submitted application, testimony presented to the Board, planning staff report and memorandum from various Town departments all of the general purposes of Section 1 of the Town of Johnston lands 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 ton of Johnston Comprehensive Plan subject to the amount of disturbance being approved by the Building Official. Seconded by Peggy Passarelli. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

III. Administrative Report & Special Items

No Items

IV. General Business

No Items

V. Adjournment

Sam Sasa made a motion to adjourn. Seconded by Al Cournoyer. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.** (Adjournment 8:52)

Respectfully Submitted,

Peggy Passarelli, Secretary