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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
Thomas E. Deller, AICP

PLANNING BOARD MEETING

Tuesday, June 7, 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, June 7, 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: Al Cournoyer; Vice-Chair; Mohamad Sasa, Sindy Tonole, Christine Cunneen. Also present for the Town were Joe Ballirano, Esq., Planning Board Solicitor; Thomas E. Deller, AICP; Town Planner, and Louis Fabrizio, Planning Clerk.

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

II. Old Business

A. Major Land Development/Industrial Site Preliminary & Final Plan Review – Superior Energy- 2229 Plainfield Pike- PB '15-25

John Bolton, Attorney with Hinckley, Allen, and Snyder, addressed the board representing the applicant. The applicant is seeking Preliminary and Final approvals for this project. Since Master Plan approval by the Planning Board, the applicant went to Zoning for a Special Use Permit, and were granted this proposal unanimously. Jason Clough, Civil Engineer, was dully sworn in. This is an existing site that will have a portion of the building as office space, and will have a fenced in area with propane storage. Two 30,000 Gallon tanks. Christopher Brennan, General Manager for Superior Energy, was dully sworn in. Mr. Brennan stated that the trucks will be 6-wheelers and 10-wheelers. The transport that will be taking propane into the facility will be an 18-wheeler. The transports will be 10,000 gallons on the way in, and the 6-wheeler bobtail delivery trucks are 2,800 gallons. It is expected that there will be one or two transport loads per week. Mr. Brennan stated that there will be an 8-foot fence, security fence with barbwire around that. A security gate with rollers on them and an emergency button. There will be 24/7 security video at all times on the site. The only people that will be entering this secured area will be Superiors Employees, or transport driver which would be approved and escorted. Jody Ameden, was dully sworn in. Ms.



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Ameden stated that the Fire Marshal was satisfied and also the departments went through training. They have been working with HAZMAT and training officers to expand their training levels. There will be further more advanced training in September. Mr. Cournoyer asked if there have been any incidents to her knowledge. Ms. Ameden stated that there have been devices that were put in place in 2011. There have been mishaps in the 90's, but that was prior to safety devices that are put in place now. Attorney Paul Dimaio addressed the board. There was discussion on how many feet to a fire hydrant. The Town Planner verified that it is 500 feet.

Christine Cunneen made a motion to approve the preliminary plan and the final 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 have were found for all of the standards of 5-2 required findings. It is also apparent that the proposed preliminary plan and final plan is consistent with the Town of Johnston Comprehensive Plan, subject to all required building permits and approvals are obtained and also subject to satisfaction of Mr. Sasas concern on the 400 feet for the fire hydrant, that it meets the Fire Department. Seconded by Mr. Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

File 2015-25- Approved

Mr. Cournoyer made a motion to suspend the rules and move to New Business File PB 16-5

B. Major Land Development Master Plan Review- Richard Conti- Brown Ave- PB '16-5

Mr. Lombardi, Attorney for applicant, addressed the board. The applicant is seeking master plan approval then be sent to zoning. The applicant seeks to subdivide this 5.5 acre lot. The applicant, Mr. Conti, would like to divide out the existing dwelling and to continue with the existing driveway maintained by the applicant, and to bring up a proposed three-bedroom dwelling. The zoning relief will be for reconfiguring the lots and relief for frontage. John D'Amico, Abutter, was dully sworn in. The applicant asked questions about water runoff. His concerns were addressed o his satisfaction.

Mr. Sasa made a motion to approve the Master Plan based upon the submitted application, testimony presented to the board, planning staff report on the memorandum 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 for all of their standard 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 the applicant seeking the necessary variance from the zoning ordinance requirement from the zoning board prior to the preliminary hearing, because I order to subdivide the lots, you need a frontage on the public road. So, he is going to the Zoning Board to seek that relief from zoning and come back through the process of the Planning Board. Seconded by Ms. Cunneen. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

File 2016-5 Approved



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C. Advisory Opinion to the Town Council on the Property for the Land Trust- Belknap School Land Conveyance

The Town Council seeks an advisory opinion for approval on the conveyance of the land from the Town of Johnston Land Trust.

Ms. Cunneen made a motion for a favorable recommendation to the Town Council for approval of the conveyance of the land from the Town of Johnston to the Johnston Land Trust. Based on the Planning Boards positive findings as to the two point test set forth in R.I.G.L. 45-24-52, that is, Number 1, I find that the proposal is consistent with the Comprehensive Plan of the Town including the goals and policies statements,; the implementation program and all other applicable elements of the comprehensive plan; and 2, 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 Article 1, section B of the ordinance. For the above reasons, I find the adoption of this proposed advisory opinion to the Town Council subject to the right of first refusal in favor of the Town in the event the Land Trust determines at some point in the future that it must alienate its ownerships interest. Seconded by Mr. Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

Advisory Opinion Property for the Land Trust- Belknap School- Approved

D. Advisory Opinion to the Town Council on the CDBG FY '16

Endorsement and advisory opinion to Town Council on proposed 2016 Community Development Block Grant (CDBG) program application. Peter Delponte, Administrator for the Town, addressed the board. He stated that the Town will be seeking \$300,000 total for the CDBG grant program.

Ms. Tonole made a motion for a favorable recommendation to the Town Council based on the Planning Boards positive 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, implementation program and all the applicable elements of the comprehensive plan. Two, 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. 45-23-30, and Article 1, Section B of the ordinance. For the above reasons, I find the adoption of this proposed 2016 Community Development Block Grant is consistent with the good planning and the Town's Comprehensive Plan. Therefore, I favorably recommend that the 2016 Community Development Block Grant be adopted by the Town Council. Seconded by Mr. Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

CDBG FY '16- APPROVED



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III. Administrative Report & Special Items

Thomas Deller, new Planner for the Town, introduced himself to the board. He stated his background in Providence, CT and other certifications. He reminded the board of Citizens Bank preliminary review will be on July 12th.

IV. General Business

No Items

V. Adjournment

*Mr. Sasa made a motion to adjourn. Seconded by C. Cunneen. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.** (Adjournment 7:10)*

Respectfully Submitted,

Peggy Passarelli, Secretary