

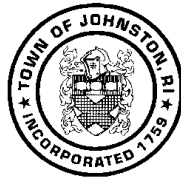
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TOWN OF JOHNSTON PLANNING BOARD

100 Irons Avenue, Johnston, RI 02919
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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, December 6, 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, December 6, 2016, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

I. Call to Order & Roll Call

The meeting was called to order at 6:07 p.m. Quorum present for the Board: John Laurito; Chairperson. Al Cournoyer; Vice-Chair, Mohamad Sasa, and Joseph Lembo, Also present for the Town were Joe Ballirano, Esq., Planning Board Solicitor; Thomas E. Deller, AICP; Town Planner, and Lou Fabrizio.

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

A. Major Land Development Preliminary Plan Review- Richard Conti-Brown Ave- PB '16-5

The applicant, Richard Conti, proposes to separate a lot to create additional buildable lot. The property is 5.58 acres, located within the R-40 Zone and is identified as Plat 55 Lot 4

*Frank Lombardi addressed the board. Applicant seeking to divide the lot and make a buildable lot for son. Al Cournoyer made a motion to accept the letters, notices, and green cards. Seconded by John Laurito. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. ISDS approval, and Fire Approval.***

J. Lembo made a motion to approve this as an approval of the Preliminary Plan based upon the submitted application, testimony presented to the Board, planning staff report and memorandum from our various Town departments, all of the general purposes of Section 1 of the Town of Johnston Land Development and subdivision review regulation have been addressed and positive findings were found for all the standards of section 5-2 required findings. It is also apparent that the proposed Preliminary Plan is consistent



December 6, 2016

with the ton of Johnston's Comprehensive Plan, subject to getting the approval of merging the preliminary and final plans approve the preliminary and final plan submission and authorize the administrative officer to sign and record the plans. The applicant should be directed to file the required Mylars and proposed deeds and easements within the administrative office for review and approval prior to the recording. S. Sasa seconded. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

PB '16-5- Approved

B. PB' 16-20 Atwood Place Development – Applicant: Atwood Place Development Corp – Property Location: 1770 Atwood Avenue Plat 53 Lot 75 – Property Zoned: R-7.

Preliminary Plan Review of Fairfield Estates, a proposed six lot subdivision of a 4.4 acre parcel with an existing dwelling. The purpose of the meeting is to review the presented plans, discuss phasing and any requested waivers, hear public comment and to give direction to the developer, Atwood Place Development Corporation.

Al Russo, Attorney for applicant, addressed board. Mr. Russo requested a continuance until next month. S. Sasa made a motion to continue Atwood Place. Seconded by Al Cournoyer. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

PB' 16-20- Continued

C. PB '15-18 John Cairo- Applicant- Major Subdivision- Preliminary Plan Review – Property Location Atwells & Union Plat 18 Lot 203- Property Zoned: R-15

Preliminary Plan review of the proposed two (2) lot residential subdivision requiring zoning relief from the Zoning Board of Appeals. The plan is entitled the Cairo- Atwells & Union Avenue. The lot is identified as A.P. 18 / Lot 203 consisting of ±12,880 sq. ft. within the R-15 Zoning District and owned by John Cairo. 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

Al Russo, attorney for applicant, addressed the board. Al Cournoyer made a motion to accept the notices and acceptance cards. Seconded by J. Lembo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. Nick Veltri, sworn in, explained that since last time, he went to the site, and took elevations of both lots, including Atwells Avenue and Union Avenue and I generated a grading plan per client's, you know, wishes, he wants to install a very short wall along it would be along the northern boundary between him and Mr. O'Brien and then continuation of that wall to subdivide the two properties from the existing home. The purpose of it is to elevate the ground slightly so that any runoff from the site will be directed towards Union Avenue and not on to the abutters. Also, the downspouts of the proposed dwelling will go into a shallow leaching system for the down spots only so during the rainstorm the water will go to the subsurface systems



December 6, 2016

and percolate, so will be staying into the upper soil. The driveway is pitching towards Union Avenue and the front yard also is pitching towards the road. Mr. Deller requested that Mr. Veltri meet with the town and review the calculations for the storm drainage and there should be some sort of maintenance easement or easement across the gravel trenches that are for storm water. Scott O'Brien, abutter, sworn in. Asked questions regarding water and drainage. Any decision would be subject to Mr. Veltri hiring an engineer to plan how they will maintain the water.

Al Cournoyer made a motion to approve the Preliminary Plan 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 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 Preliminary Plan is consistent with the Town of Johnston Comprehensive Plan subject to one, certification by registered engineer of the drainage plan; two, an easement for the gravel drainage areas for future maintenance; and three, have the Town Engineer meet with Mr. Veltri to confirm elevations and calculations from project registered engineer. Mr. Lembo seconds the motion. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

PB '15-18- Approved

D. PB '16-20 Major Subdivision Master Plan Review – Bishop Heights Subdivision-Bishop Hill Road and Central Avenue Plat 43/3 Lot 98- Property Zoned: R-40

A Public Informational Meeting on a Master Plan Submission for the Bishop Heights Subdivision; a proposed subdivision of AP 43/3 Lot 98 located on Bishop Hill Road and Central Avenue into 37 lots accessed off the existing streets and a proposed new road

Attorney Joseph Shekarchi addressed the board seeking Master Plan Approval. Proposed 39 lots, 37 for housing, and two will be used for drainage. The first phase will be 18 lots across the street frontage, then 19 lots for phase II. There will be substantial improvements to the drainage at the developers cost. Scott Moorehead, engineer, sworn in. Stated that they will catch the water that runs off uncontrolled and control it and run it to the detention basin. Abutters Dennis Pothier, William Torti & Silverio Piccirillo were sworn and asked questions regarding drainage. Abutters were notified that the Preliminary meeting will show more details on drainage.

J. Lembo made a motion to approve the Master Plan based upon the submitted application, the testimony presented to the Board, the planning staff report and memorandum from the 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. Seconded by Al Cournoyer. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.



December 6, 2016

PB '16-20- Approved

E. PB '11-11 -The Centre at Cherry Hill- Modification of Site Plan-

Determination Under Zoning Ordinance Section 340-107 H – Change of Approved Site Plan – Vote required

The proposal is a reduction from 44 to 41 units.

Al Cournoyer made a motion that this proposed modification is a minor change to the original plan and I make a motion authorize the administer stiff steer to perform final review and approval and record a modified plan set in the land evidence records.

Seconded by Sam Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

IV. Old Business

A. PB '09-46- Advisory Opinion to the Town Council - Rockcrest Highlands Development- Major Subdivision –Release of Performance Bond and Acceptance of Public Road-

Review of street improvements and construction for Performance Bond Release

Al Cournoyer made a motion or a favorable recommendation to the Town Council based on the Planning Board's positive findings as to the 2 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 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 in article 1, section B. of the ordinance. For the above reasons, I find that the adoption of the proposed performance bond we lease and acceptance of the public road is consistent with good planning and the Town's Comprehensive Plan. I therefore favorably recommend that the performance bond be released and the acceptance of the public road be adopted by the Town Council subject to the required signatures. Joseph Lembo seconded. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

III. Administrative Report & Special Items

IV. General Business

No Items

V. Adjournment



December 6, 2016

*Joseph Lembo made a motion to adjourn. Seconded by Al Cournoyer. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.** (Adjournment 9:11)*

Respectfully Submitted,

Peggy Passarelli, Secretary