

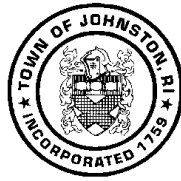
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## TOWN OF JOHNSTON PLANNING BOARD

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MEMBERS  
Joseph Lembo  
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Mohamad Y. Sasa  
Sindyè Tonole

SOLICITOR  
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TOWN PLANNER/  
ADMIN. OFFICER  
Thomas E. Deller, AICP

# PLANNING BOARD MEETING

**Tuesday, January 10, 2017, 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, January 10, 2017, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

### I. Call to Order & Roll Call

*The meeting was called to order at 6:02 p.m. Quorum present for the Board: John Laurito; Chairperson. Al Cournoyer; Vice-Chair, Mohamad Sasa, Peggy Passarelli, Christine Cunneen and Joseph Lembo, Also present for the Town were Joe Ballirano, Esq., Planning Board Solicitor; Thomas E. Deller, AICP; Town Planner, and Lou Fabrizio.*

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

*S. Sasa made a motion to approve the 2017 meeting dates. Seconded by P. Passarelli. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.***

### A. PB' 16-20 Atwood Place Development *Continuation of Hearing* – 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 stated that the applicant is still working out details with the Fire Chief, and asks for a continuance.*

*Al Cournoyer made a motion to continue Atwood Place Development PB '16-20. P. Passarelli seconded the motion. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.***



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*PB '16-20- Continued*

**B. PB' 16-01 Borden Avenue- King Street- Monello Reconsideration – Applicant: Linda C. Monello – Property Location: 63 Borden Avenue- Plat 15 Lot 311 – Property Zoned: R-15 Zone**

A Public Informational Meeting on the Master Plan submission of Borden Avenue/King Street/Monello, a proposed two lot subdivision of a 0.484 acre parcel with an existing dwelling. The purpose of the meeting is to review the presented plans, discuss phasing.

*Al Russo addressed the board seeking a reconsideration. The applicant was able to go back in the Town Hall records and look at the record plat for that particular area that was presented as Exhibit A. The exhibit shows eight small recorded lots that were in existence from 1942. Additionally, the applicant was able to locate in the Town Hall records, this particular paragraph several property was two separate and distinct buildable lots, Assessor's Plat 5 Lot 312 and Assessor's Plat 5 Lot 311, one fronted king street and the other particular property fronted Borden Avenue in the Town and this information was presented as Exhibit B. S. Sasa made a motion to accept both items into the record as Exhibit A and Exhibit B. J. Lembo seconded that motion. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. The applicant seeks to subdivide this property into two separate lots, one with the existing single family house (Parcel B), and create a new lot (Parcel A). One lot with 11,550 Sq. Ft, and the other with 9528 Sq. Ft.*

*Al Cournoyer made a motion to reconsider the application of Mr. Monello for PB '16-01 Plat 15 Lot 311 to bring it back for reconsideration. Seconded by S. Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.*

***PB '16-01- Reconsidered***

**C. PB'16-18 The Preserve at Briarcliff – Applicant: Geriatric Centers of North America – Property located at 49 Old Pocasset Road, Plat 41 Lot 224 & 229, and Plat 44 Lot 68 & 306 – Property Zoned: Planned District**

Preliminary Plan Review of The Preserve at Briarcliff, a proposed expansion of a previously approved development by adding a 20 bed cottage located north of Briarcliff Manor and 84 parking spaces locates across Old Pocasset Road from the new development. 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, Geriatric Centers of New England

*William Landry, of Blish & Cavanaugh, addressed the board. Seeking Preliminary Plan review, subject to RIDEM wetlands approval. The Comprehensive Plan specifically redesignated this complex as a planned development for precisely these types of uses and the Zoning Ordinance enacted in accordance with the Comprehensive Plan, made it a permitted use. The new 20 bed cottage proposal would be connected to the existing*



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facility and used adjunct to the facility. There will be parking improvements including retaining 13 spaces in addition to the cottage building then creating another 84 spaces across the street with a sidewalk that's going to connect the two areas there's no sidewalk right now. Old Pocasset Road, for most of its built length, has a width of about 20 feet. It narrows to about 13 feet in this area so that needs to be improved and that's part of the plan. David Russo, sworn in, made engineering presentation. Soil evaluations were completed and results were good, water table was sufficient. The proposal is an 11, 029 square foot building with 13 spaces and 84 spaces in the north. Also, the road will be expanded from 15 feet to 24 feet. A lighting plan was created to show two light sin the parking lot, and no light on the abutting residential home. The lights will be 23 feet high. Keith Davignon, principal architect, dully sworn in, discussed the look and location of the building. Todd Brayton, Bryant Associates, traffic engineer. Stated, after research, that the impact of the addition will not be much. Day-to-day operations and deliveries should be close to the same as current conditions. Thomas Deller, Town Planner, noted that the engineer requests that the drainage reports be done semi-annually. Cornelius Maloney, abutting neighbor, sworn in. Abutter prepared a three page document outlining concerns with the applicant's proposals. J. Lembo made a motion to accept this into the record. Seconded by Al Cournoyer. WHEREUPON A VOICE VOTE. Concerns highlighted are buffers and sidewalks. Location of sidewalk debated. Kyle Naylor, Briarcliff, VP of Operations, sworn in. discussed liability of visitors and staff due to location of sidewalk. Mr. Maloneys concerns are addressed in the motions.

J. Lembo made a motion to approve this Preliminary Plan based on the submitted application, the testimony presented to this 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 Preliminary Plan is consistent with the Town of Johnston Comprehensive Plan subject to a copy of each field inspection report be sent to the engineering office, 100 iron Avenue Johnston, Rhode Island 02919 to be kept in a job file in the engineering office with additional subject to these stipulations of the added west buffer of the property. Per Mr. Maloneys submission accepted into the record, item No. 1, the added south buffer of the property. To the west and the south which includes the planting of the enthusiasm gentleman evergreens. It is also subject to the removal of the parking lot shed being excluded from the plan and it also includes that the removal or the reassignment of the generator pad and not be in the buffer zone. The parking island buffering in front of the proposed building can be delegated administratively. Subject to final approval being done administratively. Subject to DEM wetlands. Seconded by Al. Cournoyer. WHEREUPON A VOICE VOTE WS TAKEN.

PB '16-18- Approved

### III. Administrative Report & Special Items

Thom Deller stated that progress is being made in regards to the rewrite of the Comprehensive Plan. Explained the several steps it will involve.



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IV. **General Business**  
*No Items*

V. *Adjournment*

*S. Sasa made a motion to adjourn. Seconded by Al Cournoyer. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.** (Adjournment 7:48)*

Respectfully Submitted,

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Peggy Passarelli, Secretary