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TOWN OF JOHNSTON PLANNING BOARD

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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, February 07, 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, February 7, 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, Sindy Tonole 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 January meeting. Al. Cournoyer seconded the motion. **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. In both the Homeowners Association agreement, and the cistern maintenance agreement, the Town of Johnston bears no responsibility to maintain the cistern. Steven Perry, sworn in. Stating they will be building the road as opposed to bonding. There will be no Certificate of Occupancy issues unless the final road is complete.

Al Russo addressed the board. Six lot subdivision with Master Plan Approval. One house is existing, five single-family homes proposed. All dwellings will have well water and septic systems. The cistern, tank in ground, was addressed and Fire Chief Approval was



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submitted to the board. Agreement was made that each lot will be notating that this particular real estate is subject to a cistern maintenance.

Christine Cunneen made a motion to approve the preliminary Plan for PB 16-20, Atwood Place Development, property location 1770 Atwood Avenue, Lot 53, Lot 75 property zoned R-7. Based upon the submitted application testimony presented to the Board, planning staff report and 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 and positive findings were found to all of the standards of Section 5-2, required findings, and it is also apparent that the proposed preliminary Plan is consistent with the Town of Johnston's Comprehensive Plan subject to, are you ready, the Town engineer review and approval of the drainage plan, the cistern; the compliance of the cistern with all applicable N.F.P.A standards; the Town Planner review of the maintenance records and the Homeowners' Association filings; copy of all deeds showing reference to the Homeowners' Association documents; notes of the final plan; the road binder coat must be installed before construction. And the final road must be completed before the first Certificate of Occupancy. Al Cournoyer seconded the motion. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

PB '16-20- Approved

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.

J. Lembo made a motion to approve the Master and Preliminary Plan based on the submitted application, testimony, staff report, and the memorandum in various town



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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 and Preliminary Plan is consistent with the Town Of Johnston Comprehensive Plan and just subject to Zoning Approvals before the Final Approval, administrative approval. Seconded by S. Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

PB '16-01- Approved

A. PB'17-2 Morgan Avenue – Sasa Applicant: Rhonda Sasa – Property Location: Morgan Avenue, Plat 8 Lot 287 - Property Zoned: R-20

A Public Informational Meeting on the Master Plan submission of Morgan Avenue/Sasa, a proposed two lot subdivision of a 0.87 acre parcel with an existing dwelling. The purpose of the meeting is to review the presented plans, discuss phasing

B.

S. Sasa recused himself.

Rhonda Sasa, sworn in. Presented the proposal for a two lot subdivision to create two buildable lots. Major subdivision that will need zoning relief for frontage. Town water and gas. Lot area 37,371 Sq. Ft., divided into 20,130 sq. ft. lot, and 17,241 sq. ft. lot. Lot 2 would add 2,509 sq. ft to conform to R20. Al Cournoyer made a motion to approve the Master Plan based on 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 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. The motion is subject to waste board system approval Seconded by J. Lembo. WHEREUPON A VOICE VOTE WS TAKEN; ALL IN FAVOR.

PB '17-2- Approved

S. Sasa returned to board.

17-3 Stonemonte Estates-Delponte- Property located at Barden Lane – Applicant: Barry T. Lama – Property located at Barden Lane, Plat 59 Lot 128 – Property Zoned: R-40

A Public Informational Meeting on the Master Plan submission of Barden Lane/Delponte, a proposed four lot subdivision of a 5.49 acre parcel. The purpose of the meeting is to review the presented plans, discuss phasing

Thomas Deller, Town Planner, addressed the board. Three of them will have frontage on a private road Barden Lane. Our regulations require that if we're going to permit development on a private lane, that private lane has to be bought up to town standards. However, there is a provision in our regulations that allows the granting of a waiver if such certain improvements



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aren't needed or deemed needed in good planning practice. Barden Lane was created in 1957 before we had zoning. There are seven houses that are off of that road at the present time. That road is not maintained by the town. It is not a town road. If approved, zoning variance will be needed for the road. Joseph Shekarchi, attorney for the applicant, addressed the board. Stated that the concept is not new and that many communities have adopted this for good planning practices. Submitted DEM wetlands approval as Exhibit A. Al. Cournoyer made a motion to accept the approval as Exhibit A. Seconded by C. Cunneen. VOICE VOTE; ALL IN FAVOR.

S. Sasa made a motion to approve the Master Plan PB 17-3 property located on Barden Lane. Based upon the submitted application testimony presented to the Board, planning and staff report, memorandum from various town departments, all the general purpose of Section 1 of the Town of Johnston Land Development and Subdivision Review Regulation have been addressed. Positive finding where for all of the standard of Section 5-2 required finding. It's also apparent that the proposed Master Plan is consistent with the Town of Johnston Comprehensive Plan subject to the Zoning Board approval on the private road. Seconded by Al. Cournoyer. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

PB '17-3- 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.

IV. General Business

No Items

V. Adjournment

Al Cournoyer made a motion to adjourn. Seconded by P. Passarelli. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. (Adjournment 6:50)

Respectfully Submitted,

Peggy Passarelli, Secretary