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TOWN OF JOHNSTON PLANNING BOARD

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MEMBERS
Joseph Lembo
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SOLICITOR
Joseph R. Ballirano, Esq.

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

PLANNING BOARD MEETING

Tuesday, April 04, 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, April 4, 2017, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

I. Call to Order & Roll Call

The meeting was called to order at 6:01 p.m. Quorum present for the Board: John Laurito; Chairperson. Mohamad Sasa, Peggy Passarelli, and Joseph Lembo, George Lazzareschi. Also present for the Town were Joe Ballirano, Esq., Planning Board Solicitor; Thomas E. Deller, AICP; Town Planner, and Lou Fabrizio.

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

A. PB'17-15 Pleasant Street– Sasa Applicant: Rhonda Sasa – Property Location: 29 Pleasant Street, Plat 4 Lot 103, 104, 105 - Property Zoned: R-15

A Public Informational Meeting on the Master Plan submission of Pleasant Street/Sasa, a proposed two lot subdivision of a 15,000 Sq. Ft. parcel with an existing dwelling. The purpose of the meeting is to review and discuss the presented plans and phasing, if proposed.

*S. Sasa recusal from agenda item. Rhonda Sasa, applicant, sworn in. Stated that they are seeking a master plan major subdivision approval. Lots are serviced by town water, sewer, and gas. J. Lembo made a motion to accept Exhibit A. Seconded by P. Passarelli. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.** The unmerger would allow three 50,000 square foot lots. Lot 103 has an existing single family with in-law. Lot 104 has an existing shed, and 305 has an existing 1,000 sq ft garage. J. Lembo made a motion to accept Exhibit B showing an approval for a buildable lot dated in 2001. Seconded by P. Passarelli. **WHEERUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.** Radius map submitted to show the surrounding lot sizes. J. Lembo made a*



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motion to accept Exhibit C into the record. Seconded by P. Passarelli. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. Submitted two quitclaim deeds into the record. Motion by J. Lembo as exhibit D. Seconded by P. Passarelli. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. Richard Delfino, sworn in. Stated support of this project. P. Passarelli made a motion to approve the Master 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 through 2. Required findings. It is also apparent that the proposed master plan is consistent with the Town of Johnston Comprehensive Plan, subject to the approval of the Zoning Board for the variances needed. Seconded by J. Lembo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

File 2017-15- Approved.

S. Sasa returned to the board.

B. PB '17-3 Stonemonte Estates-Delponte- Property located at Barden Lane – Applicant: Peter DelPonte/Barry T. Lama – Property located at Barden Lane, Plat 59 Lot 128 – Property Zoned: R-40

Preliminary Plan Review of Stonemonte Estates, a proposed four lot subdivision of a 5.49 acre parcel. 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, Stonemonte Estates.

Peter A. DelPonte, 115 Winsor Avenue, sworn in. Stated the proposed subdivision has been granted variances by the Zoning Board. The zoning board approved variance on the private road. S. Sasa made a motion to approve the preliminary and final plan for P.B. 17-3 Stonemonte Estates, Del Ponte property located Barden Lane. Based upon the submitted application, testimony presented to the Board, planning staff report and the memorandum from various Town departments, all of the general purpose 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 standard of section 5-2 required finding. It's also apparent that the proposed preliminary and final plan is consistent with the Town of Johnston Comprehensive Plan and the applicant has satisfied the Zoning Board request by asking for all the variance he needed. I move to approve it. Seconded by P. Passarelli. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

File 2017-3- Approved



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C. PB '17-12 Advisory to the Town Council for a Zone Change from R-40 to Planned District. Property Located at Central Avenue. Plat 44-4 Lot 26.

Town Council seeks an advisory opinion from the Planning Board on a Zone Change from an R-40 Zoning District to a Planned District. Applicant: Richard J Cardarelli.

T. Deller, Town Planner, addressed the board. Stated the proposal meets most of the provisions for Planned Development. The project will have water, sewer, and a solar field to produce electricity. This project will come back as a Major Land Development proposed approval.

J. Lembo made a motion to vote for a favorable recommendation. I'm making a motion for this favorable recommendation to the Town Council of this proposed planned development P.B. 17-12 based on the Planning Board's positive finds as to the 2 point test set forth in R.I.G.L. 45-24-52; that is, 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. 45-25-30 and Article 1 Section B. of the ordinance. For the above reasons I find the adoption of this proposed zoning map change is consistent with good planning and the town's Comprehensive Plan. I therefore favorably recommend that the zoning map change be adopted by the Town Council subject to the opinion of the staff that this development as proposed in the plans that the staff has reviewed clearly demonstrates compliance with the provisions necessary for a waiver to the size requirement. If I may I would add one sentences that council -- the opinion is stipulated on the fact that what comes back to us is what we saw on these plans as presented. And therefore what the Planning Board will see in the future is representative of what we approved this evening during the zoning map change. Seconded by P. Passarelli. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

File 2017- 12- Favorable

D. PB '17-14 Cassisi Properties- Solar Farm- Property Located at Hartford Avenue. Plat 54 Lot 42 Property Zoned- B-2.

A Public Informational Meeting on the Master Plan submission of Solar Farm on 15.6 acres. The purpose of the meeting is to review and discuss the presented plans and phasing, if proposed.



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S. Sasa made a motion to continue the P.B. 17-14, solar farm property located Hartford Avenue to the May meeting. Seconded by P. Passarelli. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

Administrative Report & Special Items

T. Deller stated that Parkside Shopping Center will be back on next months agenda. Also, updates on the Comprehensive Plan and Zoning Ordinances & Use Table.

IV. General Business

V. Adjournment

S. Sasa made a motion to adjourn. Seconded by J. Lembo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

Respectfully Submitted,

Peggy Passarelli, Secretary