

PLANNING BOARD MEETING

Tuesday August 1, 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, August 1, 2017, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

I. Call to Order & Roll Call

The meeting was called to order at 6:09 p.m. Quorum present for the Board: John Laurito; Chairperson. Mohamad Sasa, , 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.

J. Lembo made a motion to accept the minutes from the July meeting. C. Cunneen seconded the motion. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

A. PB '16-19 – Bishop Heights Applicant: National Private Lending, LLC Property Location: the intersection of Bishop Hill Road and Central Avenue AP 43/3 Lot 98 Property Zoned: R-40

A Preliminary Plan Review and Public Hearing on Phase 1 of Bishop

Heights consisting of 18 lots fronting on existing streets. The purpose of the meeting is to review the presented plans, discuss phasing and any requested waivers, to solicit public input and to give direction to the applicant. If the Board finds that all required materials have been submitted and that the plans as presented meet or exceed requirements, the Board may vote to merge the Preliminary and Final Plan Review Stages and authorize the Administrative Officer to record the Final Plan.

J. Lembo made a motion to merge the preliminary and final plans done administratively. Seconded by S. Sasa. WHEREUPON VOICE VOTE WAS TAKEN; ALL IN FAVOR.

J. Lembo made a motion to approve this Preliminary Plan based upon the submitted application the testimony presented to the Board, the planning staff report and the 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 final plan merger will be consistent with the Town of Johnston's Comprehensive Plan only with the only approval subject to one approval of the zoning approval for lot No. 1. Make sure that's in there. Seconded by S. Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

B. PB '17-36 – Hopkins Pond Applicant: Drywater, LLC Property Location: the proposed entrance is located between I-295 and 620 Central Avenue AP 44/4 Lot 26 Property Zoned: PD

A Preliminary Plan Review and Public Hearing on Hopkins Pond, a 27 unit 55 and over development consisting of 9 buildings. The purpose of the meeting is to review the presented plans, discuss phasing and any requested waivers, to solicit public input and to give direction to the applicant. If the Board finds that all required materials have been submitted and that the plans as presented meet or exceed requirements, the Board may vote to merge the Preliminary and Final Plan Review Stages and authorize the Administrative Officer to record the Final Plan.

S. Sasa made a motion to continue this application to a later date. Seconded by C. Cunneen. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

Approved

J. Lembo made a motion to combine items C, D, and E as one with a separate vote. Seconded by C. Cunneen. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

**C. PB '17-32 - Pine Hill Village Applicant: Greenville Holdings LLC
Property Location: opposite 660 Greenville Avenue AP 50 Lot 66.
Property Zoned: CD?/R-40**

A Master Plan Review on a proposed 52 unit age restricted multi-family housing development. The purpose of the meeting is to review the presented plans, discuss phasing and any requested waivers, and to give direction to the applicant.

S. Sasa made a motion motion to approve P.B. 17-32 Pine Hill Village application, Greenville Holding, L.L.C., property location opposite of 660 Greenville Avenue, A.P. 50 Lot 66, Property zoned C.D. R-40. I make a motion to approve the Master Plan based upon submitted application, testimony presented to the Board, planning staff report, 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 standards of section 5-2, required findings. It's also apparent that the proposed Master Plan is consistent with the Town of Johnston Comprehensive Plan. That approval would be subject to the Council amending the comprehensive plan and for the zoning ordinance to be amended. Also, we have heard the testimony from the court order, so I will make my decision based on all the above. J. Lembo seconded the motion.

WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

D. PB '17-30 Advisory Opinion to the Town Council on a proposed amendment to the Comprehensive Plan. Request is to amend the comprehensive plan's Future Land Use Map by changing the land use designation for AP 50 Lot 66, opposite 660 Greenville Avenue, from "Low Density Residential" to "Medium Density Residential". This requested is being filed in accordance with an Amended Consent Order for CA. NO: PC 2006-2112 issued April 12th, 2017.

S. Sasa made a motion for a favorable opinion to the Town Council. I make a motion for favorable recommendation to the Town Council on P.B. 17-30, Based on the Planning Board positive finding as to the 2 points test in regulation 45-24-52, that I find that the proposal is consistent with the Comprehensive Plan of the Town including the goals and the policies statement program and all the applicable element of the Comprehensive Plan. Second, the Board's finding which include the recognition and the consideration of each of the applicable progress of zoning as presented this Rhode Island general law 45-24-30 and article 1 section B. of the ordinance. For the above reason, I found adoption -- I found favorable recommendation to the down sill as consistent with the good planning and the Town Comprehensive Plan. I therefore favorably recommend that P.B. 17-3 to be approved by Town Council. Seconded by J. Lembo.

WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

E. PB '17-31 Advisory Opinion to the Town Council on a proposed amendment to the Zoning Map. He request is to amend the zoning designation for AP 50 Lot 66, opposite 660 Greenville Avenue, from R-40 to R-7. This requested is being filed in accordance with an Amended Consent Order for CA. NO: PC 2006-2112 issued April 12th, 2017.

S. Sasa made a motion for a favorable recommendation to the Town Council on P.B. 17-31, advisory opinion to the Town Council and proposed amendment to the zoning map based on the planning board positive finding to the 2 point test set forth in Rhode Island General Law 45-24-52; that is No. 1. I find the proposal is consistent with the proposed Comprehensive Plan of the proposed amendment of the town including the goals and policy statements and implementation program and all other applicable elements of the comprehensive plan. Second, the boards findings which include the recognition and consideration of each of the applicable purposes of zoning as presented Rhode Island General Laws 45-24-30 and Article 1 section B of the ordinance. For the above reasons, I find a favorable recommendation to the Town Council for PB '17-31. Seconded by J. Lembo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

**F. PB '17-35 – Axis Subdivision Applicant: Axis Realty LLC Property
Location: located between 960 and 986 Hartford Avenue AP 23 Lot 10
Property Zoned: R-15**

A Master Plan Review on a proposed 2 lot subdivision where one lot has insufficient frontage. The purpose of the meeting is to review the presented plans, discuss phasing and any requested waivers, and to give direction to the applicant.

C. Cunneen made a motion to to approve the Master Plan for P.P. 17-35 Axis subdivision based upon the submitted application testimony presented to the Board the 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 subdivision review regulations have been addressed and positive findings were found for all of the sections of 35-2 required findings. It's also apparent that the proposed Master Plan for P.B.17-35, Axis Subdivision, is consistent with the Town of Johnston Comprehensive Plan, subject to zoning approval. Seconded by S.

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

G. PB '17-33 Advisory Opinion to the Town Council on a proposed amendment to the Zoning Map – Request is to amend the zoning designation for AP 57 Lot 225 located adjacent to 11 Brown Avenue from R-40 to R-20 and to permit the development of duplex units.

S. Sasa made a motion to table PB 17-33 indefinitely. Seconded by J. Lembo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

H. PB '17-34 Advisory Opinion to Town Council on a lease agreement between the Town and Southern Sky Renewable Energy, LLC. Though this agreement, the Town will acquire electricity supplied by the solar array on A Street in the Town of Johnston.

C. Cunneen made a motion for a favorable recommendation to the advisory opinion to the Town Council on a proposed amendment to the zoning map. Based on the planning board's positive finding that the state energy plan that we are required to incorporate into our Comprehensive Plan and the board's findings which include the recognition and consideration of each of the applicable purposes ever zoning as presented in R.I.G.L. 45-24-30 and article 1, section B. of the ordinance, for the above reasons I find the adoption of this

proposed advisory opinion to the Town Council is consistent with good planning and the State's energy plan. I therefore favorably recommend that the advisory opinion to the Town Council be adopted. Seconded by S. Sasa. WHEREUPON VOICE VOTE WAS TAKEN; ALL IN FAVOR.

Administrative Report & Special Items

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. (7:34
P.M.)**

Respectfully Submitted,

Peggy Passarelli, Secretary