

Tuesday September 5, 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 6:04 p.m. on Tuesday, September 5, 2017, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

I. Call to Order & Roll Call

The meeting was called to order at 6:04 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.

S. Sasa made a motion to accept the minutes from the August meeting. C. Cunneen seconded the motion. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

II.

PB '17-40 – The Preserve at Briarcliffe Applicant: Medical Homes of Rhode Island, Inc. d/b/a Briarcliffe Manor Property Location: 49 Old Pocasset Road AP 43/1 Lots 224 & 229 and AP 44/4 Lots 68 & 306 Zoned: PD

A Master Plan Review of a proposed amendment of the previously

approved Master Plan PB 16-16. Because of the uncertainty of funding, the applicant is seeking a revision to the approved Master Plan to allow flexibility in the next phase of construction. The applicant is seeking approval of a plan that establishes a building envelop in which a future building or buildings may be built after obtaining Preliminary Plan approval.

Ch. Cunneen made a motion to approve P.B. 17-40, The Preserve at Briarcliff, amending the Master Plan, amending the approval. 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 apparent that the proposed Master Plan is consistent with the Town of Johnston Comprehensive Plan. We want to make sure that the previous conditions as outlined in the prior approvals by this Board are reexamined at the preliminary stage, and that this approval be valid for 5 years from the date of approval at the time of recording this decision. Seconded by G. Lazzareschi. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

PB '17-42 – 1340 Hartford Avenue Applicant: Jamie Turmel Property Location: 1340 and 1350 Hartford Avenue AP 20 Lots 8,63, 306 & 307 Property Zoned: B-2

A Site Plan Review in accordance with Section 340-27.1 of the Zoning Ordinance for a proposed auto dealership.

P. Passarelli made a motion to approve the Site Plan review based upon the submitted application, testimony presented to the board, planning staff report and memorandum from various found departments all of the general purposes ever Section 1 of the Town of Johnston Land Development and subdivision review regulation have been addressed and positive findings were found for all of the standards of section 5-2. Required findings. It is apparent that the proposed excuse me Site Plan review is consistent with the Town of Johnston Comprehensive Plan subject to conforming to all regulations including D.E.M. and D.O.T., including landscaping and parking at final review, as well as easement agreement with unobstructed access within that 20 feet. Once negotiated between the applicant and adjacent owners, must be submitted administratively. Seconded by S. Saas. WHEREUPON A VICE VOTE WAS TAKEN; ALL IN FAVOR.

PB '17-39 – 1423 Hartford Avenue Conceptual Review to determine if application constitutes a staff review. AP 53 Lot 122. Property Zoned: B-2

Applicant is proposing reusing the property as a bank with drive through. Original use was a coffee shop with a drive through. Applicant is proposing total demolition of existing building a development of a new building of approximately the same size with the same parking configuration and landscaping. Administrative officer wants Board's opinion as to whether site plan review can be handles at the staff level.

S. Sasa recusal from the board.

P. Passarelli made a motion to to approve the conceptual review 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 into of Johnston Land Development and subdivision review regulations have been addressed and positive findings were found for all of the is standards of 35-1 required findings. It is apparent that the proposed conceptual review is consistent with the Town of Johnston Comprehensive Plan. We approve for a staff review rather than the need to appear again before the Planning Board. Seconded by Ch. Cunneen. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

PB 12-06 – Bella Woods Vue Request for reconsideration of Final Plan.

Applicant is requesting that the Board waive the requirements for: concrete sidewalks on one side of the street, precast concrete curbing, planting of street trees and the installation of street lighting.

S. Tonole made a motion to approve the modification of the final plan P.B. 12-06 and make a motion to approve the final 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

redevelopment and subdivision refer view regulations have been addressed and positive findings were found for all of the standards of section 5-2. Required findings. It is apparent that the letter proposed final plan is consistent with the Town of Johnston comprehensive plan and subject to waiving requirements of the sidewalks and concrete curbing but requiring installing Cape Cod berm, complete the revised plans for recording. Lights must remain. S. Sasa seconded the motion. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

PB 17-43- Advisory Opinion – Acceptance of Santa Circle. AP 57 Lot 85. Property Zoned: R-40.

Town Council voted to refer Petition 2017-CP-137, a petition for the acceptance of a private road known as Santa Circle, to the Planning Board for an advisory opinion.

G. Lazzareschi made a motion to advise the Town Council petition 2017 -C.P. 137, acceptance of Santa Circle referred to planning. Based upon the submitted testimony presented to the Board, planning staff report and memorandum made a motion from various Town departments, the board advises Council to only accept said

road subject to being improved to Town standards and approved by the director of the public works. Seconded by Ch. Cunneen. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

III.

Administrative Report & Special Items

IV. General Business

V. Adjournment

Ch. Cunneen made a motion to adjourn. Seconded by S. Tonole. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. (8:03 P.M.)

Respectfully Submitted,

Peggy Passarelli, Secretary