

## **PLANNING BOARD MEETING**

**Tuesday December 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, December 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, Joseph Lembo, Peggy Passarelli, Mohamad Sasa, , Christine Cunneen.. Also present for the Town were Joe Ballirano, Esq., Planning Board Solicitor; Thomas E. Deller, AICP; Town Planner, and Deb Pavone.**

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

#### **II.**

**PB '17-44 – 72 Putnam Ave Avenue Conceptual Review- Applicant: Luigi Properties- AP 39 Lot 126, 129, 283. Property Zoned: B-2 & R-15.**

**Applicant is proposing development of a 7,300 Sq. Ft. retail**

**Automotive Accessories Store.**

**Ch. Cunneen made a motion to accept the conceptual site plan review as stated for A.P 39, lots 126, 129, and 283. Seconded by Joseph Lembo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**PB '17-40 – The Preserve at Briarcliffe Applicant: Medical Homes of Rhode Island, Inc. d/b/a Briarcliffe Manor- Modification- Plat 43, 44 Lot 224, 229 & 68, 306 - Property Zoned: PD**

**Modification to Approved Master Plan.**

**Joseph Lembo made a motion on to approve the removal of the 25-foot buffer and allow for the temporary service of electric to be drawn from 354 Old Pocasset rd. Seconded by S. Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**PB '17-48 – Belfield Acres- Applicant: David DePina- Belfield Drive, AP 54 Lot 127 Property Zoned: R-40.**

**Preliminary Plan Review of Belfield Acres, a proposed Minor subdivision of a 10 acre parcel. The purpose of the meeting is to review the presented plans, discuss phasing and any requested waiver.**

**Ch. Cunneen made a motion to merge preliminary and final plans. Based upon the submitted incorporating the fire marshals request for the fire hydrants as stated by the town planner and labeling the 4 lots as not developable until approval from D.E.M. based upon the submitted application testimony presented to the Board. Merge and approving 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 for all of the standards of section 5-1 required fine, it is apparent that the proposed preliminary and final plan is consistent with the Town of Johnston Comprehensive Plan subject to the items discussed earlier. Seconded by Joseph Lembo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**PB '17-36 Hopkins Pond Condos- Public Hearing Property located at Central Avenue– Applicant: Richard Carderelli –Proposal of 27 Condominium units- Plat 44/4 Lot 26 – Property Zoned: R-40**

**A Public Hearing for site plan review of Hopkins Pond Condos, 15.6 acres. The purpose of the meeting is to review the presented plans, discuss phasing.**

**Sam Sasa made a motion to approve the Site Plan for P.B. 17-36 Hopkins pond condo. I'll make the motion to approve the Site Plan and find that the plan performance standards section E. Of the Zoning Ordinance and each of the standard 1 through 16 can be achieved. I'm satisfied with the submitted application testimony presented to the Board and additive from the staff and the presentation of the attorney and his witnesses, addressing standard 1 to 16 subject to Mr. Chairman has just mentioned 5 recommendations. Seconded by Ch. Cunneen. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**PB '17-35 – Axis Subdivision- Applicant: Axis Realty- Located between 960 & 986 Hartford Avenue AP 23 Lot 10 Property Zoned: R-15.**

**Revocation of Master Plan Approval.**

**Joseph Lembo make a motion for the revocation of the Master Plan approval for P.B 17-35, the Axis subdivision, A.P. 23 lot 10, property zoned R-15. Seconded by Ch. Cunneen. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**Advisory Opinion to the Town Council on the CDBG FY '17  
Endorsement and advisory opinion to Town Council on proposed  
2017 Community Development Block Grant (CDBG) program  
application.**

**Continued**

**III.**

**Administrative Report & Special Items**

**IV. General Business**

**V. Adjournment**

**J. Lembo made a motion to adjourn. Seconded by S. Sasa.  
WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. (7:26  
P.M.)**

**Respectfully Submitted,**

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**Peggy Passarelli, Secretary**