

Tuesday February 6, 2018, 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 6, 2018, 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; Chair, Joseph Lembo; Vice-Chair, Christine Cunneen, George Lazzareschi, Sindye Tonole. Also present for the Town were Joe Ballirano, Esq., Planning Board Solicitor; Thomas E. Deller, AICP; Town Planner, and Deb Pavone.

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

II.

PB '17-54 Advisory Opinion to Town Council- 1222 Atwood Avenue- Plat 44 Lot 120- Applicant: Steven Malone –Proposal of zone change from R-15 to B-1.

Town Council voted to refer Petition 2017-CP-190, a petition for a zone change, to the Planning Board for an advisory opinion.

J. Lembo make a motion for a favorable recommendation on the petition 2017 C.P. 190 to rezone A.P. 44 lot 120 from R-15 to R. 1 based on the Planning Board's positive findings based on the Planning Board's positive findings as to the 2 point test set forth in Rhode Island General Law 45-25-52 that is we find proposal is consistent with the Comprehensive Plan of the Town of Johnston including the goals and policy statements the implementation program and the other applicable elements of the Comprehensive Plan, and No. 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. 45-24-30 and article 1 section B. of the ordinance and for the above reasons I find the adoption of this proposed petition change is consistent with good planning and the Town's Comprehensive Plan and I recommend that we adopt this into the Town Council and submit it to

the Town Council for passage. Seconded by Ch. Cunneen. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

PB '18-3 Advisory Opinion to Town Council- 49 Old Pocasset Road- Plat 44-4 Lot 161- Applicant: Briarcliffe Realty Two, LLC –Proposal of zone change from R-40 to Planned District/Continuing Care Retirement Community.

Town Council voted to refer Petition 2018-CP-11, a petition for a zone change to the Planning Board for an advisory opinion.

J. Lembo made a motion for the favorable recommendation to our Town Council for the advisory opinion and the staff believes that the requested zoning in conformance with the Town's Comprehensive Plan and the surrounding zoning designation and recommendation that the Board advises the Town Council that this request should be granted and this is based on the Planning Board positive findings on the positive findings as to the two-point test in Rhode Island General Law 45-24-52, that is we find the proposal consistent with the Comprehensive Plan of the Town including the goals and policy statements, the implementation program and all the other applicable elements of the Comprehensive Plan and the board it's findings which include the recognition and consideration of each of the applicable purposes of zoning as presented in Rhode Island general law 45-24-30 and article 1 section B. of the ordinance. For the above reasons, I find the adoption of this proposed advisory opinion and rezoning consistent with the good planning and the Town's Comprehensive Plan. I therefore favorably recommend that the Town Council -- that this rezoning proposal be adopted by the Town Council. Seconded by CH. Cunneen. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

III.

Administrative Report & Special Items

- 1.O'Reilly Auto Parts modification.**
- 2. Planning Board class and sign up information.**
- 3.Comprehensive Plan update.**

IV. General Business

V. Adjournment

G. Lazzareschi made a motion to adjourn. Seconded by S. Tonole. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. (6:16 P.M.)