

PLANNING BOARD MEETING

Tuesday May 1, 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, April 3, 2018, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI.

I. Call to Order & Roll Call

The meeting was called to order at 6:11 p.m. Quorum present for the Board:, , John Laurito; Chair, Joseph Lembo; Vice-Chair, Christine Cunneen, George Lazzareschi, Sam Sasa.. Also present for the Town were Joe Ballirano, Esq., Planning Board Solicitor; Thomas E. Deller, AICP; Town Planner, and Deb Pavone.

Ch. Cunneen made a motion to accept the minutes from the April meeting. G. Lazzareschi seconded the motion. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

II.

PB '17-32 Multifamily Dwelling – Final Plan Review (ZO Section 340-54)- Pine Hill Village - Plat 50 Lot 66- Applicant: Greenville Holdings, LLC

A public hearing to review the Preliminary and final plans for Pine Hill

Village in accordance with Section 340-54 of the Zoning Ordinance.

J. Lembo made a motion to approve the preliminary and final plan subject to the following conditions that we will read at the ends of this for P.B. 17-32, the multifamily age restricted dwelling for Pine Hill village. This is based on the spitted 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 apparent that the proposed Preliminary Plan and final plan with subject to the conditions about to be presented is consistent with the Town of Johnston's Comprehensive Plan. The subject to all the conditions here win are subject to the consent order, the consent decree Court order that has been entered; all easements shall be reviewed and approved by the solicitor and recorded in the land evidence records; the condominium documents and deeds shall be reviewed and approved bit solicitor and recorded in the land evidence records; and final plans shall be subject to the landscape review of this Planning Board along with the solicitor and Town Planner. Seconded by Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

PB 17- 40 The Preserve at Briarcliffe- Location Old Pocasset Rd Plat 43, 44 Lots 224, 229, 68, 306

A Public hearing on the preliminary and final plan for the Preserve at Briarcliffe.

Ch. Cunneen made a motion to approve preliminary and final plan for P.B. 17-40 The Preserve at Briarcliffe based upon the submitted application, testimony presented to the Board, planning staff report and memorandum from various Town departments, all of the general purposes ever Section 1 of the Town of Johnston lands 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 Preliminary Plan and final plan is consistent with the Town of Johnston's Comprehensive Plan subject to the Town Planner having bringing back to the Planning Board if there's any major changes to the final plan, but having administrative review of the final

plan and approval. Seconded by Sasa. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

IV. Administrative Report & Special Items

Comprehensive Plan Update

V. General Business

VI. Adjournment

Respectfully Submitted,

Peggy Passarelli, Secretary