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Town of Johnston
PLANNING BOARD

100 Irons Avenue, Johnston, Rhode Island 02919
Tel: 401-231-4135; Fax: 401-231-4181

AGENDA

MONDAY, November 1, 2004

The Planning Board of the Town of Johnston will hold its regularly scheduled monthly meeting above, at 7:00 PM, at the Nicholas Ferri Middle School Library, 10 Memorial Avenue, Johnston, Rhode Island.

No new agenda items will be heard after 10:30 PM. Any items not heard will be placed on the Planning Board's next agenda. An "Additional" Date of November 23, 2004 at 7:00 PM at the Nicholas Ferri Middle School Library has been scheduled in case the regular meeting must be postponed for any reason or if a second meeting is scheduled by the Board for the month.

The agenda for the evening will be as follows, subject to change:

I. Roll Call

II. Reading of the Minutes

III. Business Items – Continuation of Incomplete Portion of October Agenda

A. Zoning Ordinance - Ordinance # 2004-21

Zoning Map Amendment Petition – R-40 to B-2 (General Business)

Atwood Avenue at Stone Hill Boulevard; Vicinity of Extension
of Stone Hill Boulevard

AP 44/Lots 73 & 74

Change from Residential 40,000 sf Zone (R-40) to General Business (B-2)

8.9 Acres/Existing R-40 Zone

Element of Development Proposal for construction of Phase III area of Stone Hill
Marketplace and the extension Stone Hill Boulevard.

Applicant: Stonehill Drive, LLC

Owners: Angela Buonanno and the Estate of
Benedetto A. Buonanno

Attorney: Frank S. Lombardi, Esq.

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B. Zoning Ordinance - Ordinance # 2004-06

Zoning Map Amendment Petition – I (Industrial) to B-2 (General Business)

4 Industrial Lane - AP 53/Lots 225, 234

Change from Industrial Zone (I) to General Business (B-2)

2.12 Acres/Existing I Zone

No Street Construction / Development Proposal for construction of office building

Petitioner: Carol Pearl Company, Inc.

Owner: Dan-Lou Realty, Inc.

Attorney: Alfred A. Russo, Esq.

Note: This application was reinstated by the Town Clerk.

IV. Business Items

A. Stone Hill Marketplace – Phase III

Major Land Development Project – Master Plan

Stone Hill Marketplace Expansion Proposal

Vicinity of Extension of Stone Hill Boulevard and Vicinity of 1380 Atwood Avenue and Stone Hill Drive Intersection;

AP 44/Lots 66, 73, & 74

104.5± acres; Existing split B-2 and R-40 Zone

Major Development Proposal for construction of Upper Site.

Applicant: Stonehill Drive, LLC

Attorney: Frank S. Lombardi, Esq.

Engineer: Samuel S. Hemenway, PE # 6349
Garofalo Engineers

B. Ordinance # 2004-18

Zoning Amendment Petition R-15 to I-L (Industrial Limited)

Located at 45 River Street; AP 3/Lot 316

6,341 Square Feet/Existing R-15 Zone

No Specific Development Proposal provided for property

A portion of property is proposed to be transferred and deeded to the abutting AP 3/ Lot 313 (CAB Asphalt, LLC) via an Administrative Subdivision at a later date. No Street Construction Proposed

Owners/Petitioners: Vincent G. and Dorothy M. Mitola

Surveyor: John Lambert, PLS # 1966

DiPrete Engineering Associates, Inc.

Attorney: David V. Igliazzi, Esq.

C. Ordinance # 2004-19

Zoning Amendment Petition R-15 and B-2 to I-L (Industrial Limited)

Located at 30 River Street; AP 3/Lot 313

17,358 Square Feet; Existing Split R-15/B-2 Zone

Future Proposal to construct a 2,000 sf Addition to the Existing
2,782 sf Building. No Street Construction proposed.

Owners/Petitioners: CAB Asphalt, LLC

Surveyor: John Lambert, PLS # 1966

DiPrete Engineering Associates, Inc.

Attorney: David V. Igliazzi, Esq.

D. Ordinance # 2004-20

Street Abandonment Petition – Portion of Cross Street

Proposed Abandonment of 80 linear feet of Cross Street

beginning at intersection of River Street

Vicinity of AP 3 and Adjacent to AP 3/Lots 316 and 300

Owners/Petitioners: Vincent G. and Dorothy M. Mitola

Surveyor: John Lambert, PLS # 1966

DiPrete Engineering Associates, Inc.

Attorney: David V. Igliazzi, Esq.

E. A Street - Macera PUBLIC HEARING

Industrial Site Review – PUBLIC HEARING

Vicinity of A Street and Shun Pike Intersection

AP 32/Lot 45; 36,666 sf; 1 Lot; Industrial Zone

Site will involve an Administrative Subdivision at a later date

No Street Construction

Applicant/Owner: Stephen Macera, Maxie Realty, Associates, LP

Surveyor/Engineer: Christopher A. Duhamel, PLS #1844, PE #5013

DiPrete Engineering Associates, Inc.

F. Sheridan Street – Davis PUBLIC HEARING

Minor Land Development – Public Hearing

Sheridan Street

Street Construction of unimproved portion of Sheridan Street

Vicinity of AP 34/Lot 137 at 37 Sheridan Street

R-15 Zone

Applicant: Ronald Davis

Surveyor: James F. Wishart, PLS #1667, Cataldo Associates

Engineer: Keith R. Magovern, PE #3330, Cataldo Associates

G. Shun Pike – Vinagro

Site Review Referral and Comment from Zoning Board of Review

Vicinity of Shun Pike and A Street Intersection

AP 33/Lot 28; 15.9 Acres; 1 Lot; R-40 Zone

Outdoor Recreation Proposal for Commercial Dirt Bike Tracks

No Street Construction

Applicant: Joseph R. Vinagro and Darlene A. Chapdelaine

Owner: Joseph R. Vinagro

Surveyor: Bruce D. Woods, PLS #1924

Bella Surveying and Engineering, LLC

H. Polk Street Subdivision

Minor Subdivision Proposal – Preliminary Plan Review

Vicinity of Polk Street and Railroad Avenue Intersection

AP 36/Lot 85; 38,126 sf; 2 Lots - R-15 Zone

No Street Construction

Owner: Janet R. Martin

Surveyor: Nicholas A. Veltri, PLS #1719

I. Ordinance # 2004-23

Zoning Amendment Petition B-2 (General Business) to R-7 (Residential 7,000 sf)

Located at 26 Greenville Avenue; AP 14/Lot 364

8,980 Square Feet/Existing B-2 Zone

Proposal to construct a 2-family house

No Street Construction Proposed

Owners/Petitioners: Philip Johnston

Surveyor: Nicholas A. Veltri, PLS #1719

Attorney: Anthony J. DiBiase, Jr., Esq.

J. Lincoln Drive and Goldenview Drive - Maggiacomo

Minor Subdivision Proposal - Concept Review

Vicinity of 17 Golden View Drive and 4 Lincoln Drive

AP 45/Lots 265 and 415; 5 Lots

6.08 acres; R-40 Zone

No Street Construction

Owner: Ronald Maggiacomo

Surveyor/Engineer: Christopher A. Duhamel, PLS #1844, PE #5013

DiPrete Engineering Associates, Inc.

V. Comprehensive Community Plan – Amendment to Housing Element

VI. Town Council Referrals

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VI. Discussion

- A. **Zoning Ordinance Amendment Proposals**
- B. **Land Development and Subdivision Review Regulations Amendment Proposals**
- C. **Ordinance Proposals**
- D. **Potential and Ongoing Projects**
- E. **Miscellaneous**

VII. Adjourn

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