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Town of Johnston
PLANNING BOARD

100 Irons Avenue, Johnston, Rhode Island 02919
Tel: 401-231-4000; Fax: 401-231-4181

AGENDA

November 22, 2005

The Planning Board of the Town of Johnston will hold its rescheduled regularly monthly meeting on the above date, at 7:00 PM, at the Nicholas Ferri Middle School **Cafeteria**, 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.

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

- I. Roll Call**
- II. Reading of the Minutes**
- III. Business Items**

OLD BUSINESS

A. Railroad Avenue - Industrial Site Review - Continuation

Industrial Site Review –Public Hearing Continuation
Vicinity of 95 Railroad Avenue

AP 36 / Lot 19; 30,656 square feet; I (Industrial) Zone;
No Street Construction

Applicant: Morra Electric, Inc; David Morra
Engineer/Surveyor: Philip S. Mancini, PE #2768, P.L.S. #1591

B. Polk Street - Martin

Minor Subdivision – Request for Release of Performance Bond
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
Applicant: Tina Ferro
Surveyor: Nicholas A. Veltri, PLS #1719
Attorney: Joseph A. Sciacca, Esq.

C. Ordinance # 2005-18

Zoning Amendment Petition – Hartford Avenue
Change from R-40 (Residential 40,000 sf) to B-2 (General Business)
and B-3 (Planned Business) to B-2 (General Business)

Vicinity of 2200-2220 Hartford Avenue
AP 54 / Lots 43 (portion); 53, 79, 97; 11.21 Acres; Existing B-3 and R-40 Zone

Advisory Opinion also requested regarding regulatory submission requirements
for Business Site Plan Review of this project proposal and the feasibility of the
granting of certain waivers therefrom.

Owners/Petitioners: Sandmoor Realty
Applicant: Zaremba Group, LLC
Attorney: Elizabeth McDonough Noonan, Esq.

IV. New Business

A. Belfield Drive - DiMaio

Minor Subdivision
Vicinity of 11 Belfield Drive

AP 54 – Lot 19; 11.28 acres; 2 Lots - R-40 Zone
No Street Construction

Owner: Paul J. DiMaio
Surveyor: Nicholas A. Veltri, PLS #1719

B. Crystal Estates

Minor Subdivision
Vicinity of Greenville Avenue

AP 47/2 - Lots 42, 43, & 44; 5.9 acres; 4 Lots; R-20 Zone
Street Construction

Owner: Steve Lombardi
Surveyor: Unknown

C. Circle Realty Plat

Minor Subdivision
Vicinity of 15 Brown Avenue

AP 57/Lot 225; 6.94 acres; 2 Lots; R-40 Zone
No Street Construction

Owner: Circle Realty, Inc.
Applicant: 5A Builders
Surveyor: James J. Reddington, Jr., P.L.S. #1728

V. Discussion

- A. Zoning Ordinance Amendment Proposals – Potential Text and/or Map Changes**
- B. Land Development and Subdivision Review Regulations Amendment Proposals**
- C. Comprehensive Plan and Amendment Proposals**
- D. Ordinance Proposals**
- E. Potential and Ongoing Projects**
 - (1) Civil Action File No. C.A. 05-4508
Potential closed session per §42-46-4 and 42-46-5 of the General Laws of Rhode Island (Open Meetings).
 - (2) Stonehill Marketplace Status
 - (3) Other potential and ongoing projects
- F. Miscellaneous**

VI. Adjourn