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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

January 4, 2005

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 January 25, 2005 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

A. Shun Pike – Vinagro

Site Review Referral and Comment from Zoning Board of Review

Continued from November 1, 2004 meeting

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

No new agenda business items will be heard after 10:30 PM. Any business items not heard will be placed on the Planning Board's next agenda.

B. Ordinance # 2004-23

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

Continued from November 23, 2004 meeting

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.

C. A Street - Macera PUBLIC HEARING

Industrial Site Review – PUBLIC HEARING

Continued from November 23, 2004 meeting

Vicinity of A Street and Shun Pike Intersection

AP 32/Lot 45 and portion of Lot 42; 36,666 sf; 2 Lots; 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.

D. Sheridan Street – Davis PUBLIC HEARING

Minor Land Development – Public Hearing

Continued from November 23, 2004 meeting

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

E. Polk Street Subdivision - Sadue

Minor Subdivision Proposal – Final Plan Review
Vicinity of Polk Street and Railroad Avenue Intersection

AP 36/Lot 106; 1 acre- 2 Lots - R-15 Zone
Proposal includes Construction of Street Improvements and
Street Reconstruction

Owner: George Sadue
Surveyor: Richard S. Lipsitz, PLS # 1837
Waterman Engineering Associates, Inc.
Engineer: L. Robert Smith, PE # 3536

F. Polk Street Subdivision - Martin

Minor Subdivision Proposal – Final 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

G. Ordinance # 2004-25

Zoning Amendment Petition
from R-40 (Residential 40,000 sf) to PD (Planned District)

Vicinity of Pine Hill Road and Cross Street
AP 43/Lot 581 and AP 45/Lot 6; 82.4 Acres; Existing R-40 Zone

Villa dei Prati de Pino (Pine Meadows Villa)
Proposal to construct 22 Buildings, 122 units.
Street Construction and Extension Proposed

Owners/Petitioners: DECA Realty
Engineer: Ralph A. Cataldo, PE #3330, Cataldo Associates
Attorney: Michael A. Kelly, Esq.

H. Alvina Estates, Section #2

Minor Subdivision Proposal – Concept Review
Vicinity of end of existing Alvina Drive

AP 29/Lot 68; 7.7 acres; split R-20/R-40 Zone
5 Residential Lots + 1 Drainage Lot
Proposal includes Street Construction and Extension

Owner: Alfred Russo and Vincent Russo, Jr.
Surveyor: Nicholas A. Veltri, PLS #1719

I. Ordinance # 2004-31

Zoning Amendment Petition

R-20 (Residential 20,000 sf) to B-2 (General Business)

Vicinity of Simonsville Avenue-Plainfield Pike intersection

AP 29/Lots 1, 2, 42; 1.76 acres; existing R-20 Zone

Proposal to construct a Hotel

65 units, 3-story, 13,000 sf footprint, 79 parking spaces

No Street Construction Proposed

Owners/Petitioners: Janice Sheehan, Elizabeth Masi, Diane DiFazio,
Elizabeth Warneri

Applicant: Ronald A. Maggiacomo

Engineer: Kevin Morin, PE# 7051; DiPrete Engineering

Attorney: Americo M. Scungio, Esq.

J. Ordinance # 2004-32

Street Abandonment Petition – Old Pippin Orchard Road

Vicinity of Pippin Orchard Road-Plainfield Pike intersection

AP 33

Petitioners: Zisis Arsoniadis

Attorney: Paul A. Sassi, Esq.

IV. Discussion

A. Zoning Ordinance Amendment Proposals

B. Land Development and Subdivision Review Regulations Amendment Proposals

C. Comprehensive Plan and Amendment Proposals

D. Ordinance Proposals

E. Potential and Ongoing Projects

F. Miscellaneous

V. Adjourn

Continued Items Pending Resubmission
No Materials Submitted Before Meeting "Resubmission" Deadline

Zoning Ordinance – Ordinance #2003-5

Vicinity of Greenville Avenue at I-295 overpass - AP 55/Lots 24, 64, 75
Change from Residential-40 (R-40) Zone to Planned District (PD)
29+ Acres/existing R-40 Zone/Street Construction
Development: 34 Buildings – 32 residential buildings + 2 additional structures
181 units: 1 60-unit 3-story flats, 19 4-unit Villa-style, 9 4-unit
Townhouses, and 3 Tri-plex style 3-unit buildings

Petitioner/ Owner: Charda Properties, LLC (c/o DICON, David F. Iascone)
Pending Resubmission as of September 2, 2003 Meeting

Note: Submitted as a Comprehensive Permit Application, January 2004 without withdrawing original petition for a Zone Change

Zoning Ordinance – Ordinance #2003-09

976 Hartford Avenue - AP 23/Lot 10
Change from Residential-15 (R-15) Zone to B-2 (General Business)
34,060 square feet/existing R-15 Zone/Street Construction
Development: Construction of Professional Office Building

Petitioner/ Owner: 976 LLC (Everett A. Petronio and Leonard Gemma)
Attorney: Everett A. Petronio, Esq.
Pending Resubmission as of September 2, 2003 Meeting

Zoning Ordinance - Ordinance # 2004-02

Zoning Amendment Petition – Commercial to Industrial (partial)
Vicinity of 2111 Plainfield Pike - AP 30/Lot 5
Change from General Business Zone (B-2) to Industrial Zone (I) Partial
21 Acres/Existing B-2 Zone
2.95 Acres to be rezoned to Industrial
No Street Construction / Development Proposal for construction
of 3 garages

Petitioner/ Owner: James A. Izzo
Attorney: Thomas DeSimone, Esq.

Continued Items Pending Resubmission
No Materials Submitted Before Meeting "Resubmission" Deadline

Oak Crest Village

Multi-Family Land Development Project and Subdivision Proposal – Master Plan
Continued from August 2004 Meeting at request of Applicant

Vicinity of Sage Court (end) and Wychwood Place (end)
AP 38/Lots 338 and 74

20 Multi-Family Units in 3 Buildings (2-6 unit buildings; 1-8-unit building)
and 2 single family house lots

4.23 acres total - R-10 Zone

Street Extensions of Sage Court and Wychwood Place and Construction of
Internal Roadway

Applicants/Owners: Oak Crest Estates LLC, a Rhode Island LLC,
& Johnston Housing Authority

Engineer: Brian Thalmann, PE # 6596, Thalmann Engineering

Surveyor: International Mapping and Surveying, Inc.

Postponed until further notice by applicant on August 24, 2004

Killingly Street – Killingly Holdings LLC – PUBLIC HEARING

Business Site Plan Review – PUBLIC HEARING

Vicinity of 504 Killingly Street and U.S. Route 6 On-Ramp (west-bound)

Johnston AP 12 - Lots 333 and 360; Providence AP 114 - Lots 8 and 133

1.58 acres - B-2 Zone (General Business)

Business Development Proposal - B-2 Zone (General Business).

Owner/Applicant: Killingly Holding, LLC

Surveyor: Richard S. Lipsitz, PLS #1837

Waterman Engineering Associates, Inc

Development Proposal for construction of 9-unit retail plaza building plus detached Bank
building.

Note: A Zone Change for this property from R-15 to B-2 was approved by the Johnston
Town Council in 2003 for a used-car dealership.

Continued Items Pending Resubmission
No Materials Submitted Before Meeting "Resubmission" Deadline

Falcon Nest Estates

Major Subdivision Proposal
Discussion of Status of Appeal of Planning Board Decision

Vicinity of 1046 Atwood Avenue and 29 Granite Street
AP 3/Lot 2 and AP 6/Lot 53; 12.5 acres-split R-15/R-20 Zone
Proposed initially for 17 House Lots + 1 Drainage Lot
Planning Board Master Plan Approval for 14 House Lots Total + 1 Drainage Lot

Proposed Construction of 2 streets

Owner: Abatecola Realty Association, LLC
Surveyor: James F. Wishart, PLS #1667
Engineer: Ralph A. Cataldo, P.E. #3330
Cataldo Associates, Inc.

Most Recent Planning Board Appearance: February 3, 2004
Zoning Board of Review Decision on Appeal: May 27, 2004

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

Continued Items Pending Resubmission
No Materials Submitted Before Meeting "Resubmission" Deadline

Stone Hill Marketplace II – Expansion Proposal

Business Site Plan Review
Stone Hill Marketplace Expansion Proposal

Vicinity of 1380 Atwood Avenue and Stone Hill Drive Intersection
AP 44/2-Lot 66 and AP 44/4-Lots 56, 357, 358, & 359
Business Development Proposal
17.5 acres - B-2 Zone (General Business)

Development Proposal for construction of additions to existing building and
2 new buildings. Proposal includes the Realignment of Stone Hill Drive

Owners/Applicants: Stonehill Drive, LLC; Sunnyland, Inc; 195 Associates, LLC;
and, Vincent A. and Ada Bruzzese
Engineer: Samuel S. Hemenway, PE # 6349
Garofalo Engineers

Decision approved on October 5, 2004:

Motion to approve the site plan made by Mr. D'Amico. seconded by Mr. Kaye,
contingent upon:

1. Formal approval by D.O.T. as well as FINAL APPROVAL by Johnston Planning Board for the Atwood Avenue improvements between F.M. Global and Route 6.
2. The applicant will work with F.M. Global and the Town for the improvements at the light and specifically at Old Atwood.
3. The applicant will continue to address the issues associated with the drainage and the adjacent Lombardi property.
4. The 2 site entrances the first one being the first right going into the first two entrances along Stonehill Road, the one first into the proposed B-1 site for Panera Bread as well as the first right near the proposed Mangiarelli's new building, as well as the replacement of granite curbing along the site frontage on Atwood Avenue from what was disturbed from initial construction.

Discussion: None. Motion carries by individual vote 6-0