

Chairperson
William R. Riccio, Jr., P.E.

Vice-Chairperson
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Warren S. Kaye

Jeanne M. Tracey-McAreavey, AICP
Town Planner/Administrative Officer



William R. Macera, **Mayor**

Planning Board Members

Thomas Breckel
Gregory Burr
Christina D. DiComes, D.M.D.
Allan Mawhiney, MACCCSp

Town of Johnston
PLANNING BOARD

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

AGENDA

February 1, 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 February 22, 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. A Street - Macera PUBLIC HEARING-Continued

Industrial Site Review – PUBLIC HEARING

Continued from January 4, 2005 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.

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B. Sheridan Street – Davis PUBLIC HEARING-Continued

Minor Land Development – Public Hearing

Continued from January 4, 2005 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

C. Polk Street Subdivision – Sadue- Continued

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

D. Polk Street Subdivision – Martin-Continued

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

E. Stone Hill Marketplace- Phase III

Major Land Development Project – Master Plan

Vicinity of Extension of Stone Hill Boulevard and 1380 Atwood Avenue

AP 44/2-Lot
Major Devel

**rescheduled to
February 15, 2005**

Site.

Applicant: Stone Hill Drive, LLC
Attorney: Frank S. Lombardi, Esq.
Engineer: Samuel S. Hemenway, PE # 6349, Garofalo Engineers

F. 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.

G. 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

H. Hummer Auto Sales Facility PUBLIC HEARING

Business Site Review –Public Hearing
Vicinity of 1705 Hartford Avenue

AP 53-1 Lot 10; No Street Construction; 1.5 Acres;

**rescheduled to
February 15, 2005**

Applicant: Hummer Automotive Group; Christopher Hurd, President
Engineer: Joseph Casali, PE #7250
Surveyor: Louis Federici, PLS #1646

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

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ADDENDUM

Public Hearing – Transportation Improvement Program
Submission to the State for 2005 consideration