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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**

**April 5, 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 April 19, 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:

**IV. Roll Call**

**V. Reading of the Minutes**

**III. Business Items**

**A. Normandy Street Extension - PUBLIC HEARING**

Minor Land Development – Public Hearing

Street Construction of unimproved portion of Normandy Street

Vicinity of AP 21/Lot 440 and AP 22/Lot 320 at Niverville Street intersection  
R-15 Zone

Applicant: Norwest Investment, LLC and John DiMaio  
Engineer: Ralph A. Cataldo, PE #3330, Cataldo Associates

**B. Johnston Affordable Housing Plan**

Discussion of comments received from Statewide Planning Program and Rhode Island Housing and formulation of Town's response due back to State by May 2, 2005.

**C. Sheridan Street – Davis**

Minor Land Development – Discussion pertaining to Preliminary Decision

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

**D. Ordinance # 2004-25 - Continuation**

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.

Continuation of application from March 15, 2005 meeting.

**E. Killian Estate Farms**

Major Subdivision Proposal - Concept Review  
Vicinity of 665 Greenville Avenue and 16 Killian Road  
AP 50-Lot 66; 13 Lots  
28.1 acres; R-40 Zone  
Street Construction

Owner: Greenville Holdings, Inc.  
Engineer: Craig Carrigan, P.E. #5692  
Attorney: John Mancini, Esq.

**F. Goldenview Drive - Santagata**

Minor Subdivision – Preliminary  
Vicinity of 48 Goldenview Drive  
Assessor Plat 45-Lot 218  
2 Lots/40,000 square feet/R-40 Zone/R-20 Neighborhood Zone per Ord. 2002-21  
No Street Construction

Owner: Joe and Kerri Santaga  
Surveyor: Richard Bzdyra, PLS #1786  
Ocean State Planners

**G. Falcon Nest Estates**

Major Subdivision Proposal  
Remanding of Master Plan back to Planning Board from Board of Appeal  
for re-examination of number of lots permitted  
AP 3/Lot 2 and AP 6/Lot 53  
Vicinity of 1046 Atwood Avenue and 29 Granite Street

Original proposal for 17 House Lots + 1 Drainage Lot-12.5 acres  
split R-15/R-20 Zone

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

Board of Appeal Decision on Appeal: May 27, 2004

**H. Ordinance # 2005-2**

Street Abandonment Petition – Portion of Scituate Avenue  
Proposed Abandonment of 4,052 linear feet of Scituate Avenue  
beginning at intersection of Shun Pike and ending at intersection of  
Central Avenue

Vicinity of Assessor Plat 43-1

Petitioners: Rhode Island Resource Recovery Corporation

**I. Ordinance # 2005-3**

Street Abandonment Petition – DiMeo Drive  
Proposed Abandonment of 492.64 linear feet of DiMeo  
beginning at intersection of Scituate Avenue

Vicinity of Assessor Plat 43-1

Petitioners: Rhode Island Resource Recovery Corporation

**J. Ordinance # 2005-4**

Street Abandonment Petition –Macera Circle  
Proposed Abandonment of 1,443.1 linear feet of Macera Circle  
beginning at intersection of Scituate Avenue and ending at intersection of  
Scituate Avenue

Vicinity of Assessor Plat 43-1

Petitioners: Rhode Island Resource Recovery Corporation

- K. Ordinance # 2005-5**  
Street Abandonment Petition – Simmons Lake Drive  
Proposed Abandonment of 2,597.45 linear feet of Simmons Lake Drive  
beginning at intersection of Shun Pike  
Vicinity of Assessor Plats 29 and 31  
Petitioners: Rhode Island Resource Recovery Corporation
- L. Ordinance # 2004-29**  
Street Abandonment Petition – Portion of Celia Street  
Proposed Abandonment of 124.4 linear feet of Celia Street  
beginning at intersection of Leah Street and ending at AP 13/Lot 188  
Vicinity of Assessor Plats 13  
Petitioners: Metals Recycling, LLC
- M. Ordinance # 2004-30**  
Street Abandonment Petition – Portion of Leah Street  
Proposed Abandonment of 201.5 linear feet of Leah Street  
beginning at intersection of Celia Street and ending at Carl Street  
Vicinity of Assessor Plats 13  
Petitioners: Metals Recycling, LLC

**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**