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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

February 7, 2006

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.

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

I. Roll Call

II. Reading of the Minutes

III. Business Items

A. **PB 2006-02 – Brown Avenue - Dame**

Minor Subdivision – Preliminary Plan

Vicinity of 91 Brown Avenue

AP 57/Lot 32; 42.3 acres; 2 Lots; R-40 Zone

No Street Construction

Owner: James A. Dame, III

Surveyor: International Mapping and Surveying Corporation
Anthony E. Muscatelli, PLS #1718

Engineer: Thalmann Engineering Co., Inc.
Brian Thalmann, PE # 6596

Rescheduled from cancelled January 3, 2006 Planning Board Meeting

B. PB 2006-03 – Golden Avenue Extension

Minor Land Development – Preliminary Plan – Public Hearing
South of existing Golden Avenue at 51 Lookout Avenue intersection
Vicinity of AP 9/Lot 248; 190 linear feet; R-15 Zone
Street Construction

Applicant: Michael Megrđichian
Engineer: Joseph A. Casali, PE 7250
Joe Casali Engineering, Inc.

Rescheduled from cancelled January 3, 2006 Planning Board Meeting

C. PB 2006-04 – Killingly Place

Major Land Development Project – Master Plan
Vicinity of 504 Killingly Street
AP 12/Lots 333 and 360; 2.1 acres; 2 Lots; B-2 Zone
No Street Construction

Owner: Killingly Holdings, LLC
Surveyor: Samuel A. White, Jr., PLS
Engineer: Samuel S. Hemenway, PE # 6349
Garofalo & Assoc, Inc.
Attorney: Michael E. Kelly, Esq.
John O. Mancini, Esq.

Rescheduled from cancelled January 3, 2006 Planning Board Meeting

D. PB 2006-05 - Ordinance # 2005-23

Street Abandonment Petition – Leah Street, portion thereof
Vicinity of Celia Street and Carl Street - AP 13

Petitioners: Metals Recycling, LLC
Representative: Russell B. Parkman, P.E., GZA Geoenvironmental, Inc.

Rescheduled from cancelled January 3, 2006 Planning Board Meeting

E. PB 2006-06 - Ordinance # 2005-24

Street Abandonment Petition – Celia Street, portion thereof
Vicinity of Oakdale Street and Leah Street - AP 13

Petitioners: Metals Recycling, LLC
Representative: Russell B. Parkman, P.E., GZA Geoenvironmental, Inc.

Rescheduled from cancelled January 3, 2006 Planning Board Meeting

F. **PB 2006-07 - Ordinance # 2005-25**

Street Abandonment Petition – Rachela Street, portion thereof
Vicinity of Rachela Street and John Street - AP 4

Petitioner: Bernard Golf and Asset Management Corp.
Attorney: John A. Glasson, Esq.

Rescheduled from cancelled January 3, 2006 Planning Board Meeting

G. **PB 2006-08 – Lake View Estates**

Major Subdivision – Master Plan

Vicinity of 11 Lake View Court

AP 30/Lots 38 and 39; 5.9 acres; 7 Lots; R-20 Zone
No Street Construction

Owner: Joseph and Diane Santilli
Surveyor: David R. Sheldon, PLS 1897, The Terry Lane Corporation

Rescheduled from cancelled January 3, 2006 Planning Board Meeting

H. **PB 2006-09 – Pine Meadows II**

Major Subdivision – Concept Review

Vicinity of Cross Road, Pine Hill Road, and Michelle Way

AP 45/Lot 6 and AP 43/Lot 581; 82.4 acres; 35 Lots; R-40 Zone
Street Construction

Owner: DECA Real Estate Co., Inc.
Surveyor: RA Cataldo Engineering
Engineer: RA Cataldo Engineering

Rescheduled from cancelled January 3, 2006 Planning Board Meeting

I. **PB 2006-10 – Rockcrest Highlands**

Major Subdivision – Concept Review

Vicinity of Rockcrest Lane, Venice Avenue, and Granite Street

AP 5/Lots 355, 356, 357, 358; 6.5 acres; 10 Lots; R-20 Zone
Street Construction

Owner: Domenic A. Rucco and Thomas S. Borkowski
Applicant: DARE, Inc.
Surveyor: Stephen M. Murgo, Sr., PLS #1663, Baron Engineering, LTD
Engineer: Adam J. Baron, P.E. #3381, Baron Engineering, LTD

Rescheduled from cancelled January 3, 2006 Planning Board Meeting

J. **PB 2006-01 - Killian Estates Farm**

Major Subdivision – Master Plan

Vicinity of Killian Road and Interstate-295 intersection

AP 50/Lot 66; 24.6 acres; 13 Lots; R-40 Zone

Street Construction and Improvements

Owner: Arrow Holdings, LLC
Applicant: Henry Rosciti, Arrow Holdings, LLC
Surveyor: Garofalo & Assoc, Inc.
Engineer: Carl J. Adamo, PE # 4211
Garofalo & Assoc, Inc.
Attorney: Michael E. Kelly, Esq.
John O. Mancini, Esq.

Most Recent Planning Board Appearance: 12-6-05

K. **PB 2006-11 – Pine Hill Estates**

Major Subdivision - Final Stage

Vicinity of 62 Pine Hill Road;

AP 45/2 – Lot 1; R-40 Zone

9 Lots including 7 residential lots; 1 lot detention structure; and 1 lot open space;
21.45 acres total area

Construction of Cedar Grove Court

Petitioner/ Owner: Bolton Corporation
Surveyor: Nicholas A. Veltri, PLS #1719
Engineer: Ronald G. Kershaw, PE # 3843

Master Plan Approval: 6-5-01; 7-6-04 (updated)

Preliminary Plan Approval: 7-6-04

Most Recent Planning Board Appearance: 8-3-04

L. **PB 2006-13 – Golden View Estates**

Lincoln Drive and Goldenview Drive - Maggiacomo

Minor Subdivision Proposal – Preliminary Plan

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.

M. **PB 2006-16 – Caparelli Subdivision - Taylor Road**

Minor Subdivision Proposal – Preliminary Plan

AP 30/Lot 41

Vicinity of 57 Taylor Road

2 House Lots - 8.3 acres - R-40 Zone

No Street Construction

Owner: Costanzo Caparelli

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

Engineer: Jeffrey J. Campopiano, P.E. #3622, Cataldo Associates, Inc.

N. **PB 2006-17 – Greenville Farms**

Major Subdivision – Concept Review

AP 50/Lot 4 and AP 51/Lot 17

Vicinity of 731 Greenville Avenue

49 House Lots – 109 Acres – R-40 Zone

Construction of 3+ Streets

Owner: DAC Properties, LLC

Applicant: Greenville Holdings, LLC

Surveyor: Garofalo & Assoc, Inc.

Engineer: Nicholas Pampiano, Garofalo & Assoc, Inc.

Attorney: Michael E. Kelly, Esq.

O. **Land Development and Subdivision Review Regulations Amendment Proposals**

IV. Discussion

A. **Zoning Ordinance Amendment Proposals – Potential Text and/or Map Changes**

B. **Status of Litigation**

C. **Comprehensive Plan and Amendment Proposals**

D. **Ordinance Proposals**

E. **Potential and Ongoing Projects**

F. **Miscellaneous**

V. Adjourn