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Allan Mawhiney, MACCCSp

Town of Johnston
PLANNING BOARD

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

AGENDA
March 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 scheduled for March 21, 2006.

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 2006-09 – 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 continued February 7, 2006 Planning Board Meeting

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B. 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 continued February 7, 2006 Planning Board Meeting

C. 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
Rescheduled from continued February 7, 2006 Planning Board Meeting

D. PB 2006-11 – Pine Hill Estates

Major Subdivision - Final Stage

Vicinity of 62 Pine Hill Road;
AP 45/2 – Lot 1; R-40 Zone; 21.45 acres total area
9 Lots including 7 residential lots; 1 lot detention structure; and 1 lot open space;
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
Rescheduled from continued February 7, 2006 Planning Board Meeting

E. **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 264 and 415; 5 Lots
6.08 acres; R-40 Zone
No Street Construction

Owner: Kathryn M. Paolantonio
Applicant: Ronald Maggiacomo

Surveyor/Engineer: Christopher A. Duhamel, PLS #1844, PE #5013
DiPrete Engineering Associates, Inc.

Rescheduled from continued February 7, 2006 Planning Board Meeting

F. **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

Rescheduled from continued February 7, 2006 Planning Board Meeting

G. **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.

Rescheduled from continued February 7, 2006 Planning Board Meeting

IV. Land Development and Subdivision Review Regulations Amendment Proposals

V. 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**

VI. Adjourn