

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

Vice-Chairperson
David M. D'Amico, P.E.

Secretary
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: 401-231-4000; Fax: 401-231-4181

AGENDA

March 21, 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 April 4, 2006.

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

I. Roll Call

II. Reading of the Minutes

III. Old Business

A. 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.

Continuation of March 7, 2006 Planning Board Meeting

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

IV. New Business

A. PB 2006-14 – Western Hills Estates

Major Subdivision Proposal – Preliminary Plan – Public Hearing

Vicinity of Washington Drive (end of) and Cross Road

AP 43-2/Lot 583; 11 House Lots + Drainage Lots-28.5 acres - R-40 Zone

Construction of 1+ street

Owner: Quality Homes, Inc.

Surveyor: Peter V. Cipolla, PLS #1680

Engineer: Peter Alviti, Jr. P.E. #3622, Hudson Place Associates

Master Plan Approval: 6 July 2004

Most Recent Planning Board Appearance: 7-6-04

B. PB 2006-12 – Hartford Avenue – Zaremba Group

Business Site Review – Public Hearing

Vicinity of 2200-2220 Hartford Avenue

AP 54/Lots 43, 53, 79; 10.54 Acres; B-2 Zone; 1 Lot Proposed

No Street Construction

Owner: Sandmoor Realty, LLC

Applicant: Zaremba Group, LLC

Proposed Occupant: Progressive Insurance

Attorney: Elizabeth Noonan, Esq., Adler Pollock & Sheehan, P.C.

Surveyor: Richard Nudenberg, P.L.S. #1807,

Vanasse Hangen Brustlin, Inc.

Engineer: Molly Titus, P.E. #7881, Vanasse Hangen Brustlin, Inc.

C. Pine Meadows

Major Subdivision –Final Plan for Recording

Vicinity of Pine Hill Road, Cross Road, Bishop Hill Road intersection

AP 45/2 – Lot 6, AP 45/3 – Lot 6; R-40 Zone

11 Lots including 9 lots for immediate residential development,

1 lot detention structure, and 1 lot future development

83.48 acres total area - 15.49 acres development area / 67.99 acres future
development area

Construction of Michelle Way

Owner/Applicant: DECA Real Estate Company, Inc.

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

Engineer: Ralph A. Cataldo, P.E. #3330, Cataldo Associates, Inc.

Master Plan Approval: 4 February 2003 (original); 4 November 2003 (revised)

Preliminary Plan Approval: 4 May 2004

Most Recent Planning Board Appearance: 4 May 2004

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