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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
April 4, 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 2006-03 – Golden Avenue Extension

Minor Land Development – Preliminary Plan – Public Hearing
Continuation from February 7, 2006

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.

Most Recent Planning Board Appearance: 2-7-06
Continued from February 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.

B. PB 2006-13 – Golden View Estates – Public Hearing

Lincoln Drive and Goldenview Drive - Maggiacomo

Minor Subdivision Proposal – Preliminary Plan Public Hearing

Continuation of Project Proposal from March 7, 2006 meeting

Vicinity of 17 Golden View Drive and 4 Lincoln Drive

AP 45/Lots 264 and 415; 5 Lots

6.08 acres; R-40 Zone

Street Improvements and Construction

Owner: Kathryn M. Paolantonio

Applicant: Ronald Maggiacomo

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

Most Recent Planning Board Appearance: 3-7-06

Continued from March 7, 2006 Planning Board Meeting

C. PB 2006-01 - Killian Estates Farm

Major Subdivision – Master Plan

Continued from March 7, 2006 Planning Board Meeting

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: 3-7-06

D. PB 2006-27 – Alvina Estates, Section 2

Alvina Drive - Russo

Major* Subdivision Proposal – Master Plan Stage

Vicinity of 10 Alvina Drive

AP 29/Lot 68; 5 house lots + 1 drainage lot

7.27 acres; split R-40/R-20 Zone

Street Construction Extension of Alvina Drive

Owner: Alfred Russo and Vincent Russo, Jr.

Surveyor: Nicholas Veltri, PLS #1719, N. Veltri Survey, Inc.

Most Recent Planning Board Appearance: 2-1-2005

Note: This Subdivision has been elevated to **Major Subdivision Status due to the waiver requests.*

E. **PB 2006-29 – Cece Estates**

Shun Pike - Cece

Minor Subdivision Proposal – Preliminary Plan
Vicinity of 120 Shun Pike

AP 32/Lot 8; 3 lots
8.25 acres; Industrial Zone
No Street Construction

Owner: John Cece
Surveyor: Walter P. Skorupski, PLS #1802

F. **PB 2006-33 - Pine Hill Road - Higgins**

Minor Subdivision – Preliminary
Vicinity of 46 Pine Hill Road
AP 45/2 – Lot 338; 2 lots; 4.04± acres; R-40 Zone
No Street Construction

Owner: James H. Higgins, Jr. & Dorothy S. Higgins
Surveyor: Marc N. Nyberg, P.L.S. #1797
Most Recent Planning Board Appearance: 9-6-05

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