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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

June 6, 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. Election of Officers**
- IV. Old Business Items**

A. **PB 2006-04 – Killingly Place**

Major Land Development Project – Master Plan

Vicinity of 504 Killingly Street; AP 12/Lots 333 and 360

2 Lots; 2.1 acres; 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.

Most Recent Planning Board Appearance: 5-2-06

Decision Extension Agreed Upon to 6-6-2006 at 5-2-2006 Planning Board Meeting

Continued from May 2, 2006 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 2006-34 - Ordinance # 2006-6

Zoning TEXT Amendment Petition

Proposed amended of selected sections pertaining to PD (Planned District) Zone provisions (Article IV, Section A of the Johnston Zoning Ordinance)

Petitioner: Churchill and Banks

Attorney: John C. Revens, Jr., Esq.

Most Recent Planning Board Appearance: 5-2-06

Continued from May 2, 2006 Meeting

C. PB 2006-35 - Ordinance # 2006-8

Zoning Amendment Petition

From: R-15 (Residential 15,000 sf) and B-2 (General Business)

To: R-7 (Residential 7,000 sf)

Vicinity of 1285 Hartford Avenue; AP 20/Lots 30, 76 and portions of Lots 29, 46, 71, 121, & 274

11.85 Acres; Existing Split Zone - B-2 Zone (Front), R-15 Zone (Rear)

“The El Marocco, A Mixed-Use Development”

Proposal to construct a maximum of 10 Multi-Family Buildings (2-6 units/building), 56 units.

Street/Internal Driveway Construction

Owners/Petitioners: Michael A. Grieco

Engineer: David E. Provonsil, PE #5160

Most Recent Planning Board Appearance: 5-2-06

Continued from May 2, 2006 Meeting

V. New Business Items

A. Winsor Woods, PHASE #1

Major Subdivision - Preliminary Plan – PUBLIC HEARING

Vicinity of 17-19 Surrey Drive, 8 Stagecoach Drive, and 7 Carriage Way

AP 48 – Lot 13, AP 50/Lots 13 & 14; R-40 Zone

Overall: 20 Lots + Detention Basin – 29.07 acres total area

Phase #1: 8 House Lots

Construction of 3 Streets

Owner: Pezzuco Construction, Inc.; Richard Pezzuco

Surveyor/Engineer: Christopher A. Duhamel, PLS #1844, PE #5013

DiPrete Engineering Associates, Inc.

Master Plan Approval: 10-5-2004

Decision by: 10-4-2006

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