

Town of Johnston

PLANNING BOARD

100 Irons Avenue, Johnston, Rhode Island 02919

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

AGENDA

September 5, 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. Correspondence

IV. Old Business Items

A. PB 2005-01 Stone Hill Marketplace- Master Plan Approval Extension

Major Land Development Project – Master Plan – Request for Extension of Approval

Vicinity of Extension of Stone Hill Boulevard and 1380 Atwood

Avenue

AP 44/2-Lots 66, 73, & 74; 104.5 acres; B-2 Zone

Major Development Proposal for construction of Upper Site.

Applicant: Stonehill Drive, LLC

Attorney: Frank S. Lombardi, Esq.

Engineer: Samuel S. Hemenway, PE # 6349

Garofalo Engineers

B. PB 2006-04 Killingly Place

Major Land Development Project – Master Plan – Informational Meeting

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

Continued from August 1, 2006 Meeting with concurrence of Applicant

C. 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 August 1, 2006 Meeting

III. PUBLIC HEARINGS

A. PB 2006-38 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; reinstatement 8-1-2006 Planning Board Meeting

Decision by: 10-4-2006

B. PB 2006-32 El Marocco, A Mixed Use Development, Phase #1

Business Site Review on Phase #1 - Senior Center – PUBLIC HEARING

Vicinity of 1285 Hartford Avenue

“The El Marocco, A Mixed-Use Development” - Proposal for site improvements for Phase #1 - New Construction/Renovation/Site Work AP 20/ Portions of Lots 29, 46, 71, 121, & 274

1.65 Acres; B-2 (General Business) Zone

Street/Internal Driveway Construction

Owners/Petitioners: Michael A. Grieco

Engineer: David E. Provonsil, PE #5160

Decision by: w/in 45 days of close of Public Hearing

C. PB 2006-37 – Brown Avenue – Boscia

Minor Subdivision – Preliminary – Public Hearing

Vicinity of 45 Brown Avenue; AP 57/Lots 29 and 223

3 Lots – 2 Lots to be developed – 1 Lot reserved for future development

25.85 acres; R-40 Zone

Existing access to proposed rear lot area via Indian Valley Drive (dead-end street without an improved cul-de-sac)

Owners: Richard Boscia

Attorney: Frank Lombardi, Esq.

Decision by: 11-5-2006

IV. New Business Items

A. Polk Street - Martin

Minor Subdivision – Request for Release of Performance Bond

Vicinity of Polk Street and Railroad Avenue Intersection

AP 36/Lot 85; 38,126 sf; 2 Lots - R-15 Zone

No Street Construction

Owner: Janet R. Martin

Applicant: Tina Ferro

Surveyor: Nicholas A. Veltri, PLS #1719

Attorney: Joseph A. Sciacca, Esq.

Most Recent Planning Board Appearance: 4 October 2005

B. PB 2006-47 – Leading Street - Faiola

Minor Subdivision Proposal – Preliminary – Informational Meeting

Vicinity of 86 Leading Street

AP 15/Lot 28; 2 lots; 20,163 sq. ft.; R-15 Zone

No Street Construction

Owner: Joan Faiola

Surveyor: Michael Sugrue, PLS #1913

Decision by: 11-5-2006

C. PB 2006-44 - Belfield Acres

Minor Subdivision – Preliminary Plan – Informational Meeting

Vicinity - between 54 and 63 Belfield Drive

AP 54/Lot 127

5 House Lots; 30+ acres; R-40 Zone

No Street Construction

Owner: David DePina

Surveyor: Angelo M. Raimondi, PLS #1762

Concept Review discussed at 7-6-2004 Planning Board Meeting

Decision by: 11-5-2006

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