

AGENDA

October 3, 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

Completion of Remaining Items from September 5, 2006 Planning Board Meeting

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

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

Continued from September 5, 2006 Planning Board Meeting

D. 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: 9-5-06

Continued from September 5, 2006 Meeting

E. Pine Meadows, Section 1

Major Subdivision –Request for Reduction in Performance Bond

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

Final Plan Approval: 21 March 2006

Most Recent Planning Board Appearance: 21 March 2006

V. New Business Items

A. PB 2006-35 Ordinance # 2006-11

Zoning Amendment Petition

From: B-2 (General Business) and R-40 (Residential, 40,000 sf)

To: B-2 (General Business)

Vicinity of 2111-2113 Hartford Avenue; AP 54/Lots 34 and 80

18.47 Acres; Existing Split Zone - B-2 Zone (Front), R-40 Zone (Rear)

No Development Proposal submitted

Owners/

Petitioners: Sitwell Park, LLC and Louise Lancellotta and Pauline Finocchio

Attorney: John J. Garrahy, Esq.

B. PB 2006-05 - Ordinance # 2005-23

**Street Abandonment Petition – Tilton Avenue, portion thereof
(westerly terminus)**

Vicinity of Greenville Avenue and Kelly Avenue - AP 17

Petitioners: Bryon D. Coppola

Representative: Terrence N. Turner, Esq.

C. PB 2006-10 – Rockcrest Highlands

Major Subdivision – Master Plan 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. Murgio, Sr., PLS #1663, Baron Engineering,
LTD**

Engineer: Adam J. Baron, P.E. #3381, Baron Engineering, LTD

Decision by: 12-18-2006

**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