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Assistant Town Solicitor

Town of Johnston
PLANNING BOARD

100 Irons Avenue, Johnston, Rhode Island 02919
Tel: 401-231-4000; Fax: 401-231-4181

AGENDA

December 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. Presentation – Scituate Reservoir Watershed Greenspace Project**
- V. Old Business Items – completion of November Agenda**

A. PB 2006-15 – Brown Avenue - Winsor Estates

Minor Subdivision – Preliminary Plan

Vicinity of 171 Brown Avenue; AP 60/Lot 92

5.5 acres; 3 Lots; R-40 Zone

No Street Construction

Owner: James S. Winsor

Surveyor: Cataldo Engineering

Decision by: 1-10-2007

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 2006-08 – Lake View Estates

Major Subdivision – Preliminary Plan – Set Date for Public Hearing

Vicinity of 11 Lake View Court; AP 30/Lots 38 and 39

5.9 acres; 7 Lots; R-20 Zone

No Street Construction

Owner: Joseph and Diane Santilli

Surveyor: David R. Sheldon, PLS 1897, The Terry Lane Corporation

Most Recent Planning Board Appearance: 2-7-06

Decision by: 3-6-2007

C. PB 2006-21 – Cedar-Green Street - Izzo

Minor Subdivision – Preliminary Plan

Vicinity of 46 & 48 Cedar Street; AP 13/Lots 13 and 15

1.1 acres; 3 Lots; R-7 Zone

No Street Construction

Owner: Pasquale and Lena Izzo; Pao C. and Ka Yang Kue

Surveyor: Patricia A. Kelly, PLS #1968, International Mapping

Decision by: 1-10-2007

D. PB 2006-64 – Bellawoods Vue

Major Subdivision – Concept Review

Vicinity of terminus of Mascio Drive and Violet Street

AP 27/Lot 52; 3.45 acres; 6 Lots; R-20 Zone

Street Construction

Owner/ Applicant: Felippo L. Aceto

Surveyor: Patricia A. Kelly, PLS #1968, International Mapping

Decision by: Not Applicable

VI. Set Bond for Recording

A. PB 2006-13 – Goldenview Estates – Final/Recording/Set Bond

Goldenview Drive and Lincoln Drive - Maggiacomo

Minor Subdivision Proposal – Final Plan for Recording – Set Performance Bond

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

VII. Land Development and Subdivision Review Regulations Amendment Proposals

VIII. Public Hearing

A. PB 2006-66 El Marocco, A Mixed Use Development, Phase #2

Land Development Project – Preliminary Plan – Public Hearing
Multi-Family Condominiums
Vicinity of 1285 Hartford Avenue
AP 20/ Portions of Lots 29, 46, 71, 121, & 274
34 units proposed; 6.9 Acres; R-7 Zone
Street/Internal Driveway Construction

Owners/Petitioners: Michael A. Grieco
Engineer: David Provonsil, P.E.
Engineer: David E. Provonsil, PE #5160
Decision by: 4-4-2007

IX. Old Business Items – resulting from November Meeting

A. PB 2006-44 Belfield Acres

Minor Subdivision – Preliminary Plan
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: 12-9-2006
(note: month extension granted by applicant on 10-3-06)

B.

PB 2006-10 – Rockcrest Highlands

Major Subdivision – Master Plan Review – Informational Meeting

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. Murgo, Sr., PLS #1663, Baron Engineering, LTD
Engineer: Adam J. Baron, P.E. #3381, Baron Engineering, LTD
Decision by: 1-31-2007

C. PB 2006-17 – Greenville Farms

Major Subdivision – Master Plan Review – Informational Meeting

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.
Decision by: 3-6-2007

X. New Business Items

A. PB 2006-67 Poppy Hill Estates, Section #2

Major Subdivision – Revised Master Plan – Informational Meeting
Vicinity – between Tulip Hill Road and Poppy Hill Drive
AP 55/Lots 19 & 34

9 House Lots; 28.4+ acres; R-40 Zone
Street Construction

Owner: R.J. Colardo, Inc.
Surveyor: David D. Gardner, PLS #1809

Master Plan Approval for 8 Lots Approved at 1-7-2003 Planning Board Meeting

Decision by: 4-4-2007

B.

PB 2006-68 Poppy Hill Drive/Tulip Hill Road - Colardo

Administrative Subdivision

Vicinity – between Tulip Hill Road and Poppy Hill Drive

AP 55/Lots 19 & 34

2 Lots; 28.4+ acres; R-40 Zone

Owner: David DePina

Surveyor: Angelo M. Raimondi, PLS #1762

Administrative Subdivision Application petitioned for property and
withdrawn by applicant at 11-19-2002 Planning Board Meeting
Review contingent upon outcome of Revised Master Plan submission

Decision by: 2-8-2007

IV. 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**

V. Adjourn