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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

January 2, 2007

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. Public Hearing – Amendments to Land Development and Subdivision Review Regulations**
- V. Old Business Items – completion of December Agenda**

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

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 2006-68 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withdrawn by applicant at 11-19-2002 Planning Board Meeting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

VI. Old Business Items – resulting from December Meeting

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

Multi-Family Development Project - Preliminary Plan

Proposal for 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

B. 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: 2-9-2007

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

VII. New Business Items

A. Circle Realty Plat

Minor Subdivision

Vicinity of 15 Brown Avenue

AP 57/Lot 225; 6..94 acres; 2 Lots; R-40 Zone

No Street Construction

Owner: Circle Realty, Inc.
Applicant: 5A Builders
Surveyor: James J. Reddington, Jr., P.L.S. #1728
Decision by: 3-8-2007

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