

**Chairperson**  
Anthony Verardo

**Vice-Chairperson**  
Mohamad Yaser Sasa

**Secretary**  
Lauren Garzone

**Administrative Officer**  
Merrick A. Cook, Jr.



Joseph M. Polisena, *Mayor*

**Members**  
Thomas Breckel  
David M. D'Amico  
Allan Mawhiney  
William R. Riccio, Jr., P.E

**Solicitor**  
Timothy J. Chapman, Esquire

## TOWN OF JOHNSTON **PLANNING BOARD**

100 IRONS AVENUE, JOHNSTON, RI 02919  
TEL.: (401) 231-4000 FAX: (401) 231-4181

### **AGENDA**

**Tuesday, July 3, 2007**

The Planning Board of the Town of Johnston will hold its regularly scheduled monthly meeting at 7:00 p.m., at Nicholas Ferri Middle School Library, 10 Memorial Avenue, Johnston, RI.

No agenda items will be heard after 10:30 p.m. 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 Minutes — June 5, 2007**

#### **III. Old Business**

- A. **Zoning Ordinance 2007-05 — Guglielmo** (PB 2007-17)  
1077 Atwood Avenue

Request for zone change from R-15 to R-10 referred to Planning Board from Town Council for Advisory Opinion. Continued from 5-1-07.

- B. **El Morrocco II — Grieco** (PB 2007-20)  
Major Land Development — Preliminary Plan Review

Vicinity of 1285 Hartford Avenue  
AP 20/ Portions of Lots 29, 46, 71, 121, & 274  
34 Units proposed; 6.9 Acres; R-7 Zone

Owner/Applicant: Michael A. Grieco, Sr.  
Engineer: David E. Provonsil, PE #5160  
Surveyor: Samuel A. White, Jr. PLS #1781—Garofalo & Associates, Inc.



- C. **Killingly Place — Killingly Holdings, LLC** (PB 2007-13)  
Major Land Development — Preliminary Plan Review  
Vicinity of 504 Killingly Street  
AP 12/Lots 333 and 360  
2 Lots; 2.1 acres; B-2 Zone  
Owner: Killingly Holdings, LLC  
Surveyor: Samuel A. White, Jr. PLS #1781 — Garofalo & Associates, Inc.  
Engineer: Samuel S. Hemenway, PE # 6349 — Garofalo & Assoc, Inc.  
Attorney: Michael E. Kelly, Esq.; John O. Mancini, Esq.  
Master Plan approved 9-6-06 with conditions.
- D. **Poppy Hills II — Colardo** (PB 2007-19)  
Major Subdivision — Preliminary Plan Review  
Vicinity of Tulip Hill Road and Poppy Hill Drive  
AP 55/Lot 19  
9 House Lots; 28.4+ acres; R-40 Zone  
Owner: R.J. Colardo, Inc.  
Applicant: Poppy Hills Development Group, Inc.  
Surveyor: David D. Gardner PLS #1809 — Gardner & Assoc., Inc.  
Master Plan approved with conditions (8 lots) 1-13-03 by Planning Board. Decision upheld with same conditions 2-6-06. Appeal granted for original 9 lots 3-29-07 by Zoning Board.
- E. **Bellawoods Vue — Aceto** (PB 2006-64)  
Major Subdivision — Master Plan Review  
Vicinity of terminus of Mascio Drive and Violet Street  
AP 27/Lot 52; 3.45 acres; 6 Lots; R-20 Zone  
Owner/Applicant Felippo L. Aceto  
Surveyor: Patricia A. Kelly, PLS #1968, International Mapping  
Attorney: Michael E. Kelly, Esq.; John O. Mancini, Esq.  
Concept Review 12-05-06.



#### **IV. New Business**

A. **The Centre at Cherry Hill** (PB 2007-16)

Planned Mixed-Use Development — Master Plan Review

Vicinity of 350 Cherry Hill Road & Atwood Avenue

AP 20-1/Lots 39, 82, 206, 217, 218 + 284; AP 20-2/ Lots 58 + 280

21.9 acres; 52 Units; Planned Mixed -Use Development Zone

Applicant Churchill & Banks Companies, LLC

Owner: AAC Realty, LLC; & James R. Shaw, Trustee

Surveyor: Samuel A. White Jr., PLS #1781—Garofalo & Assoc., Inc.

Engineer: Steven B. Garofalo, PLS #4155—Garofalo & Assoc., Inc.

Attorney: Revens, Revens & St. Pierre

#### **V. Adjournment**