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TOWN OF JOHNSTON **PLANNING BOARD**

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

AGENDA

Tuesday, May 6, 2008

The Planning Board of the Town of Johnston will hold an Executive Session from 6:00 to 7:00 p.m. at the Johnston Senior Center, 1291 Hartford Avenue.

Board shall seek to enter into Executive Session Pursuant to Rhode Island General Laws of 1956, As amended § 42-46-5 (a) (2)

Litigation: Greenville Holdings, LLC V. Richard F. Connors, et al.

The Planning Board will hold its regularly scheduled monthly meeting at 7:00 p.m. at the Senior Center. No agenda items will be heard after 10:30 p.m. — any items not heard will be continued to next month's agenda.

The agenda for the evening will be as follows, subject to change.

A. Roll Call

B. Minutes

C. Correspondence

D. Old Business

A. **Rockcrest Highlands** (PB '07-48)

Major Subdivision — Preliminary Plan Review / Public Hearing (*continued*)

Vicinity of Rockcrest Lane, Venice Avenue & Granite Street
AP 5 / Lots 355, 356, 357 + 358; 10 lots; 6.5± acres; R-20 zone
Street construction

Applicant: Domenic A. Rucco — DARE, Inc.
Owner: Domenic A. Rucco & Thomas S. Borkowski
Surveyor: Stephen M. Murg, Sr., RLS — Baron Engineering, Ltd.

continued



- Engineer: Adam J. Baron, PE — Baron Engineering, Ltd.
Attorney: Michael A. Kelly, Esq.
- Master Plan approved (4-6-07);. Master Plan approval extended 1 year (4-1-08); Preliminary Plan review continued (4-1-08).*
- B. Bellwoods Vue — Aceto (PB '07-53)**
Major Land Development — Master Plan Review / Informational Meeting (*cont'd*)
Vicinity of terminus of Mascio Drive and Violet Street
AP 27 / Lot 52; 6 lots; 3.45 ± acres; R-20 zone
Street construction
- Applicant/Owner: Felippo L. Aceto
Surveyor: Patricia A. Kelly, PLS, International Mapping
Engineer: Richard N. St. Jean, PE — St. Jean Engineering, LLC
Attorney: Michael E. Kelly, Esq.; John O. Mancini, Esq.
- Concept review (12-5-06), no decision required. Master Plan review continued (8-7-07, 10-2-07).*
- C. The Centre at Cherry Hill (PB '08-13)**
Planned Use Development — Preliminary Plan Review / Public Hearing (*cont'd*)
Vicinity of 350 Cherry Hill Road & Atwood Avenue
AP 20-1 / Lots 39, 82, 206, 217, 218 + 284; AP 20-2 / Lots 58 + 280
52 units; 21.9± acres; Planned Mixed-Use Development zone
Street construction
- Applicant: Churchill & Banks Companies, LLC
Owner: AAC Realty, LLC & James R. Shaw, Trustee
Surveyor: Samuel A. White Jr., PLS — Garofalo & Associates, Inc.
Engineer: Steven B. Garofalo, PLE — Garofalo & Associates, Inc.
Attorney: Jack Revens, Esq. — Revens, Revens & St. Pierre
- Zoning map change recommended to Town Council (6-5-07); approved by Town Council (7-30-07). Master Plan approved (7-3-07). Preliminary Plan review continued (4-1-08).*
- E. New Business**
- A. Pezzi Street / Irons Avenue — Lukasiewicz (PB '08-22)**
Minor Subdivision — Preliminary Plan Review / Informational Meeting
Vicinity of 26 Irons Avenue
AP 35 / Lot 24; 2 lots; 23,000 ± sq. ft.; R-15 / R-10 zones
No street construction
- Applicant/ Owner: Filomena Lukasiewicz
Surveyor: Louis Federici, PLS — Louis Federici Associates
Engineer: —
Attorney: F. Monroe Allen, Esq.



- B. Zoning Ordinance 2008-09** (PB '08-17)
Zoning Amendment — Text / Informational Meeting
Chapter 340–Article X — Substandard lots of record and lot reduction
Referred by Town Council (3-17-08).
- C. Zoning Ordinance 2008-11** (Briarcliffe Manor—PB '08-18)
Zoning Amendment — Map / Informational Meeting
Vicinity of Old Pocasset Road, #49, and Woodlake Drive
AP 43-1 / Lots 224, 229, 236 + 343
43 units; 4 ± acres; R-40 zone change to Planned Use Development
Applicant: Pastures Realty, LLC; Geriatrics Center of North America
Engineer: Casali & D'Amico Engineering, Inc.
Referred by Town Council (3-26-08).
- D. Zoning Ordinance 2008-12** (Killian Estates Farm—PB '08-19)
Zoning Amendment — Map / Informational Meeting
Vicinity of Killian Road and I-295 intersection;
AP 50 / Lot 66; 13 lots; 24.6 ± acres; R-40 zone change to Cluster Development
Street construction and improvements
Applicant/Owner: Greenville Holdings, LLC
Surveyor: Samuel A. White, Jr., PLS — Garofalo & Associates, Inc.
Engineer: Carl J. Adamo, PE — Garofalo & Associates, Inc.
Attorney: Michael E. Kelly, Esq. & John O. Mancini, Esq.
*Concept Review—13 lots (4-5-06). Master Plan approved with conditions—7 lots (4-5-06); decision appealed (5-5-06); Board of Appeals scheduled (4-28-08).
Referred by Town Council (3-26-08).*
- E. Zoning Ordinance 2008-13** (PB '08-20)
Zoning Amendment — Text / Informational Meeting
Continuing care retirement community (re: Zoning Ordinance 2008-11)
Referred by Town Council (3-26-08).

F. Adjournment