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## TOWN OF JOHNSTON PLANNING BOARD

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

# AGENDA

APRIL 7, 2009

The Planning Board of the Town of Johnston will hold its regular monthly meeting at 7:00 p.m. on Tuesday, April 7<sup>th</sup>, at the Johnston Senior Center, 1291 Hartford Avenue. All persons interested in the following proposals are requested to be present at that time. The agenda is subject to change and to continuation of items not heard by 10:30 p.m.

### A. Roll Call

### B. Minutes

### C. Correspondence

### D. Old Business

#### A. Stonehill Marketplace (PB '09-13)

Major Land Development/Subdivision — Amended Master Plan

Board of Appeal decision re: Planning Board request for clarification (re: Board of Appeal remand of amended Master Plan for further hearing by Planning Board)

Vicinity of Atwood Avenue

AP 44-2 / Lot 66; 1 lot (proposed); 93.23± acres; B-3 zone

Street construction

APP./OWN.: Stonehill Drive, LLC

SURVEYOR: Samuel A. White, Jr., PLS — Garofalo & Associates, Inc.

ENGINEER: Steven B. Garofalo, PE — Garofalo & Associates, Inc.

ATTORNEY: Frank S. Lombardi, Esq. — Lombardi & Ferrieri, PC

*Final plans for Phase I roadway revisions approved and zone change recommended 2/5/08.*

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Facilities are accessible to the handicapped. For special accommodations, please call the Planning Office, (401) 231-4135, at least 48 hours in advance. For TTY/TDD via RI Relay, call 1-800-745-5555, or 1-800-745-6575 (voice).

**B. Winsor Woods II (PB '07-11)**Major Land Development/Subdivision — Master Plan / Request for one-year extension

Vicinity of Carriage and Bridle Ways

AP 48/Lot 13; AP 50/Lots 13+14; 20 lots & det. basin (proposed); 20.07± acres; R-40 zone  
(Phase I: 8 house lots; construction of 3 streets)

APPLICANT: Pezzuco Brothers Development Corp. — Ronald R. Pezzuco

OWNER: Pezzuco Brothers Development Corp. — Richard &amp; Ronald R. Pezzuco

SURVEYOR: Anthony Muscatelli, PLS #1718 — International Mapping &amp; Engineering

ENGINEER: Joseph Casali, PE #7250 — Casali &amp; D'Amico Engineering, Inc.

ATTORNEY: John Pagliarini, Esq. — LaPlante, Sowa &amp; Goldman

*Master Plan approved 10/5/04 with conditions; extended 8/1/06; expired 7/31/07.***C. Bigelow Road — Baumlin (PB '07-33)**Minor Land Development/Subdivision — Preliminary Plan / Request for one-year extension

17 Bigelow Road

AP 59/Lot 35; 3 lots (proposed); 7.76 ± acres; R-40 zone

Street construction

APP./OWN.: William &amp; Claudette R. Baumlin and William Baumlin, Jr.

SURVEYOR: Eric D. Colburn, PLS #1920 — Foster Survey Company

ENGINEER: Brian P. Thalmann, PE #6596 — Thalmann Engineering Co., Inc.

ATTORNEY: —

*Preliminary Plan approved 12/4/07 with conditions; expired 12/3/08.***D. Pocasset Mills (PB '09-01)**Major Land Development/Subdivision — Preliminary Plan Review / Public hearing

75 Pocasset Street

AP 2/Lot 134; AP 3/Lot 368; 91 units (proposed); 2.67± acres; R-7 zone

APPLICANT: Winn Development

OWNER: Rich Realty, LLC

SURVEYOR: Anthony Muscatelli, PLS #1718 — International Mapping &amp; Surveying Corp.

ENGINEER: Joseph A. Casali, PE #7250 — Casali &amp; D'Amico Engineering, Inc.

ATTORNEY: K. Joseph Shekarchi, Esq. — Shekarchi Law Offices

*Master Plan approved 9/2/08 with conditions. Zone change recommended 2/5/08; approved by Town Council 4/14/08.***E. New Business****A. Rockcrest Highlands (PB '09-09)**Major Land Development/Subdivision — Master Plan Review / Informational meeting

Vicinity of Rockcrest Lane, Venice Avenue &amp; Granite Street



AP 5/Lots 355, 356, 357 + 358; 10 lots (proposed); 6.5± acres; R-20 zone  
Street construction

APPLICANT: Domenic A. Rucco — DARE, Inc.

OWNER: Domenic A. Rucco & Thomas S. Borkowski

SURVEYOR: George Geisser III, PLS #1651, PE #4085 — Geisser Engineering Corp.

ENGINEER: Angelo P. Ferrari, PE #3765 — Geisser Engineering Corp.

ATTORNEY: —

**B. Amendment to Zoning Ordinance — Text (PB '09-10)**

Proposed incorporation of Federal Emergency Management Agency (FEMA) updates /  
*Advisory opinion*

**C. Community Development Block Grant Program (CDBG) (PB '09-11)**

2009 submission / *Review & recommendation*

**F. Adjournment**