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TOWN OF JOHNSTON PLANNING BOARD

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

AGENDA

JULY 7, 2009

The Planning Board of the Town of Johnston will hold its regular monthly meeting at 7:00 p.m. on Tuesday, July 7th, at the Johnston Senior Center, 1291 Hartford Avenue, Johnston, RI. 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. Naples Avenue — Menard

Petition 2009-CP-60 — *Land Purchase*

Vicinity of Naples Avenue; AP 5 / Lot 51; R-20 zone

PROPOSAL: Purchase of lot from Town

APPLICANT: Michael Menard

OWNER: Town of Johnston

SUR./ENG: —

ATTORNEY: —

Recommendation by 5/29/09; continued from 5/5/09.

ADVISORY OPINION — *continued*
PB '09-22



B. Stonehill Marketplace IIIA PUBLIC HEARING — *continued*
 Major Land Development — Preliminary & Final Plan Review PB '09–29

1380 Atwood Avenue & Stone Hill Blvd.; AP 44–2 / Lot 66; 93.23± acres; B–3 zone

PROPOSAL: Commercial development: construct retail building with access road & drainage

APP./OWNER: Stonehill Drive, LLC

SURVEYOR: Samuel A. White, Jr., PLS #1781 — Garofalo & Associates, Inc.

ENGINEER: Steven B. Garofalo, PE #4155 — Garofalo & Associates, Inc.

ATTORNEY: Frank S. Lombardi, Esq. — Lombardi & Ferrieri, P.C.

Preliminary decision by 9/11/09; continued from 6/15/09. Last appearance 2/5/08—final phase I roadway revisions approved and zone change recommended. 1st appearance 5/1/01.

C. Rockcrest Highlands PUBLIC HEARING
 Major Subdivision — Preliminary Plan Review PB '09–34

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

PROPOSAL: Residential subdivision: 10 single-family houses and detention pond

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: —

Preliminary decision by 10/3/09. Master Plan approved 4/7/09.

E. New Business

A. Plainfield Pike — Pro-Tech Automotive PUBLIC HEARING
 Site Plan Review PB '09–34

1901 Plainfield Pike; AP 29/Lots 53 + 90; 2.43± acres; B–2 zone

PROPOSAL: Commercial development: construct automotive service facility

APPLICANT: William Wilbur — Plainfield Pike Development, LLC

OWNER: BTN Development, LLC

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

ENGINEER: Nicholas J. Piampiano, PE #6512 — Advanced Civil Design, Inc.

ATTORNEY: Sanford Resnick, Esq. — Resnick & Caffrey

Decision by 7/20/09.



B. Hartford Avenue — Metro KIA
Site Plan Review

PUBLIC HEARING
PB '09-30

1880 Hartford Avenue; AP 53-1/Lot 136; 4.57 ± acres; B-2 zone

PROPOSAL: Commercial development: construct auto dealership

APPLICANT: Metro KIA — MAG Motors, Inc.

OWNER: 1880 Hartford Plaza, LLC — Michael A. Grieco, Sr.

SURVEYOR: Nicholas Veltri, RLS# 1719 — Veltri Survey, Inc.

ENGINEER: David Fish, PE #5152 — Fish Engineering

ATTORNEY: William A. Gosz, Esq.

Decision by 7/31/09.

C. Memorial Avenue — Johnston Library
Site Plan Review

PUBLIC HEARING
PB '09-37

1 Memorial Avenue; AP 53-3/Lot 34; 16± acres; R-40 zone

PROPOSAL: Public facility development: construct municipal library

APP./OWNER: Town of Johnston

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

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

ATTORNEY: —

Decision by 7/31/09.

F. Adjournment