

CHAIRPERSON
Anthony Verardo
VICE-CHAIRPERSON
Mohamad Yaser Sasa
SECRETARY
Lauren Garzone
ADMINISTRATIVE OFFICER
Merrick A. Cook, Jr.



Joseph M. Polisena, MAYOR

MEMBERS
Patricia A. Aguiar
Thomas Breckel
Michael A. Campagnone
Peggy A. Passarelli
SOLICITOR
Timothy J. Chapman, Esq.

TOWN OF JOHNSTON PLANNING BOARD

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

AGENDA

OCTOBER 6, 2009

The Planning Board of the Town of Johnston will hold its regular monthly meeting at 7:00 p.m. on Tuesday, October 6th, at the Johnston Senior Center, 1291 Hartford Ave., 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 and Declaration of Quorum

B. Minutes

C. Correspondence

D. Old Business

A. Winsor Woods II

Major Subdivision — *Final Plan Review*

INFORMATIONAL MEETING

PB '09-35

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

PROPOSAL: Residential subdivision: 13 single-family houses

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

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

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

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

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

Eric Brainsky, Esq. — Law Offices of Michael A. Kelly

Decision by 11/20/09. Preliminary Plan approved 5/5/09 subject to proper conveyance of defeasible easement to Town, or submission of revised plan without use of easement.

Facilities are handicap accessible. For special accommodations, 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. Rockcrest Highlands

INFORMATIONAL MEETING

Major Subdivision — *Final Plan Review*

PB '09-46

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: —

Decision by 11/7/09. Preliminary Plan approved 7/27/09 subject to Town approval of engineering and deeds (bylaws/homeowner association re: maintenance of detention pond).

E. New Business

A. Hartford Avenue — Diamante

PUBLIC HEARING

Site Plan Review

PB '09-49

1277 Hartford Avenue
 AP 20-2/Lots 30 + 274 (portion); 1.36± acres; B-2 zone

PROPOSAL: Business: medical office building

APP./OWNER: Giulio Diamante — 1277 Hartford Avenue, LLC.

SURVEYOR: Nicholas Veltri, PLS #1719 — N. Veltri Survey, Inc.

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

ATTORNEY: Joseph LaChut, Esq. — Gelfuso & LaChut, Inc.

Decision by 11/5/09.

F. Other Business

A. Petition 2009-CP-146 (Scenic View Drive — Alterio) — **ADVISORY OPINION** on purchase of land from Town

B. Conservation Development — **WORK SESSION** on proposed amendments to Subdivision Regulations, Zoning Ordinance, and Comprehensive Plan (Draft I — continued)

C. Tax Increment Financing — **PRESENTATION AND ADOPTION** of TIF Redevelopment Plan

D. Administrative Approvals — **REPORT** by Administrative Officer

G. Adjournment