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TOWN OF JOHNSTON **PLANNING BOARD**

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

Tuesday, March 2, 2010, 7:00 p.m.

Johnston Senior Center, 1291 Hartford Ave., Johnston, RI
Regular Business Meeting

AMENDED AGENDA

I. Call to Order

II. Roll Call & Determination of Quorum

III. Approval of Minutes

IV. Public Hearings

- A. 1. *Advisory Opinion to Town Council on amendment to Johnston Zoning Ordinance (Map) in re **Briarcliffe Assisted Living** (PB '09-57)*
2. *Concept & Master Plan Review of Major Land Development, **Briarcliffe Assisted Living** (informational meeting) (PB '09-56)*

Proposed multi-family residential development of assisted-living nursing home under *continued care retirement community* use within *planned district* overlay zone on 2.3± acres of 2 lots totaling 18.2± acres on Old Pocasset Rd./Woodlake Dr., A.P. 44-4 / Lots 68 + 306 and A.P. 43-1 / Lot 229; currently zoned R-40. Applicant: Briarcliffe Assisted Living—Kyle M. Naylor; owner: Briarcliffe Gardens Realty, LLC; Briarcliffe Realty Two, LLC; Geriatrics Center of North America Realty Corp—Akshay Talwar.

- B. 1. *Adoption of amendments to Johnston Land Development & Subdivision Review Regulations in re **Conservation Development** (PB '10-01) **

Proposed adoption of *conservation development* as a planning technique to guide growth to appropriate areas within sites proposed for residential development to avoid impacts to the environment and to protect character-defining features of properties. Conservation development represents a strategy to protect and enhance Johnston's semi-rural, small-town character through the preservation of open space and important natural and cultural features.

Proposed amendments apply to:



Section I, Article D—*Definitions*;
Section III, (new) Article J—*Conservation Developments*; and
Section IV, Articles D–E—*Materials Required for Filing: minor and major land development and subdivision submittal requirements*, and
Appendix E—*Application & Checklists*.

2. *Advisory Opinions to Town Council on amendments to Johnston Comprehensive Community Plan and Zoning Ordinance in re **Conservation Development*** (informational meeting) (PB '10–05–6)

V. **New Business**

- A. *Concept & master plan review of major land development, **Johnston Combined Cycle LFG Plant*** (PB '09–53)

Proposed industrial development of *landfill gas power plant* on 14± acres of 658±-acre lot at 65 Shun Pike, A.P. 31/Lots 45, 46, 47, 49, 55, 58, + 61; A.P. 43/ Lots 36, 402, 567, + 588; currently zoned I. Applicant: RI Central Genco, LLC; owner: RI Resource Recovery Corporation.

- B. Proposal to Convey Town-Owned Property located at 90 Reservoir Avenue (Woodlake Park) to Johnston Municipal Land Trust

VI. **Administrative Report & Special Items**

VII. **Correspondence**

VIII. **Comments—Board Members & Planner**

IX. **Adjournment**

All documents are available for review and/or purchase between 8:00 a.m. and 3:00 p.m. at the Planning Office, 100 Irons Avenue.

- * *Proposed amendments to the Subdivision Regulations also are available for review between 8:30 a.m. and 4:30 p.m. at the Town Clerk's Office, 1st floor, Town Hall.*
- * *Proposed amendments to Johnston Subdivision Regulations may be adopted and/or altered or amended prior to the close of the public hearing without further advertising as a result of further study or because of the views expressed at the hearing. Any such alteration or amendment shall be presented for comment in the course of the hearing. The amendments shall become effective upon passage.*

New items not heard by 9:30 p.m. may be rescheduled for the subsequent meeting or a special meeting at the discretion of the Board.

Facilities are handicap accessible. Individuals requesting interpreter services for the hearing impaired must call TTD (401) 792-9642 at least 72 hours in advance of the meeting date.