

**CHAIRPERSON**

John Laurito

**VICE-CHAIRPERSON**

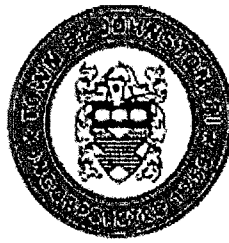
Joseph Lembo

**SECRETARY**

Peggy Passarelli

**ADMINISTRATIVE OFFICER**

Thomas Deller



**MEMBERS**

Christine Cunneen  
George Lazzareschi  
Gina Sabitoni-Arakelian  
Laura Jean Ferranti

**ALTERNATE MEMBERS**

Robert Pingitore  
Taylor Russo

Bk # 3099  
INST #

Honorable  
Joseph M. Polisena, Mayor

**TOWN OF JOHNSTON  
Planning Board**

100 Irons Avenue, Johnston, RI 02919  
TEL: (401) 231-4000 FAX: (401) 231-4181

**BOARD COUNSEL**

Joseph R. Ballirano, Esq.

MARCH 28, 2022

**SITE PLAN & MASTER PLAN**

**112 WINSOR AVENUE**

Applicant: Green Development, LLC  
Location: 112 Winsor Avenue (AP 59 Lot 15)  
File: PB22-05

2022 MAY 24 P 2:28  
POSTED 2:12 PM '22  
VINCENT P. BACCARI JR  
TOWN OF JOHNSTON  
TOWN CLERK

**WHEREAS**, the Planning Board convened its regularly scheduled meeting on March 3, 2022, a quorum was reached with eight of nine members present. A stenographic record was made and obtained by the Planning office and is available upon request.

**WHEREAS**, the Planning Board as part of its posted and advertised agenda reviewed the request by Green Development, LLC ("Applicant") for Master plan and a site plan review of a proposed solar field, per Section 340-27.1 of the Zoning ordinance.

**WHEREAS**, the Planning Department has reviewed and deemed the Site Plan Review Application and supporting documentation complete and has allowed Applicant to proceed to the Board for review of same.

**WHEREAS**, Applicant seeks a Master Plan Review for an approximate 158 acre parcel, with the intention of development into a 24 mega-watt solar farm.

**WHEREAS**, Applicant presented Kevin Morin, a registered professional engineer, and Joseph Lombardo, a land use expert, who provided expert testimony in engineering and land use, in support of this application. Exact testimony is available in stenographic record.

**WHEREAS**, the Town Planner spoke about the decommissioning bond that will be required in advance of competition of this project.

**THEREFORE**, A consensus Motion to grant approval of the Master plan and Site plan review of a 158 acre 24 mega-watt solar field on the subject parcel was made by Mr. Lembo and seconded by Mr. Pingitore. That motion passed on a 7-0 vote.



**CONCLUSION**

The Planning Board hereby approves this Master plan and site plan review for a 158 acre 24 mega-watt solar field as applied for, substantially in accordance with all of the plans, and other documentation submitted and expert testimony.

Motion to approve the site plan was made by Mr. Lembo and seconded by Mr. Pingitore — as applied for; based on the submitted application, testimony presented to the Board, planning staff reports, and memoranda from applicable Town Departments; and subject to:

- a. The recommendations in the Town Planners report and the supplemental recommendations made in the stenographic record by Planner Deller if any.

The roll call vote of 7-0 to grant site plan approval

Alternate Pingitore .....Aye  
 Ms. Passarelli.....Aye  
 Ms. Cunneen..... Absent  
 Mrs. Sabitoni-Arakelian .....Aye  
 Mr. Lazzareschi ..... Aye  
 Miss. Ferranti..... Aye  
 Mr. Lembo..... Aye  
 Chair Laurito..... Aye

- Ms. Cunneen was absent and Alternate Russo participated but was not needed for vote

*/s/ John Laurito, Chairman*

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Planning Board Chairperson

*Any party aggrieved by this decision may file an appeal in accordance with Title 45, Chapter 23 of Rhode Island General Laws and the Johnston Land Development and Subdivision Review Regulations to the Zoning Board of Review, serving as the Board of Appeals, within twenty (20) days of the date of the recording of this decision.*

VINCENT P. BACCARI JR.  
TOWN OF JOHNSTON  
TOWN CLERK  
May 24, 2022 02:28P