

Chairperson

Anthony Pilozzi

Vice-Chairperson

Joseph Anzelone

Secretary

Steven Ucci, Esq.



Zoning Official

George E. Corrente, P.L.S.

Zoning Board Members

Kenneth Aurecchia

Anthony Verardo

Alternate Board Members

Ernest C. Acciardo

Alfred P. Cianci

JOHNSTON ZONING BOARD OF REVIEW

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ZONING BOARD MINUTES FOR JANUARY 27, 2005

The Zoning Board of Review will held its monthly meeting on the 27th day of January, at 7:00 PM, in the Library, at the Ferri Middle School, 10 Memorial Avenue, Johnston, RI. All persons interested in the following proposals were requested to be present at this time.

I Roll Call

Chairman, Anthony Pilozzi, Vice Chairman, Joseph Anzelone, Secretary, Stephen Ucci, Members, Kenneth Aurecchia and Anthony Verardo, Alternate Memebers, Ernest Acciardo and Alfred Cianci.

II Accept minutes of Dec 16th meeting

Motion to accept by Mr. Anzelone. Mr. Aurecchia second the motion.

III Miscellaneous

Election of Offices

The elected officesfor 2005 are as follows: Chairman, Anthony Pilozzi, Vice Chairman, Joseph Anzelone, Secretary, Anthony Verardo.

IV Old Business

A. Northern Rhode Island Homes

Location: Valley Drive Plat 65 Lot 85 Zone R-40
Correction on size of house

Attorney Joseph Ballirano appeared for the petition to amend the plan to allow a two foot cantilever which wood expand the with of the house to 26 feet. The original Foundation of 24 feet will stay the same. Motion to approve made by Mr. Aurecchia And second by Mr. Anzelone. All in favor.

B. Louis E. Baldi, Incorporated

Extension of time request for Celona Drive Plat 48 Lots 359 & 500

The applicant stated that working with D.E.M. took longer than expected.

Motion to grant a six month extension was made by Mr. Verardo and second Mr. Ucci. All in favor.

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V New Business

A Paul Macedonio

Location: 10 Rose Hill Drive Plat 44 Lot 100 Zone R-20

Dimensions of lot: Frontage: 100', Depth: 105±', Area: 10,500± sq. ft.

Present use: Single family home

Proposed: Dimensional Variance for addition of garage

This application is under Article III, Table III, F-1

Mr. Macedonio, first having been duly sworn in, stated that he wanted to tear sown Two existing sheds and construct a garage attached to his home. The motion to Grant 16 feet of relief on the left side was made by Mr. Verardo and second by Mr. Ucci. All in favor.

B. Joseph Vinagro & Darlene Chapdelaine

Location: A Street at Shun Pike Plat 33 Lot 28 Zone R-40

Present use: Vacant land

Proposed: Special Use Permit for a commercial, outside recreation area

To be known as "Pay To Play"

This application is under Article III, Table III D-1, Subsection 3 (9)

Both Ms. Chapdelaine and Mr. Vinagro were duly sworn in. After some Questioning from the board, it was established that they have a business relationship. Mr. Vinagro will answer questions put to him as the owner of the property. He will not be represented by Ms. Chapdelaine. She is not an attorney. She will speak for herself as the applicant for "Pay To Play."

After a lengthy hearing and testimony from qualified people for and against, the board was ready to make a decision on the proposal as a Special Use in an R-40 zone. Mr Ucci made a motion to deny the application stating the following reasons:

The applicant failed to show that the granting of this special use permit will be compatible with the neighboring uses, having large quantities of people driving their bikes in this area. The applicant did not adequately address the severe impact of the noise and traffic to the surrounding neighbors, or that the granting would be compatible with the orderly growth and development of the town and not be environmentally detrimental.

The applicant failed to show that the special use permit would minimize the possibility of any adverse affects on the neighboring property. And there is a big issue of liability to the Town of Johnston.

The applicant failed to show how the granting of the special use permit would be conducive to the comprehensive plan and serve public convenience and welfare.

Mr. Aurecchia second the motion for the same reasons. Whereupon a voice vote was taken. All in favor.

VI Adjourn

*As per order of the Zoning Board of Review
Anthony Pilozi, Chairman*