

Chairperson
Anthony Pilozzi

Vice-Chairperson
Joseph Anzelone

Secretary



Zoning Official
George E. Corrente, P.L.S.

Zoning Board Members
Kenneth Aurecchia
Christopher B. Maselli, Esq.

Alternate Board Members
Bernard Frezza
Alfred P. Cianci

JOHNSTON ZONING BOARD OF REVIEW

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ZONING BOARD MINUTES FOR MARCH 31, 2005

The Zoning Board of Review held its monthly meeting on the 31th day of March, 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. The Facilities are accessible to the handicapped. Persons requiring special accommodations must call the Zoning Office at least 48 hours in advance of the meeting (401) 231-4135. Persons utilizing TDD equipment may contact the Town through "Relay Rhode Island" at 1-800-745-6675.

I Roll Call

Bernard Frezza, Alfred Cianci, Kenneth Aurecchia, Chairman, Anthony Pilozzi, Joseph Anzelone, Chris Maselli Esq. and the Attorney for the board, James Howe.

II Accept minutes of the January 27th meeting. No minutes for February (no meeting)

III Miscellaneous

IV Old Business

A. David Morra

Location: 95 Railroad Avenue Plat 36 Lot 19 Zone Industrial
Requesting a six (6) month extension

Mr. Morra, after having been duly sworn, stated the reasons that he needed the six month extension. No one appearing for or against the applicant, a motion to grant was made by Mr. Anzelone and seconded by Mr. Aurecchia. All in favor. Whereupon a voice vote was taken.

B. Amerada Hess Corporation

Location: 1783, 1787 & 1789 Plainfield Pike Plat 27 Lots 162, 172,203
Requesting a six (6) month extension

Attorney Revens represented the Hess Corporation. No one opposing the extension, Mr. Anzelone made a motion to grant. Mr. Cianci seconds the motion. All in favor. Whereupon a voice vote was taken.

V New Business

A. Robert Joseph and Anthony Ricci

Location: Brown Drive Plat 44-1 Lot 256 Zone R-15
Dimensions of lot: Frontage 70', Depth: 100', Area: 7,000 sq. ft.
Present use: Vacant land

Proposed: Dimensional Variance to construct a single family home
This application is under Article III, Section L, Item 1 & Table III F-1

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The applicants were represented by Attorney Alfred Russo. He confirmed that the only dimensional relief requested was two feet on the left side. Mr. Joseph, the contractor after having been duly sworn, stated that the house would be exactly twenty-two feet high. No one in the audience appearing for or against the applicant, a motion to approve in accordance with Article III Section O of the Town Ordinance. Motion to approve was made by Mr. Aurecchia and seconded by Mr. Cianci. All in favor. Whereupon a voice vote was taken.

B. Robin L. Pino

Location: 14 Barden Lane Plat 59 Lot 9 Zone R-40

Dimensions of lot: 4.389± Acres

Present use: Single family home

Proposed: Addition to home located on a private Right of Way with no street frontage

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

Robin Pino, first having been duly sworn, stated that she was enlarging two bedrooms on the side of the home. The only reason for the dimensional variance is the private road. There is no street frontage on the property. No one appearing for or against the applicant, a motion was made to grant by Mr. Aurecchia and seconded by Mr. Maselli. Mr. Anzelone voted to deny. Whereupon a voice vote was taken. Motion approved 4-1.

C. New Cingular Wireless PCS, LLC

Location: Morgan Avenue / Ipswich Street Plat 8 Lot 267 Zone R-40

Dimensions of lot: 15.37 acres

Present use: Telecommunications facility

Proposed: To attach up to 12 panel antenna to existing tower and install equipment Shelter at base of tower

This application is under Article III, Table III D-1, Subsection 5

Attorney Joseph Giammarco represented the applicant. He stated that the existing tower on property is approximately 500 and 30 feet high. They are proposing to mount a total of 12 antennas initially and six antennas in each sector at the hundred-twenty-foot level on the 535-foot tower. The shelter will measure eleven-and-a-half feet by 20 feet and stand ten feet high. It would be encompassed within a chain linked fenced area which is secured. Chairman Pillozzi said the board would stipulate to an eight foot fence. No one opposing the application, a motion was made to grant by Mr. Cianci and seconded by Mr. Aurecchia. All in favor. Whereupon a voice vote was taken.

D. Church Mission Cristiana El Calvario

Location: 1357 Plainfield Street Plat 3 Lot 222 Zone B-2

Dimension of lot: Frontage: 84'±, Depth: 75'±, Area: 6,689 sq. ft.

Present use: Meeting Hall

Proposed use: Special Use Permit for a Church

This application is under Article III, Table III D-1, Subsection 4(1)

Attorney Arthur Russo represented the applicants. He stated that after some research on the project and also having some engineering work done, he realized that the project would also need relief from Article III, Section H-2(e), which is off-street parking requirements. A motion was made to amend the application to include Section H-2 (e) by Mr. Maselli and seconded by the Chairman. All in favor. The parking requirements were discussed at length. Mr. Russo presented a history of the building with a picture as it was in 1900.

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Mr. David Defelice, first having been sworn, testified as to the condition of the building and the proposed use. He stated that he canvassed the neighborhood for parking areas and had success with V. W. Hall. Liability for parishioners and insurance was discussed

Mr. Romanelli, the owner of the property, was duly sworn and gave testimony regarding the property.

Business owners, Margaret Peticse, Rosanne Fellela, Pasco Scungio, Raymond Richard, Frank Saccoccio and Councilman William Santilli all gave testimony against the proposal due to parking and traffic concerns.

Mr. Anzelone made a motion to deny due to concerns for the health, safety and general welfare of the area and also parking concerns. Mr. Pilozzi second the motion finding that the burden of proof of hardship had not been met by the applicant. The owner new what he was buying. Granting would definitely be inimical to the health, safety, morals and welfare of that community because of the danger to the pedestrians and the parking. All in favor based on the previous statements. Whereupon a voice vote was taken.

E. Louis Calcagni & Sons, Inc.

Location: 97 Waterman Avenue Plat 16 Lot 296 Zone R-15

Dimensions of lot: Frontage: 90', Depth: 80', Area: 7200 sq. ft.

Present use: Vacant land

Proposed: Dimensional Variance for single family home

**This application is under Article III, Table III F-1 and
Article III, Section L, Item 1**

Attorney Joseph Tedino appeared on behalf of the applicant. He stated that the applicant needed a dimensional variance for the reduced lot size, reduced frontage by ten feet and eighteen feet of relief on the rear yard setback to build a single family home. No one appearing for or against the application, a motion to grant was made by Mr. Maselli, in accordance with Section O of the Town Ordinance. Mr. Aurecchia second the motion. All in favor. Whereupon a voice vote was taken.

F. Joseph Baginski

Location: 25 Hedley Avenue Plat 14 Lot 260 Zone R-15

Dimensions of lot: Frontage: 40', Depth: 100, Area: 4000 sq. ft.

Present use: Vacant land

Proposed: Dimensional Variance for a single family home

**This application is under Article III, Table III F-1 and
Article III, Section L, Item 1**

Continued to next agenda by applicant's request.

G. Anthony & Claire Ferranti

Location: 539 Killingly Street Plat 13 Lot 484 Zone B-2

Dimensions of lot: Frontage: 209', Depth: 50', Area: 10,500 sq. ft.

Present use: Retail business

**Proposed: Dimensional variance to demolish building and rebuild facing Oakdale
Avenue**

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

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Mr. Ferranti having been duly sworn stated that he would like to demolish the existing one hundred year old building to construct a modern facility to house a retail business in the B-2 zone. The new building would meet the front and rear setback requirements and would have ample parking. The site needs side-yard relief, 32 feet on the right and 28 feet on the left side. After much discussion on the parking, ceiling height and retail use of the building, a motion to grant was made by Mr. Cianci and seconded by Mr. Maselli. All in favor. Whereupon a voice vote was taken.

- H. Vincent and Alicia Keeble
Location: 3 Paradise Lane Plat 45 Lot 165 Zone R-40
Dimensions of lot: Frontage: 200', Depth: 129.5', Area: 25,900 sq. ft.
Present use: Single family home
Proposed: Dimensional Variance for addition to home
This application is under Article III, Table III F-1 and
Article III, Section L, Item 1**

Vincent and Alicia Keeble, first having been duly sworn, testified that they intended to build a 24' by 24' addition to their home for a master bedroom and family room. No one appearing for or against the applicant, the board found the application in compliance with Section O of the Town Ordinance and granted a variance of 13' 11" on the right side. A motion to approve was made by Mr. Cianci, seconded by Mr. Aurecchia. All in favor. Whereupon a voice vote was taken.

- I. Remand by Superior Court C.A. NO. 03-3396**
- Joseph Baginski
Location: 8 Custer Avenue Plat 3 Lot 364 Zone B-2
Dimensions of lot: Frontage: 50', Depth: 100', Area: 5,000 sq. ft.
Present use: Vacant land
Proposed: Special Use Permit and Dimensional Variance for a single family home
This application is under Article III, Table III F-1 and
Article III, Section N, Item 2**

Continued to next agenda by applicant's request.

VI Adjourn