

Chairperson
Kenneth Aurecchia

Vice-Chairperson
Richard Fascia

Secretary
Douglas Jeffrey

Counsel for the Board
Joseph Ballirano, Esq.



Zoning Official
Bernard J. Nascenzi, C.B.O.

Zoning Board Members
Anthony Pillozzi
Joseph Anzelone

Alternate Board Members
Bernard Frezza
Costanzo Caparelli, Sr.

Recording Secretary
Susan Leonardi

JOHNSTON ZONING BOARD OF REVIEW

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MINUTES

August 23, 2007

The Zoning Board of Review held a special meeting on the 23rd day of August, 2007, at 7:02 p.m., in the library at the Ferri Middle School, 10 Memorial Avenue, Johnston, RI. All persons interested in the following proposals had been requested to be present at this time.

Present:

Chairman Kenneth Aurecchia, Secretary Douglas Jeffrey, Anthony Pillozzi, Bernard Frezza, and Costanzo Caparelli, Sr.

Also present: Joseph R. Ballirano, Town Solicitor and Dianne Edson, Stenographer

I. Old Business

A. File 2007-22

Owner:	1025 Realty, LLC
Applicant:	“Jesuschrist Fountain of Life” Pentecostal Church
Location:	1025 Plainfield Street; AP 1 Lot 98
Lot Dimensions:	Area: 1.505± acres
Zoning District:	B-2 (General Business) Zone
Existing Use:	Restaurant with Entertainment and Liquor
Development Proposal:	Church or Other Place of Worship Special Use Permit petitioned under Article III, Section D, Table III-D-1; Section P – Special Use Permits

Mr. Pillozzi stated that this petition is the only application before the Board this evening. The applicant is here for reconsideration of a prior vote to deny the petition. Since the original vote, I have done more research and I would like to change my vote. Mr. Pillozzi believes that the proper procedure is for the Chairman to call for a motion for Board Member Pillozzi to change his vote. Mr. Ballirano stated that it would be a Motion to Reconsider. Mr. Frezza made the motion to reconsider. Mr. Ballirano stated that Mr. Pillozzi had to make the motion. Mr. Pillozzi made the motion to reconsider his vote. Mr. Frezza seconded the motion. A voice vote was taken, all in favor. Mr. Pillozzi stated that at the previous meeting, he had three concerns that have since been addressed. The first

was the parking issue, which has been resolved by the Building Official. The second was the Fire Safety Code Board, which has since granted a waiver regarding the sprinkler system. The third issue was traffic. Because it is a change of use, Mr. Pilozzi was concerned about the impact on an already busy street. The applicant is willing to have someone assist people crossing the street. Because these issues have been satisfactorily addressed, I have no reason to deny the application. Mr. Pilozzi stated that with the prior votes several months ago, Mr. Fascia had voted to deny. He is not present this evening and has no chance to change his vote. The application only needs 4 votes to pass, which they have.

Mr. Pilozzi handed several items to Mr. Ballirano regarding the issue that the Fire Safety Code of Appeals does have the authority to give waivers. Mr. Pilozzi made the motion to accept these documents as Exhibit A. Seconded by Mr. Jeffrey. A voice vote was taken, all in favor.

Mr. Landry, attorney for the applicant, stated that he wished to clarify one issue. The parking lot across the street will not be extensively used. When the use becomes extensive, crossing assistance will be engaged. Mr. Aurecchia agreed.

Mr. Frezza made the motion to grant the Special Use Permit allowing a church to operate at 1025 Plainfield Street; seconded by Mr. Jeffrey. A voice vote was taken, Mr. Pilozzi, Aye; Mr. Aurecchia, Aye; Mr. Jeffrey, Aye, Mr. Frezza, Aye, Mr. Caparrelli, Nay. Motion passes with four affirmative votes and one opposing vote.

Mr. Aurecchia made the motion to waive the 20-day appeal period as required by the Zoning Ordinance, because of the time delay with this application. This was seconded by Mr. Frezza. A voice vote was taken, all in favor.

Adjourned at 7:15 p.m.