

**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 Pilozzi  
Joseph Anzelone

**Alternate Board Members**  
Bernard Frezza  
Costanzo Caparrelli, Sr.

**Recording Secretary**  
Susan Leonardi

## **JOHNSTON ZONING BOARD OF REVIEW**

100 Irons Avenue, Johnston, Rhode Island 02919  
**Tel: 401-231-4135; Fax: 401-231-4181**

### **MINUTES**

**March 26, 2009**

The Zoning Board of Review held its monthly meeting on the 26th day of March, 2009, at 7:07 p.m., at the Johnston Senior Center, 1291 Hartford 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, Bernard Frezza, Costanzo Caparrelli, Sr., and Joseph Anzelone. Also present: Joseph Ballirano, Town Solicitor, Susan Leonardi, Bernard J. Nascenzi, and Dianne Edson, Stenographer

Mr. Anzelone made the motion to approve the minutes of the February, 2009 meeting. Mr. Frezza seconded the motion. A voice vote was taken, all in favor.

Mr. Aurecchia announced that the application for Pine Hill Road would not be heard this evening. It has been continued to a later date.

#### **A. Stonehill Boulevard — 195 Associates & Stonehill Drive (ZB 2008-42a)**

LOCATION: Vicinity of Stonehill Boulevard & 1380 Atwood Avenue  
AP 44/2 — Lots 66, 73 + 74  
OWNER/APPLICANT: 195 Associates, LLC & Stonehill Drive, LLC  
APPELLANTS: Anthony Ricci; William Golato; Anthony V. Sauro, Jr.; Shane Pezzulo; Philip & Emma Butmarc  
LOT DIMENSIONS: Area: 104.5± acres  
ZONING DISTRICT: B-2 zone (general business)  
ATTORNEY: Anthony DeSisto, Esq.  
EXISTING USE: Commercial and vacant/cleared land  
PROPOSAL: Develop commercial and retail buildings

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PLANNING BOARD APPROVAL: 1/15/08 — Amended Master Plan

PLANNING BOARD DECISION: 7/9/08 (Land Evidence Book 1935, p. 277)

APPEAL FILING DEADLINE: 20 days after decision recorded

APPEAL FILED: 7/29/08

Approval of Written Decision

Mr. Pillozzi stated that he is uncomfortable voting on this without reading the entire transcript. Mr. Pillozzi made the motion to continue the matter until the April, 2009 meeting. Mr. Jeffrey seconded the motion. A voice vote was taken, all in favor.

**B. File 2009-09**

LOCATION: 40 Hopkins Avenue  
 OWNER/APPLICANT: Mohamad and Rhonda Sasa  
 LOT: AP 59 — Lot 57; 169,884 sq. ft.; R-40 Zone  
 EXISTING USE: Single Family Dwelling with Guest House  
 PROPOSAL: Divide lot into two parcels and construct an additional single family dwelling on newly created lot

**Dimensional Variance** petitioned under Article III, Section F, Table III–F–1

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT: — FRONTAGE		140'	0'	140'
— WIDTH				

K. Joseph Shekarchi, Esq. asked for a few minutes to confer with his client. Mr. Pillozzi asked to be recused from this matter because he is an immediate abutter to the project.

**C. File 2009-01**

LOCATION: Plainfield Pike  
 OWNER/APPLICANT: Plainfield Development, LLC  
 LOT: AP 29 —Lots 53 and 90; 105,850 sq. ft.; B–2 Zone  
 EXISTING USE: Vacant Land  
 PROPOSAL: Construct a 192' x 48' (9,216 sq. ft.) automotive repair facility

**Special Use Permit** petitioned under Article III, Section D, Table III–D–1, Subsection 9.

Sanford Resnick, Esq. presented the application to the Board. He gave an overview of the project. Edward Pimentel was duly sworn. Mr. Resnick provided a copy of Mr. Pimentel's C.V. and his report to the Board. Mr. Pillozzi made the motion to accept Mr. Pimentel as an expert witness. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Mr. Pimentel presented his findings to the Board in regard to traffic, zoning, Comprehensive Plan, and environmental constraints. A discussion in regard to parking spaces and use of property was held.

William Wilbur, developer, was duly sworn. Mr. Wilbur explained the operation in detail and the layout of the building.

Nicholas Piampiano, P.E. was duly sworn. Mr. Resnick submitted Mr. Piampiano's resume to the Board. Mr. Pillozzi made the motion to accept Mr. Piampiano as an expert

witness; Mr. Jeffrey seconded the motion. A voice vote was taken; all in favor. Mr. Piampiano explained the drainage, run-off, wastewater treatment system, and grading.

Robert J. Clinton, P.E. was duly sworn. Mr. Resnick submitted Mr. Clinton's resume and report to the Board. Mr. Pilozzi made the motion to accept Mr. Clinton as an expert witness. Mr. Aurecchia seconded the motion. A voice vote was taken; all in favor. Mr. Clinton spoke about the traffic flow of the project.

Christopher Waite, architect, was duly sworn. Mr. Waite explained the layout and design of the building in detail.

Frank Manni, Esq. representing an abutter, questioned the retaining wall between his client's property and the subject property. Mr. Piampiano explained the wall and fencing. Eugene Iannelli, abutter, was duly sworn. Mr. Iannelli stated that the issues are wastewater, fumes, and traffic flow. The engineers explained the systems that will be installed.

No other abutters appeared for or against the project.

Mr. Pilozzi made the motion to approve the application. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

**D. File 2009-09**

LOCATION: 40 Hopkins Avenue  
 OWNER/APPLICANT: Mohamad and Rhonda Sasa  
 LOT: AP 59 — Lot 57; 169,884 sq. ft.; R-40 Zone  
 EXISTING USE: Single Family Dwelling with Guest House  
 PROPOSAL: Divide lot into two parcels and construct an additional single family dwelling on newly created lot

**Dimensional Variance** petitioned under Article III, Section F, Table III-F-1

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— FRONTAGE	140'	0'	140'
	— WIDTH			

Mr. Shekarchi asked the Board for a continuation to a future date.

Mr. Frezza made the motion to continue the application. Mr. Jeffrey seconded the motion. A voice vote was taken; all in favor.

**E. File 2009-06**

LOCATION: 14 Milton Street  
 OWNER/APPLICANT: Manuel and Jamie Santo  
 LOT: AP 37 — Lot 60; 10,000 sq. ft.; R-15 Zone  
 EXISTING USE: Single family dwelling  
 PROPOSAL: Rebuild deck; Construct breezeway and storage room

**Dimensional Variance** petitioned under Article III, Section F, Table III-F-1.

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— SIZE	15,000' sq.	10,000' sq.	5,000' sq.
SETBACK:	— REAR	45'	19'	26'
	— LEFT	20'	10'	10'

Manuel Santo was duly sworn. Mr. Santo presented his project to the Board.

No abutters appeared for or against the project.

Mr. Pilozzi verified that no business would be run out of the dwelling.

Mr. Pilozzi made the motion to approve the application; Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

**F. File 2009-07**

LOCATION: 2225 Plainfield Pike  
 OWNER: Louis Macera  
 APPLICANT: Five Alarm Fitness  
 LOT: AP 32 — Lot 15; 44,000 sq. ft.; IL Zone  
 EXISTING USE: Vacant Commercial Building  
 PROPOSAL: Fitness Center

**Special Use Permit** petitioned under Article III, Section D, Table III-D-1, Subsection 14.1

Louis Macera and Michael DiFazio were duly sworn. Mr. Macera explained the project to the Board.

No abutters appeared for or against the project.

Mr. Frezza made the motion to grant the application. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Adjourned at 8:08 p.m.