

Chairperson
Kenneth Aurecchia

Vice-Chairperson
Richard Fascia

Secretary
Douglas Jeffrey

Counsel for the Board
Joseph Ballirano, Esq.



Zoning Official
Bernard J. Nascenti, 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

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MINUTES

April 30, 2009

The Zoning Board of Review held its monthly meeting on the 30th day of April, 2009, at 7:00 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, Vice-Chairman Richard Fascia, Secretary Douglas Jeffrey, Anthony Pilozzi, Bernard Frezza, Costanzo Caparrelli, Sr., and Joseph Anzelone. Also present: Joseph Ballirano, Town Solicitor, Susan Leonardi, Bernard J. Nascenti, and Dianne Edson, Stenographer

Mr. Fascia made the motion to approve the minutes of the March, 2009 meeting, with the correction to include Mr. Pilozzi as attending. Mr. Frezza seconded the motion. A voice vote was taken, all in favor.

Mr. Aurecchia announced that the applications for Truman Street, Putnam Pike, Justice Realty, and Stonehill Marketplace would not be heard this evening. All have been continued to a later date, except for Stonehill Marketplace, which has been withdrawn.

A. File 2009-12

LOCATION: Pleasant Street
OWNER/APPLICANT: Daniel Mazzulla, Jr., Donna Pizzi, and Kristen Mazzulla
LOT: AP 4 — Lot 112; 5,000 sq. ft.; R-15 Zone
EXISTING USE: Vacant Land
PROPOSAL: Construct 26' x 44' single family home with garage

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— SIZE	15,000' sq.	5,000' sq.	10,000' sq.
	— FRONTAGE	100'	50'	50'
	— WIDTH			
SETBACK:	— REAR	45'	31'	14'
	— LEFT	20'	12'	8'
	— RIGHT	20'	12'	8'

Alfred Russo, Esq. presented the application to the Board. Mr. Daniel Mazzulla, Jr. was duly sworn. Mr. Mazzulla stated that the property has been in his family since 1961. Mr. Russo explained the relief being requested to the Board. The lot has public water and sewer. The proposed home will not be sold. No abutters appeared for or against the project. Mr. Pillozzi made the motion to grant the application. Mr. Frezza seconded the motion. A voice vote was taken, all in favor.

Mr. Pillozzi made the motion to recess as the Board of Review and reconvene as the Board of Appeal. Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

A. File 2009-15A

Project Location:	Central Avenue; AP 24-1/Lots 22, 114, 115 & 122
Lot Dimensions:	93.04± acres.
Owner /Appellant:	Factory Mutual Insurance Company
Zoning:	Planned Use Development District
Existing Use of Property:	Corporate Headquarters of Factory Mutual Insurance Company (Under Construction)
Proposal:	Corporate Headquarters of Factory Mutual Insurance Company
Building Permit Denied:	March 6, 2009
Appeal Petition:	Appeal per Building Code Chapter 5, Table 503 and applicable law.
Date Appeal Petition Filed with Johnston Board of Appeal:	4-6-2009

David Prengaman of Vision 3 Architects was duly sworn. He stated that he is appearing on behalf of FM Global to appeal the decision of the Building Official. Mr. Prengaman explained the project to the Board and showed schematics of the elevator shaft and stairways. Mr. Fascia verified that the appropriate load and stress studies have been completed and the appropriate paperwork has been filed. Mr. Nascenzi explained his reasons for denying the building permit. The consulting engineer determined that to complete the shaft with the requested floor would change the construction of the building.

Ramzi Loqa, Consulting Engineer, was duly sworn. Mr. Loqa explained why the building permit was denied. He explained the change from an engineering point of view, as well as from a construction code point of view. Mr. Prengaman stated that the project has received written approval from the Fire Marshall's office and the Fire Chief. The garage is fully sprinklered.

No abutters appeared against the project. David Hanrahan of AIPSO appeared in favor of the project.

Mr. Pillozzi made the motion to grant the appeal and subsequent building permit. Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

Mr. Fascia made the motion to recess as the Board of Appeal and reconvene as the Board of Review. Mr. Pillozzi seconded the motion. A voice vote was taken; all in favor.

B. 2009-14

LOCATION: Atwood Avenue & Cherry Hill Road
 OWNER/APPLICANT: C & B Cherryhill, LLC
 LOT: AP 20/1 — Lots 39, 206 82, 217, 218, 284 and AP 20/2 – Lots 58 and 280;
 21.1 acres; PMUD Zone
 EXISTING USE: Mixed use commercial/residential development under construction
 PROPOSAL: Install signage on building. Install various wall signs, pylon signs
 and free-standing signs larger than is allowed by Ordinance.

Dimensional Variance petitioned under Article III, Section J, Subsection 5

Pylon signs – Subsection 5.1.12
 Wall signs – Subsection 5.1.11
 Freestanding signs – Subsection 5.1.6

John C. Revens, Esq. presented the application to the Board. He explained the signage and relief being requested. The side of the building that faces the residential homes will not have signage. The owner is responsible for perpetual care of the cemetery that abuts the lot.

No abutters appeared for or against the project.

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

C. File 2009-11

LOCATION: 1008 Plainfield Street
 OWNER: Joseph Los
 APPLICANT: House of Manna
 LOT: AP 1 — Lot 89; 12,885 sq. ft.; B-2 Zone
 EXISTING USE: Commercial
 PROPOSAL: Non-denominational Church

Special Use Permit petitioned under Article III, Section D, Table III-D-1, Section 4.1

Joseph Los, owner, was duly sworn. Jeffrey Wright, Reverend, was duly sworn. Mr. Los explained the application to the Board. Mr. Los stated that the building is fully sprinklered with a complete fire alarm system; is connected to public utilities; and is compatible with the neighborhood. Mr. Frezza questioned the number of parking spaces available. Mr. Los stated that there are approximately 45 spaces for the building. The building will house three different companies. The unit in question is approximately 1200 sq. ft. Mr. Nascenzi stated that he has not seen a parking plan for this property.

Mr. Fascia asked how large the congregation of the church was. Rev. Wright stated that they currently have about 25 members. They would like to grow to about 40 members. By that time, they would like to be in a position to buy a building to hold their services.

Mr. Ballirano asked if the Church would agree to stipulate to the maximum number of members. Mr. Wright stated that the members are only at the building when the other businesses are closed. Mr. Ballirano stated that there are other concerns, besides hours of operation.

Mr. Fascia stated that the Board would like to see a traffic study along with the parking plan. That is a heavily traveled area.

The fire suppression system and sprinkler system were discussed in regard to testing and monitoring.

The number of parking spaces required by Ordinance and available at the property was discussed.

Mr. Los asked the Board to continue the application so the appropriate studies can be completed.

Mr. Frezza made the motion to continue the application; Mr. Anzelone seconded the motion.

A voice vote was taken; all in favor.

Meeting adjourned at 8:17 p.m.