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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
Stanley Nadrowski

Recording Secretary
Susan Leonardi

JOHNSTON ZONING BOARD OF REVIEW
100 Irons Avenue, Johnston, Rhode Island 02919
Tel: 401-231-4117; Fax: 401-231-4181

MINUTES

August 27, 2009

The Zoning Board of Review held its monthly meeting on the 27th day of August, 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, Anthony Pilozzi, Doug Jeffrey, Bernard Frezza, and Joseph Anzelone. Also present: Joseph Ballirano, Town Solicitor, Susan Leonardi, Recording Secretary, and Dianne Edson, Stenographer

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

A. File 2009-28

LOCATION: 2111 Plainfield Pike
OWNER/APPLICANT: James & Danya Izzo
LOT: AP 30 — Lot 5; 26.95 acres; R-40 / B-2 Zones
EXISTING USE: Farm
PROPOSAL: Trailer to be used for a modular dwelling for foreman

Dimensional Variance petitioned under Article III, Section G 7 (c)

Danya Izzo was duly sworn and presented the application to the Board. She stated that the trailer has electricity, but no running water. The foreman goes into the main house for bathroom and cooking facilities. The trailer is just for sleeping. Ms. Izzo stated that they would like to put in a septic system for the trailer in the future. The Board stated concerns about "grey water". Mr. Aurecchia stated that Ms. Izzo is to install a Port-A-John near the trailer until the septic system is installed.

No abutters appeared for or against the project.

Mr. Anzelone made the motion to approve the application with two stipulations. The septic system must be installed and a Port-A-John installed until the septic is done. Mr. Jeffrey seconded the motion. A voice vote was taken; all in favor.

B. File 2009-29

LOCATION: 63 Mulberry Circle
 OWNER/APPLICANT: Catherine M. Parente
 LOT: AP 47 — Lot 150; 20,000 sq. ft.; R-20 Zone
 EXISTING USE: Single family dwelling
 PROPOSAL: Construct a 3 season 12' x 16' patio room on existing deck. Construct a 6' x 12' deck with 2 landings and stairs

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	— FRONT	30'	25.4'	4.6'
	— REAR	50'	30'	20'
	— LEFT	25'	10.6'	14.4'
	— RIGHT	25'	16'	9'

Catherine Parente, owner, and Steve Petrucci, contractor, were duly sworn. Mr. Petrucci presented the application to the Board. Ms. Parente stated that she needs more living space. The relief being requested was verified and discussed.

No abutters appeared for or against the project.

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

C. File 2009-31

LOCATION: 10 Memorial Avenue
 OWNER/APPLICANT: Town of Johnston
 LOT: AP 53 — Lot 34; 730,921 sq. ft.; R-40 Zone
 EXISTING USE: Middle School and Library
 PROPOSAL: Construct a 60' x 93' public library

Dimensional Variance petitioned under Article III, Section F, Table III-F-1 and H (2)

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	— FRONT	40'	28.73'	11.27'
	-PARKING SPACES	49'	42'	7'

Joseph Casali, Engineer, was duly sworn. Mr. Casali presented the application to the Board. Mr. Casali was accepted as an expert witness by the Board. Mr. Pillozzi made the motion to accept him; Mr. Frezza seconded. A voice vote was taken; all in favor.

Mr. Casali detailed the relief being requested, proposed ingress/egress, and parking. The current library will not be torn down; it is being proposed as a site for the Municipal Court.

Eric Ahlborg, was duly sworn. Mr. Ahlborg is the Town's project manager. Mr. Ahlborg spoke about safety surrounding the site and the nearby Middle School, control of the construction debris, and traffic.

Mr. Pilozzi questioned the landscaping of the project.

Carol Pisani was duly sworn. Ms. Pisani questioned if the abutters were notified by certified mail and if the appropriate notices were in the newspaper. Mrs. Leonardi stated that the appropriate steps were taken and were available in the Zoning/Planning Office on Irons Avenue.

Ms. Pisani also questioned if Radon tests were going to be performed due to the ledge on the site. Mr. Ahlborg stated that the test would be performed after construction is completed.

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

Meeting adjourned at 8:11 p.m.