

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
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
June 24, 2010

The Zoning Board of Review held its monthly meeting on the 24th day of June, 2010, at 7:05 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, Richard Fascia, Douglas Jeffrey, Anthony Pilozzi, Joseph Anzelone, Bernard Frezza, and Dennis Cardillo. Also present: Timothy Chapman, Town Solicitor, Bernard Nascenzi, Building/Zoning Official, Susan Leonardi, Recording Secretary, and Dianne Edson, Stenographer

Mr. Pilozzi made the motion to approve the minutes of the May 27th meeting. Mr. Jeffrey seconded the motion. A voice vote was taken; all in favor.

A. File 2007-22

LOCATION: Calumet Avenue
OWNER : Justice Realty, LLC
APPLICANT: Robert Moll
LOT: AP 22 —Lot 725; .21 acres; R-15 Zone
EXISTING USE: Vacate land
PROPOSAL: Construct a 28' x 26' single family dwelling with 10' x 12' deck

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	—SIZE	15,000 sq. ft.	9,331 sq. ft.	5,669 sq. ft.
	—FRONTAGE	100'	69.75'	30.25'
	—WIDTH	100'	66'	34'
SETBACK:	—LEFT	20'	18'	2'

Robert Moll was duly sworn. Mr. Moll presented the application to the Board and stated his qualifications as a Registered Contractor with the State of Rhode Island. Mr. Pilozzi made the motion to accept Mr. Moll as a Qualified Witness. Mr. Jeffrey seconded the motion; a voice vote was taken and all in favor.

Mr. Pilozzi stated that the proposed dwelling was consistent with the neighborhood and the applicant was requesting very little relief. No abutters appeared for or against the application. Mr. Pilozzi made

a motion to grant the application. Mr. Jeffrey seconded the motion. A voice vote was taken; all in favor.

B. File 2010-19

LOCATION: 3 Washington Drive
 OWNER: Eileen and Michael Vizzacco
 APPLICANT: Eileen Vizzacco and Beverly D'Ercole-Joseph
 LOT: AP 45 —Lot 469; 0.96 acres; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Single family dwelling with day care center in basement

Special Use Permit petitioned under Article III, Section D, Table III D-1, Subsection 4.11

Eileen Vizzacco and Beverly D'Ercole-Joseph were duly sworn. David Graham, Esq. presented the application to the Board. Parking, other daycare centers in residential areas, and other details were discussed. Mr. Nascenzi explained the State requirements to the Board. Michael Vizzacco was duly sworn. Ms. Joseph stated that she and Ms. Vizzacco visited every neighbor in the radius and received no verbal objections to the project.

William Bretanha, abutter, was sworn. Mr. Bretanha questioned ingress/egress, any sign that may be erected, etc.. During the discussion, it was determined that Mr. Bretanha does not live in the 200' radius.

Bret Morgenstern, abutter, was sworn. Mr. Morgenstern is concerned about traffic.

Ronald D'Antuono, abutter, was sworn. Does not want a business in the residential area.

Mr. Jeffrey made the motion to grant the application. Mr. Anzelone seconded the motion. A voice vote was taken. Mr. Pillozzi, aye; Mr. Anzelone, aye; Mr. Aurecchia, aye; Mr. Fascia, nay; Mr. Jeffrey, aye.

C. File 2010-20

LOCATION: 36 Flanders Street
 OWNER: Laura Paquette
 APPLICANT: Craig Lynch
 LOT: AP 22 —Lot 11; .20 acres; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Construct three dormers on roof for additional living space

Dimensional Varinance petitioned under Article III, Section N 1 (a)

Craig Lynch and Laura Paquette were duly sworn. Mr. Lynch explained the project to the Board. No abutters appeared for or against the project.

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

D. File 2010-21

LOCATION: 44 Dean Avenue
 OWNER APPLICANT: Edmund Cornwell
 LOT: AP 40 —Lot 164; .29 acres; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Construct second floor over existing detached garage

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

Edmund and Erin Cornwell were duly sworn. Mr. Cornwell presented the application to the Board. Mr. Cornwell stated that there will be no heat or plumbing in the area. Storage only. No abutters appeared for or against the project. Mr. Pilozzi made the motion to grant the application. Mr. Fascia seconded the motion. A voice vote was taken; all in favor.

E. File 2010-23

LOCATION: 37 Tartaglia Street
 OWNER/APPLICANT: Anthony and Diane Brockmuller
 LOT: AP 27 —Lots 58 & 72; .46 acres; R-20 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Construct a 24' x 26' second floor addition over a 24' x 25' two car garage

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	—FRONTAGE	120'	100'	20'
	—WIDTH	100'	66'	34'
SETBACK:	—LEFT	25'	3.3'	22.7'
	—FRONT	30'	25'	5'

John Di Bona, Esq. presented the application to the Board. The addition will not have a kitchen. It will be a bedroom/sitting area for mother. Relief requested was discussed. No abutters appeared for or against the project.

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

Meeting Adjourned at 8:35 pm