

**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**  
**July 29, 2010**

The Zoning Board of Review held its monthly meeting on the 29th day of July, 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: Vice-Chairman Richard Fascia, Douglas Jeffrey, Anthony Pilozzi, Joseph Anzelone, Bernard Frezza, and Dennis Cardillo. Also present: Bernard Nascenzi, Building/Zoning Official, Susan Leonardi, Recording Secretary, and Dianne Edson, Stenographer

Mr. Anzelone made the motion to approve the minutes of the June 24<sup>th</sup> meeting. Mr. Pilozzi seconded the motion. A voice vote was taken; all in favor.

**A. File 2010-27**

LOCATION: Greenville Avenue  
OWNER/APPLICANT: Kylviff Investments & Consultants, LLC  
LOT: AP 50 —Lot 1; .3.35 acres; R-40 Zone  
EXISTING USE: Vacant Land  
PROPOSAL: Construct a 24' x 36' single family dwelling

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	—FRONT	40'	20'	20'

Al Russo, Esq. presented the application to the Board. He stated that the application was already approved by the Zoning Board 3 years ago. The lot was then sold to the current owner. DEM has stated that the house must be moved forward eight feet due to an existing well in the area. The new application is a result of that ruling from DEM.

No abutters appeared for or against the project.

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

**B. File 2010-24**

LOCATION: 3 Clemence Lane  
 OWNER/APPLICANT: Raffaele and Leslie Florio  
 LOT: AP 48 —Lot 337; .26 acres; R-40 Zone  
 EXISTING USE: Single Family Dwelling  
 PROPOSAL: Construct a 24' x 24' shed on a cement slab

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

Raffaele Florio was duly sworn. Mr. Florio explained the project to the Board. No water, drainage or business will be in the structure. There will be electricity.

No abutters appeared for or against the project.

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

**C. File 2010-25**

LOCATION: 239 George Waterman Road  
 OWNER/APPLICANT: Marybeth Elkins & Michael Mainelli  
 LOT: AP 36 —Lots 86; .15 acres; B-1 Zone  
 EXISTING USE: Single Family Dwelling  
 PROPOSAL: Construct a 12' x 12' addition for use as a home office

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	—LEFT	20'	10.1'	9.9'
	—FRONT	20'	17.7'	2.3'

Michael Mainelli, Marybeth Elkins and Todd Haley (contractor) were duly sworn.

Mr. Haley explained the project to the Board. There will be no outside entrance to the addition. It is not for business or to be rented out. Ms. Elkins stated that she “telecommutes” and this space is for her computer and phone lines.

Mr. Pilozzi read the Planner’s Statement into the record.

No abutters appeared for or against the project.

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

**D. File 2010-26**

LOCATION: 3 Emerald Lane  
 OWNER/APPLICANT: Stephen & Kathleen Ricard  
 LOT: AP 60 —Lot 72; .57 acres; R-40 Zone  
 EXISTING USE: Single Family Dwelling  
 PROPOSAL: Construct a 15' x 22' addition on existing garage

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT -	SIZE	40,000 sq. ft.	25,139 sq.	14,861 sq. ft.
	FRONTAGE	140'	125'	15'
	WIDTH	140'	125'	15'
SETBACK:	—LEFT	35'	18.6'	16.6'
	—RIGHT	35'	9.3'	25.9'

Stephen and Kathleen Ricard were duly sworn. Mr. Ricard explained the project to the Board. No business will be run out of the structure. There will be no water or heat.

No abutters appeared for or against the project.

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

**E. File 2010-28**

LOCATION: Golden View Drive  
 OWNER: Town of Johnston  
 APPLICANT: Cox TMI Wireless, LLC  
 LOT: AP 45 —Lot 242; .46 acres; R-40 Zone  
 EXISTING USE: Water tank and Wireless Communication facility  
 PROPOSAL: Adding antennas at top and centerline of existing wireless facility and equipment cabinets adjacent on ground.

**Special Use Permit** petitioned under Article III, Section P and **Dimensional Variance** petitioned under Article III, Section O.

Michael Dolan, Esq. presented the application to the Board. Mark Cook, Site Specialist, was sworn and explained that different carriers are located at different heights on the water tower. Possible tainting of water was discussed. Mr. Nascenzi stated that it is a “bladder tower” and there is no possibility of the water being tainted.

Melissa McDonald, John McDonald, and Michelle Creamer, abutters, were all sworn. The abutters complained about the care and maintenance of the property, over-grown grass, trash, etc... Mr. Nascenzi asked if they had contacted DPW about these conditions. Ms. McDonald stated that she had made many calls but nothing was ever done. Mr. Nascenzi gave Mr. McDonald the correct phone

number to call in the future and that he would pass along the information to get the property cleaned up.

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

Meeting Adjourned at 8:00 pm