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Counsel for the Board
Joseph Ballirano, Esq.



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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 26, 2010

The Zoning Board of Review held its monthly meeting on the 26th day of August, 2010, 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, Douglas Jeffrey, Anthony Pilozzi, Joseph Anzelone, Bernard Frezza, and Dennis Cardillo. Also present: Joseph Ballirano, Esquire, Susan Leonardi, Recording Secretary, and Dianne Edson, Stenographer

Mr. Pilozzi made the motion to approve the minutes of the July 29th meeting. Mr. Jeffrey seconded the motion. A voice vote was taken; all in favor.

A. File 2010-31

LOCATION: 117 Hopkins Avenue
OWNER/APPLICANT: Dennis and Jo Ann Spicuzza
LOT: AP 59 —Lot 72; .25.3 acres; R-40 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Construct a 30' x 10' horse stable

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

Dennis Spicuzza was duly sworn and presented the project to the Board. Size of the lot and surrounding area was discussed. Mr. Spicuzza stated that the structure would house two horses. No abutters appeared for or against the project. Mr. Pilozzi made the motion to grant the application. Mr. Aurecchia seconded the motion. A voice vote was taken; all in favor.

B. File 2010-32

LOCATION: Shun Pike
 OWNER APPLICANT: Shun Properties, LLC
 LOT: AP 32 —Lots 11, 12, & 17; 23.2 acres; I Zone
 EXISTING USE: C & D Facility
 PROPOSAL: Construct metal building to house C & D Facility

Dimensional Variance per Article III, Section F, Table III F-1

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	—BLDING HEIGHT	40'	52'	12'

Donna Caisse, Esq. presented the application to the Board. Mr. Jeffrey recused himself from the Hearing because he is the Chairman of the Board of Rhode Island Resource Recovery Corp, an abutter to the project.

David DiMaio and Chris Duhamel, P.E. were duly sworn. Mr. DiMaio explained the project to the Board. Mr. DiMaio explained the operation of the business. Mr. Pilozzi verified the hours of operation and what materials would be recycled. Mr. Pilozzi asked what would happen to materials that could not be recycled in this facility. Mr. Pilozzi asked what would happen to the debris and waste that was washed out after the dumpsters were empty. Mr. Duhamel explained that there are floor drains mounted to a holding tank on site. This tank is emptied in an appropriate manner. Mr. DiMaio stated that if a dumpster comes in with inappropriate materials, it is up to the company that brought the dumpster to pick up the materials and dispose of them properly.

Mr. Pilozzi asked why the applicant was not requesting a Special Use Permit at this time. Ms. Caisse stated that they were told at the Planning Board meeting that they did not need to get one. Mr. Pilozzi stated that, in his opinion, the operation requires a Special Use Permit. Discussion regarding which section of the Zoning Regulations Use Table this use would fall under. Mr. Pilozzi asked Mr. Ballirano if the applicant could amend the application this evening. Mr. Ballirano stated that the abutters were not notified of the request for a Special Use Permit. The application could not be amended.

Mr. Duhamel stated that the applicant was willing to come back before the Board for the Special Use Permit.

No abutters appeared for or against the project.

Mr. Anzelone made the motion to grant the application with the stipulation that the main gates close at 6:00 p.m. and there are no junk cars brought into the premises. Mr. Cardillo seconded the motion. A voice vote was taken; all in favor.

C. File 2010-30

LOCATION: 1277 Hartford Avenue
 OWNER APPLICANT: 1277 Hartford Avenue, LLC
 LOT: AP 20 —Lot 30; 1.36 acres; B-2 Zone
 EXISTING USE: Construction of Medical Building
 PROPOSAL: Signage for medical building

Dimensional Variance per Article III, Section J – Signage, Sections 5.1.11 and 5.1.12

Joseph Lachut, Esq. presented the application to the Board. Mr. Lachut handed copies of the proposed signs to the Board. Mr. Lachut explained the signage being requested. Size and location of the signs were discussed.

Jason Fredette of Poyant Signs was duly sworn. Mr. Fredetter explained the signage in further detail. The wall sign, including graphics, potential users, and size was discussed. Dr. Diamante stated that the wall sign is for his practice only. No tenants will be able to use that sign.

Abutters in the audience requested to view the signage plans. No comments from the abutters. No abutters wished to speak for or against the project.

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

D. File 2010-33

LOCATION: 1669 Hartford Avenue
OWNER: Splendid Splinter, LLC
APPLICANT: Meineke Car Care Center of Johnston
LOT: AP 53 —Lots 107 & 207; 2.97 acres; B-2 Zone
EXISTING USE: Vacant commercial building
PROPOSAL: Signage for car care center

Dimensional Variance per Article III, Section J – Signage, Section 5.1.12

Richard Burke, representing the applicant, was duly sworn. Mr. Burke explained the project to the Board. Size and location of proposal were discussed.

No abutters appeared for or against the project.

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

Meeting Adjourned at 8:31 pm