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Counsel for the Board
Joseph Ballirano, Esq.



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Bernard J. Nascenzi, C.B.O.

Zoning Board Members
Anthony Pilozzi
Bernard Frezza

Alternate Board Members

Dennis Cardillo

Recording Secretary
Susan Leonardi

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES

January 27, 2011

The Zoning Board of Review held its monthly meeting on the 27th day of January, 2011, 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: Vice-Chairman Richard Fascia, Anthony Pilozzi, Joseph Anzelone, Bernard Frezza and Dennis Cardillo. Also present: Joseph Ballirano, Town Solicitor, Bernard Nascenzi, Building/Zoning Official, Susan Leonardi, Recording Secretary, and Dianne Edson, Stenographer

Mr. Pilozzi congratulated Mr. Frezza on being appointed a member of the Board. Mr. Jeffrey has accepted the Chief of Staff position with the Town of Johnston and is no longer on the Zoning Board of Review and Mr. Frezza was appointed to fill the vacancy. Mr. Pilozzi also made the motion to reappoint Kenneth Aurecchia as Chairperson, Richard Fascia as Vice-Chairperson and appoint Joseph Anzelone as Secretary. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

Mr. Pilozzi made the motion to approve the minutes of the November 18, 2010 meeting. Mr. Cardillo seconded the motion. A voice vote was taken; all in favor.

Mr. Fascia announced that the application for Green Hill Road – Full Circle Recycling would not be heard. The applicant has requested a continuance to the February 24, 2011 meeting.

File e 2011-02

LOCATION:	Naples Avenue
OWNER/APPLICANT:	Fred and Barbara Sharpe
LOT:	AP 5 — Lots 92 & 96; 19,200 sq. ft.; R-20 Zone
EXISTING USE:	Single Family Dwelling – under construction
PROPOSAL:	Construct a 18' x 18' attached deck

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQ.
SETBAC	— LOT SIZE	20,000'	19,200'	800'
	—	120'	80'	40'
	— WIDTH	120'	80'	40'
	— LEFT	30'	23'	7'
	— RIGHT	25'	20'	5'

Fred Sharpe was duly sworn. Mr. Sharpe explained the project to the Board. No abutters were present.

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

Mr. Pilozzi made the motion to suspend the rules of order and take the agenda out of sequence. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

File 2011-05

LOCATION: Shun Pike
 OWNER/ APPLICANT: Joseph Vinagro, Sr.
 LOT: AP 32 Lot 44; 5.21 acres; I Zone
 EXISTING USE: Storage area for dumpsters and equipment
 PROPOSAL: New Maintenance garage and storage area

Special Use Permit petitioned under Article III, Section D, Subsection 9.9

Elizabeth Noonan, Esq. of Adler Pollock & Sheehan presented the application to the Board. Kevin Morin, P.E. of DiPrete Engineering was sworn. Ms. Noonan explained the project to the Board. Mr. Morin explained the site and location of the structure. Mr. Pilozzi verified that the garage would only be used for the company's vehicles, no outside vehicles would be repaired. The issue of waste oil and other environmentally hazardous liquids and their handling were discussed.

Dana Zewinski, P.E., Environmental Engineer, was sworn. Mr. Zewinski stated that the trucks will be washed at a separate location before they are brought to this location to be serviced.

No abutters appeared for or against the project.

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

File 2010-50

LOCATION: Greenville Avenue
 OWNER: Dave Corsetti DAC Properties
 APPLICANT: Wind Energy Development, LLC
 LOT: AP 51 —Lot 17; 109 acres; R-40 Zone
 EXISTING USE: Vacant land
 PROPOSAL: Construction of two (2) wind turbines, associated electrical equipment and connections, driveways and meter shed

Special Use Permit petitioned under Article III, Section D, Subsection 5.2

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

	DIMENSION	MAXIMUM ALLOWED	PROPOSED	RELIEF REQUESTED
LOT:	—HEIGHT	30'	496'	466'

Joseph White, Esq. appeared for the applicant.

Mr. Ballirano stated that the Legal Dept. of the Town of Johnston is recommending that this matter be continued for 3 months to allow the Town to propose an Ordinance governing wind turbines. Mr. Fascia asked for a motion on this proposal. Mr. Pillozzi made the motion to continue the application for e months. Mr. White objected to this proposed motion. His client states that this will cause undue hardship. The objection was noted. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

File 2010-51

LOCATION: Peck Hill Road
 OWNER: Earl Adams
 APPLICANT: Wind Energy Development, LLC
 LOT: AP 33 Lot 54; 7.6 acres; R-40 Zone
 EXISTING USE: Vacant land
 PROPOSAL: Construction of one (1) wind turbine, associated electrical equipment and connections, driveways and meter shed

Special Use Permit petitioned under Article III, Section D, Subsection 5.2

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

	DIMENSION	MAXIMUM ALLOWED	PROPOSED	RELIEF REQUESTED
LOT:	—HEIGHT	30'	430'	400'

Joseph White, Esq. appeared for the applicant.

Mr. Ballirano stated that the Legal Dept. of the Town of Johnston is recommending that this matter be continued for 3 months to allow the Town to propose an Ordinance governing wind turbines. Mr. Fascia asked for a motion on this proposal. Mr. Pillozzi made the motion to continue the application for 3 months. Mr. White objected to this proposed motion. His client states that this will cause undue

hardship. The objection was noted. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

File 2011-04

LOCATION: Allendale Avenue
 OWNER/APPLICANT: Roger & Karen Beausoliel
 LOT: AP 36 Lot 105; .39 acres; I Zone
 EXISTING USE: Vacant land
 PROPOSAL: Construction of a 45' x 60' building for industrial storage

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	—LEFT	50'	21.82'	28.18'
	—RIGHT	50'	12.92'	38.08'

Steven Henry Mills, Esq. presented the application to the Board. Roger Beausoliel was sworn. Mr. Beausoliel stated that he will store his tools, his commercial vehicles. Relief requested was discussed. It was noted that the application needs to be amended to match the setbacks on the site plan. The application was amended to reflect 40 foot relief in the rear yard, 40 feet on the left side and 38.08 feet on the right. No abutters appeared for or against the project. Mr. Frezza made the motion to grant the application. Mr. Pilozzi seconded the motion. A voice was taken; all in favor.

File 2011-09

LOCATION: Mascio Drive
 OWNER/APPLICANT: Felippo Aceto
 LOT: AP 27 — Lot 52; 10,181 sq. ft.; R-20 Zone
 EXISTING USE: Vacant Land
 PROPOSAL: Single Family Dwelling

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— LOT SIZE	20,000'	10,181'	9,819'
	— FRONTAGE	120'	101.24'	18.76'
	— WIDTH	120'	101.57'	18.43'
SETBACK:				
	— REAR	50'	34'	16'

Alfred Russo, Jr., Esq. presented the application to the Board. Robert Moll, applicant, was sworn. The home will be in conformance to the neighborhood. Relief required was discussed. Mr. Russo stated that the project has ISDS approval. No abutters appeared for or against the project. Mr. Pilozzi made the motion to approve the application. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

File 2011-10

LOCATION: 15 Buck Hill Road
OWNER APPLICANT: Joseph R. Vinagro Properties, LLC
LOT: AP 30 —Lot 2; 2.62 acres; I Zone
EXISTING USE: Industrial – Equipment Storage and Vehicle Parking
PROPOSAL: Construct a 45’ x 100’ greenhouse to be used as equipment storage

Dimensional Variance per Article III, Section G (7) (c)

Max. Height of Accessory Structure	Requested	Relief
15’	17.11’	2.11’

Elizabeth Noonan, Esq. of Adler Pollock Sheehan presented the application to the Board. Kevin Morin, P.E. of DiPrete Engineering described the structure, the history of the application, and the site. Small equipment, such as bobcats, excavator buckets, and attachments would be stored inside. It will have a crushed stone floor; no paving. No abutters appeared for or against the project. Mr. Frezza made the motion to grant the application. Mr. Pilozzi seconded the motion. A voice vote was taken; all in favor.

File 2011-06

LOCATION: 280 Scituate Avenue
OWNER/APPLICANT: Ballard Realty, LLC
LOT: AP 31- Lot 64; 5.38 acres; I Zone
EXISTING USE: Mack Truck Dealership
PROPOSAL: Erect an 85’ high business sign

Dimensional Variance petitioned under Article III, Section J (2) Signs in an I Zone

Alfred Russo, Jr., Esq. presented the application to the Board. Robert Plante, General Manager of Ballard Mack, was sworn. Mr. Plante stated that the site currently employs 28 people. They are looking to expand to a second shift and the new sign will help increase business. Relief requested was discussed. Nick Veltri, P.L.S. was sworn. Mr. Veltri explained where the sign would be located. No abutters appeared for or against the project. Mr. Pilozzi made the motion to approve the project. Mr. Cardillo seconded. A voice vote was taken; all in favor.

File 2011-03

LOCATION: 36 Starr Street
 OWNER/APPLICANT: Sharon Cadieux
 LOT: AP 5 Lots 208 & 209; .52 acres; I Zone
 EXISTING USE: Scrap Metal Recycling
 PROPOSAL: Expansion of existing Special Use Permit to include recycling of any and all recyclable materials, including ferrous and non-ferrous metals.

Special Use Permit petitioned under Article III, Section D, Subsection 14.

Alfred Russo, Jr., Esq. presented the application to the Board. Jeffrey and Sharon Cadieux were sworn. Mr. Cadieux explained the current operation to the Board. They currently have a Special Use Permit to recycle non-ferrous metals and would like to expand into recycling ferrous metals. Mr. Nascenzi stated that in order for the company to recycle ferrous metals, an expansion of their current Special Use Permit is needed. Mr. Fascia stated that the sign on the front of the building states that the company currently recycles ferrous materials. Mr. Nascenzi stated that a “Cease and Desist” order was given until they appeared before this Board for the expansion. Mr. Pillozzi stated that he would like to see the paperwork on the original Special Use Permit before a decision is made. Ms. Cadieux stated that she took over the business from her parents. They had been operating at the same location for 20 years. Ms. Cadieux stated that she went in front of this Board in 2000 or 20001 regarding this business, when she took over the business from her parents.

Mr. Russo requested a one month continuance to provide the paperwork requested by the Board. Mr. Frezza made the motion to grant the continuance. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Mr. Pillozzi made the motion for the Board to take a 10 minute recess. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

File 2011-07

LOCATION: 22 Atwells Avenue
 OWNER/APPLICANT: Edward and Kathleen Bedrosian
 LOT: AP 18 — Lot 151; 12,800 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Referral from Planning Board to Zoning Board for dimensional variances required to divide lot into two parcels. Project will return to Planning Board pending Zoning Board approval for subdivision. Parcel A will be 7,200 sq. ft.

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— LOT SIZE	15,000’	7,200’	7,800’
	— FRONTAGE	100’	90’	10’
	— WIDTH	100’	90’	10’
	- COVERAGE	25%	25.7%	.7%
SETBACK:	— FRONT	25’	24’	1’
	— REAR	25’	24’	1’

— LEFT	20'	7'	13'
— RIGHT	20'	12'	8'

File 2011-08

LOCATION: 22 Atwells Avenue
 OWNER/APPLICANT: Edward and Kathleen Bedrosian
 LOT: AP 18 — Lot 151; 12,800 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Referral from Planning Board to Zoning Board for dimensional variances required to divide lot into two parcels. Project will return to Planning Board pending Zoning Board approval for subdivision. Parcel B will be 5,600 sq. ft. with a new single family dwelling.

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— LOT SIZE	15,000'	5,600'	9,400'
	— FRONTAGE	100'	70'	30'
	— WIDTH	100'	70'	30'
SETBACK:				
	— REAR	45'	21'	24'
	— LEFT	20'	17'	3'

Mr. Fascia stated that the last two applications would be heard concurrently. Alfred Russo, Jr., Esq. presented the applications to the Board. Mr. Russo explained the reasons for the application and the history of the lot.

Nick Veltri, P.L.S., was sworn. Mr. Veltri explained the site and the details of the proposed subdivision. There will be no changes to proposed Parcel A.

Edward Bedrosian, owner/applicant, was sworn. Mr. Bedrosian stated that he wants to build a home for his older children. The proposed home will not be sold. Mr. Veltri explained the site and the location of the home on Parcel B.

No abutters appeared for or against the project.

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

Mr. Pilozzi made the motion to grant the application for Parcel B. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Meeting adjourned at 9:08 p.m.