

Chairperson
Kenneth Aurecchia

Vice-Chairperson
Richard Fascia

Secretary
Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



Building Official
Bernard J. Nascenzi, C.B.O.

Zoning Board Members
Anthony Pillozzi
Bernard Frezza

Alternate Board Members

Dennis Cardillo

Recording Secretary
Susan Leonardi

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES

February 24, 2011

The Zoning Board of Review held its monthly meeting on the 24th day of February, 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: Chairman Kenneth Aurecchia, Vice-Chairman Richard Fascia, Anthony Pillozzi, 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. Anzelone made the motion to approve the minutes of the January 27, 2011 meeting. Mr. Pillozzi pointed out a typo on page 4. Mr. Pillozzi seconded the motion after correction of the typo. A voice vote was taken; all in favor.

Mr. Anzelone made the motion to have Mr. Pillozzi continue to serve as the Zoning Board designee to the Municipal Land Trust. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

Mr. Pillozzi discussed an article that appeared in the local newspaper recently. It discussed new technology for cell phone reception that did not require large cell phone towers.

File 2011-01

LOCATION: 23 Green Hill Road
OWNER: Louis Vinagro, Jr.
APPLICANT: Full Circle Recycling
LOT: AP 32 Lot 22; 3.56 acres; I Zone
EXISTING USE: Paper, cardboard, plastic and metal recycling
PROPOSAL: Automobile Salvage Operation contained with on-site separation station

Special Use Permit petitioned under Article III, Section D, Subsection 11.5

John Bevilacqua, Esq. presented the application to the Board. Mr. Bevilacqua explained the business to be conducted on the premises. Mr. Bevilacqua submitted the resume of Timothy Thies, P.E. to the Board. Mr. Pillozzi made the motion to accept Mr. Thies as a qualified witness. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

Mr. Thies explained the site and the process of recycling autos. The current hours of operation would not change. Crushed cars would be sent to a metals recycling company. There will be a fire suppression system. Mr. Nascenzi stated the project will have to appear before the Industrial Performance Standards committee if the Zoning Board approves the project.

The process will employ 6 employees; no auto parts will be sold to the public; a sample schematic of the fluid removal system was given to the Board.

A report compromising Mr. Theis' testimony was given to the Board. Mr. Nascenzi stated that this report should have been provided prior to the meeting with the balance of the copies required.

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

There are no residential properties within 1000 feet of the site. Mr. Cardillo stated that there is a home directly across the street. Mr. Bevilacqua stated that the property is owned by a member of the applicant's family.

John Shevlin, P.E. was sworn. His resume was submitted to the Board. Mr. Shevlin detailed his qualifications. Mr. Pilozzi made the motion to accept Mr. Shevlin as a qualified witness. Mr. Frezza seconded the motion. A voice vote was taken; all in favor. Mr. Shevlin explained the ingress/egress of the site and how vehicles would be brought in. Mr. Shevlin stated that he did not believe that there would be a significant increase in traffic and public health/safety would not be compromised.

A report compromising Mr. Shevlin's testimony was given to the Board. Mr. Pilozzi made the motion to accept the report. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

Joseph Lombardo was sworn. Mr. Lombardo's resume was submitted to the Board. Mr. Pilozzi made the motion to accept Mr. Lombardo as a qualified witness. Mr. Frezza seconded the motion. A voice vote was taken; all in favor. Mr. Lombardo stated that the project is in compliance with the Town of Johnston Comprehensive Community Plan in regard to land use, goals & policies and zoning. The criteria of Special Use permits were discussed. He does not feel that property values in the area would be impacted and it is comparable to neighboring uses.

A report regarding Mr. Lombardo's testimony was denied acceptance by the Board.

No abutters appeared for or against the project.

Mr. Anzelone made the motion to deny the application. Mr. Pilozzi seconded the motion. A voice vote was taken. Four to one to deny the application with Mr. Fascia voting to grant.

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. Russo submitted paperwork from the 2001 Zoning Board meeting to the Board.

Discussion of non-ferrous vs. ferrous metals and proper procedures. There will be no increase in traffic to the site.

Janice Colicci, abutter, was sworn. Concerned about traffic and possible odors from the site.

Mr. Anzelone made the motion to deny the application. Mr. Pillozzi seconded the motion. A voice vote was taken. Four to one to deny the application with Mr. Fascia voting to grant.

File 2011-13

LOCATION: West Side Drive
 OWNER/APPLICANT: Joseph M. Driscoll Trust
 LOT: AP 46 — Lot 194; 28,148 sq. ft.; R-40 Zone
 EXISTING USE: Vacant Land
 PROPOSAL: Construct a 44' x 28' single family dwelling

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— LOT SIZE	40,000'	28,148'	11,852'
	— FRONTAGE	140'	0'	140'
	— WIDTH	140'	134'	6'

Guido Salvatore, Esq. presented the application to the Board.

Jeffrey Campopiano, P.E., was sworn. Mr. Campopiano explained the site and the project to the Board. Mr. Frezza questioned the garage located partially in the existing right-of-way.

Joseph Driscoll was sworn. Mr. Driscoll stated that he wants to build a single family home. He stated that he believes property values will increase. Prior court case was discussed.

Mr. Pilozzi stated that Mr. Driscoll was aware of the lack of frontage on an improved public street when the lot was purchased.

Relief requested was discussed. During this discussion, errors on the site plan and the application were noted. Mr. Ballirano stated that the application should be resubmitted. Mr. Salvatore requested that the application be amended and the hearing continue. Mr. Aurecchia stated that this could not be done because there is no way to notice the abutters properly; it cannot be done after the fact.

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

Motion to adjourn was made by Mr. Frezza. Mr. Aurecchia seconded the motion. A voice vote was taken; all in favor.

Meeting adjourned at 9:57 p.m.