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Secretary
Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



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

Zoning Board Members
Anthony Pilozzi
Bernard Frezza

Alternate Board Members

Dennis Cardillo

Recording Secretary
Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
100 Irons Avenue, Johnston, Rhode Island 02919
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MINUTES

August 25, 2011

The Zoning Board of Review held its monthly meeting on the 25th day of August, 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: Richard Fascia, Vice-Chairman, Anthony Pilozzi, Joseph Anzelone, Bernard Frezza and Dennis Cardillo. Also present: Joseph Ballirano, Town Solicitor, Holli Stott, Recording Secretary, and Dianne Edson, Stenographer

Mr. Pilozzi made the motion to approve the minutes of the July 28, 2011 meeting. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

File 2011-41

LOCATION: 2 Cady Street
OWNER/APPLICANT: Anthony and Heather Baffoni
LOT: AP 41 — Lot 25; 33,326 sq. ft.; R-40 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Construct a shed dormer for bonus room

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— SIZE	40,000	33,326	6,674
SETBACKS:	— FRONT	40'	33.1'	6.9'
	— REAR	75'	56.2'	18.8'
	— RIGHT	35'	30.3	4.7'

Anthony Baffoni was sworn in. Mr. Baffoni is just increasing the square footage and living space , there will be no footprint change. All neighbors were notified.

No abutters appeared for or against.

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

File 2011-40

LOCATION: 120 Hopkins Avenue
 OWNER/APPLICANT: David and Colleen Muller
 LOT: AP 59 — Lot 51; 45,219 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Construct a 26' x 12' deck

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LEFT	35'	26'	9'

David Muller was sworn in. Construction of a 26' x 12' deck for recreational purposes.

No abutters appeared for or against

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

File 2011-34

LOCATION: 12 Vittorio-Emanuel St.
 OWNER/APPLICANT: Jerrold and Margaret Shearer
 LOT: AP 35 — Lot 63; 6,405 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Construct a 15' x 25.6' garage with room above

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— SIZE	15,000 sq. ft.	6,400 sq. ft.	8,600 sq. ft.
	— FRONTAGE	100'	80'	20'
	— WIDTH	100'	80'	20'
SETBACKS:	— FRONT	25'	21.5'	3.5'
	— REAR	45'	30.4'	14.6'
	— LEFT	20'	12.5'	7.5'
	— RIGHT	25'	20.6'	4.4'

This project was continued from the previous month. Jerrold and Margaret Shearer sworn in. Mr. Pilozzi states that the plan goes beyond the footprint in the front of the house beyond the original carport that already exists. Exhibit A is submitted which is an aerial view of the house at the present

time, front view and proposed picture once project is completed. Mr. Frezza makes a motion to accept the exhibit and Mr. Anzelone seconds.

Mr. Shearer states that the shed is being removed and that the finished product will take its place. The board agrees that the new garage improves the home and matches the other homes in the neighborhood.

Julio Lugni an abutting neighbor was sworn in concerned about the low point on the property and the water run off but, Mr. Shearer assured him that it would not be a problem.

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

File 2011-43

LOCATION: 318 Cherry Hill Road
OWNER/APPLICANT: Adam Helm & Gina Campbell
LOT: AP 20 Lot 309; .64 acres; R-15 Zone
EXISTING USE: Building 1: 2-family dwelling; Building 2: Single Family Dwelling and storage of rental equipment
PROPOSAL: Existing garage and rear of Building 2 to be used for storage of rental items
Special Use Permit petitioned under Article III, Section D, Table III D-1, Subsection 13.2

Adam Helm was sworn in. He is asking to continue his business out of his home. No customers come to his house only storage of tables, chairs and tents. Adam verified pick up and drop off times and no business is conducted before the hours of 7 am or after 5 pm.

Pasco Rocchio of 37 Cavalcade Boulevard sworn in as an abutter. His concern was that this is only for storage of rental items, tables, chairs and tents only. He would like the property to be kept up because his property is very well taken care of.

Bart Catanzaro of 3 Woodcrest Drive sworn in as an abutter. Mr. Catanzaro stated that he never had a problem with Mr. Helm storing his rental items on his property and the property is always kept in good condition.

Mr. Ballirano makes a motion to add a stipulation to the use variance stating that if Mr. Helm sells the property the use variance ends there and cannot be transferred to the next property owner.

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

10 Minute Recess

Meeting called back to order at 8:10

A. File 2011-42

LOCATION: 2766 Hartford Avenue
OWNER: Dario Ruggieri
APPLICANT: Maria Evangelista
LOT: AP 57 Lot 14; .39 acres; B-2 Zone
EXISTING USE: Vacant Building
PROPOSAL: Day Care Center

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

Frank Lombardi, Esq. presented the application to the Board. Mr. Lombardi explained to the board that the property in question is the back portion of 2766 Hartford Avenue. Mr. Pilozzi verifies that the address of the Paint Store in front of the proposed daycare is 2766 Hartford Avenue and the daycare if approved will be 2766 B Hartford Avenue.

Mr. Lombardi states that all the play areas have been approved by DCYF. There will approximately be no more than 25-30 children at the facility at a time.

Maria Evangelista is sworn in. She explains that she is certified by DCYF, pick up and drop off times for the children, where they will be dropped off and hours of operation as well as outside time for each age group of children. Ages will range from 6 weeks old to 5 years of age. She will not have any children of school age; therefore there will not be any school bus traffic.

Mr. Ballirano would like to amend the application stating that there should be vegetative buffer 340-27-2 to the back portion of the property. Mr. Pilozzi made the motion to amend the application. Mr. Anzelone seconded the motion.

No abutters appeared for or against

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

Meeting adjourned at 8:45 p.m.