

**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 Pilozzi  
Bernard Frezza

**Alternate Board Members**

Dennis Cardillo

**Recording Secretary**  
Holli Stott

**JOHNSTON ZONING BOARD OF REVIEW**  
100 Irons Avenue, Johnston, Rhode Island 02919  
*Tel: 401-231-4000; Fax: 401-231-4181*

**MINUTES**

**October 27, 2011**

The Zoning Board of Review held its monthly meeting on the 27th day of October, 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, Albert Colannino and Dennis Cardillo. Also present: Joseph Ballirano, Town Solicitor, Holli Stott, Recording Secretary, Bernard Nascenzi C.B.O. and Dianne Edson, Stenographer

Mr. Pilozzi made the motion to approve the minutes of the September 29, 2011 meeting. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

**File 2011-49**

LOCATION: 4 Industrial Lane  
OWNER/APPLICANT: Coastal Booty Realty LLC  
LOT: AP 53 — Lot 225; 55,080 sq. ft.; I Zone  
EXISTING USE: Manufacturing and Shipping  
PROPOSAL: Addition to enlarge shipping area

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LEFT	50'	40'	10'
	— RIGHT	50'	10'	40'

Mrs. Amy Stalt Esq. is the attorney for the applicant and she is sworn in and she explains that they are looking to add an addition to the back of the building for storage space and mobility. Mr. Craig Carrigan is sworn as the engineer involved on the project and he explains that they are 100' away from the wetlands and that is within the jurisdiction. Mr. Carrigan showed the board an aerial photo of the subject property. Mr. Pilozzi makes a motion to enter exhibit A and Mr. Anzelone seconded the motion.

Mr. Marandola sworn in as the contractor on the project and he explained to the board what is going to be done. Mr. Nascenzi asks Mr. Marandola if he is a licensed commercial contractor and Mr. Marandola states that he is not. Mr. Nascenzi told him that he needs to look into that and Mr. Marandola agreed.

No abutters appeared for or against

Mr. Pillozzi made the motion to approve the minutes of the September 29, 2011 meeting. Mr. Frezza seconded the motion. A voice vote was taken; all in favor.

**File 2011-50**

LOCATION: 72 Bishop Hill Road  
OWNER: Frances Finelli  
APPLICANT: Tracy Cornell  
LOT: AP 45 — Lot 202; 40,775 sq. ft.; R-40 Zone  
EXISTING USE: Single Family Dwelling  
PROPOSAL: 2<sup>nd</sup> Floor addition over garage and family room for a larger family room, office and bathroom

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— LEFT	35'	19'	16'
	— RIGHT	35'	26'	9'

Mrs. Frances Cambra sworn in as the applicant and Mr. David Poole sworn in as the contractor on the project. Mrs. Cambra explains to the board that they would like to put a home office and a bathroom above the garage. Mrs. Cambra had to make it clear to the board that this office will be used for a home office and not a business office.

No abutters appeared for or against

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

**File 2011-51**

LOCATION: 4 Baldwin Drive  
OWNER/APPLICANT: Dariusz Kilodziejczak  
LOT: AP 57 — Lot 202; 16,903 sq. ft.; R-40 Zone  
EXISTING USE: Single Family Dwelling  
PROPOSAL: Attach two car garage to east side of house

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— FRONT	40'	34.5'	5.5'
	— REAR	75'	52'	23'
	— RIGHT	35'	6.97'	28.03'

Mr. Dariusz Kilodziejczak owner of the property is sworn and he explains to the board that the garage will be attached to the house and that he meets all corner visibility regulations. Driveway will be in the same position where it is now.

No abutters appeared for or against

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

**Recess 7:40 pm**  
**Back in session 7:59**

**File 2011-52**

LOCATION: 2111 Plainfield Pike  
 OWNER/APPLICANT: James Izzo  
 LOT: AP 30 — Lot 5; 918,400 sq. ft.; B-2 Zone  
 EXISTING USE: Corn Maze and Hay Field  
 PROPOSAL: Outdoor Flea Market  
**Special Use Permit** petitioned under Article III, Section D-1 (14)

Mr. James Izzo is sworn in as owner of the property and he explains to the board that the flea market will be on Sundays from 6 am until 2 pm using about 12 acres. The vendors set up their stand and then take it down when the flea market is over. There will be no electric work being done and he will have public sanitary stations for the public to access. He will have a concession stand for some refreshments and dumpsters located on the property for disposal of trash.

No abutters appeared for or against

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

**File 2011-53**

LOCATION: 1140 Central Pike.  
 OWNER/APPLICANT: M.L.F. Corporation  
 LOT: AP 43 — Lot 161; 21,780 sq. ft.; R-40 Zone

EXISTING USE: Single Family Dwelling  
 PROPOSAL: Demolish existing structure and construct a shot gun raised ranch  
**Dimensional Variance** petitioned under Article III, Section F, Table III F-1

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— SIZE	<b>40,000 sq. ft.</b>	<b>21,780 sq.</b>	<b>18,220 sq.</b>
	— FRONTAGE	<b>140'</b>	<b>60.5'</b>	<b>79.5'</b>
	— WIDTH	<b>140'</b>	<b>60.50'</b>	<b>79.5'</b>
SETBACKS:	— LEFT	<b>35'</b>	<b>17'</b>	<b>18'</b>
	— RIGHT	<b>35'</b>	<b>17'</b>	<b>18'</b>

Mrs. Stephanie Federico sworn in as attorney representing the owner and she explains to the board that the current house that was on the property has been demolished on September 21, 2011 and that this new shot gun ranch will be an improvement to the neighborhood. Robert Shirley is sworn in as the contractor on the project. Owner John Meehan is sworn in as owner of the property and he explains to the board that they are looking for the least relief possible. Mr. Nascenzi states that he would like the house number facing Central Pike verses the side of the house facing Central Pike. Mr. Meehan agreed.

No abutters appeared for or against

Mr. Anzelone made the motion to grant the application with the stipulation that they turn the house around so that the front of the house is facing Central Pike. Mr. Pillozzi seconded the motion. A voice vote was taken; all in favor.

Mr. Pillozzi made a motion to cancel the December 29<sup>th</sup>, 2011 meeting due to the holidays. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

Meeting adjourned 8:38 pm