

**Chairperson**  
Bernard Frezza

**Vice-Chairperson**  
Anthony Pilozzi

**Secretary**  
Joseph Anzelone

**Counsel for the Board**  
Joseph Ballirano, Esq.



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

**Zoning Board Members**  
Richard Fascia  
Thomas Lopardo

**Alternate Board Members**  
Dennis Cardillo  
Albert Colannino

**Recording Secretary**  
Holli Stott

**JOHNSTON ZONING BOARD OF REVIEW**  
100 Irons Avenue, Johnston, Rhode Island 02919  
**Tel: 401-231-4000 ext 4068 Fax: 401-231-4181**

## **MINUTES**

**February 23, 2012**

The Zoning Board of Review held its monthly meeting on the 23rd day of February 2012 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: Bernard Frezza, Chairman, Anthony Pilozzi, Vice-Chairman, Joseph Anzelone, Richard Fascia, Albert Colannino, Thomas Lopardo and Dennis Cardillo. Also present: Holli Stott, Recording Secretary and Dianne Edson, Stenographer

Mr. Pilozzi let the board know that Lawman Education Services sent him an informational packet on an upcoming seminar that would be an out of pocket cost to each zoning board member, also he wanted to let the board know that Traver Avenue is operating without a license and that chemicals are going into the Woonasaquatucket River. He advised me to let Mr. Nascenzi know that way we can go out there and investigate.

Mr. Fascia made the motion to approve the minutes of the January 26, 2012 meeting. Mr. Anzelone seconded the motion. A voice vote was taken; all in favor.

### **A. File 2012-02**

LOCATION: 15 Waterman Avenue  
OWNER/APPLICANT: Amy and Michael Vieira  
LOT: AP 16 — Lot 279; 5,065 sq. ft.; R-15 Zone  
EXISTING USE: Two Family Dwelling  
PROPOSAL: Legalize Accessory Family Dwelling Unit (In Law)  
**Special Use Permit** petitioned under Article III, Section O (1), Section P (1) (2) and Section K (9) (1)

Michael Vieira, owner of the property was sworn in and he explained to the board that they want the basement and the first floor to be combined so that it can be rented as a two family. The second floor for one family and the first and basement for another family. He purchased this home about 6 years ago. Mr. Pilozzi would like to enter Pam Sherrill's memo into the evidence, he made a motion and Mr.

Anzelone seconded. Mr. Vieira then explained to the board that he has purchased a home in North Providence and he would now like to rent out the two family in Johnston and move to North

Providence. So he would be turning this home in a rental property. Mr. Pilozzi explained to the applicant that the application is wrong, that it states that the home owners want to legalize the downstairs to rent out to a family member. Ms. Vieira was sworn in and tried to explain what her and her husband wanted to do. They want to finish the basement so that the first floor tenants can utilize both floors. Mr. Pilozzi explained that they need to file the correct paperwork. Mr. Fascia suggested to the applicant to request a continuance so that the proper wording on this application can be corrected.

Mr. Fascia made the motion to continue this application until next month. Mr. Pilozzi seconded the motion. A voice vote was taken; all in favor

**B. File 2012-03**

LOCATION: 10 Quaker Road  
 OWNER/APPLICANT: Saliba and Robin Saliba  
 LOT: AP 59 — Lot 179; 13,750 sq. ft.; R-40 Zone  
 EXISTING USE: Single Family Dwelling  
 PROPOSAL: 2<sup>nd</sup> Floor addition over existing attached garage

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

	DIMENSION	REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— SIZE	40,000'	13,750'	26,250'
	— FRONTAGE	140'	110'	30'
	— WIDTH	140'	110'	30'
	— COVERAGE	15%	20.1%	5.1%
	— REAR	75'	59'	16'
	— LEFT SIDE	35'	20'	15'
	— RIGHT SIDE	35'	20'	15'

Mr. and Ms. Saliba, owners of the property were sworn in and they explained to the board what they are looking to do. Place an addition over the garage for a dining room, storage area and an office for her husband. Mr. Pilozzi made a motion to accept Pam Sherrill's advisory opinion to the board and Mr. Frezza seconded, a voice vote was taken; all in favor. Mr. Saliba explained to the board that he is not operating a business out of his home. He owns two liquor stores.

Mr. Pilozzi was concerned about the lot coverage and the neighbors view of this addition, and that the applicants are looking for a lot of relief. He based his findings of fact that there is no hardship for the applicants. Therefore, he went on to make a motion to deny the application, but no one seconded.

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

**C. File 2012-04**

LOCATION: 281 Scituate Avenue  
OWNER/APPLICANT: Corsinetti Realty, LLC  
LOT: AP 44 — Lot 375; 45,406.1 sq. ft.; I Zone  
EXISTING USE: Vacant building  
PROPOSAL: Addition for retail of construction material

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	— FRONT	50'	48.6'	1.4'
	— LEFT SIDE	50'	28.6'	21.4

Mr. Damico, Chris and Anthony Corsinetti were all sworn in. Mr. Damico is the engineer on the project and he explained to the board what the applicants wanted to do to the vacant commercial building. It will be used for the sale of construction materials. Mr. Pilozzi asked if there is a historical cemetery near there property and Mr. Damico explained that the historical society has been out there and that the owners are going to help keep up this property. Mr. Frezza questioned about parking and customer traffic. Mr. Corsinetti explained how the customers will be picking up their materials.

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

Mr. Fascia made a motion to adjourn. Mr. Pilozzi seconded the motion. A voice vote was taken; all in favor.

**Adjourn 8:15**