

**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**  
**July 31, 2014**

The Zoning Board of Review held its monthly meeting on the 31th day of July, 2014 at 6:30 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, Chairperson, Anthony Pilozzi, Vice-Chairman, Joseph Anzelone, Albert Colannino, Richard Fascia, Thomas Lopardo and Dennis Cardillo. Also present: Joseph Ballirano, Esq., Holli Stott, Recording Secretary, Bernard Nascenzi, Zoning Official and Diane Edson, Stenographer.

Mr. Pilozzi made a motion to approve June’s minutes. Mr. Anzelone seconded. A voice vote was taken; all in favor.

**A. File 2014-28**

LOCATION: 29 Lakeside Drive  
OWNER/ APPLICANT: Robert and Ada Thistle  
LOT: AP 59 — Lot 91; 62,000 sq. ft.; R-40 Zone  
EXISTING USE: Single Family Dwelling  
PROPOSAL: Build 20 x 16 play house in back yard  
**Dimensional Variance** petitioned under Article III § 340-9 Table of Dimensional Regulations and Article V § 340-25 Authorized departures from yard regulations sect. C  
Accessory structures

	<b>DIMENSION</b>	<b>MINIMUM REQUIRED</b>	<b>PROPOSED</b>	<b>RELIEF REQUESTED</b>
<b>SETBACKS:</b>	BUILDING HEIGHT ACCESSORY STR.	15’	24.5’	9.5’

Robert and Ada Thistle, applicants, were sworn in and they explained to the board that they would like to build a playhouse for their grandchildren. Mr. Thistle explained that the playhouse will have electricity and a bathroom which will be hooked up to his 2,000 gallon septic system. No one will be living in this structure and they will definitely not be renting it out. The structure will be built according to code with all the proper approvals.

No one for or against.

Mr. Pilozzi made a motion to grant with the stipulation no permanent residents. Mr. Anzelone seconded. A voice vote was taken; all in favor.

**B. File 2014-29**

LOCATION: 1448 A Harford Ave  
 OWNER: Salentin Real Estate  
 APPLICANT: Franchise Signs International  
 LOT: AP 44 —Lot 86; 21,937 sq. ft.; B-2 Zone  
 EXISTING USE: Restaurant  
 PROPOSAL: Signage for business

**Dimensional Variance** per Article VIII, § 340-43 Signs permitted in B districts

Mr. Frank Lombardi, attorney for the applicant, was sworn in and he explained to the board that his client would like to get relief for signage for their new building. All signs have been approved by the building official, except the biggest sign in front of the business. Mr. Nascenzi explained the building permitting process and how long the appeal process is.

No abutters for or against

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

**C. File 2014-30**

LOCATION: 100 Irons Avenue  
 OWNER/ APPLICANT: Town of Johnston  
 LOT: AP 34 — Lot 112; 17,408 sq. ft.; I Zone  
 EXISTING USE: Highway department garage and offices  
 PROPOSAL: 42' x 60' salt shed

**Dimensional Variance** petitioned under Article III § 340-9 Table of Dimensional Regulations and Article V § 340-25 Authorized departures from yard regulations sect. C Accessory structures

Mr. Nascenzi recused himself for the above application because he is the Deputy Director of Public Works and this is their application. MR. Arnold Vecchione, Director of Public Works, was sworn in and he explained to the board that they would like to construct a salt shed located at the Department of Public Works. Mr. Vecchione explained to the board that they already received approvals from DEM. In the letter it also stated that if they use this storage shed it will put the town in compliance with ground regulations and improve their water quality. Mr. Vecchione explained to the board that the shed will be placed on blocks, the salt will be placed on asphalt and where the shed will be placed in the yard.

Mr. Vecchione explained how much money the town will be saving using salt verses sand when it comes time to sweeping the roads from March until the middle of August and with the amount of roadway the town has it's a win-win for everyone.

Mr. Bernard J. Nascenzi, Deputy Director of Public Works, was sworn in and he explained to the board that this proposal is actually below the height requirement in this zone and the line of site between the abutting properties.

The final cost for this project will be about 90,000 and we will save about 30,000 a year so within three years the town will earn all its money back.

Ms. Jeanne Lynch, was sworn in and she asked if all the abutters were notified and Mr. Nascenzi explained that all the neighbors were notified and if she would like to see all the green cards she is more than welcome to come into the office and view them.

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

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

**Adjourn 7:26 p.m.**