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Anthony Pilozzi

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Joseph Anzelone

Counsel for the Board
Joseph Ballirano, Esq.



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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
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MINUTES
November 20, 2014

The Zoning Board of Review held its monthly meeting on the 20th day of November, 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: 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. Anzelone made a motion to approve October's minutes. Mr. Lopardo seconded. A voice vote was taken; all in favor.

Mr. Lopardo made a motion to approve 2015 meeting calendar. Mr. Anzelone seconded. A voice vote was taken; all in favor.

A. File 2014-44

LOCATION: 1340 Hartford Avenue
OWNER: Waliga Properties, LLC
APPLICANT: Northeast Auto body & Sales, LLC
LOT: AP 20 — Lot 63; 121,968 sq. ft.; B-2 Zone
EXISTING USE: Manufacturing/warehouse
PROPOSAL: Auto body, auto repair and auto rental

Special Use Variance petitioned under Article III § 340-8 Table of Use Regulations sections 9.7, 9.8 and 9.10. Article VI § 340-29 Table of Uses and Required Off-Street Parking. Article VIII § 340-45 Nonconforming signs.

Mr. David Ursillo, attorney for the project, was sworn in and he explained to the board that his client would like to utilize this property for an auto body shop with some auto repair work and an auto rental business. Mr. Ursillo explained that his client will be obtaining the proper licenses through the Town to operate such a business. Mr. Gary Salzillo, applicant, was sworn in and he explained to the board that he will be working on cars and trucks but nothing bigger than four and a half tons. Mr. Salzillo will still be towing cars for the North Providence Police Department. Hours of operation will be Monday through Friday 8 am – 5 pm and Saturday 8 am – 12 pm. Mr. Christopher Colardo, abutter to the property was sworn in and he explained to the board that his concern is the culvert, stream and a

drain pipe that runs through Hartford Ave. This area has been flooding for a number of years and since a new business will be moving into this area he was wondering who is going to be take of this the next time it floods. Also, Mr. Colardo would like some sort of “screening” on the westerly line of the property, which abuts his property. Mr. Nascenzi assured Mr. Colardo that his office will police these issues.

Mr. Anzelone made a motion to grant with the stipulation that Mr. Nascenzi will keep in touch with the abutters concerning the fence and shrubs. Mr. Lopardo seconded. A voice vote was taken; all in favor.

B. File 2014-42

LOCATION: 183 Central Avenue
 OWNER: Local 57
 APPLICANT: Steven Rogers
 LOT: AP 43 — Lot 602; 70,132 sq. ft.; R-40 Zone
 EXISTING USE: Vacant
 PROPOSAL: 50’ x 100’ Office Building

Use Variance petitioned under Article III § 340-8 Table of Use Regulations sect 6.6

Mr. Steven Rogers and James White, applicants for the project, were sworn in and they explained to the board that they would like to build an office building at this location and move from Providence to Johnston. In this building will be offices only, no heavy equipment and only four to five full time employees. They will hold one union meeting a month at this location which will hold about 30 to 40 people for about an hour at this location and there is plenty of parking for that. Hours of operation will be Monday through Friday 6 am to 4 pm and no weekends.

No abutters for or against

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

C. File 2014-36 – Remand from Superior Court

LOCATION: Atwells Ave and Union Ave
 OWNER: Gregory Pompei and Julieann Wilson
 APPLICANT: John Cairo
 LOT: AP 18 — Lot 203; 12,800 sq. ft.; R-15 Zone
 EXISTING USE: Vacant
 PROPOSAL: Single family dwelling

Dimensional Variance petitioned under Article III § 340-9 Table of Dimensional Regulations

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT SIZE	15,000 sq ft	12,800 sq ft	2,200 sq ft
	LOT FRONTAGE	100’	80’	20’
	LOT WIDTH	100’	80’	20’
	LEFT SIDE YARD	20’	17’	3’
	RIGHT SIDE YARD	20’	17’	3’

Mr. Al Russo, attorney for the applicant, was sworn in and he explained to the board that this application is a remand from superior court, originally denied by the zoning board. Mr. John Cairo, applicant, was sworn in and he explained that the plans were in correct at the previous meeting. Mr. Nascenzi explained that Mr. Russo had submitted new plans into his office a few weeks ago which he had denied because you cannot submit different plans when it comes from superior court as a remand.

Jan O'Brien and Scott O'Brien, abutters, were sworn in. Mr. Ballirano explained to them that this hearing for this particular application is closed for testimony because it is a remand from Superior Court. Mr. Pilozzi explained to the abutters that the judge from Superior Court says that the dimensional variance the applicants are requesting are fine. Mr. O'Brien's concern is the water on the street and how his sump pump is always running and he is afraid that if another house goes up in that area then he will get more water on his property. Mr. Cairo explained that he will be putting in French drains to eliminate that problem and maybe he should do the same.

Mr. Fascia made a motion to amend the original application to submit new plans in conformity with the court order. Mr. Anzelone seconded. A voice vote was taken; all in favor.

Mr. Pilozzi stated for the record that the board reviewed the "new" plans showing the same footprint and a slightly different roof, no height change.

Mr. Anzelone made a motion to grant as amended with the new plan. Mr. Fascia seconded. A voice vote was taken; all in favor.

D. File 2014-46

LOCATION: 1214 Harford Ave
OWNER: Cars Realty, LLC
APPLICANT: Exclusive Auto body
LOT: AP 21 — Lot 236; 16,605 sq. ft.; B-2 Zone
EXISTING USE: Auto repair facility
PROPOSAL: Auto body, auto repair and painting
Special Use Variance petitioned under Article III § 340-8 Table of Use Regulations sections 9.7 and 9.8. Article VI § 340-29 Table of Uses and Required Off-Street Parking. Article VIII § 340-45 Nonconforming signs.

Mr. Cardillo recused himself because the applicant is currently renting a property of his. Mr. Craig Deming, applicant, was sworn in and he explained to the board that for the past 29 years he has owned and operated an auto body shop in Johnston and unfortunately him and the other tenants in the building were asked to leave. Mr. Deming explained that he will be performing collision work without towing and all the equipment will be state of the art including the spray booth. The sign that is currently being used, the applicant would like to move it to the new location if approved. Ingress and egress will remain the same at the new location. Mr. Pilozzi stated to let the record show that Mr. Deming has about a dozen of people with him that are in support of his application.

Mr. Anzelone made a motion to approve. Mr. Lopardo and Mr. Fascia seconded. A voice vote was taken; all in favor.

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

Adjourn 8:30 p.m.