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Counsel for the Board
Joseph Ballirano, Esq.



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Zoning Board Members
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Thomas Lopardo

Alternate Board Members
Dennis Cardillo
Albert Colannino

Recording Secretary
Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES
February 26, 2015

The Zoning Board of Review held its monthly meeting on the 26th day of February, 2015 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, Thomas Lopardo, Al Colannino and Dennis Cardillo. Also present: Joseph Ballirano, Esq., Holli Stott, Recording Secretary, Bernard Nascenzi, Zoning Official and Diane Edson, Stenographer.

Mr. Pilozzi announced that 12 South Olney Street will be heard next month.

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

A. File 2015-08

LOCATION: 73 and 75 Shun Pike
OWNER: Rhode Island Resource Recovery
APPLICANT: Broadrock Renewables, LLC
LOT: AP 43 — Lot 588; 251,703 sq. ft.; I Zone
EXISTING USE: Industrial
PROPOSAL: Two box style trailers used for office space

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	FRONT YARD	50'	20'	30'

Rick Carlone, from GZA Environmental and Kevin Crossman, general manager of the power plant were sworn in and they explained to the board that they would like to place two box style trailers for office space with a gravel parking lot. The parking lot will be directly adjacent to the trailers and there will be a filtration pond that will be sized in accordance with RI DEM standards to attenuate to the hundred-year peak flow and volume, a retention pond. Mr. Pilozzi asked if there will be ballads placed

in front of the trailers and Mr. Carlone agreed to expand them to the front of the trailers. There will be six employees in each trailer, twelve employees total. Mr. Nascenzi expressed his concerns with the electrical going to the trailers. Mr. Crossman will comply of how national grid and Mr. Nascenzi would like the power being set up.

Mr. Carlone showed the board that they have the wetlands permit modification from DEM and permission to tie the sewer into the existing holding tank. Miss Stott made copies for the board and handed them out.

Mr. Pillozzi made a motion to take a five minute recess to review the paperwork. Mr. Anzelone seconded. A voice vote was taken; all in favor.

Recess 7:01 pm
7:05 pm

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

Mr. Nascenzi expressed his concerns about tapping into the high voltage for these two new trailers. Mr. Crossman did not have an answer for Mr. Nascenzi he was very unclear of the procedure. Mr. Ballirano asked the applicants that if they want a decision tonight they would have to ask the board to amend the application and remove the electricity portion request and make it subject to the Building Official with an alternate acceptable plan with new schematics. Mr. Crossman asked the board to amend the application accordingly.

Mr. Anzelone made a motion to amend Mr. Crossman's application. Mr. Cardillo seconded. A voice vote was taken; all in favor.

Mr. Wayne Shippee, abutter to the applicant, was sworn in and he explained that Broadrock has been terrible neighbors. Obnoxious odors and explosions that have occurred since they moved in. Mr. Nascenzi explained that the explosions were over two years ago and the odors have gotten better since they upgraded their equipment.

Mr. Pillozzi stated the stipulations if approved which includes, wildlife, ballads, the island above the gas line, National Grids permission and all other DEM permits that are subject to all necessary permits with Mr. Nascenzi and if approved they will have to come back in front of the board in one year and keep the town up to date with what's going on at the property. Mr. Crossman agreed to the stipulations.

Mr. Anzelone made a motion to approve based on Mr. Pillozzi's stipulations. Mr. Lopardo seconded. A voice vote was taken; all in favor.

Mr. Anzerlone made a motion for a five minute recess. Mr. Pillozzi seconded. A voice vote was taken; all in favor.

Recess 7:35 pm
7:49 pm

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

B. File 2015-09-A

LOCATION: George Waterman Road
 OWNER/APPLICANT: Raymond Cianci III
 LOT: AP 38 — Lot 180; 10,005 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	10,005 sq ft	4,995 sq ft
	FRONT YARD	25'	18'	7'
	LEFT SIDE YARD	20'	12'	8'
	RIGHT SIDE YARD	20'	15'	5'

C. File 2015-09-B

LOCATION: George Waterman Road
 OWNER/APPLICANT: Raymond Cianci III
 LOT: AP 38 — Lot 180; 10,005 sq. ft.; R-15 Zone
 EXISTING USE: Two Family Dwelling
 PROPOSAL: Same (No Building Alterations)

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	9,333 sq ft	5,667 sq ft
	LOT FRONTAGE	100'	87.69'	12.31'
	LOT WIDTH	100	87.69'	12.31'
	FRONT YARD	25'	24.8'	.20'
	REAR YARD	45'	33.6'	11.4'
	RIGHT SIDE YARD	25'	24.2'	0.8'

Mr. Albert Russo, attorney for the applicant and Raymond Cianci III, applicant, were both sworn in and explained to the board that they have received planning board approvals for dividing these lots and that they are in front of the zoning board because they would need dimensional relief for each lots. One lot currently has a two family on it (staying exactly where it is) and the other lot is vacant currently and they would like to build a single family dwelling on this lot.

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

Mr. Russo explained to the board that parcel A is a vacant lot and Mr. Cianci would like to build a single family dwelling on this lot and relief is needed. The home will face George Waterman Road with the driveway on George Waterman Road. Mr. Anzelone suggested a sign near the new home (if approved) stating “blind driveway”. Mr. Russo agreed. There will be no access to Brayton Street which abuts the proposed home.

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

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

Adjourn 8:03 p.m.