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Joseph Ballirano, Esq.



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Thomas Lopardo

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Albert Colannino

Recording Secretary

Holli Stott

JOHNSTON ZONING BOARD OF REVIEW
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MINUTES
June 25, 2015

The Zoning Board of Review held its monthly meeting on the 25th day of June, 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: Bernard Frezza, Chairman, Anthony Pilozzi, Vice-Chairman, Joseph Anzelone, Thomas Lopardo, Al Colannino, Dennis Cardillo and Richard Fascia. Also present: Joseph Ballirano, Esq., Holli Stott, Recording Secretary, Bernard Nascenzi, Zoning Official and Diane Edson, Stenographer.

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

Mr. Frezza made an announcement that Loud Street will be continued until next6 month due to lack of notifying abutters.

A. File 2015-18

LOCATION: 1304 Atwood Avenue
OWNER: PES Management, LLC
APPLICANT: Diane Whipple
LOT: AP 44 — Lot 152; 7,040 sq. ft.; B-1 Zone
EXISTING USE: Offices
PROPOSAL: Offices with apartment upstairs

Special Use Variance petitioned under Article III § 340-8 Table of Use Regulations sections 14.1

Mr. Pilozzi explained that he asked for a reconsideration of this application since he is the one who made the motion to deny.

Mr. Anzelone made a motion that his colleague, Mr. Pilozzi reconsiders. Mr. Lopardo seconded; A voice vote was taken; all in favor.

Mr. Anzelone made a motion that his colleague, Mr. Cardillo reconsiders. Mr. Lopardo seconded; A voice vote was taken; all in favor.

Mrs. Whipple, applicant, was sworn in and she explained to the board that she had moved her items in this location prior to her hearing back in May. She did not realize that she could not occupy this space until after the meeting.

No one for or against

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

B. File 2015-23

LOCATION: 4 Hamilton Drive
 OWNER/ APPLICANT: Jamie Salera
 LOT: AP 7 — Lot 121; 12,000 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Single Family Dwelling and garage with bonus/storage room

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	12,000 sq ft	3,000 sq ft
	FRONT YARD	25'	22.23'	2.77'

Mr. Jamie Salera, applicant, was sworn in and he explained to the board that he wants to build a garage with a bonus room above. Water and electricity will be brought to the new garage for a washing machine and dryer, no bedrooms, in-law or kitchen, storage only.

No one for or against

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

C. File 2015-25

LOCATION: 10 Camelot Circle
 OWNER/ APPLICANT: Robert and Susan Twardowsky
 LOT: AP 43 — Lot 440; 40,660 sq. ft.; R-40 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Single Family Dwelling with In-law and car-port

Dimensional Variance petitioned under Article III §340-8 Table of Use Regulations section 13.3 Accessory Uses and Article V §340-25 Authorized Departures from yard regulations section C Accessory Structures

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LEFT SIDE YARD	35'	22.9'	12.1'

Robert Twardowsky, owner, and Mr. Scott Ringland, contractor, were both sworn in and Mr. Ringland explained to the board that he would like to build a house on this lot and the existing house will be the “in-law.” The parents will live in the existing house and his children will occupy the new dwelling

including a car port. There will be a new septic system for the new construction. This will not be a duplex, it will be a single family dwelling with an "in-law" and a carport and one day if they move out they will not be able to rent it out. This home currently is a three bedroom, after construction it will be a one bedroom and the new structure will have two bedrooms. So at the end of construction it will still be a three bedroom.

No one for or against

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

D. File 2015-27

LOCATION: 500 Greenville Ave
OWNER: Industrial Society of Johnston
APPLICANT: The Kings Tabernacle
LOT: AP 48 — Lot 18; 23,040 sq. ft.; B-2 Zone
EXISTING USE: Vacant
PROPOSAL: Church

Special Use Variance petitioned under Article XII § 340-75 Special Use Permit

Mr. Frank Manni, attorney for the applicant, was sworn in and explained to the board that his client would like to occupy this vacant property as a church. If approved his client will be remodeling the inside as well as the outside including a handicap ramp and a newly paved parking lot. If approved the church will only hold about 10 to 15 people during the week and about 15 to 20 people on Sundays.

Mr. Chaudary, attorney for the abutters introduced himself and wanted the opportunity to object and to be heard. Mr. Ballirano explained that he will be noted on the record of his objection.

Mr. Pilozzi made a motion to close the public hearing. Mr. Anzelone seconded. A voice vote was taken; all in favor.

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

Mr. Frezza made a motion to take a 10 minute recess. Mr. Colannino seconded. A voice vote was taken; all in favor.

Recess 7:30 pm
7:41 pm

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

E. File 2015-28

LOCATION: 220 Cherry Hill Road
OWNER APPLICANT: David and Cindy Iascone
LOT: AP 20 — Lot 303; 16,681 sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Single Family Dwelling with In-Law

Special Use Variance petitioned under Article III § 340-8 Table of Use Regulations sect 13.3

Mr. David Iascone, applicant, was sworn in and he explained to the board that he built this large house for his family and now that the children are grown and moved out he would like to rent out a portion as an “in-law” to compensate some of the cost of the taxes. Separate entrance and new proposed driveway on the right side. Mr. Iascone explained that there are several multifamily homes in that area.

Mr. Piozzi stated that he will not be voting on this matter since he previously had a professional relationship with Mr. Iascone’s wife. Mr. Cardillo will vote in his place.

Mrs. Cindy Iascone, applicant, was sworn in and she stated that she did not understand what the board was talking about. Mr. Ballirano explained to Mrs. Iascone that the Town has laws that have to be obeyed. There are six conditions in the law that need to be met and they have not meet one of them yet.

Mr. Iascone asked the board to continue this until next month so that he can do more research. Mr. Ballirano explained that unfortunately tonight is his public hearing.

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

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

Adjourn 8:11 p.m.