

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
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MINUTES
November 19, 2015

The Zoning Board of Review held its monthly meeting on the 19th day of November, 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. Anzelone made a motion to approve October's minutes. Mr. Pilozzi and Mr. Lopardo seconded. A voice vote was taken; all in favor.

Mr. Anzelone made a motion to approve the meeting dates for the upcoming year. Mr. Pilozzi seconded. A voice vote was taken; all in favor.

A. File 2015-62

LOCATION: 30 Tara Street
OWNER/APPLICANT: Steven and Stacey Ferranti
LOT: AP 20 — Lot 68; 11,961 sq. ft.; R-15 Zone
EXISTING USE: Single Family Dwelling
PROPOSAL: Single Family Dwelling with addition

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	11,961 sq ft	3,039 sq ft
	LOT FRONTAGE	100'	70'	30'
	LOT WIDTH	100'	70'	30'
	LEFT SIDE YARD	20'	9.2'	10.8'
	RIGHT SIDE YARD	20'	7.5'	12.5'

Stacey and Steven Ferranti, owners, were sworn in and they explained to the board that they would like to remove the old carport and build an addition including a bedroom, laundry room and bathroom to the existing structure. Mr. Colannino needed some verification with the survey and the application since the information inputted was reversed. Mr. Nascenzi explained it to him and the applicant amended their application.

Mr. Pilozzi made a motion to amend their application.

No one for or against

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

B. File 2015-57

LOCATION: 20 Tara Street
 OWNER/APPLICANT: John and Kathleen Ricci
 LOT: AP 20 — Lot 34; 18,642 sq. ft.; R-15 Zone
 EXISTING USE: Single Family Dwelling
 PROPOSAL: Single Family Dwelling with addition and two car garage

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	RIGHT SIDE YARD	20'	5.5'	14.5'

Mr. and Mrs. Ricci, owners, were sworn in and she explained that she needs to expand her kitchen due to the home being very small. Mr. Veltri explained to the board the layout of the proposed addition and what will be removed and how close this addition will be to the neighbor's house.

Mr. Tucker, abutter, was sworn in and he explained to the board that he has no problems with his neighbor's proposed addition. Actually, if the board was going to deny it he would of given them easement to the property.

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

Mr. Anzelone made a motion to take a 5 minute recess. Mr. Fascia seconded. A voice vote was taken; all in favor.

Mr. Anzelone made a motion to adjourn as the zoning board and reconvene as the board of appeals. Mr. Pilozzi seconded. A voice vote was taken; all in favor.

C. File 2015-63 (Appeal from a decision from the Building Official pursuant to Art. XVIII Sect § 340-129)

LOCATION: Atwells and Union Avenue
 OWNER/ APPELLANT: John Cairo
 LOT: AP 18 — Lot 203; R-15 Zone
 ISSUE: Master Plan Decision dated October 8, 2015

Mr. Al Russo, attorney for the applicant, explained to the board that his client Mr. Cairo would like to appeal the decision made by the planning board to subdivide the lot to make another buildable lot. Mr. Pilozzi mentioned to Mr. Russo that his client had already stipulated on the previous record that he would not subdivide the lot. Mr. Edward Pimentel, land use expert, was sworn in and he handed the board as exhibit "A" a copy of his resume.

Mr. Pilozzi made a motion to accept his resume as exhibit A. Mr. Anzelone seconded. A voice vote was taken; all in favor.

Mr. Pilozzi made a motion to sit as the board of appeals. Mr. Anzelone seconded. A voice vote was taken; all in favor.

Mr. Ballirano explained to Mr. Pimentel that new testimony is not allowed and that they are only here tonight to either uphold or reverse the planning board's decision and that the report provided by Mr. Pimentel adds to the record so it needs to be removed because the planning board did not get to review it.

Mr. Pilozzi made a motion not to accept Mr. Pimentel's report as part of the record. Mr. Anzelone seconded. A voice vote was taken; all in favor.

Mr. Cairo, appellant, was sworn in and he explained to the board that he got nervous and when the question was asked if he was eventually going to build an addition house on the other side he quickly stated under oath that he was not going to do that.

Scott O'Brien, abutter, was sworn in and he explained to the board that this area is congested enough and emergency vehicles need room to turn around in case of emergency.

Ann Marie Dennett, abutter, was sworn in and she explained to the board that Mr. Cairo was very helpful with relocating her parents driveway since after the survey being completed and the driveway was located on Mr. Cairo's property and he gave them plenty of time to relocate it on the other side.

Mr. Ballirano explained that that would have been great testimony for the previous planning board meeting.

Mr. Pilozzi made a motion to uphold the planning board's decision. Mr. Anzelone 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 8:20 p.m.