

**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**  
Lou Fabrizio

**JOHNSTON ZONING BOARD OF REVIEW**  
100 Irons Avenue, Johnston, Rhode Island 02919  
**Tel: 401-231-4000 EXT 4068 Fax: 401-231-4181**

## **MINUTES** **April 28, 2016**

*The Zoning Board of Review held its monthly meeting on the 28th day of April, 2016 at 6:30 p.m., at the Johnston Senior Center, 1291 Hartford Avenue Johnston, RI 02919.*

*Present: Vice-Chairperson Pilozzi, Secretary Joseph Anzelone, Member Lopardo Alternate Member Cardillo, Alternate Member Colannino, Building Official Bernard Nascenzi, Legal Counsel Joseph R. Ballirano, Esquire, Lou Fabrizio Recording Secretary.*

*Mr. Anzelone made a motion to approve the minutes for the March meeting. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.*

### **File 2016-08:**

LOCATION: 2111 Plainfield Pike  
OWNER: James Izzo & Dayna Izzo  
APPLICANT: Joseph R. Vinagro  
LOT: AP 30 — Lot 5; R-40 and B-2 Zone  
EXISTING USE: Residential & Business Building  
PROPOSAL: Variance for Emergency Access

**Dimensional Variance** Petitioned Under Article III 340-9 Table Of Dimensional Regulations

*Kevin Morin, Civil Engineer with Diprete Engineering, was sworn in. Mr. Morin stated that stated that the proposal is a subdivision of land with no new development, but a need for variances. The land is 20.6 acres and occupied by buildings, garages, and a trailer. There is also an existing commercial building that JR Vinagro currently leases and has a purchase and sales agreement to buy that subject to the subdivision going forward. James and Dayna Izzo are the current owners. The applicant proposes to divide it in half. The zoning is a split zone of R40 and B2. Mr. Morin states that once zoning approval is granted the applicant would then go back to planning to finish the subdivision process.*

*Mr. Anzelone made a motion to approve the proposal by Joseph R. Vinagro. Seconded by Mr. Pilozzi WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.*

**File 2016-08- Approved****File 2016-11:**

LOCATION: 1145 Atwood Avenue  
Owner/Applicant: Caromar Realty,LLC  
Lot: AP 6 — Lot 61; B-1 Zone  
EXISTING USE: Auto Repairs/Car Wash  
PROPOSAL: Sales and Service of Trailers and Outdoor Landscaping Equipment  
**Use Variance** Petitioned Under Article III 340-8 Table Of Use Regulations

*Attorney Frank Sciacca, representing Caromar Realty, addressed the board on the proposal of a Use Variance. The applicant sells lawn mowers, chainsaws, which is a permitted use. They propose to sell trailers, and provide trailer service. The trailers would be regular landscape trailers. Shane Piche, one of the applicants, was sworn in and confirmed that the trailers would be standard trailers and under 20 feet. The operating hours will be six days a week, typically 8-5 and Saturdays 8-3. Mr. Ballirano stated that he would strongly recommend putting a stipulation on the maximum size of how many trailers on the property. The board agreed on 15 as maximum.*

*Mr. Anzelone made a motion to approve the Use Variance with a stipulation that there to be no more than 15 trailers on the property at one time. Mr. Cardillo seconded the motion. WHEREUPON A VOICE VOTE WAS TAKEN.*

**File 2016-11- Approved****File 2016-09:**

LOCATION: Heywood Lane  
OWNER/APPLICANT: Rhonda Sasa  
LOT: AP 53/4 — Lot 304; R-20 Zone  
EXISTING USE: Vacant  
PROPOSAL: Single Family Dwelling  
**Dimensional Variance** Petitioned Under Article III 340-9 Table of Dimensional Regulations

*Rhonda Sasa and Mohamed Sasa was sworn in. The applicants were heard together as the lots are next to each other. They both seek dimensional relief. The applicant seeks relief on the rear yard, 13 feet. Also, relief of 13 feet on the side.*

*Mr. Anzelone made a motion to approve lot 304 on Heywood Lane. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN.*

**File 2016-09- Approved**

**File 2016-10:**

LOCATION: Heywood Lane  
 OWNER/APPLICANT: Mohamed Sasa  
 LOT: AP 53/4 — Lot 305; R-20 Zone  
 EXISTING USE: Vacant  
 PROPOSAL: Single Family Dwelling

**Dimensional Variance** Petitioned Under Article III 340-9 Table of Dimensional Regulations

*Rhonda Sasa and Mohamed Sasa was sworn in. The applicants were heard together as the lots are next to each other. They both seek dimensional relief. The applicant seeks relief on the rear yard, 13 feet. Also, relief of 13 feet on the side. The approval from the DEM application was submitted to the board as exhibit A. The homes will be four bedrooms.*

*Mr. Anzelone made a motion to approve lot 305 on Heywood Lane. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN.*

**File 2016-10- Approved****File 2015-50:**

LOCATION: Gesmondi Drive  
 OWNER: Domenic & Barbera Nardollilo  
 APPLICANT: Fred Iafrate  
 LOT: AP 44 — Lot 289; R-20 Zone  
 EXISTING USE: Single Family Dwelling  
 PROPOSAL: Single Family Dwelling with unattached garage

**Dimensional Variance** Petitioned Under Article III 340-9 Table of Dimensional Regulations

*Mr. Iafrate, applicant, was sworn in. Mt. Iafrate stated that he would like to put up a two car garage. The garage would be for storage purposes, specifically an antique car. The applicant seeks 11 feet of relief on the right side, 9 on left, and 8 in the rear. There will be one 16 foot garage door.*

*Mr. Cardillo made a motion to approve the dimensional variance. Seconded by Mr. Colannio. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.*

**File 2015-50- Approved****File 2016-12:**

LOCATION: Endicott Street  
 Owner/Applicant: Louis E. Baldi  
 LOT: AP 34 — Lot 73; R-15 Zone  
 EXISTING USE: Garage  
 PROPOSAL: Single Family Dwelling

**Dimensional Variance** Petitioned Under Article III 340-9 Table of Dimensional Regulations

*Mr. Shekarchi, attorney, and Edward Pimental, land use expert, represented the applicant. Mr. Pimental stated his qualifications as having a masters in urban planning and being a Planner in Florida, MA, and Rhode Island. Mr. Pilozzi made a motion to accept Mr. Pimental as an expert witness. Seconded by Mr. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. Mr. Shekarchi explained that this is an undersized lot and the applicant's intention is to demolish the garage and put a single family dwelling there. The house would be 1,092 sq. ft. Mr. Pimental stated that after doing a neighborhood analysis, he has determined that most of the lots are substandard, so we tried to build a home that was configured to the neighborhood. Mr. Pimental believes that the neighborhood is more duplex oriented and that a single family proposal is reasonable to the characteristics of the neighborhood. Mr. Pilozzi states that he does not see the hardship and believes the house is too big for the lot. The board members stated that they believe the 9 foot setbacks is too congested for that neighborhood.*

*Motion for a 5 minute recess made by Mr. Anzelone. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.*

*Mr. Pilozzi opened the matter to the public. David and Laura Jean Ferranti, abutters on right side, were sworn in. They attended to oppose the applicants' request due to the amount of relief proposed is extreme.*

*Albert Coutu, resident at 31 Irons avenue, was dully sworn in. Voiced his opinion on being opposed to the applicant's request due to the excessive request for relief.*

*Mr. Shekarchi requested that we withdraw the application and re-exam the issues that the abutters have concerns with.*

*Mr. Cardillo made a motion to allow the withdrawal of the application. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.*

***File 2016-13- Application withdrawn***

*Mr. Anzelone made a motion to recess as the Zoning Board and reconvene as the Board of Appeals. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.*

**Prior to adjournment the board shall convene as the Board of Appeals and hear the following matter:**

**File 2015-65 (Appeal from a decision from the Building Official pursuant to Art. XVIII Sect 340-129)**

File 2015-65- Paliotta; Pinewood Avenue; AP 9 Lots 114, 134, 322, and 328; R15 Zone; Zoning and Building Code Violations. 11 Violations

*Mr. Conley addressed the board and made mention that due to one board members would have to recuse because of a legal matter with Mr. Dodd. Due to the circumstances, the board will not have five members.*

*Mr. Pilozzi made a motion to continue this matter to June 2016. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN.*

*Mr. Anzelone made a motion to adjourn as appeals board and reconvene as zoning. Seconded by Mr. Pilozzi. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.*

*Adjournment: Mr. Anzelone made a motion to adjourn. Seconded by Mr. Pilozzi. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. (Meeting Adjourned at 8:14 P.M.)*