

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
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MINUTES **March 31, 2016**

The Zoning Board of Review held its monthly meeting on the 31st day of March, 2016 at 6:30 p.m., at the Johnston Senior Center, 1291 Hartford Avenue Johnston, RI 02919.

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

Mr. Pilozzi made a motion to approve the minutes for the February Meeting. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

File 2016-01:

LOCATION: Plainfield Pike
OWNER/APPLICANT: Superior Energy Plus
LOT: AP 32 — Lot 31; 321,073 sq. ft.; I and B-2 Zone
EXISTING USE: Office and Industrial
PROPOSAL: Industrial Flammable Material Storage and Accessory Office Use
Special Use Permit Petitioned Under Article III 340-8 Table Of Use Regulations Section 12.2 and 13.2 Article XII 340-75 Special Use Permits

Mr. Bolton, Attorney for Superior Energy, stated that he was returning to the board to address the outstanding questions and concerns. He reiterated that the applicant is seeking two Special Use Permits, one for the inflammable material storage and one for the accessory use office administrative building.

Mr. Brennan was sworn in as the operations manager for Superior Plus. Mr. Brennan stated that the need for two tanks is due to the volume needed.

Mr. Lombardo was sworn in as an expert in land use and planning. The additional work that was requested has been met and submitted to the board (Exhibit A). The addendum was accepted, motion by Mr. Anzelone, seconded by Mr. Lopardo. Mr. Lombardo summarized that he went to several propane facilities, physically, and a few through google earth.

Mr. Anzelone made a motion to approve the proposal by Superior Energy Plus. Seconded by Mr. Lopardo WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

File 2016-01- Approved

File 2015-67:

LOCATION: 2207 Hartford Avenue
 OWNER/APPLICANT: James Furia
 LOT: AP 54 — Lot 10; B-2 Zone
 EXISTING USE: Radiator Shop and Repairs
 PROPOSAL: Selling Trailers

Special Use Permit Petitioned Under Article III 340-8 Table Of Use Regulations Section 12.2 and 13.2 Article XII 340-75 Special Use Permits

Mathew Hogan was sworn in as one of the applicants. Mr. Hogan stated that he is seeking a Special Use Permit to sell utility trailers and cargo trailers. Several board members spoke regarding safety in front of the building. Mr. Hogan stated that they have been advising customers to use the side road at the at the stoplight and to avoid pulling in to the front of the building for safety reasons. Mr. Hogan stated that he has roughly 70 trailers but varies from week to week. Also, that trailers typically will not be in the front, and that the presented pictures were for advertisement and internet purposes. Mr. Fascia reminded the applicant that the ordinance states that there should be no mechanical work done outside. Mr. Hogan stated that there will be no sales of auto motives or automotive parts. The sales will be limited to trailers, hitches, plows, and some racks. The hours of operation will be Monday through Saturday 8-6. The only exceptions will be during snowstorms to fix plows. Mr. Vitale, abutting neighbor, was sworn in. Mr. Vitale stated that he has no complaints and they do a fine job keeping the land clean and safe. Mr. Ballirano stated that there should be a maximum number of trailers set upon approval. The board agreed to 60 units.

Mr. Pilozzi made a motion to approve the Special Use Permit with a stipulation to keep off the sidewalk as far away from the street as possible. Also, there is a stipulation to have a maximum of 60 trailer units at one time. Mr. Fascia seconded the motion. WHEREUPON A VOICE VOTE WAS TAKEN.

File 2015-67- Approved

File 2016-04:

LOCATION: 87 Greenville Avenue
 OWNER/APPLICANT: SIMCO Properties
 LOT: AP 17 — Lot 68; 1,800 Sq. Ft.; B-2 Zone
 EXISTING USE: Vacant
 PROPOSAL: Erect Building for Storage

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

Attorney Al Russo addressed the board stating that the lot is currently vacant and the plan is to construct a 60 by 30 structure. The use will be to store antique cars. The other half of the building he would sell to a small construction property or renovation company. Mr. Simeone, owner, was sworn in. Mr. Simeone stated that he has a small trucking company and may occasionally bring it to the garage to work on. The only repairs will be minor repairs such as lights, etc. Mr. Simeone stated this will be a steel building. Mr. Veltri, Surveyor, was

sworn in. Mr. Veltri stated the gross building will be 1800 square feet and 8 spaces for parking. Al Russo stated that relief will be needed in the rear, right, and left. 40 is needed and the proposal is 10 in rear, 21 on the left, and 20 on the right. Mr. Kopka, neighbor (20 Vermont Street), was sworn in. Mr. Kopka asked about the building height and about renting out part of the building. Mr. Simeone stated that the building height will be 22 and a half to the peak, and renting to a neighbor for plow storage inside the building. Andy Hosemann, was sworn in, spoke favorably about the proposal.

Mr. Pilozzi made a motion to approve the relief requested for the sides and rear yards. They are in compliance with code 941 with the proper parking spaces. Mr. Anzelone seconded the motion. WHEREUPON A VOICE VOTE WAS TAKEN.

File 2016-04- Approved

File 2016-06:

LOCATION: 11 Commerce Way
 OWNER/APPLICANT: Amalgamated Financial Equities VI
 LOT: AP 44 — Lot 424; B-2 Zone
 EXISTING USE: Retail
 PROPOSAL: Sign Variance 121.22 Sq. Ft.

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

Norman Hale, applicant, was sworn in. The proposal is for a backlit banner sign for the Market Beer, Wine and Spirits.

Mr. Pilozzi made a motion to approve the oversized sign for Market Beer, Wine and Spirits. It is in conformance with code 941. Seconded by Mr. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN.

File 2016-06- Approved

Mr. Pilozzi made as to continue, later, as the Zoning Board, and to reconvene now as the Zoning Board of Appeals. Seconded by Mr. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN.

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

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

LOCATION: 11 Commerce Way
 OWNER/APPLICANT: John Cairo
 LOT: AP 18 — Lot 203; R-15 Zone
 ISSUE: Master Plan Decision dated October 8, 2015

Al. Russo requested that this matter be continued to the April Meeting.

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

File 2016- Code Violation (Appeal Violation form Code Enforcement) 17 Colony Drive

No representative on this matter attended.

Mr. Pilozzi made a motion to uphold the Zoning Officials decision of violation notice of 17 Colony Drive. Seconded by Mr. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN.

Adjournment: Mr. Fascia made a motion to adjourn. Seconded by Mr. Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. (Meeting Adjourned at 7:52 P.M.)