

Chairperson
Thomas Lopardo

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

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 **June 30, 2016**

The Zoning Board of Review held its monthly meeting on the 30th day of June, 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 Fascia, Member Lopardo Alternate Member Cardillo, Alternate Member Colannino, Building Official Bernard Nascenzi, Legal Counsel Frank Saccoccio, Esquire, Lou Fabrizio Recording Secretary.

Pledge of Allegiance. .

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

A. File 2012-24

File 2012-24 (Remand From Superior Court) File 2012-24 –Imperial Investments, Owner; Ostend Street; AP 15 Lots 29; R-15 Zone; 12,780 Sq. Ft. Lot. Dimensional Variance- Section 340-9 Table of Dimensional Regulations. Proposed Single Family Dwelling 1,220 Sq. Ft.

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	LOT SIZE	15,000	12,780	2,220
	FRONTAGE	100	90	10
	LOT COVERAGE	20%	9.5%	0%
	REAR YARD	45	85	0
	LEFT SIDE YARD	20	22	0
	RIGHT SIDE YARD	20	23	90

This item was canceled until further notice.

I. New Business**B. File 2016-18**

File 2016-18- Marie Property LLC, Owner; Dexter Street; AP 35 Lot 202; I Zone; 38,750 Sq. Ft Lot. Dimensional Variance, Section 340-9 Article III Table of Dimensional Regulations. Proposed Masonry Commercial Building 2,400 Sq. Ft.

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACKS:	FRONT YARD	100	76.5	23.5
	REAR YARD	50	50	0
	RIGHT SIDE YARD	50	50	0
	LEFT SIDE YARD	50	64.5	0

Nicholas Piti, General Contractor, and Jose Max Ramos, owner, were dully sworn in. This is an irregular shaped lot. The applicant seeks relief in the front yard. If this variance is granted, the applicant would be putting pavers, stone, and material to perform the job. It was suggested that the applicant uses Railroad Avenue instead of Dexter Street considering the confusion that Dexter Street is arranged. Mr. Nascenzi stated that he has been working with the applicant to have him legalize his business, and to get a town license. Mr. Ramos stated that he typically does not bring clients to the property, it is just used to operate from there. Materials stored are concrete sand, stone dust, mason sand, and gravel. Mr. Ramos stated, right now, they have nine trucks and have 18 employees. There was discussion regarding 911 access and determine which street address to assign him. Railroad Avenue was agreed to be the best solution. Mr. Ramos stated that he would dump a couple loads of gravel to level the road in the front. There will be room to store 4-6 trucks inside the building. Right now, there is no sewer that goes down far enough to their property. The chairman opened up for public discussion. Wendy Carroll, Abutter, was dully sworn in. She raised questions concerning which road they would be operating through and the noise. The Building Official made it clear that there is a strict ordinance that no work is to be done prior to 7 o'clock in the morning. Mr. Anzelone showed on the map that they would be using Railroad Avenue. Leondra Barbosa, abutter 30 Rice Street, was dully sworn in. The abutter asked for clarification on the location of this proposal. Mr. Anzelone showed the applicant specifically on the site plan. Mr. Anzelone made a motion to approve the building and with the relief requested of 23.5 on the front yard and will be coming down Railroad Avenue Seconded by Mr. Lopardo. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

File 2016-18- Approved

Mr. Pilozzi made a motion to for a five minute recess. Seconded by Mr. Fascia. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

C. File 2016-19

File 2016-19- Johnston Partners, LLC, Owner; 2750 Hartford Avenue; AP 57/3 Lot 208&209; B2 Zone; Dimensional Sign Variance, Section 340-9 Article III Table of Dimensional Regulations.

Wendy Regan, Stephen Samalis, and Thomas Harrington were dully sworn in. The applicant seeks a sign variance for O'Reillys Auto Parts. The applicant prepared a sign survey. There was discussion regarding lighting in that area, and that it would be best to submit the lighting plan to the building official upon approval. Mr. Anzelone made a motion to approve the signage. Seconded by Mr. Fascia with the stipulation to disclose lumens, dimensions, and all lighting has to be to conformance with local and state code. **WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

File 2016-19- Approved

Election of Officers

Election of the vacated Chairman of the Zoning Board. Mr. Pilozzi nominated Mr. Lopardo. Seconded by Mr. Fascia. WHEREUPON A VOICE VOTE WAS TAKEN. 4 TO 1 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 8:09 P.M.)