

# **MINUTES**

**January 25, 2018**

**The Zoning Board of Review held its monthly meeting on the 25th day of January, 2018 at 6:30 p.m., at the Johnston Senior Center, 1291 Hartford Avenue Johnston, RI 02919.**

**Present: Chairperson Thomas Lopardo, Vice-Chairperson Pilozzi, Secretary Anzelone, Member Fascia, Member Lobello, Alternate Member Colannino, Alternate Member Dennis Cardillo, Legal Counsel Joseph R. Ballirano, Esquire, Ed Civito, Acting Building Official, Deb Pavone, Acting Zoning Clerk.**

**Anthony Pilozzi made a motion to nominate Thomas Lopardo as Chairperson, Anthony Pilozzi as Vice-chair, and Joseph Anzelone as secretary. Seconded by Richard Lobello. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**Joseph Anzelone made a motion to nominate Anthony Pilozzi to the Land Trust. Seconded by Thomas Lopardo. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**Anthony Pilozzi made a motion to approve the December minutes. Seconded by J. Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**New Business**

**A. File 2017-47:**

**Location: 17 Bigelow Rd**

**Owner/Applicant: William & Claudette Baumlin**

**Lot: AP 59— Lot 35; R-40 Zone 7.75 Acres**

**Existing Use: Single Family Dwelling**

**Proposal: Dimensional Variance- Remand from Superior Court**

**Dimensional            Petitioned under 340 Article III Table of Dimensional  
Variances**

**Variance**

**Joseph Anzelone'll make a motion to adopt the findings of fact as read into the record by Mr. Pilozzi. Anthony Pilozzi also like to add at this point in time, Mr. Lobello, our new member would not vote on this matter. He is relatively new to the Board.**

**He's a great addition to the Board but unfortunately he cannot hear it so Mr. Cardillo, you will have to vote in place of Mr. Lobello. We have a motion made by Mr. Anzelone.**

**Seconded by Richard Fascia. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**B. File 2017-57**

**Location: 985 Plainfield Street**

**Owner/Applicant: Abacus Real Estate LLC**

**Lot: AP 1— Lot 96; B-2 Zone, 8,160 Sq. Ft.**

**Existing Use: Commercial Office Buildings**

**Proposal: Detached Rear Trailer to be used for Additional Offices.**

**Accessory**

**Structures Petitioned under 340-(14), Subsection C, Misc Uses.**

**Accessory Structure**

**Anthony Pilozzi made a motion to continue this item until next month. Seconded by Joseph Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**C. File 2017-68**

**Location: 1100 Atwood Ave**

**Owner/Applicant: Frank DiMascio**

**Lot: AP 24— Lot 30; R-15 Zone, 1.55 Acres**

**Existing Use: Single Family Dwelling**

**Proposal: Two Family Dwelling**

**Use Petitioned under Use Variance Article III 340-13 Table of Use Regulations Subsection 9.1**

## **Variance**

**Attorney Mancini requested to amend the application to provide for and request the relief solely for family use, consistent with Rhode Island General Laws 45-24-37. Richard Fascia made a motion to allow the application to be amended consistent with both General Law and town ordinance recommended by counsel to the board. Seconded by Joseph Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR. Joseph Anzelone made a motion for a conditional approval for an accessory family use structure subject to the applicant obtaining a full Certificate of Occupancy by the April regularly scheduled April 2018 Zoning Board meeting. If he does not have a Certificate of Occupancy, the Board will rescind all approvals in April and refer the matter to the building official to have the property vacant. There will be a temporary Certificate of occupancy with approval of all electrical, plumbing, mechanical and fire marshal. Seconded by Richard Fascia. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**I. Adjournment of the Business of January meeting of Johnston**

**Zoning Board of Review**

**R. Fascia motion to adjourn. Seconded by J. Anzelone. WHEREUPON  
A VOICE VOTE WAS TAKEN; ALL IN FAVOR.**

**Per order of the Zoning Board of Review**

**Thomas Lopardo, Chairman**