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Costanzo Caparrelli, Sr.

Recording Secretary
Susan Leonardi

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

AGENDA

April 24, 2008

Notice is here by given that the Zoning Board of Review will hold a regularly scheduled monthly meeting at 7:00 PM in the School Library at the Ferri Middle School, 10 Memorial Avenue, Johnston, Rhode Island. All persons interested in the following proposals are requested to be present at this time. The assembly facilities are accessible to the handicapped. Persons requiring special accommodations shall call the Zoning Office at least 48 hours in advance of the meeting (401) 231-4135. Persons utilizing TDD equipment may contact the Town through "Relay Rhode Island" at 1-800-745-6675. The agenda for the evening will be as follows, subject to change:

I. Roll Call

II. Approve Minutes of the previous meeting(s)

III. Old Business

A. File 2007-02-IN- Continued from the December, 2007 meeting

Owner: Kenneth A. LaFazia
Applicant: R.C. Builders, Inc.
Location: Ostend Street, AP 15- Lot 28
Lot Dimensions: Area: 13,080 square feet
Zone: R-15 (Residential – 15,000 sq. ft.) Zone
Present use: Vacant Land
Development
Proposal: Construct a 24' x 44' (1,056 sq. ft.) single family dwelling

Dimensional Variance petitioned under Article III, Section F, Table III-F-1

Minimum Lot Size Required: 15,000 sq. ft.; Proposed Lot Size Requested: 13,080 sq. ft.; Relief Requested for 1,920 sq. ft.

Minimum Right Side Yard Setback Required: 22 ft.; Proposed Right Side Yard Setback: 20 ft.; Relief Requested for 2 ft.

IV. New Business

A. File 2008-08

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Owner: Frank Dirico
Applicant: MediaFLO USA, Inc.
Location: 104 Peck Hill Road, AP 43 - Lot 521
Lot Dimensions: Area: 15.3 acres
Zone: I (Industrial) Zone
Surveyor: Hub Survey Associates, Inc.
Attorney: Gregory Mercier, Esq. – Duval & Associates, LLC
Surveyor: Hub Survey Associates, Inc.
Present use: Wireless Telecommunications Tower
Development
 Proposal: To collocate additional MediaFLO USA antennas on tower, install broadcast equipment inside an existing building, install 2 ground-mounted antennas, and install 2 GPS antennas on an existing ice shield structure.

Special Use Permit petitioned under Article III, Section D, Table III-D-1, Subsection 5.4 – Collocation of cellular antennas on communications tower

B. File 2008-09

Owner: Laber and Lorrian Russo
Applicant: Ralph Mangiarelli, Jr.
Location: 1208 Atwood Ave, AP 44 - Lot 332
Lot Dimensions: Area: 17,680 ± sq. ft.
Zone: B-1 (Neighborhood Business) Zone
Present use: Commercial Business
Development
 Proposal: To temporarily allow Mangiarelli’s Fruit Stand to operate business until the permanent location is available.

Special Use Permit petitioned under Article III, Section D, Table III-D-1, Subsection 10.3 – Fruit/vegetable stand / supermarket

C. File 2008-10

Owner: Melissa Clemence
Applicant: Richard LaFazia
Location: Greenville Ave, AP 48/2- Lot 237
Lot Dimensions: Frontage: 100 ft; Depth: 200 ft; Area: 20,151 square feet
Zone: R-20 (Residential – 20,000 sq. ft.) Zone
Surveyor: Robert Winward
Engineer: Jeffrey Campopiano, P.E.
Present use: Vacant Land
Development
 Proposal: To construct a 44’ x 40’ (1,600 sq. ft.) single family dwelling.

Dimensional Variance petitioned under Article III, Section F, Table III-F-1.

Minimum Lot Frontage Required: 120 ft.; Minimum Lot Frontage Requested: 99.79 ft.; Relief requested for 20.21 ft.

continued

Minimum Lot Width Required: 120 ft.; Minimum Lot Width Requested: 99.79 ft.; Relief Requested for 20.21 ft.

D. File 2008-11

Owner: Pasco Cardillo, Jr. and Albert Cardillo
Applicant: GB New England 2, LLC
Location: 1993 Plainfield Pike, AP 29 - Lot 13
Lot Dimensions: Frontage: 203± ft.; Depth: 911± ft.; Area: 184,790± sq ft
Zone: B-2 (General Business) Zone
Attorney: K. Joseph Shekarchi, Esq.
Surveyor: Vanasse Hangen Brustlin, Inc.
Engineer: Vanasse Hangen Brustlin, Inc.
Architect: BKA Architects, Inc.
Present use: Residential Dwelling with Greenhouses
Development
 Proposal: To demolish all existing buildings, construct a 12,900± sq. ft. retail CVS store with double drive-thru.

Special Use Permit petitioned under Article III, Section D, Table III-D-1, Subsection 8.5 – Drive-thru

Dimensional Variance petitioned under Article III, Section F, Table III – F-1

Minimum Right Side Yard Setback Required: 40 ft.; Right Side Yard Setback Requested: 31.5 ft.; Relief requested for 8.5 ft.

Relief from Regulations – Parking inside front setback – Article III, Section H, Subsection 5

VI. Adjourn

Per order of the Zoning Board of Review
Kenneth Aurecchia, Chairman