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**Counsel for the Board**  
Joseph Ballirano, Esq.



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Joseph Anzelone

**Alternate Board Members**  
Bernard Frezza  
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**

**August 28, 2008**

Notice is here by given that the Zoning Board of Review will hold a regularly scheduled monthly meeting at 7:00 PM at the Johnston Senior Center, 1291 Hartford 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. Minutes**

### **III. Old Business**

#### **A. File 2008-28 – Continued from July, 2008 meeting**

Owner: Alfred Guidone Estate  
Applicant: Spa Shanti  
Location: 265 & 267 Greenville Avenue, AP 34 - Lot 215 & 216  
Lot Dimensions: Area: 7,537± sq ft  
Zone: B-1 (Neighborhood Business.) Zone  
Attorney: Alfred A. Russo, Jr., Esquire  
Surveyor: International Mapping and Surveying Corp.  
Engineer: Joseph Casali - Casali and D'Amico Engineering, Inc.  
Present use: Multi-family dwelling and florist shop  
Development

Proposal: Convert dwelling portion of building to spa – florist shop to remain.

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

Minimum Front Yard Setback Required: 20 ft.; Minimum Front Setback Requested: 1.63 ft.; Relief Requested for 18.37 ft.

Minimum Rear Yard Setback Required: 35 ft.; Minimum Rear Setback Requested: 7.54 ft.; Relief Requested for 27.46 ft.

continued

Variance petitioned under Article III, Section G (10) – Vision Clearance at Corners

Variance petitioned under Article III, Section H (2)(d), Section H (4)(a), and Section I (3)(b) – Parking and Off-Street Loading Requirements

**IV. New Business**

**A. File 2008-36**

Owner/Applicant: David F. Carrara  
Location: 1225 Atwood Avenue, AP 24 - Lot 112  
Lot Dimensions: Frontage: 100 ft; Depth: 130 ft; Area: 13,000 ± square feet.  
Zone: B-1 (General Business) Zone  
Attorney: Collerri & Tenre  
Present use: Auto repair on first floor; Office Space on second floor  
Development  
Proposal: Convert office space on second floor into an apartment  
  
Dimensional Variance petitioned under Article III, Section D, Table III-D-1, Subsection 2.12

**B. File 2008-37**

Owner/Applicant: Allied Associates, LLC  
Location: 1510 Atwood Avenue, AP 53- Lot 33  
Lot Dimensions: Area: 1.21± acres  
Zone: B-2 (General Business) Zone  
Attorney: Steven B. Merolla, Esq. and Gregory S. Schultz, Esq.  
Surveyor: DiPrete Engineering, Inc.  
Present use: Vacant Land  
Development  
Proposal: Construction of a 40' x 60' commercial building and paved lot for use as an automobile dealership  
  
Special Use Permit petitioned under Article III, Section D, Table III-D-1, Subsection 10.11

**C. File 2008-41**

Owner/Applicant: Johnston Groves, LLC  
Location: 125 Federal Way; AP 44/3 - Lot 79  
Lot Dimensions: Area: 47.63 ± acres.  
Zone: R-10 (Residential – 10,000 sq. ft.) Zone  
Attorney: David Igliazzi, Esq.  
Surveyor: DiPrete Engineering, Inc.  
Present use: Multi-family apartment complex with clubhouse and meter building  
Development  
Proposal: Construct a (25' x 20') 500 sq. ft. accessory maintenance building  
  
Dimensional Variance petitioned under Article III, Section G (7)(c), Section K(13) – Separation of Structures and Section H(2)(g) – Off-street parking requirements

**D. File 2008-43**

Owner/Applicant: Joseph and Nina Vinagro

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Johnston Zoning Board of Review Agenda July 31, 2008

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Location: Shun Pike, AP 32 – Lots 11, 12, 17, & 20  
Lot Dimensions: Frontage: 870 ft; Depth: 920 ft; Area: 24.95 ± acres  
Zone: R-40 (Residential – 40,000 sq. ft.), Industrial and Industrial – Light Zone  
Attorney: Frank Manni, Esq.,  
Surveyor: N. Veltri Survey, Inc.  
Present use: Recycling Operation (RI DEM Approved)  
Development  
    Proposal: Construct a (505' x 150') 75,087 sq. ft. metal building over the recycling operation  
  
Dimensional Variance petitioned under Article III, Section F, Table III-F-1, Section D, Table III-D-1, Subsection 12.1

**VI. SITTING AS BOARD OF APPEAL**

**A. File 2008-42A**

Owner: 195 Associates, LLC & Stonehill Drive, LLC  
Appellants: Anthony Ricci, William Golato, Anthony V. Sauro, Jr. Shane Pezzulo, and Philip and Emma Butmarc  
Location: Vicinity of Stonehill Boulevard and 1380 Atwood Avenue;  
AP 44/2 – Lots 66, 73, & 74  
Lot Dimensions: Area: 104.5 ± acres  
Zone: B-2 (General Business)  
Attorney: Anthony DeSisto, Esq.,  
Present use: Commercial and vacant/cleared land of proposed development  
Development  
    Proposal: Proposed land to be developed with commercial and retail buildings  
Approval: Amended Master Plan Decision by Planning Board 1–15–2008  
Appeal Petition: Appeal per Town of Johnston Subdivision Regulations, Section V, Article D, Subsection 6, and applicable Regulations. RIGL 45-23-66, and RIGL 45-23-67  
  
Planning Board Decision Recorded: 7-9-2008—Land Evidence Book #1935, page 277  
Deadline for filing an Appeal: 20 days after decision is recorded  
Date Appeal Petition Filed with Johnston Board of Appeal: 7-29-2008

**VII. Adjourn**

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