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TOWN OF JOHNSTON ZONING BOARD OF REVIEW

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AGENDA

January 29, 2009

The Zoning Board of Review of the Town of Johnston will hold its monthly meeting on Thursday, January 29th at 7:00 p.m. at the Johnston Senior Center, 1291 Hartford Avenue. All persons interested in the following proposals are requested to be present at this time. The agenda for the evening will be as follows, subject to change:

I. Roll Call

II. Minutes

III. Old Business

A. Putnam Pike — Acosta (ZB '08-44) — *Continued from 10/08*

Owner: Ron Russo
Applicant: Joseph Acosta
Location: 123 Putnam Pike, AP 39 – Lot 13
Lot Dimensions: Area: 15,328± sq. ft.
Zone: B-2 zone (general business)
Present use: Vacant land
Proposal: Operate auto repair facility.

Special Use Permit petitioned under Article III-D-1-9.7

IV. New Business

A. Normandy Street — Dimaio (ZB '08-58)

Location: 1 Normandy Street
Owner/Applicant: John & Andrea Dimaio
Lot: AP 21—Lot 440; 12,200± sq. ft.; R-15 zone
Existing Use: Single-family dwelling
Proposal: Construct 252 sq. ft. shed/cabana.

Dimensional Variance petitioned under Article III-G-7-C.

Facilities are accessible to the handicapped. Please direct requests for special accommodations 48 hours in advance to (401) 231-4135. Persons using TDD equipment may contact Relay RI via (800) 745-6675.



B. Lakeshore Drive — RI Home Improvement (ZB '08-60)

Location: 42 Lakeshore Drive
 Owner: Noreen Ricci
 Applicant: RI Home Improvement
 Lot: AP 61—Lot 65; 9,500± sq. ft.; R-40 zone
 Existing Use: Residential
 Proposal: Construct 12'x10' sunroom, add 13'x10' deck, and remove 13' of outside bearing wall.

Dimensional Variance petitioned under Article III-F-1.

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— SIZE	40,000' sq.	9,500' sq.	30,500' sq.
	— FRONTAGE	140'	120'	20'
	— WIDTH			
SETBACK:	— REAR	75'	30'	45'

C. Columbus Avenue — Zompa (ZB '08-61)

Location: Columbus Avenue
 Owner/Applicant: Anthony Zompa
 Lot: AP 18—Lot 3; 14,325± sq. ft.; R-15 zone
 Existing Use: Vacant land
 Proposal: Construct two-bedroom duplex

Dimensional Variance petitioned under Article III-F-1.

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— SIZE	15,000' sq.	14,232' sq.	768' sq.
SETBACK:	— REAR	45'	44.53'	.47'
	— FRONT	25'	20'	5'

D. Heywood Lane — Ferrante (ZB '08-62)

Location: Heywood Lane
 Owner/Applicant: Michael Ferrante
 Lot: AP 53—Lot 227; 52,272± sq. ft.; R-40 zone
 Existing Use: Vacant land
 Proposal: Construct 36' x 26' single family dwelling.

Dimensional Variance petitioned under Article III-F-1.

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— FRONTAGE	140'	43.44	96.4'
	— WIDTH			
SETBACK:	— REAR	75'	67'	8'



E. Atwood Avenue — Metro PCS (ZB ‘08–64)

Location: 1520 Atwood Avenue
 Owner: Town of Johnston — Fire Station
 Applicant: Metro PCS Massachusetts LLC
 Lot: AP 53—Lot 178; 43,560± sq. ft.; B–2 zone
 Existing Use: Wireless telecommunications tower
 Proposal: Co-locate additional Metro PCS antennas on tower and install ≤ 4 cabinets on the ground for battery back-up and equipment.

Special Use Permit petitioned under Article III–D–1–5.4—Co-location of cellular antennas on communications tower

F. Atwood Avenue — Maceroni (ZB ‘08–66)

Location: 1770 Atwood Avenue
 Owner: John F., Sr. and Carolin E. Malone
 Applicant: B. Maceroni and Sons, Inc.
 Lot: AP 53—Lot 75; 4.40± acres; R–7 zone
 Existing Use: Single family dwelling
 Proposal: Construct a funeral home and mortuary with associated parking areas.

Special Use Permit petitioned under Article III–D–1–9.3 — Mortuary or funeral home

G. Scituate Avenue — Ballard Mack (ZB ‘08–67)

Location: Scituate Avenue
 Owner: RI Resource Recovery Corporation
 Applicant: Ballard Mack Sales and Services, Inc.
 Lot: AP 31—Lot 64; 23,917 sq. ft.; I zone
 Existing Use: Vacant land
 Proposal: Construct building and paved parking and signage.

Dimensional Variance petitioned under Article III–H — Off-street parking

Special Use Permit petitioned under Article III–D–9.9 — Service and repair. Office space and retail truck sales as accessory uses

H. Plainfield Pike — GB New England (ZB ‘08–68)

Location: 1993 Plainfield Pike
 Owner: Pasco, Jr., and Alberto Cardillo
 Applicant: GB New England II, LLC
 Lot: AP 29—Lot 13; 184,790± sq. ft.; B–2 zone
 Existing Use: Residential/agricultural
 Proposal: Demolish all existing buildings and construct new retail store with associated parking.



Special Use Permit petitioned under Article III–D–1–14 — Drive-through
Dimensional variances — III–F–1:

Right side yard setback required: 40’; requested: 31.’; relief needed: 8.5’

Variance for front and side-yard setbacks for above-ground water meter enclosure

Variances — Article III–H.5 for parking spaces located in front yard setback

— Article VIII–5.1 — Signage — Flashing

— Article VIII–5.1.13 — Pylon

— Article VIII–5.1.11 — Wall

I. Pocasset Street — Rich Group/Metro PCS (ZB ‘08–71)

Location: 75 Pocasset Street

Owner: Rich Realty, LLC

Applicant: Rich Group, LLC and Metro PCS Massachusetts LLC

Lot: AP 2—Lot 134 + AP 3—Lot 368; 142,500 sq. ft.; R–7 zone

Existing Use: Vacant mill building and water tower with existing telecommunication
antennas

Proposal: Install antennas on water tower with ≤ 3 equipment structures at base.

Special Use Permit petitioned under Article III–D–1–5.4

V. Adjournment

Per order of the

JOHNSTON ZONING BOARD OF REVIEW

Kenneth Aurecchia, CHAIRMAN