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Anthony Piloizzi  
Joseph Anzelone

ALTERNATE BOARD MEMBERS  
Bernard Frezza  
Costanzo Caparrelli, Sr.

## TOWN OF JOHNSTON ZONING BOARD OF REVIEW

100 IRONS AVENUE, JOHNSTON, RI 02919  
TEL.: (401) 231-4000 FAX: (401) 231-4181

### AMENDED AGENDA

**March 26, 2009**

The Zoning Board of Review of the Town of Johnston will hold its monthly meeting on Thursday, March 26<sup>th</sup> 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. Stonehill Boulevard — 195 Associates & Stonehill Drive (ZB 2008-42a)**

LOCATION: Vicinity of Stonehill Boulevard & 1380 Atwood Avenue  
AP 44/2 — Lots 66, 73 + 74

OWNER/APPLICANT: 195 Associates, LLC & Stonehill Drive, LLC

APPELLANTS: Anthony Ricci; William Golato; Anthony V. Sauro, Jr.; Shane Pezzulo;  
Philip & Emma Butmarc

LOT DIMENSIONS: Area: 104.5± acres

ZONING DISTRICT: B-2 zone (general business)

ATTORNEY: Anthony DeSisto, Esq.

EXISTING USE: Commercial and vacant/cleared land

PROPOSAL: Develop commercial and retail buildings

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PLANNING BOARD APPROVAL: 1/15/08 — Amended Master Plan

PLANNING BOARD DECISION: 7/9/08 (Land Evidence Book 1935, p. 277)

APPEAL FILING DEADLINE: 20 days after decision recorded

APPEAL FILED: 7/29/08

Approval of Written Decision

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*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.*





	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— SIZE	15,000' sq.	10,000' sq.	5,000' sq.
SETBACK:	— REAR	45'	19'	26'
	— LEFT	20'	10'	10'

**E. File 2009-07**

LOCATION: 2225 Plainfield Pike  
 OWNER: Louis Macera  
 APPLICANT: Five Alarm Fitness  
 LOT: AP 32 — Lot 15; 44,000 sq. ft.; IL Zone  
 EXISTING USE: Vacant Commercial Building  
 PROPOSAL: Fitness Center

**Special Use Permit** petitioned under Article III, Section D, Table III–D–1, Subsection 14.1

**F. File 2009-09**

LOCATION: 40 Hopkins Avenue  
 OWNER/APPLICANT: Mohamad and Rhonda Sasa  
 LOT: AP 59 — Lot 57; 169,884 sq. ft.; R-40 Zone  
 EXISTING USE: Single Family Dwelling with Guest House  
 PROPOSAL: Divide lot into two parcels and construct an additional single family dwelling on newly created lot

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— FRONTAGE	140'	0'	140'
	— WIDTH			

**IV. Adjournment**

*Per order of the*  
**JOHNSTON ZONING BOARD OF REVIEW**  
 Kenneth Aurecchia, CHAIRMAN