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**Vice-Chairperson**  
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**Counsel for the Board**  
Joseph Ballirano, Esq.



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**Zoning Board Members**  
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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**

**September 24, 2009**

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 2009-10**

LOCATION: Truman Street  
OWNER/APPLICANT: Linda Mollicone  
LOT: AP 48/1 — Lot 28; 13,000 sq. ft.; R-20 Zone  
EXISTING USE: Vacant Land  
PROPOSAL: Construct 26' x 36' single family home with garage

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
LOT:	— SIZE	20,000' sq.	13,000'sq.	7,000' sq.
SETBACK:	— REAR	50'	38.1'	11.11'

**IV. New Business**

**A. File 2009-30**

LOCATION: 25 Falmouth Street  
 OWNER: Pinnacle Towers LLC  
 APPLICANT: T-Mobile Northeast, LLC  
 LOT: AP 10 — Lot 174; 8,613 sq. ft.; R-15 Zone  
 EXISTING USE: Wireless Communication Facility with 3 towers  
 PROPOSAL: Install 9 antennas and 3 concrete pads for equipment

**Special Use Permit** petitioned under Article III, Section D, Subsection 5.4

**B. File 2009-34**

LOCATION: 24 Old Simonsville Road  
 OWNER: R.O.C. Corporation  
 APPLICANT: T-Mobile Northeast, LLC  
 LOT: AP 25 — Lot 54; 420,789 sq. ft.; R-40 Zone  
 EXISTING USE: Greenhouses  
 PROPOSAL: Install one 120” monopole, equipment cabinets and coaxial cable

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

**Special Use Permit** petitioned under Article III, Section D, Subsection 5.4

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	— FRONT	120'	32'	88'
	— WIDTH	120'	32'	88'
	— HEIGHT	35'	120'	85'

**C. File 2009-35**

LOCATION: 6 Higgins Street  
 OWNER/APPLICANT: Diane Mazur  
 LOT: AP 16 — Lot 342; 5,400 sq. ft.; R-15 Zone  
 EXISTING USE: Single family dwelling  
 PROPOSAL: Relocation of existing shed (192 sq. ft.)

**Dimensional Variance** petitioned under Article III, Section G 7 (c)

**D. File 2009-36**

LOCATION: 2 Morgan Mill Road  
 OWNER: Val Goia Properties, LLC  
 APPLICANT: Learn & Play Center  
 LOT: AP 6 — Lot 159; 42,330 sq. ft.; I Zone  
 EXISTING USE: Play Center/Karate Instruction  
 PROPOSAL: Day Care Center

**Special Use Permit** petitioned under Article III, Section D, Subsection 4.11

**E. File 2009-37**

LOCATION: 277 Scituate Avenue  
 OWNER: Tower Macera LLP  
 APPLICANT: Lino & Edgar Truck Repair, Inc.  
 LOT: AP 44 — Lot 165; 44,503 sq. ft.; I Zone  
 EXISTING USE: Commercial Business Storage  
 PROPOSAL: Heavy truck repair

**Special Use Permit** petitioned under Article III, Section D, Subsection 9

**F. File 2009-38**

LOCATION: Shun Pike  
 OWNER/APPLICANT: Joseph Vinagro, Sr.  
 LOT: AP 32 — Lot 44; 226,038 sq. ft.; I Zone  
 EXISTING USE: Existing foundation only  
 PROPOSAL: Construct an equipment storage building on existing foundation

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	— REAR	50'	35.8'	14.2'
	— RIGHT	50'	26.6'	23.4'

**VI. Adjourn**

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