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Alternate Board Members
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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

October 29, 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 2007-65 – Extension of Prior Approval**

LOCATION: Scituate Avenue
 OWNER/APPLICANT: Michael V. D’Ambra
 LOT: AP 31 — Lot 61; 666,904 sq. ft.; I Zone
 EXISTING USE: Vacant Land
 PROPOSAL: Construct asphalt and concrete manufacturing facility
Dimensional Variance petitioned under Article III, Section F, Table III F-1
Special Use Permit petitioned under Article III, Section D, Table III D-1, Section 14.1

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	—BUILDNG HGT	40’	91’	50’

B. File 2009-39

LOCATION: 25 Falmouth Street
 OWNER: Pinnacle Towers LLC
 APPLICANT: Pinnacle Towers LLC / Cox TMI Wireless, LLC
 LOT: AP 10 — Lot 174; 8,613 sq. ft.; R-15 Zone
 EXISTING USE: Wireless Communication Facility with 3 towers
 PROPOSAL: Install three (3) antennas and 2 concrete pads for equipment
Special Use Permit petitioned under Article III, Section P and Article III, Section D, Subsection 5.4

C. File 2009-40

LOCATION: Shun Pike
 OWNER/APPLICANT: Michael V. D’Ambra
 LOT: AP 31 — Lot 65; 649,094 sq. ft.; I Zone
 EXISTING USE: Vacant Land
 PROPOSAL: Construct asphalt and concrete manufacturing facility with 20,000 sq. ft. storage shed
Dimensional Variance petitioned under Article III, Section F, Table III F-1 and Article III, Section G 7 (c)

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	—RIGHT	50’	20’	30’

D. File 2009-41

LOCATION: Sage Court
 OWNER/APPLICANT: Robert Moll
 LOT: AP 38 — Lot 64; 13,183 sq. ft.; R-15 Zone
 EXISTING USE: Vacant Lot
 PROPOSAL: Construct a 28' x 31' single family dwelling

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	— LOT SIZE	15,000'	13,185'	1,815'
	— FRONTAGE	100'	60.87'	39.13'
	— WIDTH	100'	60.87'	39.13'
	— LEFT	25'	15'	10'

E. File 2009-42

LOCATION: Sage Court
 OWNER/APPLICANT: Robert Moll
 LOT: AP 38 — Lot 65; 10,883 sq. ft.; R-15 Zone
 EXISTING USE: Vacant Lot
 PROPOSAL: Construct a 28' x 54' single family dwelling

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

	DIMENSION	MINIMUM REQUIRED	PROPOSED	RELIEF REQUESTED
SETBACK:	— LOT SIZE	15,000'	10,883'	4,117'
	— REAR	45'	37'	8'

VI. Adjourn

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