



Town of South Kingstown

Zoning Board of Review Meeting

Meeting Agenda
Wednesday, July 16, 2025 at 7:00 PM
South Kingstown Town Hall, Town Council Chambers
180 High Street, Wakefield, RI 02879
www.southkingstownri.gov

Robert Cagnetta, Chair
Thomas Daniels, Vice Chair
William Rosen, Member
Arlene Hicks, Member
Geoff Elia, Member
William MacDonald, Alt. #1
Vacancy, Alt. #2
Vacancy, Alt. #3

A. Call to Order

B. Chairman Introductions and Instructions

C. Agenda Items *Order can be subject to change*

- I. **Petition of Susan Zincone**, 240 Cards Pond Road, Row 19E, Cottage 14, South Kingstown, RI 02879 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 175 sq. ft. addition to the existing seasonal cottage. Lot size is 50.2 acres. **A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification), Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief).** Owners of cottage 19E14 are Frank & Susan Zincone on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-28 and is zoned R200.
- II. **Petition of David A. Guadagnoli**, 49 Sheldon Point Road, South Kingstown, RI 02879 For a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 172 sq. ft. addition to the single-family dwelling. The addition will be located 14.6' from the front property line. The required front yard setback is 25', therefore relief of 10.6' is requested. Lot size is .24 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owners of the property are David & Eileen Guadagnoli for premises located at 49 Sheldon Point Road, South Kingstown, Assessor's Map 87-2, Lot 135 and zoned R80
- III. **Petition of Aric D'Alessio**, 54 Schaeffer Street, South Kingstown, RI, 02879 for a **Special Use Permit & Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish and reconstruct the existing dwelling and detached garage. The new dwelling will be located 12'6" front property line. The required front yard setback is 25', therefore relief of 12'6" is requested. The detached garage will be 24' in height. The maximum accessory building height is 15', therefore relief of 9' is requested. Lot size is .17 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owner of the property is Kendall Moore for premises located at 54 Schaeffer Street, South Kingstown, Assessor's Map 48-3, Lot 190 and zoned R10.
- IV. **Petition of Perry Raso**, 629 Succotash Road, South Kingstown, RI, 02879 for a **Special Use Permit & Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to rebuild the restaurant with alcohol (Use Code 56.1) which was damaged by fire. The new building will include an 86 sq. ft. vestibule, and the first floor will be elevated to comply with the FEMA regulations. The building will be 23'6" from the front property line and 11' from the rear property line. The front yard setback is 40' and rear yard setback is 30', therefore relief of 16'6" and 19' requested. Lot size is .8 acres. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and a Special Use Permit is required per Zoning Ordinance Section 907C (Continuation or Extension of Special Uses).** Owner of the property is PKW LLC for premises located at 629 Succotash Road, South Kingstown, Assessor's Map 87-2, Lot 189 and is zoned CW (Commercial Waterfront).

D. Other Items

- I. Attendance for August 27, 2025 Zoning Board of Review
- II. Approval of the June 18, 2025 Zoning Board of Review Minutes
- III. Discussion
 - Annual Election of Officers Zoning Board of Review
- IV. Adjournment