



Town of South Kingstown Zoning Board of Review Meeting

Meeting Agenda

Wednesday, August 27, 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 Grace Donofrio, 60 Wilridge Road, Ridgefield, CT 06877. The applicant is seeking a **One-Year Extension of a Special Use Permit** under the **Zoning Ordinance Section 910(A) (One-year time limit and one-year extensions)**. The applicant seeks a one (1) year extension to a previously approved Special Use Permit to construct a 20' x 10' addition to the existing seasonal cottage. Lot size is 7.67 acres. A Special Use Permit was 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)**. The Special Use Permit had a two-year expiration date from the original recorded date of September 29, 2023, in South Kingstown Land Evidence Book 1866, Pages 398-399. Owner of cottage is Grace Donofrio on property owned by Village at Potters Pond LLC, South Kingstown, Assessor's Map 87-3, Lot 5-45 and is zoned CW.
- II. Petition of Martha B. McManamy Revocable Trust, 315 Olney Street, Providence, RI 02906, for a **Dimensional Variance** under the Zoning Ordinance as follows:
The applicant is seeking to construct a 572 sq. ft. addition to the existing dwelling. The addition will be 24.4' from the side property line. The required side yard setback is 40', therefore relief of 15.6' is requested. Lot size is 5.88 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 Martha B. McManamy Revocable Trust for premises located at 208 Ledge Road, South Kingstown, Assessor's Map 42-3, Lot 6 and is zoned R80.
- III. Petition of William Hanney, 358A Cards Pond Road, South Kingstown, RI 02879, for a **Special Use Permit** under the Zoning Ordinance as follows:
The applicant is seeking a Special Use Permit to construct a 26'3" x 18'2" addition to the Legitimate Theater with Alcohol (Use Code 32.4). Lot size is 5.52 acres. **A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and Section 907 (Standards of Relief)**. Owner of the property is Live Theatre, LLC, c/o Theatre By The Sea, for premises located at 358A Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 2 and is zoned 200.
- IV. Petition of Charles Truwit, 1105 Ferndale Road West, Wayzata, MN 55391, for a **Dimensional Variance** under the Zoning Ordinance as follows:
The applicant is seeking to demolish the existing dwelling and construct a new dwelling consisting of 2,050 sq. ft. of floor area and 286 sq. ft. of deck area. The maximum permitted amount of floor area is 1,646 sq. ft., therefore relief of 404 sq. ft. is requested. The maximum amount of deck area is 246 sq. ft., therefore relief of 40 sq. ft. is requested. Lot size is .12 acre. **A Dimensional Variance is required per Zoning Ordinance Section 601 (Special Flood hazard Area (SFHA) Overlay District and Section 907 (Standards of Relief)**. Owner of the property is Charles Loeb Truwit Revocable Trust, for premises located at 311 Winchester Drive, South Kingstown, Assessor's Map 69-2, Lot 33 and is zoned R40.

- V. Petition of **Henry Cabrera**, 3812 Commodore Oliver Hazard Perry Highway, South Kingstown, 02879, for an **Appeal to the Zoning Board** under the Zoning Ordinance as follows:
The applicant is seeking to **appeal a Notice of Violation issued by the Zoning Enforcement Officer (ZEO)**, dated May 22, 2025, related to premises at 3812 Commodore Oliver Hazard Perry Highway. The owner of the property is Henry Cabrera, for premises located at 3812 Commodore Oliver Hazard Perry Highway, South Kingstown, Assessor's Map 78-3, Lot 7 and is zoned R200.
- VI. Petition of **Milton Rogers**, 70 Foster Sheldon Road, South Kingstown, RI, 02879, for an **Appeal to the Zoning Board** under the Zoning Ordinance as follows:
The applicant is seeking to **appeal a decision issued by the Zoning Enforcement Officer (ZEO)**, dated June 25, 2025, related to premises at 28 Columbia Street. The owner of the property is Rogers Home, Inc., for premises located at 28 Columbia Steet, South Kingstown, Assessor's Map 57-1, Lot 43 and is zoned CN (Commercial Neighborhood).

D. Other Items

- I. Attendance for September 17, 2025 Zoning Board of Review
- II. Approval of the July 16, 2025 Zoning Board of Review Minutes
- III. Discussion
- IV. Adjournment