



Town of South Kingstown Zoning Board of Review Meeting

Meeting Agenda

Wednesday, September 17, 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. Continuation of the 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 Street, South Kingstown, Assessor's Map 57-1, Lot 43 and is zoned CN (Commercial Neighborhood).
- II. Petition of **Joseph D'Orso**, 2210 Scott Road, Cheshire, CT 06410, for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 10' x 24'7" addition to the existing seasonal cottage. Lot size is 7.67 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 691Y Succotash Road are Joseph & Christian D'Orso on property owned by Village at Potters Pond LLC, South Kingstown, Assessor's Map 87-3, Lot 5-8 and is zoned CW.
- III. Petition of **Jerry Zarrella**, 20 Gerald's Farm Drive, Exeter, RI 02822, for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 215 sq. ft. addition and 199 sq. ft. deck on 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)**. Owner of cottage 10W5 is Gerald P. Zarella Trust on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-335 and is zoned R200.
- IV. Petition of **John Brito**, 2 Sweet Briar, Warwick, RI 02888, for a **Special Use Permit** and **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to expand the alcohol service area and add thirty (30) dining seats within the existing restaurant. The expansion requires five (5) additional parking spaces where no spaces are proposed, therefore dimensional relief of five (5) spaces is requested. Lot size is .28 acre. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table), Section 504.18 (Standards for Restaurant with Alcohol) and a Dimensional Variance is required per Section 711 (Minimum Off-Street Parking Requirements) and Section 907 (Standards of Relief)**. Owner of the property is Main Street, LLC, for premises located at 323 Main Street, South Kingstown, Assessor's Map 57-4, Lot 208 and is zoned CD (Commercial Downtown).

D. Other Items

- I. Attendance for October 15, 2025 Zoning Board of Review
- II. Approval of the July 16, 2025 and August 27, 2025 Zoning Board of Review Minutes
- III. Discussion

IV. Adjournment