



Town of South Kingstown Zoning Board of Review Meeting

Meeting Agenda
Wednesday, December 17, 2025 at 7:00 PM
South Kingstown Town Hall, Town Council Chamber
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)
[28 Columbia Street - Application](#)
- II. Continuation of the petition of Sara Isabella, 32 Willard Avenue, Wakefield, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a detached Accessory Dwelling Unit (ADU) on a lot consisting of 17,379 sq. ft. in land area. The minimum lot size to establish an ADU is 20,000 sq. ft.. Therefore, relief of 2,621 sq. ft. is requested. Lot size is .39 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 Sarah Isabella for premises located at 232 Willard Avenue, South Kingstown, Assessor's Map 56-2, Lot 23 and is zoned R10.
[232 Willard Avenue - Application](#)
- III. Petition of Heather Hopkins, 107 Plains Road, South Kingstown, RI, 02879. The applicant is seeking to **appeal a Notice of Violation issued by the Zoning Enforcement Officer (ZEO)**, dated October 20, 2025, related to premises at 107 Plains Road. The owner of the property is Heather Hopkins, for premises located at 107 Plains Road, South Kingstown, Assessor's Map 22-2, Lot 13 and is zoned R200.
[107 Plains Road - Application](#)

D. Other Items

- I. Attendance for January 21, 2025, Zoning Board of Review
- II. Approval of the October 15, 2025, Zoning Board of Review Minutes
- III. Discussion
- IV. Adjournment