



# Town of South Kingstown

## Zoning Board of Review Meeting

Meeting Agenda  
Wednesday, February 18, 2026 at 7:00 PM  
South Kingstown Town Hall, Town Council Chambers  
180 High Street, Wakefield, RI 02879  
[www.southkingstownri.gov](http://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 Tyson Ford, 95 Inkberry Trail, Narragansett, RI 02882, for a **Use Variance** under the Zoning Ordinance as follows: The applicant is seeking to establish a 10' x 20' storage shed on a vacant parcel. A storage shed is only permitted on a property which contains a principal use; therefore, relief is requested. Lot size is .13 acre. **A Use Variance is required per Zoning Ordinance Section 300 (Schedule of Use Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Tyson Ford for premises located at 0 Tomahawk Trail South, South Kingstown Assessor's Map 34-2, Lot 114 and is zoned R20.  
[0 Tomahawk Trail South - Application](#)
- III. Petition of Joni LeDonne, 341 Sweet Allen Farm Road, South Kingstown, RI, 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to legalize a previously constructed deck attached to the dwelling. The deck is located 27.4' from the rear property line. The required rear yard setback is 30', therefore, relief of 2.6' is requested. Lot size is .23 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 James & Joni LeDonne for premises located at 341 Sweet Allen Farm Road, South Kingstown, Assessor's Map 48-4, Lot 98 and is zoned R20.  
[341 Sweet Allen Farm Road - Application](#)
- IV. Petition of Kevin Cahill, 125 Charles Lane, Hebron, CT 06248, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a two-story garage attached to the single-family dwelling. The garage will be located 23.1' from the rear property line. The required rear yard setback is 35', therefore, relief of 11.9' is requested. Lot size is .52 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 Kevin & Pamela Cahill for premises located at 151 North Weeden Road, South Kingstown, Assessor's Map 86-3, Lot 168 and is zoned R20.  
[151 North Weeden Road - Application](#)
- V. Petition of Kate Ray, 27 Eldred Court, Wakefield, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a two-story addition to the single-family dwelling. The addition will be located 2.7' from the west side property line. The required side yard setback is 8.2', therefore, relief of 5.5' is requested. Lot size is .19 acre. **A Dimensional Variance is required per Zoning**

**Ordinance Section 205 (Single Nonconforming Recorded Lots) and Section 907 (Standards of Relief).**

Owners of the property are Rajan Ray & Kate Fox for premises located at 27 Eldred Court, South Kingstown, Assessor's Map 56-3 Lot 34 and is zoned R10.

[27 Eldred Court - Application](#)

- VI. Petition of **Robert Rinaldi**, 26 Quarry Road, Medfield, MA 02052, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct 1. A detached Accessory Dwelling Unit (ADU); 2. A detached barn; and 3. An addition to the existing dwelling. The lot area is 14,133sf, whereas 20,000sf is required to establish an ADU. Relief of 5,867sf is requested. The ADU will consist of 884sf in floor area. The maximum floor area permitted is 803sf, therefore, relief of 81sf is requested. The proposed building height of the ADU is 21.6'. The maximum accessory building height is 15, therefore, relief of 6.6' is requested. The barn will be located 3' from the side yard. The required side yard accessory structure setback is 6', therefore, 3' of relief is requested. The proposed building height of the barn is 18', therefore, 3' of relief is requested. The dwelling addition will be 2.26' from the side property line. The required side yard setback is 10', therefore, relief of 7.74' is requested. Lot size is .3 acre. **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 Robert Rinaldi, for premises located at 382 Woodruff Avenue, South Kingstown, Assessor's Map 57-4, Lot 123 and zoned R10.

[382 Woodruff Avenue - Application](#)

- VII. Petition of **Michael Nedwidek**, 151 Weathervane Road, Wakefield, RI 02879, for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 22'6" x 13'8" deck attached to the single-family dwelling. The deck will be located 19.4' from the rear property line. The required rear yard setback is 30', therefore, relief of 10.6' is requested. Lot size is .26 acre. **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 Michael & Cynthia Nedwidek for premises located at 151 Weathervane Road, South Kingstown, Assessor's Map 48-4 Lot 56 and is zoned R20.

[151 Weathervane Road - Application](#)

- VIII. Petition of **Henry Cabrera**, 3812 Commodore Oliver Hazard Perry Highway, Wakefield, RI 02879, for an Appeal 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.

[3812 Comm O H Perry Hwy - Application](#)

**D. Other Items**

- I. Attendance for March 25, 2026, Zoning Board of Review
- II. Approval of the November 19, 2025 & December 17, 2025, Zoning Board of Review Minutes
- III. Adjournment

YouTube link: <https://youtube.com/@skzoningboard/streams>