



# Town of South Kingstown Zoning Board of Review Meeting

Meeting Agenda  
Wednesday, May 21, 2025 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. **Petition of Hang Ten LLC**, 895 Matunuck Beach Road, Wakefield, RI 02879 for a **One-Year Extension** under the Zoning Ordinance as follows: The applicant is requesting a one-year extension of the previously granted Special Use Permit to establish a ninety-two (92) seat exterior service area associated with the existing Restaurant with Alcohol (Use Code 56.1). The original SUP had a two-year expiration date and was granted on May 17, 2023 and recorded on May 31, 2023 in South Kingstown Land Evidence Book 1857 and Pages 338-339. The owner is Hang Ten LLC, for premises located at 895A Matunuck Beach Road, South Kingstown, Assessor's Map 92-3, Lot 2 and is zoned CN (Commercial Neighborhood). Applicant requests a one-year extension with an expiration date of May 31, 2026 pursuant to Section 908(B) of the Zoning Ordinance.  
[Application 895 Matunuck Beach Road](#)
- II. **Petition of Matunuck Market Place**, 151 Old Tower Hill Road, Wakefield, RI 02879 for a **Second One-Year Extension** under the Zoning Ordinance as follows: The applicant is requesting a second one-year extension of the previously granted Special Use Permit to establish a one hundred forty-seven (147) seat Restaurant with Alcohol (Use Code 56.1) within the existing structure. The original SUP was granted on May 31, 2023 and recorded in South Kingstown Land Evidence on June 9, 2023, Book 1857 and Pages 763-765. The first one-year extension was granted April 24, 2024 and recorded in South Kingstown Land Evidence on May 6, 2024, Book 1879 and Page 412. The owner is Matunuck Market LLC, for premises located at 151 Old Tower Hill Road, South Kingstown, Assessor's Map 57-2, Lot 51 and is zoned CH (Commercial Highway). Applicant requests a second one-year extension with an expiration date of June 9, 2026 pursuant to Section 910(B) of the Zoning Ordinance.  
[Application 151 Old Tower Hill Road](#)
- III. **Petition of Mariana Zotos and Gregory Raso**, 191B Wordens Pond Road, South Kingstown, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing dwelling and construct a new dwelling 15.3' from the rear property line. The required rear yard setback is 35', therefore relief of 19.7' is requested. Lot size is .65 acres. A Dimensional Variance is required per Zoning Ordinance Section 205.B (Single Nonconforming Recorded Lots) and Section 907 (Standards of Relief). Owners of the property are Gregory Raso & Marianna Zotos for premises located at 191B Wordens Pond Road, South Kingstown, Assessor's Map 61, Lot 54 and zoned R80.  
[Application 191B Wordens Pond Road](#)

## D. Other Items

- I. Attendance for June 18, 2025 Zoning Board of Review
- II. Approval of the April 16, 2025 Zoning Board of Review Minutes
- III. Discussion

#### IV. Adjournment

For all supplemental materials including any correspondence click the following link: [Current Applications](#)

**Individuals requesting American Sign Language interpreters or Cart service must call the Town Clerk's Office at 401-789-9331 at least seventy-two (72) hours in advance of public meeting.**