



Town of South Kingstown Zoning Board of Review Meeting

Meeting Agenda

Wednesday, March 25, 2026 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 for the 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 Hwy - Application](#)
- II. Petition of **Rebecca Bringham**, 14 Prescott Hall Road, Newport, RI 02840, for a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking a Special Use Permit to allow alcohol service at the proposed restaurant. Lot size is .18 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 Section 907 (Standards of Relief)**. Owner of the property is 213 Nest, LLC, for premises located at 213 Robinson Street, South Kingstown, Assessor's Map 57-4, Lot 144 and is zoned CD (Commercial Downtown).
[213 Robinson Street - Application](#)
- III. Petition of **St. Francis Cemetery**, 114 High Street, Wakefield, RI 02879, for Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to expand the burial grounds associated with the existing cemetery by approximately 3 acres. Lot size is 21.43 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 St. Francis Cemetery, for premises located at South Kingstown Assessor's Map 48-4, Lot 11 and is zoned R10.
[O Allen Ave - Application](#)
- IV. Petition of **Silver Mesa Group, LLC**, 700 Narragansett Park Drive, Pawtucket, RI 02861, for an Appeal under the Zoning Ordinance as follows: The applicant is seeking to **Appeal a Decision of the Zoning Enforcement Officer (ZEO)**, dated January 20, 2026, related to property at 691 Kingstown Road. The owner of the property is Robert S. Gilardetti Revocable Trust, for premises located at 691 Kingstown Road, South Kingstown, Assessor's Map 57-1, Lot 91 and is zoned CH (Commercial Highway).
[691 Kingstown Road - Application](#)
- V. Petition of **Keith Maine**, 37 Andre Avenue, Wakefield, RI 02879, for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 24' x 30' addition to the single-family dwelling. The addition will be located 7.7' from the side property line. The required side yard setback is 10', therefore, relief of 2.3' is requested. Lot size is .28 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 Meghan Fitzsimmons-Maine for premises located at 37 Andre Avenue, South Kingstown, Assessor's Map 40-1, Lot 113 and is zoned R10.

D. Other Items

- I. Attendance for April 15, 2026, Zoning Board of Review
- II. Approval of the February 18, 2026 Zoning Board of Review Minutes
- III. Adjournment