



# Town of South Kingstown Zoning Board of Review Meeting

Meeting Agenda

Wednesday, April 15, 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. **Petition ZA-26-2:** The continuation 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](#)
  - II. **Petition ZBR-26-9: Matunuck Market, LLC**, the applicant is seeking to amend a previously granted Special Use Permit to expand the dining area of the existing Restaurant with Alcohol (Use Code 56.1) by seventy-three (73) seats. The dining area will be located within the existing structure where a retail market was formerly proposed. Lot size is .91 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 is Matunuck Market LLC, for premises located at 151 Old Tower Hill Road, Assessor's Map 57-2, Lot 51 and is zoned CH. The applicant also seeks to amend a previously granted Special Use Permit related to the abutting west property by interconnecting the subject lots by way of a paved driveway for purpose of additional parking. Lot size is 1.23 acres. **A Special Use Permit is required per Zoning Ordinance Section 702 (Standards for Parking Lots and Loading Facilities – Location) and Section 907.B (Special Conditions)**. Owner is 133 Old Tower Hill Road, LLC, for premises located at 133 Old Tower Hill Road, Assessor's Map 57-2, Lot 52 and is zoned CH.  
[151 Old Tower Hill Road - Application](#)
  - III. **Petition ZBR-26-7: Daniel J. Driscoll**, the applicant is seeking to construct a 1,040 sq. ft. Accessory Dwelling Unit (ADU) attached to the principal dwelling. The lot consists of 19,782 sq. ft. in area. Lot area of 20,000 sq. ft. is required to establish an ADU, therefore relief of 218 sq. ft is requested. The ADU will be located 8'6" from the south side property line. The required side yard setback is 10', therefore 1'6" of relief is requested). A **Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief)**. The applicant previously received a dimensional variance for the requested relief, however failed to obtain a Building Permit prior the variance expiration. Owner of the property is Daniel J. Driscoll, for premises located at 312 Woodruff Avenue, South Kingstown, Assessor's Map 57-4, Lot 41 and zoned R10.  
[312 Woodruff Avenue - Application](#)
  - IV. **Petition ZBR-26-8: Levon Kasparian**, the applicant is seeking to construct a two-story addition to the dwelling. The addition will be located 25.9' from the east side property line. The required side yard setback is 36.1', therefore, relief of 10.2' is requested. Lot size is 1.7 acre. **A Dimensional Variance is required per Zoning Ordinance Section 205 (Single Nonconforming Recorded Lots) and Section 907 (Standards of Relief)**. Owner of the property is Levon Kasparian for premises located at 29 Peckham Avenue, South Kingstown, Assessor's Map 57-2 Lot 38 and is zoned R80.  
[29 Peckham Avenue - Application](#)

**D. Other Items**

- I. Attendance for the May 20, 2026, Zoning Board of Review
- II. Approval of the March 25, 2026, Zoning Board of Review Minutes
- III. Discussion
- IV. Adjournment