



# Town of South Kingstown

## Zoning Board of Review Meeting

Meeting Minutes

Wednesday, March 25, 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

Mr. Cagnetta called the meeting to order at 7:04:55 PM.

### B. Chairman Introductions and Instructions

Mr. Cagnetta explained the rules and procedures.

**Members Present:** Robert Cagnetta, Chairman; Thomas Daniels, Vice Chairman; William Rosen, Member; Arlen Hicks, Member; Geoff Elia, Member; William MacDonald, Alt. #1.

**Members Absent:** None

**Staff Present:** Amy Goins, Special Legal Counsel; Jamie Gorman, Building and Zoning Official; Ben Barbera, Building and Zoning Associate.

\*Members voting tonight will be Mr. Cagnetta, Mr. Daniels, Mr. Rosen, Ms. Hicks, and Mr. Elia.

\*Mr. Elia recused himself from the third petition; Mr. MacDonald will vote on the motion in his place.

### C. Agenda Items \*Order can be subject to change\*

Mr. Cagnetta called for the first petition.

- 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](#)

All the material was recognized and entered into the record.

Attorney Stephen J Angell was present on behalf of the applicant, Henry Cabrera.

Mr. Angell is requesting a continuance of this petition. James Gorman, the Building Official, wanted Mr. Cabrera to go through with a Detailed Project Report. A DPR is a comprehensive blueprint outlining a project's technical, financial, and legal viability. It includes feasibility analysis, detailed design, cost estimation, risk management, and implementation schedules.

Mr. Angell stated that Mr. Cabrera is currently going through the DPR process.

A continuation was granted at February's Zoning Board meeting to address a problem with an abutter's address. Since then, this issue has been resolved. Mr. Angell then submitted his Exhibit 1 to the record. Which shows that the specific abutter received a letter of notice for this petition.

Mr. Cagnetta asked about the DPR process.

Mr. Angell and Mr. Cabrera believe the property to be a by right accessory. It is currently a farm enterprise. The applicant is looking to have weddings and special recognition events on the property. Mr. Angell believes that through the DPR this issue can be resolved.

Mr. Gorman, Building Official, also agrees that this can be resolved through DPR.

Ms. Goins recommends that if the board does allow for a continuation, they should give the applicant two months until their next Zoning Board appearance.

Mr. Angell agreed to appear at the May 20, 2026, Zoning Board meeting should the appeal not be resolved by the DPR prior to that date.

There were no further board questions for Mr. Angell.

There was no one in the audience who wished to speak for or against this petition.

Whereas the following motion was made.

**The Motion is as follows:**

**The following motion to approve a continuation to the May 20, 2026, Zoning Board Meeting was made by Mr. Rosen and duly seconded by Mr. Elia.**

**Motion passed unanimously (5-0 Vote in favor)**

**(Mr. Rosen -Aye, Mr. Elia -Aye, Ms. Hicks -Aye, Mr. Daniels -Aye, Mr. Cagnetta -Aye)**

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Mr. Cagnetta called for the next petition.

- II. 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](#)

All the material was recognized and entered into the record.

There was no one present to represent the applicant.

Mr. Cagnetta read aloud a letter requesting a continuance of this petition to the April 15, 2026, Zoning Board meeting written by Andrew Cormier, Esq, on behalf of the applicant. This is the first continuation for this petition.

Mr. Daniels asked for a more specific answer as to why a continuation is being requested.

Ms. Goins explained that because a development plan review is required for cannabis facilities, the special use permit goes to the planning board, where they will conduct the review.

The applicant originally appealed the decision of the Zoning Officer to go in front of the Planning Board because they feel that this issue can be resolved by the Zoning Board.

There were no further board discussions.

There was no one from the audience who wished to speak in favor of or opposition to the petition.

Whereas the following motion was made.

**The motion is as follows:**

The following motion to approve a continuation to the April 20, 2026, Zoning Board meeting was made by Mr. Cagnetta and duly seconded by Mr. Rosen.

**Motion passed unanimously (5-0 Vote in favor)**

**(Mr. Cagnetta -Aye, Mr. Rosen -Aye, Ms. Hicks -Aye, Mr. Elia -Aye, Mr. Daniels -Aye)**

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Mr Cagnetta called for the next petition.

- III. Petition of **Rebecca Bringhurst**, 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](#)

All the material was recognized and entered into the record.

*Mr. Elia recused himself from the petition due to the fact that he shares an office building with the applicant. Mr. MacDonald will serve in his place for the duration of the hearing.*

The applicant, Rebecca Bringhurst, was present and sworn in.

Ms. Bringhurst starts by describing what she would like to achieve. She is the owner of the Craft Café. It is a fully functional café where they serve smoothies, coffee, pastries, etc. She would like to have a full retail art studio space where customers can enjoy food, drinks, and hopefully alcoholic beverages in Downtown Wakefield. She would also like to host classes, events, and activities for families.

Mr. Cagnetta asks about hours of operation and if they will have live music.

Ms. Bringhurst would ideally like to be open from 7:00 am to 9:00 pm. She doesn't expect there to be any live music, but she is going for an entertainment license so she can host trivia or speed dating nights for example.

Ms. Bringhurst says that right now she is only going for a limited liquor license which includes wine, beer, and spirits under a certain percentage of alcohol.

Mr. Gorman states that Ms. Bringhurst will have to go in front of the Town Council and request the type of liquor license.

Ms Goins adds that it is the Zoning Board's decision to see if a special use permit satisfies the specific standards, not necessarily the type of alcohol to be served.

Mr. Cagnetta asks the applicant if having an alcohol license will have any consequences in terms of waste or deliveries.

Ms. Bringhurst says there will be plastic cups for waste and wine glasses to wash. The property already has two designated parking lots, so deliveries will not disturb the flow of traffic. There is already a dedicated area for waste on the property.

Mr. Cagnetta asked if board members had any questions.

Mr. Daniels asked the applicant if they would add any outside signage that advertises serving alcohol. He adds that it is a requirement for a special use permit to indicate if you're going to have any additional signage.

Ms. Bringhurst will have signage, but it will be for crafting activities and the café, not necessarily signage for alcohol service.

Mr. Rosen asks if there is a restaurant currently at the location.

Ms. Bringhurst is in the process of getting building use permits. She already has a contractor, plumber, and electrician who will be pulling permits in hopes of putting a kitchen in at the café.

There were no further board questions for the applicant.

Mr. Cagnetta asked if anyone in the audience wished to speak either in favor of or opposition to the petition.

Christine Bernardo was present and sworn in.

Ms. Bernardo says she works with the applicant every day. She spoke highly of Ms. Bringhurst's character and values. Ms. Bringhurst is admired and respected in the educational community, and she is well known for her crafts. Ms. Bernardo ended by saying that her business would be a great addition to the community.

There was no one else in the audience who wished to speak.

There was no further board discussion

Whereas the following motion was made.

*Let the record show that Mr. Elia recused himself from voting on the petition; Mr. MacDonald voted in his place.*

**The motion is as follows:**

**The following motion to approve the petition was made by Mr. Daniels and duly seconded by Ms. Hicks.**

**Motion passed unanimously (5-0 Vote in favor)**

**(Mr. Daniels -Aye, Ms. Hicks -Aye, Mr. MacDonald -Aye, Mr. Rosen -Aye, Mr. Cagnetta -Aye)**

At a meeting held on March 25, 2026, there was a motion to approve the petition of Rebecca Bringhurst, 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).

*Note: The Board approved the Special Use Permit; however, this approval does not extend to the alcohol service permit. The applicant must appear before the Town Council, which will determine whether to grant the alcohol license.*

**The following individual spoke as a representative of the applicant:**

- Rebecca Bringhurst, the applicant.

**The following individual spoke in favor of the petition:**

- Christine Bernardo, a resident of Kenyon Avenue.

**There was no one from the audience who spoke in opposition to the petition.**

**The following materials were entered into the record:**

- Landlord Statement for Parking signed by Eric Bell, property owner, dated January 30, 2026; Floor Plans & Elevations uploaded digitally by Rebecca Bringhurst on January 16, 2026.
- 200' Abutter's List and Radius Map; Legal Notices; and Notarized Affidavit of Mailing.

**Findings of Fact:**

1. The Board finds that the special use is specifically authorized by this Ordinance, because the ordinance does state that restaurants with alcohol are permitted in South Kingstown with a special use permit.
2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use, because through testimony it was determined that the applicant met all of the specified criteria of the Zoning Ordinance. There are no additional requirements in terms of egress and ingress, also there is off-street parking. No additional noise, glare, or odor, and the trash area will remain the same.
3. The Board finds that granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board has considered whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to, the following matters, where applicable:
  - i. Ingress and egress to the lot and to existing or proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency, or catastrophe; ingress and egress are already established and there is existing parking.
  - ii. Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare, or odor effects of the special use permit on adjoining lots; off-street parking is available and there is already a loading area that exists.
  - iii. Trash, storage, and delivery areas with a particular reference to the items in (i) and (ii) above; there is a designated garbage area.
  - iv. Utilities, with reference to locations, availability, and compatibility; the applicant has stated that utilities will mostly remain as is.
  - v. Screening and buffering with reference to type, dimensions, and character; not required.
  - vi. Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; the applicant has stated there will be no new signage advertising alcohol or changes to lighting.
  - vii. Required yards and other open space; not required.
  - viii. General compatibility with lots in the same or abutting zoning districts; since there are a number of small businesses in the area that currently serve alcohol.

**Approval is conditional subject to the following conditions:**

- There are no conditions upon this approval.
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Mr. Cagnetta called for the next petition.

- IV. 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](#)

All the material was recognized and entered into the record.

Attorney Christopher O'Connor was present on behalf of the applicant.

Mr. O'Connor begins by explaining what Saint Francis Church is trying to accomplish through this petition. The church is seeking to expand and improve the current cemetery, which has been around since the 1880s. The cemetery is a pre-existing nonconforming use located in a R10 zone, cemeteries are allowed in R80 and R200 zones. The applicant has already made applications with DEM in February for RIPDES and fresh water review.

Mr. O'Connor stated that he anticipates the Rhode Island Department of Environmental Management (DEM) will require a significant amount of time to process the application. Accordingly, he is requesting that any approval granted by the Board be conditioned upon obtaining the necessary approvals from DEM at such time as they are issued.

The reason for the expansion is that the cemetery is running out of room for burial plots. It is anticipated that within a year and a half, given the rate of burials, the cemetery will be at capacity.

Terrence McGill, a town resident working on the cemetery improvement, was present and sworn in.

At this point, Mr. O'Connor handed out his Exhibit 1- Section Map of the Cemetery, to the Board members.

Exhibit 1 shows approximately 7,300 grave sites. Of those, 4,400 have people interred in them and about 2,800 are not interred yet but they have been sold. This leaves only 98 grave sites available, meaning the cemetery is almost at full capacity.

Mr. O'Connor then passed out his Exhibit 2 — Cemetery Conceptual Picture.

Exhibit 2 shows what the expanded cemetery will look like once the land has been graded and cleared. There are no structures proposed as part of the expansion. The cemetery will have the same hours of operation and will not require any utilities.

Mr. McGill added that they will be designing infiltration ponds to prevent runoff on neighboring properties.

Board questions ensued.

Mr. Elia asks the applicants how long it will take to clear the area and how many years this project will sustain before more plots are needed.

Mr. O'Connor stated that, upon receipt of approval from DEM and approval of the petition by the Zoning Board, the clearing and grading of the land is anticipated to take approximately two months. This petition will add a little more than 1500 graves which should last for 30 or more years.

Mr. Daniels asks about vandalism since the cemetery is located in such a remote area.

Mr. McGill is not aware of any ongoing vandalism.

There were no further board questions for the applicant at this time.

Mr. Cagnetta asked if anyone in the audience wished to speak either in favor of or opposition to the above petition.

Kieth Lescarbeau, volunteer on the building committee for St. Francis, was present and sworn in.

Mr. Lescarbeau further explained that the proposed cemetery expansion involves the addition of grave plots rather than an increase in the overall area of the cemetery. He also stated that this will represent the final expansion of St. Francis Cemetery, as the existing groundwater table conditions preclude any further expansion.

John Kelly was present.

Mr. Kelly states that he and his brother own abutting property to the east and south of the cemetery. He also noticed that on the plans there is a ten-foot wide gravel maintenance path which is right at the northwest tip of his property. Mr. Kelly had questions about set-backs and is worried about the possibility of runoff on to his property.

Mr. Gorman answers that there are no setbacks for gravel paths.

Mr. Cagnetta replied that it is Rhode Island law that dictates landowners generally cannot significantly alter natural water flow to cause damage to others.

There were no further board questions for Mr. Kelly.

At this time the applicants returned to the podium again to answer some of Mr. Kelly's concerns.

Mr. McGill explains how all the stormwater will be controlled and diverted to an infiltration pond. The infiltration pond will filter the water before it seeps into the Peacedale reservoir. Mr. O'Connor adds that DEM will be involved with all water flow planning on the property.

Denise Dowdel was present and sworn in.

Ms. Dowdel was neither for nor against the petition. She had questions related to the site plan, scale, and location of the petition project.

The applicants helped to clear up any of Ms. Dowdel's questions.

There was no further board discussion.

Whereas the following motion was made.

**The motion is as follows:**

**The following motion to approve the petition was made by Mr. Cagnetta and duly seconded by Mr. Daniels.**

**Motion passed unanimously (5-0 Vote in favor)**

**(Mr. Cagnetta -Aye, Mr. Daniels -Aye, Ms. Hicks -Aye, Mr. Elia -Aye, Mr. Rosen -Aye)**

At a meeting held on March 25, 2026, there was a motion to approve the 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.

**The following individuals spoke as representatives of the applicant:**

- Christopher O'Connor ESQ. The attorney representing the applicants.
- Terrance McGill, local resident working on the petitioned project.
- Kieth Lescarbeau, Volunteer Building Committee for St. Francis Church.

**There was one individual present who spoke in opposition to the petition.**

- John Kelly, he and his brother own abutting properties.

**There was one individual who spoke that was neutral towards the petition:**

- Denise Dowdel, a local resident.

**There was no one present who spoke in favor of the petition.**

**The following materials were entered into the record:**

- Narrative St. Francis Cemetery uploaded digitally by Christopher O'Connor on February 19, 2026; St. Francis Permitting Plan Set created by DiPrete Engineering, stamped by Brenna Guay PEC and dated February 12, 2026 (8 pages); Applicant Exhibit 1, St. Francis Cemetery Section Map, submitted by the applicant during the Zoning Board meeting on March 25, 2026; Applicant Exhibit 2, Cemetery Conceptual Picture, submitted by the applicant during the Zoning Board meeting on March 25, 2026.
- 200' Abutter's List and Radius Map; Legal Notices; and Notarized Affidavit of Mailing.

**Findings of Fact:**

1. The Board finds that the special use is specifically authorized by this Ordinance, because the cemetery is allowed under the special use permit.
2. The Board finds that the special use meets all of the criteria set forth in the subsection of this Ordinance authorizing such special use, because through testimony it was determined that the applicant met all of the specified criteria of the Zoning Ordinance. The design of the proposed cemetery has been thoughtfully considered with respect to identifying an appropriate location. The applicants have also demonstrated forward planning to minimize the need for future appearances before the Zoning Board.
3. The Board finds that granting of the special use permit will not alter the general character of the surrounding area or impair the intent or purpose of this Ordinance or the Comprehensive Plan of the Town. In so doing, the Board has considered whether or not satisfactory provisions and arrangements have been or will be made concerning, but not limited to, the following matters, where applicable:
  - i. Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency, or catastrophe; there is no risk of fire because they are all stone monuments. The applicant is not changing any ingress or egress, nor are they planning to increase the capacity of people.
  - ii. Off-street parking and loading areas where required, with particular attention to the items in subsection A.1., above, and the noise, glare, or odor effects of the special use permit on adjoining lots; is not much of a concern in this situation. There will be no new lights added to the property. It is also worth noting that at night the

property is secured by a locked gate.

- iii. Trash, storage, and delivery areas with a particular reference to the items in (i) and (ii) above; does not apply to this situation.
- iv. Utilities, with reference to locations, availability, and compatibility, are not necessary in this situation.
- v. Screening and buffering with reference to type, dimensions, and character; is not necessary in this situation.
- vi. Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; the applicant is not adding any new lights or signage.
- vii. Required yards and other open space; not applicable in this situation.
- viii. General compatibility with lots in the same or abutting zoning districts; the use of the property is going to remain the same.

**Approval is conditional subject to the following conditions:**

- Two-year expiration pending DEM approval.

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Mr. Cagnetta called for the last petition.

- 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.  
[37 Andre Ave - Application](#)

All the material was recognized and entered into the record.

Kieth Maine, the applicant, was present and sworn in.

Mr. Maine would like to add a garage addition with a second floor master bedroom on to his existing house. Based on the survey, the addition will be encroaching on the setbacks by 2.3 feet.

Mr. Cagnetta asks if there is any feasible way to make the garage smaller.

Mr. Maine replies that he was told with a two-car garage he could not go any smaller. He goes on to say that the project is about moving the master bedroom from one side of the house to the other. The new addition will be under the 35-foot height restriction.

Mr. Elia asked about the lack of architectural drawings that normally accompany this sort of petition.

Mr. Maine says that they are a little behind in that area, but they are working on it.

Ms. Hicks asked about the number of bedrooms when the project is finished.

Mr. Maine answered that the house would remain a three-bedroom dwelling. He says that there is a Phase 2 for this

project that would eventually make the other two bedrooms larger.

Mr. Rosen asked about the existing porch.

Mr. Maine stated that the porch will be demolished and that is partially where the garage will go.

There were no further Board questions.

Mr. Cagnetta asked if anyone in the audience wished to speak either in favor of or opposition to the above petition.

Caryn O'Connor was present and sworn in.

Ms. O'Connor is a direct abutter to the property. She is concerned about the effect that this petitioned building will have on her property. The neighborhood does not have any other structures like the one being proposed. She would like to know what the second floor of the garage will look like aesthetically, but there were no plans submitted.

Mr. Cagnetta explains that the Zoning Board only has some control over the placement of the structure. The Board can not restrict the height of the structure as long as it is below the maximum allowed height, which is 35 feet. He goes on to say that, unfortunately, the Board doesn't have a plan review they only have the footprint.

Ms. O'Connor went on to ask about the proposed maximum building coverage with the addition.

Mr. Gorman answers that, according to the surveyors, the building coverage with the addition will be 25%. Without the addition, the coverage would be 13.6%.

Ms. O'Connor says she has talked with the applicant and would like to have a buffer to shield her property from the addition.

There were no further board questions for Ms. O'Connor.

Mr. Maine returned to the podium.

Mr. Maine confirms that the addition will be no higher than the existing house. Windows on the addition will be on the front and back only to protect the neighbors' privacy.

Mr. Cagnetta asked Mr. Maine to keep track of the building coverage during construction and not to go over the 25% coverage.

Mr. Cagnetta inquired about plans for a buffer.

Mr. Maine confirms he did talk to Ms. O'Connor, and he has no problem putting in a vegetative buffer. He goes on to say that the driveway would not be moved towards her property. If anything, it would be moved closer to the existing dwelling on the applicant's property. The extra room will be available once the existing porch is demolished.

Mr. Daniels inquired the applicant regarding Ms. O'Connor's statement that there are no other structures of a similar nature within the neighborhood as that being petitioned.

Mr. Maine is aware of other garages in the neighborhood but none with living space above them.

Mr. Rosen had questions about the size of the existing porch and where the dimensional variance is needed.

There were no further board questions.

Whereas the following motion was made.

**The motion is as follows:**

**The following motion to approve the petition was made by Mr. Elia and duly seconded by Mr. Rosen.**

**Motion Passed unanimously (5-0 Vote in favor)**

**(Mr. Elia -Aye, Mr. Rosen -Aye, Ms. Hicks -Aye, Mr. Daniels -Aye, Mr. Cagnetta -Aye)**

At a meeting held on March 25, 2026, there was a motion to approve the 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.

**The following individual spoke as a representative of the applicant:**

- Kieth Maine, Applicant.

**There was one individual present who was neutral toward the petition.**

- Caryn O'Connor, a direct abutter.

**There was no one present who wished to speak either in favor of or in opposition to the petition.**

**The following materials were entered into the record:**

- Survey to Scale, prepared by a licensed professional land surveyor, prepared by South County Survey Co. and uploaded digitally by Kieth Maine on February 6, 2026.
- 200' Abutter's List and Radius Map; Legal Notices; and Notarized Affidavit of Mailing.

**Findings of Fact:**

1. The Board finds that the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16), because the applicant is simply seeking to add an addition to single family dwelling with a relief of 2.3 ft requested.
2. The Board finds that the hardship is not the result of any prior action of the applicant, because this is the applicant's first Zoning Board petition.
3. The Board finds that the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based, because the addition has been carefully thought out, taking into consideration the height and style of the preexisting house on the property.
4. The Board finds that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted, because the requested dimensional variance is asking for only a couple of feet and will not impact the neighborhood.

**Approval is conditional subject to the following conditions:**

- The applicant shall submit a final site plan to the Building Official showing compliance with lot coverage and all other zoning requirements not covered by this approval.

**D. Other Items**

- I. Attendance for April 15, 2026, Zoning Board of Review

All of tonight's Zoning Board Members will be attending the April 15, 2026, meeting.

- II. Approval of the February 18, 2026 Zoning Board of Review Minutes

There was a motion to approve the Zoning Board of Review Meeting Minutes from February 18, 2026.

**The motion is as follows:**

**A motion to approve the February 18, 2026, meeting minutes was made by Mr. Daniels.**

**Motion passed unanimously: (6-0 Vote in Favor)**

**(Mr. Daniels -Aye, Mr. Cagnetta -Aye, Ms. Hicks -Aye, Mr. Rosen -Aye, Mr. Elia -Aye, Mr. MacDonald -Aye)**

The February 18, 2026, Meeting Minutes will be published to the public.

- III. Adjournment

Mr. Cagnetta made a motion to adjourn the meeting.

All members were in favor.

Meeting adjourned at 8:51:36 PM