



# Town of South Kingstown

## Zoning Board of Review Meeting

Zoning Board of Review May 20, 2026 Meeting Agenda  
**Wednesday, May 20, 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-26-1:** 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 ZBR-26-11: Jon Dodd**, 382 Bittersweet Farm Way, Wakefield, RI 02879, for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct an addition to an existing building which will be converted into an Accessory Dwelling Unit (ADU). The proposed floor area within the ADU will be 1,404 square feet. The maximum floor area permitted is 1,200 square feet. Therefore, relief of 204 square feet is requested. Lot size is 6.99 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 Jon & Joan Dodd for premises located at 382 Bittersweet Farm Way, South Kingstown, Assessor's Map 55, Lot 22 and is zoned R80.  
[382 Bittersweet Farm Way - Application](#)
- III. **Petition ZBR-26-12: William McGraw**, 416 Shannock Road, Wakefield, RI 02879, for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a detached garage located 8' from the side property line. The required side yard setback is 15', therefore 7' of relief is requested. Lot size is 1.27 acres. **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 to the variance expiration. Owner of the property is William R. McGraw for premises located at 416 Shannock Road, South Kingstown, Assessor's Map 72-4, Lot 23 and zoned R80.  
[416 Shannock Road - Application](#)

### D. Other Items

- I. Attendance for June 17, 2026, Zoning Board of Review Meeting
- II. Approval of the April 15, 2026, Zoning Board of Review Minutes
- III. Adjournment