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Town of South Kingstown Zoning Board of Review Meeting

Meeting Agenda

Wednesday, June 17, 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. **Petition ZBR-26-13: Rogers Home, Inc.**, 70 Foster Sheldon Road, Wakefield, RI, 02879, requests a Use Variance under the Zoning Ordinance as follows: The applicant is seeking to establish a Drug or Alcohol Rehabilitation Facility (Use Code 24.1) within the existing commercial structure. Lot size is .31 acre. **A Use Variance is required per Zoning Ordinance Section 301 (Schedule of Use Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Rogers Home, Inc. for premises located at 28 Columbia Street, South Kingstown, Assessor's Map 57-1 Lot 43 and is zoned CN.
[28 Columbia Street - Application](#)
 - II. **Petition ZBR-26-14: Debra Walland**, 221 Sweet Allen Farm Road, Wakefield, RI 02879, requests a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 190 sq. ft. sunroom addition at the rear of the dwelling. The addition stairs will be located 24.2' from the rear property line. The required rear yard setback is 30'. Therefore, relief of 5.8' is requested. Lot size is .23 acre. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Debra Walland for premises located at 221 Sweet Allen Farm Road, South Kingstown, Assessor's Map 48-1, Lot 12 and is zoned R20.
[221 Sweet Allen Farm Road - Application](#)
 - III. **Petition ZBR-26-15: Brian Pieck**, 44 Danbury Road, New Milford, CT 06776, requests a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking to construct a 5' x 20' deck attached to the seasonal cottage. Lot size is 7.67 acres. **A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion, or Intensification), Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief)**. Owner of cottage at 667 Succotash Road is Candlewood Valley Holdings, LLC, 44 Danbury Road, New Milford, CT 06776 on property owned by Village at Potters Pond LLC, South Kingstown, Assessor's Map 87-3, Lot 5-64 and is zoned CW.
[667 Succotash Road - Application](#)
 - IV. **Petition ZBR-26-16: Jean-Luc Bellefleur**, 404 Roosevelt Avenue, Unit 502, Central Falls, RI 02863, requests a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a single-family dwelling located 9.9' from the side property line. The required side yard setback is 14.4', therefore, relief of 4.5' is requested. Lot size is 63 acre. **A Dimensional Variance is required per Zoning Ordinance Section 205 (Single Nonconforming Recorded Lots) and Section 907 (Standards of Relief)**. The applicant previously obtained a dimensional variance for the requested relief, however, failed to obtain a Building Permit prior to the variance expiration. Owners of the property are Jean-Luc Bellefleur and Elizabeth Aponte for premises located at 78 Brant Road South, South Kingstown, Assessor's Map 90-4, Lot 130 and is zoned R80.
[78 Brant Rd. South - Application](#)
 - V. **Petition ZBR-26-17: Daryl Sherman**, 395 Curtis Corner Road, Wakefield, RI 02879, requests a Dimensional

Variance under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing dwelling and construct a new dwelling 30' from the front property line and 16.8' from both side property lines. The required front and side yard setbacks are 40' and 20' respectively, therefore, relief of 10' and 3.2' is requested. Lot size is 7.97 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 Daryl & Charyl Sherman for premises located at 395 Curtis Corner Road, South Kingstown, Assessor's Map 39-3, Lot 16 and is zoned R30.

[395 Curtis Corner Road - Application](#)

- VI. **Petition ZBR-26-18: Paul Soucy**, 1033 Vintner Blvd, Palm Beach Gardens, FL 33410, requests a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a detached Accessory Dwelling Unit (ADU) measuring 26' in height. The maximum height for an accessory building is 20', therefore, relief of 6' 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)**. Owners of the property are Paul & Joyce Soucy Trust for premises located at 821 Green Hill Beach Road, South Kingstown, Assessor's Map 90-4, Lot 166 and is zoned R80.

[821 Green Hill Beach Road - Application](#)

- VII. **Petition ZBR-26-19: Peter Abbenante**, 620 Old Baptist Road, North Kingstown, RI 02852, requests a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a two-family dwelling upon a vacant lot consisting of 10,914 sq. ft. in area. The minimum lot area required to establish a two-family dwelling is 15,000 sq. ft.. Therefore, relief of 4,086 sq. ft. is requested. **A Dimensional Variance is required per Zoning Ordinance Section 401 (Dimensional Regulations) and Section 907 (Standards of Relief)**. Owner of the property is Denali Corp. for premises located at South Kingstown, Assessor's Map 56-3, Lot 234 and is zoned R10.

[0 Willard Drive - Application](#)

D. Other Items

- I. Attendance for the July 15, 2026, Zoning Board of Review Meeting
- II. Approval of the May 20, 2026, Zoning Board of Review Minutes
- III. Annual Election of Officers for the Zoning Board of Review
- IV. Adjournment