



Town of South Kingstown Zoning Board of Review Meeting

Meeting Agenda

Wednesday, July 15, 2026 at 7:00 PM

South Kingstown Town Hall, Town Council Chambers
180 High Street, Wakefield, RI 02879

www.southkingstownri.gov

Robert Cagnetta, Chair
Geoff Elia, Vice Chair
William Rosen, Member
Arlene Hicks, Member
Thomas Daniels, 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 of 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](#)
 - II. **Petition ZBR-26-20: The Narragansett Electric Company**, 827 Hausman Road, Allentown, PA 18104, requests a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 32' x 60' utility building associated with an existing electric substation. The building will be 33' from the side property line. The required side yard setback is 40', therefore, relief of 7' is requested. Lot size is 4.82 acres. **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 Narragansett Electric Company for premises located at 360 Great Neck Road, South Kingstown, Assessor's Map 29, Lot 4 and is zoned R80.
[360 Great Neck Road — Application](#)
 - III. **Petition ZBR-26-21: Andrew Shea**, 231 Briarwood Drive, Wakefield, RI 02879, requests a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to replace a 982 sq. ft. deck at the rear of the dwelling. The deck will be located 1'2" from the east side property line and 4'2" from the north side property line. The required side yard setback is 4'6", therefore, relief of 3'4" and 4" is requested. Lot size is .21 acre. **A Dimensional Variance is required per Zoning Ordinance Section 205 (Single Nonconforming Lots) and Section 907 (Standards of Relief)**. Owners of the property are Gary & Constance Wyllie for premises located at 42 Browning Street, South Kingstown, Assessor's Map 96-1, Lot 47 and is zoned R30.
[42 Browning Street - Application](#)
 - IV. **Petition ZBR-26-22: Jalyn Campanini**, 287 Woodruff Avenue, Wakefield, RI 02879, requests a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a detached garage with an Accessory Dwelling Unit (ADU) located on the 2nd story. The proposed building will measure 25'6" in height. The maximum accessory building height is 15, therefore, 10'6" of relief is requested. The lot area is 14,905 sq. ft., whereas 20,000 sq. ft. is required to establish an ADU. Relief of 5,095 sq. ft. is requested. **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 Jalyn Campanini for premises located at 30 Branch Street, South Kingstown, Assessor's Map 49-4, Lot 32 and is zoned R10.
[30 Branch Street — Application](#)

V. **Petition ZBR-26-23: GSC Construction Co.**, 601 Sand Trail Road, Wakefield, RI 02879, requests a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to demolish a 320 sq. ft. garage and construct a new 650 sq. ft. attached garage in the same location. The garage will be located 20'8" from the front property line, 10'5" from the side property line, and 29' from the rear property line. The required front/rear and side yard setbacks are 33' and 14', respectively. Relief of 12'4", 3'7", and 4' is requested. Lot size is .43 acre. **A Dimensional Variance is required per Zoning Ordinance Section 205 (Single Nonconforming Lots) and Section 907 (Standards of Relief).** Owners of the property are David & Deborah Bannon for premises located at 36 Edwards Avenue, South Kingstown, Assessor's Map 35-4, Lot 13 and zoned R20.

[36 Edwards Avenue - Application](#)

VI. **Petition ZBR-26-24: William McCallig**, 3147 Tower Hill Road, Wakefield, RI 02879, requests a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to legally establish a 129 sq. ft. addition previously constructed to the dwelling. The addition is located 21' from the side property line. The required side yard setback is 40', therefore, relief of 19' is requested. Lot size is 2.05 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 William, Megan, & Laura McCallig for premises located at 3147 Tower Hill Road, South Kingstown, Assessor's Map 18-3, Lot 28 and is zoned R80.

[3147 Tower Hill Road - Application](#)

D. Other Items

- I. Attendance for the August 19, 2026, Zoning Board of Review Meeting
- II. Approval of the June 17, 2026, Zoning Board of Review Minutes
- III. Adjournment