



Town of South Kingstown

Zoning Board of Review Meeting

Meeting Minutes

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

Mr. Cagnetta called the meeting to order at 7:02:20 PM.

B. Chairman Introductions and Instructions

Mr. Cagnetta explained the rules and procedures.

Members Present: Robert Cagnetta, Chairman; Thomas Daniels, Vice Chairman; Arlene Hicks, Member; Geoff Elia, Member.

Members Absent: William Rosen, Member and William MacDonald, Alt. #1.

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, Ms. Hicks, and Mr. Elia.

NOTICE: THE TOWN OF SOUTH KINGSTOWN WILL NEVER ASK ANYONE TO WIRE MONEY. IF YOU OR SOMEONE ELSE IS ASKED TO WIRE MONEY, DO NOT SEND NO MATTER HOW URGENT IT MAY SEEM. IF YOU ARE UNSURE OF A PAYMENT PLEASE CALL THE SOUTH KINGSTOWN BUILDING DEPARTMENT (401-789-9331 EXT: 1225).

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

Mr. Cagnetta called for the first petition.

- I. **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](#)

All the material was recognized and entered into the record.

David Johnson, Esq., who is representing the applicant was present and sworn in.

Given that new material was added to the record, Mr. Johnson is requesting a continuation to the July 15, 2026, Zoning Board Meeting. The applicant would like time to speak with the town and the solicitor's staff. It may be possible to amend this application before the next Zoning Board Meeting.

There was no further board discussion.

Whereas a motion was made.

The motion is as follows:

The following motion was made by Mr. Cagnetta and duly seconded by Mr. Elia.

Motion passed unanimously: (4-0 Vote in favor)

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

At a meeting held on June 17, 2026, a motion to continue the petition to the July 15, 2026, Zoning Board of Review Meeting was approved by the board regarding the petition of **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.

The following individual spoke as a representative of the applicant:

- David Johnson ESQ. Attorney representing the applicant.

ZBR-26-19: Peter Abbenante UPDATE: On June 24, 2026, the building department received correspondence from David L. Johnston, Esq. Informing the Zoning Board that they are withdrawing their application on behalf of the applicant, Denali Corp.

Mr. Cagnetta called for the next petition.

- II. **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](#)

All the material was recognized and entered into the record.

Attorney John Mancini was present and sworn in.

Mr. Mancini is representing Rogers Home Inc. The applicant is requesting a use variance at 28 Columbia Street. Rogers Home Inc. is a nonprofit corporation that assists with rehabilitation regarding substance abuse. Back in 2019, this same property was reviewed for a special use permit. At the time, the board granted the special use permit for drug and alcohol rehabilitation. Since that 2019 decision, the property is no longer permitted as a special use for drug and alcohol rehabilitation.

At this time, Mr. Mancini handed out the applicant's Exhibit 1 Packet to the board. The packet includes a site plan which shows what the applicant is planning to do with the interior of the building. Also included is the Zoning Board of Review decision from July 23, 2019, which granted the original special use permit for this specific project. The site plan by DiPrete Engineering is exactly the same as the site plan from 2019. The packet includes a site plan and an award notification letter issued to Rogers Homes Inc. by the State of Rhode Island for purposes of construction and effectuating the proposed use.

After the special use permit was granted in 2019, the applicant was unable to finalize construction of the property due to running out of funds and personal issues. The property fell into disarray while the applicant repeatedly came to the board to ask for an extension of the original special use permit. The extension was granted by the board up until about

six months ago.

Milton Rogers III, founder of Rogers Home, Inc. was present and sworn in.

Mr. Rogers begins by explaining why the project has been on hiatus since 2019. COVID-19 in 2020 and personal issues in 2021 slowed down the project. Mr. Rogers is a recovering substance user, and he has made it his life's work to help others with substance abuse. Mr. Rogers has since helped thousands of people dealing with drug addiction, alcoholism, and mental health.

Mr. Rogers then goes on to explain that the project will consist of 12 men in rehabilitation; there will be 24-hour security, including security cameras. Three clinicians and a doctor will be available along with counseling and therapy. The property will consist of 12 fully furnished bedrooms and an exercise room in an adjacent building. Exterior renovations include a new roof, new siding, and a variance for 25 parking spaces. The interior building will require an emergency fire sprinkler system. Mr. Rogers received 1.37 million dollars from the state to finish the project. The state money will go towards renovations and staffing expenses. Rogers Home will have employees on site including a cook, maintenance staff, security staff, receptionist, clinicians, a doctor, and a landscaping crew. Mr. Rogers owns other substance-abuse treatment facilities in Rhode Island that continue to help people. Mr. Rogers has put in a lot of time and money into this project, and he would like to see it through to completion. When asked what else Mr. Rogers can use this property for, if the petition is not granted, he replies that he has no other plans besides using it as a treatment facility.

Board questions ensued.

Mr. Cagnetta asks if the special use is permitted.

Ms. Goins clarifies that the special use is prohibited unless the applicant requests a use variance or asks the town council to change the zoning. Ms. Goins explains how the use variance which was once allowed in 2019 has changed since. Originally, this property could be used as a rehabilitation facility in 2019. Since then, the town council has changed a number of uses in the use table from "S" special use permit to either a "yes or no." The alternative would be to develop a specific standard for each category of special use permit. It was not feasible to complete this due to the time constraints of the planning department.

Mr. Cagnetta sums up what he has heard so far by saying that Mr. Rogers ran out of funding to continue the project and during that time the town of South Kingstown changed its ordinance that made a rehabilitation facility in this zone not a permitted use.

Mr. Cagnetta asks about how long the 1.37 million dollars granted by the state will last.

Mr. Rogers states that they will be able to finish all renovations, hire the necessary staff, and get the facility running for a few weeks.

At this time, Mr. Cagnetta and the town's legal counsel discussed possible conditions of approval.

Board questions ensued.

Mr. Elia says that at a previous meeting the applicant came before the board asking for a continuation, which was approved. One of the provisions of that continuation was that the property would be maintained in a professional and respectful manner. Mr. Elia has driven by the property on numerous occasions and remarks that the property has been unkempt by Mr. Rogers.

Mr. Rogers explains that he has only heard from the town regarding shoveling snow off the sidewalks. To avoid this from happening in the future, a grounds crew will be hired to maintain the property.

Mr. Daniels inquires about the use and zoning changes to the property.

Mr. Gorman believes that this special use was allowed in the commercial highway zone only. This specific special use was removed from residential zones.

Francis Spinella, an affordable housing consultant, was present and sworn in.

Mr. Spinella has been an affordable housing consultant for 35 years and has worked in every community in the state. Mr. Spinella met Mr. Rogers in 2022 after Mr. Roger's partner decided not to keep pursuing the project.

Mr. Daniels repeated his question, asking what kind of licensing is required and if any oversight is needed.

Mr. Spinella answered that Rhode Island Housing has already given Rogers Home Inc. funding through the site acquisition program, so the property is already deed restricted affordable housing. Rhode Island Housing and the site acquisition program will do annual visits to make sure the property is maintained.

Mr. Daniels questions the overview of patient care that will go on in the facility.

Mr. Rogers states that by having a doctor and clinicians working at the sober house, this will allow for the Roger Home Inc. to receive awards from the state. The doctor will be part-time, working 10–20 hours per week. The clinicians will be available on site working eight-hour shifts. A doctor will not be running a medical clinic, so Rogers Home Inc. is not required to have any special license from the department of health. The clinicians will be personally licensed, but the facility will not.

Mr. Daniels asks who will be the director of the facility? What qualifications will the people have that will work at the sober house?

Mr. Rogers stated that he will serve as the Director. He further explained that all faculty members will possess knowledge of long-term recovery and have educational backgrounds in substance abuse, social work, or mental health.

Mr. Cagnetta asks who will be allowed to stay at the treatment facility and if any restrictions will be put in place.

Mr. Rogers answered that there will be no suboxone or methadone treatments at the facility. Patients must have prior treatment before being allowed to stay at the facility. There will also be background checks to make sure that no one has any past record of violent crimes. There is a zero tolerance for drugs and alcohol use. There will be rules and conditions one must follow to stay in the sober home. The doctor on call will have a professional medical degree and a background in substance abuse.

Mr. Daniels asks if any services that will be provided will be covered by medical insurance plans.

Mr. Rogers answers that by having a doctor and clinicians on staff, they are able to work with the state to work out medical costs and insurance.

Mr. Daniels asks who will pay for an individual to live there?

Mr. Rogers states that during the initial start-up it will all be self-pay. Eventually, they would want to get to the stage where insurance would cover the cost of an individual. There will also be scholarship programs and donations.

Ms. Hicks questions what will happen after the 1.3 million dollars state funds are used up.

Mr. Rogers indicates that the 1.3 million dollars is enough to complete the project and start the initial opening of Rogers Home. After that money is gone, Mr. Rogers looks for donations to facilitate the project.

Ms. Hicks' next question is about the security that will be on site.

Mr. Rogers plans on having one security guard there for 8-hour shifts.

Mr. Spinella returns to the podium.

In 2022, Mr. Spinella met with Mr. Rogers when the project ran out of funding. The two of them worked together to get Rogers Home Inc. \$750,000 to purchase the property through a site acquisition grant. The project has received 1.337 million dollars out of 4.5 million total. Mr. Spinella and Mr. Rogers have come up with a budget to complete the project and give him start-up costs. The Applicant stated that sufficient funding is available to complete construction of the project, contingent upon obtaining the necessary zoning approvals. The Applicant further explained that the state funding is restricted for use at this specific location and is designated exclusively for this project, including its operation as a recovery residence.

Mr. Cagnetta asks what would happen in ten years if the use of this building does not work out.

Mr. Spinella, this building would only be allowed to be used as affordable housing or the money that was granted by the state would have to be paid back.

There were no further questions for the applicants at this time.

Mr. Cagnetta asked if anyone in the audience would like to come up and speak in favor of the petition.

Laura Hosley was present and sworn in.

Ms. Hosley is a student assistance counselor at Portsmouth Middle School. Her specialty is in mental health, substance abuse prevention, and early intervention. Ms. Hosley was Mr. Rogers' first counselor. Ms. Hosley is proud of how far Mr. Rogers has come since they first met. The most important part of keeping people from substance abuse is prevention, intervention, treatment, and recovery.

Mr. Cagnetta asked Ms. Hosley what her experience is with individuals that will seek this type of treatment center.

Ms. Hosley replies that people with substance abuse issues are not bad people; it is the disease of addiction that changes people. The more support that these individuals receive, the higher the chance that they will stay sober. Rogers Homes will provide group therapy meetings, counseling, and family support. It is important to not only help the individual who is suffering but also their family.

Ms. Hicks asks Ms. Hosley if there is anything that she has seen at any of the other Rogers Homes that has concerned her.

Ms. Hosley admits that it was decades ago when she visited, but she remembers how beautiful the Victorian building looked after all the renovations were complete. Ms. Hosley trusts Mr. Rogers because of his authenticity, and his giving character. Mr. Rogers just wants to help people that were like him before he found help.

There were no further board questions for Ms. Hosley.

Mr. Cagnetta asked if anyone in the audience would like to speak in opposition to the petition.

James Crane was present and sworn in.

Mr. Crane lives on Columbia Street. He would like to talk about past performances of other Rogers Homes. Mr. Crane has worked for nonprofits before, typically in the role of financial services treasurer. He goes on to say that one of the things that is required to do with nonprofits is to file an annual 990 form, which basically states the income expenses of

the organization. The last form he could find from Rogers Home Inc. to the IRS was from December 2001.

Mr. Cagnetta then interjects, saying that it is not the board's responsibility to look into an applicant's finances. The board can only assume, based on the funding that they have received, that his filings are all up to date.

Mr. Crane understands, he just wanted the board to know that there is a difference in what is being said by the applicant compared to the hard evidence found. He is also uncertain what will happen to the property if funds run out after it opens. Mr. Rogers has set a high standard in terms of security and staffing and Mr. Crane does not think he can live up to those promises.

There were no further questions for Mr. Crane from the board.

Emily Diamond was present and sworn in.

Ms. Diamond stated that she has resided in the neighborhood for six years and has observed significant revitalization within the area during that time. She noted that, throughout her residency, the subject property has remained in a state of neglect, citing infrequent lawn maintenance, failure to clear snow from the sidewalks, and reports of doors being left open, allowing animals to enter the building.

Ms. Diamond further noted that the property is located adjacent to a bar, across the street from a cannabis dispensary, and next to a retail establishment selling drug paraphernalia. She also stated that students walking to and from school would pass the proposed recovery residence on a daily basis.

There were no further board questions for Ms. Diamond.

Scott Schnur was present and sworn in.

Mr. Schnur lives on Columbia Street and walks past the property daily. He has some issues with safety and believes that the proposed project would change the character of the neighborhood. The property has been in disrepair and the sidewalks were never cleared off when it snowed. He had similar concerns that others had already brought up.

There were no further board questions for Mr. Schnur.

Kevin Diamond was present and sworn in.

Mr. Diamond is a local architect. He has concerns about what changing the zoning will mean in the future. He states that Mr. Rogers has his heart in the right place, but the property in question is not the right place for this kind of facility. Mr. Rogers, over the past six years, has done little to keep the property maintained. Mr. Diamond has been inside the building with permission and testifies that there is no way the project is near completion. He also added that, over the past six years, building codes have changed. If Mr. Rogers is unable to turn this property into a sober house, he could instead use it as affordable housing. Mr. Diamond ended his testimony by saying that what the applicant is proposing may not actually be feasible.

There were no board questions for Mr. Diamond.

The applicants returned to the podium to answer new questions brought up by the audience.

Mr. Cagnetta asked when the property became deed restricted.

Attorney Mancini replies that when they received funding during the first round, \$750,000 was invested into this property approximately two years ago. Mr. Rogers states that he has had multiple contractors working on the project, but for the past two years the property has been idle. Mr. Rogers clarified that there will be 24-hour security on site by hired individuals.

There were no further questions for the applicants.

Board discussion ensued.

Mr. Elia begins by saying he has serious concerns about the viability of this project. The property has not been maintained like originally promised.

Mr. Daniels agrees with Mr. Elia. For some reason, the town council changed the ordinance for this particular facility in a residential area and that should be respected. The applicant gave us a gross number but did not break down how the money would be spent. The board is not here tonight to question Mr. Rogers' character. Instead, they are here to discuss a particular piece of property that is no longer permitted for this use. Mr. Daniels ends by saying he is opposed to the petition.

Ms. Hicks concludes that when this project originally started six years ago, there was different zoning. Businesses have left, and new ones have moved into the area and that is no fault of the applicant. Ms. Hicks is conflicted with the funding part of the project. Will the applicants have the funding to maintain the sober-living home after it is up and running?

At this time, Ms. Goins announces to the applicants that they have the right to withdraw the petition without prejudice, as it seems the petition will be struck down by the board.

Attorney Mancini walked to the podium and asked that the petition be withdrawn with the board's permission for the time being.

Ms. Goins informs the board that because the petition was withdrawn without prejudice, the applicants can refile at some point and seek another form of relief.

A motion was made to recognize that the applicant withdrew their petition.

At a meeting held on June 17, 2026, John Mancini ESQ, representing the applicant, withdrew the application without prejudice, regarding the petition of **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.

The following individuals spoke as representatives of the applicant:

- John Mancini ESQ, the attorney, representing the applicant.
- Milton Rogers III, Founder of Rogers Homes Inc.
- Francis Spinella, an affordable housing consultant.

The following individual spoke in favor of the petition:

- Lauren Hosley, Student Assistant Counselor at Portsmouth Middle School.

The following individuals spoke in opposition to the petition:

- James Crane, resident on Columbia Street.
- Emily Diamond, six-year resident of Wakefield, RI.

- Scott Schnur, resident on Columbia Street.
- Kevin Diamond, local architect.

The following materials were entered into the record:

- Correspondence #1 written by Ann and Mike Morrissey, 20 Hendrick Street, uploaded digitally on June 4, 2026; Affidavit of John O. Mancini, ESQ. signed by John O. Mancini on June 8, 2026. (Abutters List and Mailing. Exhibit A, B, and C).
- Applicants' Exhibit 1 Packet was added to the record during the hearing on June 17, 2026.

Exhibit 1 Packet regarding 28 Columbia Street Includes:

- I. Proposed First and Second Floor Plan dated May 20, 2016 (2 pages).
 - II. Zoning Board of Review Decision Granting an Extension for a Special Use Permit, dated July 23, 2019 (2 pages).
 - III. Site Plan, designed by DiPrete Engineering, dated (unclear on the document presented).
 - IV. Award Notification Letter from the Recovery Housing Program, dated February 16, 2026.
 - V. Survey Plan, prepared and stamped by George B. Dupont P.L.S. dated August 24, 2016.
- 200' Abutter's List and Radius Map; Legal Notices; and Notarized Affidavit of Mailing.

Mr. Cagnetta called for a recess before the start of the next petition.

- 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](#)

All the material was recognized and entered into the record.

Brian Pieck, applicant, was present and sworn in.

Mr. Pieck states that he lives at the lowest point of the Village at Potters Pond. He says that during heavy rainstorms there is always standing water at his location. Instead of building a patio, he would like to construct a 20-foot long by 5-foot deep deck, approximately 17–18 inches high from grade level without any railings.

Mr. Cagnetta asks if the proposed deck will take up any parking spaces, and will it be getting any closer to any neighboring properties?

Mr. Pieck answers no to both questions.

Board member questions ensued.

Mr. Daniels asked Mr. Gorman, the Building Official, if there are any height requirements because the applicant is in the coastal overlay district.

Mr. Gorman replies that the applicant is under the 200 square foot max allowed. The deck would require guards if it was

30 inches or more from grade level. This proposed deck will be 18 inches, so no guards are required.

There were no further board questions.

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

No one from the audience wished to speak.

Whereas the following motion was made.

The motion is as follows:

The following motion was made by Mr. Daniels and duly seconded by Ms. Hicks.

Motion passed unanimously: (4-0 Vote in favor)

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

At a meeting held on June 17, 2026, there was a motion to approve the petition of **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.

The following individuals spoke as a representatives of the applicant:

- Brian Pieck, applicant.

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

The following materials were entered into the record:

- Photograph of Existing Home and Deck, uploaded digitally by Brian Pieck on April 24, 2026; Photographs labeled Flood #1 and Flood #2 showing ground flooding, uploaded digitally by Brian Pieck on April 24, 2026 (2 photos); Village at Potter's Pond Approval letter from Peter Gunderson, (VPP Board Member), dated January 21, 2026; Map of Village at Potter's Pond designed by Cherenzia & Associates, LTD., final approval signed by Chelsea Siefert, Prior South Kingstown Administrative Officer, dated September 13, 2018; Floor Plans & Elevations uploaded digitally by Brian Pieck on April 27, 2026; Site Plan with Proposed Deck, uploaded digitally on April 27, 2026.
- 200' Abutter's List (12 pages) 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 a Special Use Permit is required to extend their deck in a coastal community.
2. The Board finds that the special use meets all 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 the specified criteria of the Zoning Ordinance. An affidavit was signed by the landowner. The applicant is simply trying to extend their deck and is asking for relief in one particular area. The applicant is not adding any utilities or parking.
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 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; not applicable.
- 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; not applicable.
- iii. Trash, storage, and delivery areas with a particular reference to the items in (i) and (ii) above; not applicable.
- iv. Utilities, with reference to locations, availability, and compatibility; not applicable.
- v. Screening and buffering with reference to type, dimensions, and character; not applicable.
- vi. Signs, if any, and exterior lighting with reference to glare, traffic safety, and compatibility and harmony with lots in the zoning district; not applicable.
- vii. Required yards and other open space; not applicable.
- viii. General compatibility with lots in the same or abutting zoning districts; not applicable.

Approval is conditional subject to the following conditions:

- There are no conditions upon this approval.

Mr. Cagnetta called for the next petition.

- 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](#)

All the material was recognized and entered into the record.

The applicant was previously approved by the zoning board for the same dimensional variance, but they failed to get a building permit before the variance expired.

Elizabeth and Jean-Luc Bellefleur were present and sworn in.

Mr. Bellefleur begins by explaining that after they received their first approval, they had a child which pushed back some of their plans. Once they were ready to start the project again, the applicants realized that the variance had expired.

Mr. Cagnetta asks if anything has changed regarding this 2026 petition.

Mr. Bellefluer notes that originally they were requesting 30.1 feet of relief. Now they are only requesting 4.5 feet of relief because zoning regulations have changed in their area. Besides this, there are no other changes from the original petition. The site plan has changed because of the new zoning changes and the abutters list was updated.

Ms. Hicks asks the applicant if they are planning on situating the house in exactly the same place as the original petition.

Mr. Bellefluer answers yes, and points out that they are seeking relief on the corner located next to the street. The proposed house was situated in a way that would require the least amount of relief possible.

Ms. Hicks asks if this is considered a new application.

Ms. Goins replies that it is a new application, but the board can rely on findings from previous decisions.

There were no further board questions for the applicants.

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

Jennifer Joubert was present and sworn in.

Ms. Joubert lives on Brandt Road South near the applicant. She is here tonight to ask the board what the reapplication rules are if a variance has since expired. She states that this project has not broken ground for four years. Ms. Joubert then passes out her exhibit A to the board. She goes on to testify that the applicants knew what they were getting into when they purchased the property. She is worried about how close the proposed house will be to her home, roughly 10 feet. She has concerns over water runoff and personal privacy with such a tall structure being built so close. The house will be so close that the construction could affect her property. The road to the proposed building is HOA owned and construction vehicles will destroy the dirt road which was just recently graded.

Mr. Cagnetta begins to answer some of Ms. Joubert's concerns. The board can not tell an owner if they can rent or not rent out their home. Rhode Island law prevents any water from running off onto another person's property. The applicant's lot is buildable even though there are wetlands located inside of it.

Mr. Daniels respectfully interrupts and proposes that this petition be continued since Ms. Joubert's Exhibit A is 12 pages long and has many issues involving CRMC and DEM.

Mr. Gorman adds that the applicant has already received CRMC and DEM Wetlands approval, which is required in order to get a building permit.

Ms. Goins continues by saying that if a continuation were approved, then perhaps the applicant and the objector would be able to find some mutual agreement.

The board had no further questions for Ms. Joubert.

Gian St. Angelo was present and sworn in.

Mr. Angelo lives across from the applicant. He was in opposition to the petition when it originally came in front of the board. He believes that this new structure will change the characteristics of the neighborhood and also the density.

Mr. Daniels informs the objector that this lot is wetlands restricted, and the applicant is limited in the space they can build a house.

No one else in the audience wished to speak about this petition.

The applicants returned to the podium.

Ms. Bellefleur states that she is happy to meet with anyone with questions or concerns related to the petition and that she and her husband plan to live at the residence full-time. Mr. Bellefleur adds that regarding water runoff, they have designed a water garden and an upgraded septic system that will be pumped out. He concludes that they are spending extra money on preventing water runoff and everything will be top of the line.

There were no further board discussions.

Whereas the following motion was made.

The motion is as follows:

The following motion was made by Mr. Elia and duly seconded by Mr. Daniels.

Motion passed unanimously: (4-0 Vote in favor)

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

At a meeting held on June 17, 2026, there was a motion to approve the petition of **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 6.3 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.

The following individuals spoke as representatives of the applicant:

- Elizabeth and Jean-Luc Bellefleur, applicants and property owners.

The following individuals were present and spoke in opposition to the petition:

- Jennifer Joubert, a resident of Brant Road South.
- Gian St. Angelo, a resident of Brant Road South.

The following materials were entered into the record:

- Land Survey designed by Frisella-Balch & Associates, signed by Jeffery K. Balch P.L.S., dated April 27, 2026; Objector's Exhibit A, written by Jennifer and Matthew Joubert, entered into the record during the hearing on June 17, 2026 (12 pages).
- 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 looking to build a new home with 4.5 feet of relief.

2. The Board finds that the hardship is not the result of any prior action of the applicant, because the applicant was granted the same request previously but did not take out a permit before the Dimensional Variance expired after one year.

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 character of the neighborhood will not change.

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 relief sought is only 4.5 feet and the applicants stated this is the least amount of relief needed.

Approval is conditional subject to the following conditions:

- There are no conditions upon this approval.

Mr. Cagnetta called for the next petition.

- V. **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](#)

All the material was recognized and entered into the record.

Attorney Robert Donnelly was present and sworn in.

Mr. Donnelly will be representing the applicant, Debra Walland. The applicant would like to add a pre-fabricated sun room towards the rear yard. Presently there is a 10 by 10 foot deep by 12 foot deck at the rear of the house. The deck will be removed and replaced with this new structure, which will be 10 feet deep and still be 19 feet wide. The structure itself will be within the setbacks, but the stairs extend out into the setback, creating a 5.8 foot request for a variance. The proposed two-season room will have electricity but no plumbing or HVAC system. The total height of the center of the structure is 13 feet from ground level. The level of the floor in the sun room will be the same level as the houses floor.

Debra Walland, the applicant, was present and sworn in.

Ms. Walland stated that she has owned the subject property for approximately five years and that the existing deck was already in place when she purchased the home. She explained that the dwelling is relatively small and that she is proposing to enclose the deck to create a sun room, providing additional living space where she can enjoy her backyard while being protected from insects, particularly mosquitoes. Ms. Debra further stated that the proposed sun room has been designed to be only as large as necessary to accommodate its intended use while minimizing encroachment into the required property setbacks.

Mr. Cagnetta comments that the stairs will be coming off the west side of the house. He inquires if the stairs could be moved at all.

Ms. Walland stated that the proposed stairs would be located directly opposite the existing sliding door, providing a direct path from the dwelling into the proposed sun room and to the exterior stairs. She further explained that this location was selected with future accessibility in mind, noting that if a ramp is ever needed, the proposed stair location

would provide the most suitable and practical location for its installation.

Mr. Gorman adds that the stairs would have to meet the setbacks. A handicap ramp would be exempt from setbacks. Stairs require a three-foot landing in depth if there is an exterior door.

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 in opposition to the petition.

Kevin Sullivan was present and sworn in.

Mr. Sullivan and his wife live on Mulberry Drive, which backs up to Sweet Allen Farm. He used to own property in the Sweet Allen Farm neighborhood, and he is fully aware of the HOA in the neighborhood. Mr. Sullivan is concerned about property owners encroaching on the protected open space along the rear of Ms. Walland's property. Mr. Sullivan stated that, since 2011, he has observed an increasing number of homes encroaching into the surrounding open space. He explained that one of the primary reasons he purchased his property was to enjoy the existing open space and expressed concern that continued development has diminished that character. Mr. Sullivan stated that his wife had previously contacted the appropriate authorities regarding the open space. He noted that, although the inquiry was made a few years ago, they have not received any updates or further communication since that time. Mr. Sullivan also had a question regarding the lot coverage existing and proposed.

Mr. Gorman explained that the surveyor who prepared the plan did actually provide the math for the lot coverage existing and proposed. Lot coverage proposed is 20.5%. However, he noted that 20% was the maximum, but in this zone the maximum is actually 25%. Jamie concluded by saying that it looks like the surveyor made an error with the proposed lot coverage.

There were no further board questions for Mr. Sullivan.

There was no further board discussion.

Whereas a motion was made.

The motion is as follows:

The following motion was made by Mr. Elia and duly seconded by Ms. Hicks.

Motion passed unanimously: (4-0 Vote in favor)

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

At a meeting held on June 17, 2026, there was a motion to approve the petition of **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.

The following individuals spoke as representatives of the applicant:

- Robert Donnelly Esq., the attorney representing the applicant.
- Debra Walland, applicant and homeowner.

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

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

- Kevin Sullivan, lives on Mulberry Drive.

The following materials were entered into the record:

- Survey Map designed by South County Survey Co., stamped and signed by James T. Caldarone, P.L.S. and dated April 16, 2026; Floor Plans & Dimensions designed by Great Day Improvements, signed and stamped by James A. Clancy, P.E., L.S. and dated September 9, 2025, (9 sheets).
- 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 asking to construct a 190 square foot sunroom addition to their here existing dwelling in place of the deck.
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 time in front of the Zoning Board of Review.
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 requested variance is for the sun room stairs only. There are other homes with sun rooms in the area.
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 applicant is asking for relief for the stairs only. All other options for alternate stair locations have been looked at, and the proposed plan is the best fit.

Approval is conditional subject to the following conditions:

- There are no conditions upon this approval.

Mr. Cagnetta called for the next petition.

- 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](#)

Due to time constraints, a motion was made and approved to continue this petition to the July 15, 2026, Zoning Board meeting. It was evident, based on the number of abutters in attendance, that additional time would be necessary to hear all testimony and allow for a complete presentation of comments from those wishing to speak.

The motion is as follows:

The following motion was made by Mr. Cagnetta and duly seconded by Mr. Daniels.

Motion passed unanimously: (4-0 Vote in favor)

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

At a meeting held on June 17, 2026, a motion to continue the petition to the July 15, 2026, Zoning Board of Review Meeting regarding **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.

Mr. Cagnetta called for the last petition.

- VII. **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](#)

All the material was recognized and entered into the record.

Daryl Sherman, the applicant and property owner, was present and sworn in.

Mr. Sherman would like to demolish the existing dwelling on the property in order to build a new dwelling. He explains that the lot has a very small width, and he can only build towards the rear of the property so much because of substantial wetlands. The new structure would be 28 feet wide as opposed to the existing dwelling of 31 feet wide. The new structure will be moved a little towards the rear of the lot and the living area will be a bit less than the current home. The entire property is almost 8 acres but 7 of those acres are made up of wetlands. He adds that this house will be a modular structure.

Mr. Cagnetta comments on how limited the space is to develop due to all the wetlands.

Mr. Daniels asked Mr. Gorman what the required road frontage was.

Mr. Gorman answers that the road frontage is just over 61 feet, and he believes 100 feet of road frontage is required. The ordinance does not require a non-conforming lot with road frontage or lot area to seek relief unless you were to move the lot line.

Ms. Goins, special legal counsel, agrees with Mr. Gorman's answer.

Mr. Elia stated that he visited the property and agrees that the applicant has no other alternative for what he wants to accomplish on the lot.

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

There was quite literally no one in the audience.

There were no further board questions.

Whereas a motion was made.

The motion is as follows:

The following motion was made by Mr. Elia and duly seconded by Ms. Hicks.

Motion passed unanimously: (4-0 Vote in favor)

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

At a meeting held on June 17, 2026, there was a motion to approve the petition regarding **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.

The following individual spoke as a representative of the applicant:

- Daryl Sherman, Applicant and property owner.

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

The following materials were entered into the record:

- Site Plan designed by Sardelli Survey, LLC. Signed by Jamie L. Sardelli P.L.S. dated May 5, 2026; Boundary & Topographic Survey designed by Sardelli Survey, LLC, approved by Jamie L. Sardelli P.L.S., dated January 1, 2026; "Front, Left side, right side, and Rear Elevations" also "First Floor Plan" designed by Coastal Modular Homes of RI and Excel Homes (3 pages).
- 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 looking to demolish and rebuild a new home.
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 time in front of the Zoning Board of Review.
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 new structure will look better and follow the general character of the surrounding area.
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 applicant has looked into other

construction plans to minimize the relief requested.

Approval is conditional subject to the following conditions:

- There are no conditions upon this approval.

D. Other Items

I. Attendance for the July 15, 2026, Zoning Board of Review Meeting

All members of the Zoning Board of Review indicated that they would be in attendance at the July 15, 2026, meeting.

Mr. Rosen and Mr. MacDonald were both absent from tonight's meeting.

II. Approval of the May 20, 2026, Zoning Board of Review Meeting Minutes

There was a motion to approve the Zoning Board of Review Meeting Minutes from May 20, 2026.

The motion is as follows:

A motion to approve the May 20, 2026, Zoning Board of Review Meeting Minutes was made by Mr. Cagnetta and seconded by Mr. Daniels.

Motion passed unanimously: (4-0 Vote in favor)

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

The May 20, 2026, Zoning Board of Review Meeting Minutes will be published to the public.

III. Annual Election of Officers for the Zoning Board of Review

Mr. Daniels nominated Mr. Cagnetta to stay as Chair of the Board.

All members were in favor: (Vote 4-0)

Mr. Elia nominated Mr. Daniels to stay as Vice-Chair of the Board.

All members were in favor: (Vote 4-0)

Mr. Cagnetta will remain as Chair and Mr. Daniels will remain Vice-Chair.

IV. Adjournment

Mr. Cagnetta made a motion to adjourn the meeting.

All members were in favor.

Meeting adjourned at 10:19:19 PM