



Town of South Kingstown Zoning Board of Review Meeting

Zoning Board of Review August 19, 2026 Agenda Meeting
Agenda

Wednesday, August 19, 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
Geoff Elia, Member
Arlene Hicks, Member
Vacant, 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 ZA-26-1: 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. **Continuation of 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](#)
 - III. **Petition ZBR-26-27: Christopher Santilli**, 11 Billington Avenue, South Kingstown, RI 02879. The applicant is seeking to demolish two (2) dwellings and construct a new 3-bedroom single-family dwelling. The new dwelling will be located 8.6' from the front property line. The required front yard setback is 11.7', therefore, relief of 3.1' is requested. Lot size is .26 acre. **A Dimensional Variance is required per Zoning Ordinance Section 205 (Single Nonconforming Lots) and Section 907 (Standards of Relief)**. Owner of the property is Eleven Billington, LLC, for premises located at 11 Billington Avenue, South Kingstown, Assessor's Map 69-2, Lot 21 and is zoned R40.
[11 Billington Ave. - Application](#)
- D. Other Items
 - I. Attendance for the September 16, 2026, Zoning Board of Review Meeting
 - II. Approval of the July 15, 2026, Zoning Board of Review Minutes
 - III. Adjournment

