



Town of South Kingstown

Zoning Board of Review Meeting

Meeting Agenda

Wednesday, September 16, 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
Arlene Hicks, Member
Geoff Elia, Member
William MacDonald, Member
Vacancy, 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. **Petition ZBR-26-28: Room 13, LLC**, P.O. Box 8163, Warwick, RI 02888, requests a Special Use Permit under the Zoning Ordinance as follows: The applicant is seeking a Special Use Permit to allow alcohol service within the proposed hotel. Lot size is .13 acre. **A Special Use Permit is required per Zoning Ordinance Section 301 (Schedule of Use Regulations Table), Section 504.18 (Standards for Restaurant with Alcohol), and Section 907 (Standards of Relief)**. Owner of the property is 349 Main Street, LLC, for premises located at 349 Main Street, South Kingstown, Assessor's Map 56-3, Lot 48 and is zoned CD (Commercial Downtown).
[349 Main Street - Application](#)
- III. **Petition ZBR-26-31: Joshua Smith**, 45 West Greenville Rd, Greenville, RI 02828, requests a Special Use Permit and Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a 168 sq. ft. addition to the existing seasonal cottage. The addition will exceed 50% of the floor area that existed in the year 2000, therefore relief of 40 sq. ft. is requested. Lot size is 50.2 acres. **A Special Use Permit is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and Section 907 (Standards of Relief)**. A Dimensional Variance is required per Section 608 (Coastal Community Overlay District). Owners of cottage 3E C10 are Joshua & Beth Smith, on property owned by RCB Inc, located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-38 and is zoned R200.
[O R C BCH R3E C10 - Application](#)
- IV. **ZBR-26-32: Donald & Pamela Pomeroy**, 135 Park Ave, Wakefield, RI 02879, requests a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct multiple additions to the existing dwelling. The additions will be 28' from the front property line and 9.3' from the side property line. The required front and side yard setbacks are 29.4' and 12.6', respectively. Relief of 1.4'(front) and 3.3'(side) are requested. Lot size is .39 acre. **A Dimensional Variance is required per**

Zoning Ordinance Section 205 (Single Nonconforming Recorded Lots) and Section 907

(Standards of Relief). Owners of the property are Donald & Pamela Pomeroy for premises located at 135 Park Avenue, South Kingstown, Assessor's Map 92-2, Lot 144 and is zoned R20.

[135 Park Avenue - Application](#)

D. Other Items

- I. **Attendance for October 21, 2026, Zoning Board of Review Meeting**
- II. **Approval of the August 19, 2026, Zoning Board of Review Minutes**
- III. **Adjournment**