



Town of South Kingstown Zoning Board of Review Meeting

Meeting Agenda

Wednesday, June 18, 2025 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 of Matthew Brown and Freida Sahady, 254 Robinson Street, Wakefield, RI, 02879

For a **Special Use Permit** under the Zoning Ordinance as follows:

The applicant is seeking a Special Use Permit to allow alcohol service at the proposed restaurant. Lot size is .4 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 Main & Robinson, LLC, for premises located at 254 Robinson Street, South Kingstown, Assessor's Map 57-4, Lot 202 and is zoned CD (Commercial Downtown).

[Application 254 Robinson Street](#)

II. Petition of Shirley Page, 19 Wright Avenue, South Kingstown, RI, 02879

For a **Dimensional Variance** under the Zoning Ordinance, as follows:

The applicant is seeking to construct an Accessory Dwelling Unit (ADU) above the existing detached garage. The proposed building height will be 28'. The maximum height permitted for an accessory building is 15', therefore 13' of relief is requested. Lot size is .43 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 Shirley Page & Niculae Petcu for premises located at 19 Wright Avenue, South Kingstown, Assessor's Map 56-3, Lot 123 and zoned CD (Commercial Downtown).

[Application 19 Wright Avenue](#)

III. Petition of James M. Callaghan, 11 Caswell Street, South Kingstown, RI, 02879

For a **Dimensional Variance** under the Zoning Ordinance, as follows:

The applicant is seeking to convert the existing business/office building into a single-family dwelling. The CD zoning district prohibits dwelling units on the first floor, therefore relief from this provision is requested.

Lot size is .11 acres. A **Dimensional Variance is required per Zoning Ordinance Section 402.D (Notes to Schedule of Dimensional Regulations) and Section 907 (Standards of Relief).** Owner of the property is Lise Iwon for premises located at 11 Caswell Street, South Kingstown, Assessor's Map 57-1, Lot 85 and zoned CD (Commercial Downtown).

[Application 11 Caswell Street](#)

IV. Petition of Ann Rabinowitz Dantzig, 962 Post Road, South Kingstown, RI, 02879

For a **Dimensional Variance** under the Zoning Ordinance, as follows:

The applicant is seeking to construct front and rear additions to the single-family dwelling. The additions will be located 20' from the side property line. The required side yard setback is 40', therefore relief of 20' is requested. Lot size is 2.26 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 Ann Rabinowitz Dantzig for premises located at 962 Post Road, South Kingstown, Assessor's Map 75-2, Lot 5 and zoned R80. [Application 962 Post Road](#)

D. Other Items

- I. Attendance for July 16, 2025 Zoning Board of Review
- II. Approval of the May 21, 2025 Zoning Board of Review Minutes
- III. Discussion
- IV. Adjournment

For all supplemental materials including any correspondence click the following link: [Current Applications](#)

Individuals requesting American Sign Language interpreters or Cart service must call the Town Clerk's Office at 401-789-9331 at least seventy-two (72) hours in advance of public meeting.