



## Town of South Kingstown

180 High Street  
Wakefield RI 02879  
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# ZONING BOARD of REVIEW MEETING AGENDA

Wednesday, November 16, 2022 at 7:00 p.m.  
South Kingstown Town Hall, Council Chambers  
180 High Street, Wakefield, RI 02879

### AGENDA ITEMS:

- A. CALL TO ORDER
- B. CHAIRMAN INTRODUCTIONS AND INSTRUCTIONS
- C. AGENDA ITEMS \* Order can be subject to change\*

- I. **Petition of Gregory Raso & Marianna Zotos**, 191B Wordens Pond Road, Wakefield RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 1,070 square foot addition to the southeast side of the single-family dwelling. The proposed addition will be located 14.1" from the rear property line. The required rear yard setback is 40'. Relief of 25.9' is requested. Lot size is .65 acres. **A Dimensional Variance is required per Zoning Ordinance Section 207 (Nonconforming lots of record-Building setback requirements) and Section 907 (Standards of Relief)**. Owners of the property are Gregory Raso & Marianna Zotos for premises located at 191B Wordens Pond Road, South Kingstown, Assessor's Map 61, Lot 54 and zoned R80. **\*\* THIS PETITION WILL BE CONTINUED UNTIL DECEMBER 21, 2022 \*\***

[Application 191B Wordens Pond Road](#)

- II. **Petition of Susan Barcomb**, 20 Maryanne Drive, Wakefield RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 14' x 40' deck attached to the single-family dwelling. The deck will be located 26' from the rear property line. The required rear yard setback is 35'. Relief of 9' is requested. Lot size is .46 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 Susan Barcomb for premises located at 20 Maryanne Court, South Kingstown, Assessor's Map 86-4, Lot 50 and is zoned R20.

[Application 20 Maryanne Court](#)

- III. **Petition of Ted G. Tracy**, 25 Sonya Drive, Coventry RI 02816 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to construct a 6'9" x 22' addition to the existing seasonal cottage. 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), Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief)**. Owners of cottage 13W4 are Ted & Julie Tracy on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-359 and is zoned R200.

[Application R13W4](#)

- IV. **Petition of Eric Posillo Builders**, 120 Matthias Lane, Charlestown RI 02813 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing seasonal cottage of 453 square feet with a new cottage of 600 square feet. 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), Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief)**. Owners of cottage 13EC15 are Richard & Susan Moore on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-145 and is zoned R200.

[Application R13E15](#)

- V. **Petition of Eric Posillo Builders**, 120 Matthias Lane, Charlestown RI 02813 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking to replace the existing seasonal cottage of 338 square feet with a new cottage of 483 square feet. The cottage will include two (2) porches each consisting of 100 square feet in area. 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), Section 608 (Coastal Community Overlay District) and Section 907 (Standards of Relief)**. Owners of cottage 14EC15 are Norman & Robyn Coady on property owned by Matunuck Beach Properties Inc, located at 240 Cards Pond Road, South Kingstown, Assessor's Map 92-1, Lot 9-159 and is zoned R200.

[Application R14E15](#)

- VI. **Petition of Wayne P. & Carolyn Gilligan**, 13 Hathaway Lane, Wakefield RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to construct a 9' x 17' addition on the north side of the single-family dwelling. The addition will be located 19' from the front property line. The required front yard setback is 25'. Relief of 6' is requested. Lot size is .32 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 Wayne & Carolyn Gilligan for premises located at 13 Hathaway Lane, South Kingstown, Assessor's Map 48-2, Lot 24 and is zoned R10.

[Application 13 Hathaway Lane](#)

**NOTE: FOR ALL OTHER SUPPLEMENTAL DOCUMENTATION INCLUDING  
ANY CORRESPONDENCE CLICK THE LINK BELOW:**

[South Kingstown Current Zoning Applications](#)

**D. OTHER ITEMS:**

- I. Approval of October 19, 2022 Zoning Board of Review Minutes
- II. Attendance for December 21, 2022 Zoning Board of Review
- III. Discussion
- IV. Adjournment