



Town of South Kingstown

180 High Street
 Wakefield RI 02879
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ZONING BOARD of REVIEW MEETING

Wednesday, August 28, 2024 at 6:00 p.m.

South Kingstown Town Hall, Town Council Chambers

180 High Street, Wakefield, RI 02879

A. Call To Order

B. Chairman Introductions and Instructions

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

- I. **Continuation of the Petition of James and Joan Marasco**, 617 Smith Street, Providence, RI 02908 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to demolish the existing dwelling and construct a new dwelling with attached garage located 0' from the east side property line. The required side yard setback is 7.3', therefore 7.3' of relief is requested. Lot size is .33 acres. **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 James T. & Joan M. Marasco for premises located at 65 Quagnut Drive, South Kingstown, Assessor's Map 63-3, Lot 22 and is zoned R40.
[Application 65 Quagnut Drive](#)

- II. **Continuation of the Petition of James & Margaret Siligato**, 4060 Tower Hill Road, Wakefield, RI 02879 for a **Special Use Permit and Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to legally establish the outdoor storage area associated with the nonconforming use (Wholesale Trade with Outdoor Storage) located on premises. The expansion will result in a 19,600 sq ft outdoor storage area, where 3,100 sq ft is the maximum allowed by Special Use Permit. Dimensional relief of 16,500 sq ft is requested. Lot size is 2.4 acres. **A Special Use Permit and Dimensional Variance is required per Zoning Ordinance Section 203 (Special Use Permit for Addition, Enlargement, Expansion or Intensification) and Section 907 (Standards of Relief)**. Owners of the property are James & Margaret Siligato, for premises located at 4060 Tower Hill Road, South Kingstown, Assessor's Map 34-3, Lot 2 and zoned R80. The owners of the property are James & Margaret Siligato, for premises located at 4060 Tower Hill Road, South Kingstown, Assessor's Map 34-3, Lot 2 and is zoned R80.
[Application 4060 Tower Hill Road](#)

- III. **Continuation of the Petition of James & Margaret Siligato**, 4060 Tower Hill Road, Wakefield, RI 02879 for an **Appeal of a Zoning Decision of the Zoning Enforcement Officer (ZEO)** under the Zoning Ordinance as follows: The applicant is seeking to appeal a Notice of Violation issued by the Zoning Enforcement Officer (ZEO), dated December 26, 2023, for premises located at 4060 Tower Hill Road. The owners of the property are James & Margaret Siligato, for premises located at 4060 Tower Hill Road, South Kingstown, Assessor's Map 34-3, Lot 2 and is zoned R80.
[Appeal 4060 Tower Hill Road](#)

- IV. **Petition of Sampson's Automotive LLC**, 2544 South County Trail, West Kingston, RI 02892 for a **Special Use Permit** under the Zoning Ordinance as follows: The applicant is seeking the limited sale of vehicles associated with the existing automotive service station, which is deemed an intensification of a nonconforming use. Lot size is 2.4 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)**. Owner of the property is S.D. Property, LLC, for premises located at 2544 South County Trail, South Kingstown, Assessor's Map 13, Lot 27 and zoned R200.
[Application 2544 South County Trail](#)

- V. **Petition of Laurence G Hebson**, 106 North Road, Wakefield, RI 02879 for a **Dimensional Variance** under the Zoning Ordinance as follows: The applicant is seeking to retain a 40' recreational boat on the premises. The maximum boat length permitted to be stored in a residential zone is 30', therefore 10' of relief is requested. Lot size is .36 acres. **A Dimensional Variance is required per Zoning Ordinance Section 503.6 (Parking or storage of major recreation equipment in residence district) and Section 907 (Standards of Relief)**. Owner of the property is Laurence Hebson for premises located at 106 North Road, South Kingstown, Assessor's Map 49-1, Lots 114 & 115 and is zoned R40.
[Application 106 North Road](#)

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

[Current Zoning Notices and Applications](#)

D. OTHER ITEMS:

- I. Approval of the July 17, 2024 Zoning Board of Review Minutes
- II. Attendance for September 18, 2024 Zoning Board of Review
- III. Discussion
- IV. Adjournment