BUILDING/ZONING
TOWN OF MIDDLETOWN
350 East Main Road, Middletown, RI 02842
(401) 847-5769 | MiddletownRI.gov

ZONING BOARD OF REVIEW
MIDDLETOWN, RHODE ISLAND
AGENDA

Scan our NEW QR code To view more Petition information

DATE: NOVEMBER 24, 2026
TIME: 6:00 PM
LOCATION: TOWN HALL CHAMBERS -350 EAST MAIN ROAD
**This meeting location is accessible to the handicapped. Individuals requiring interpreter services for the hearing-impaired should notify the Town Clerk's Office at 401-847-0009 not less than 48 hours before this meeting.*

Administrative:

1. Roll call.
2. Adoption of Zoning Board meeting minutes from September 22, 2026 & October 27, 2026.

Petition– *Continued from July 28, 2026*

***Re-Advertised* -Petition ZBR-26-33** Coddington Cove Commons, LLC (Owners) David Martland (Attorney) for a Special Use from 602 to permit Units 207 and 208 as a brewery with retail sales and tasting room; and a Variance from 1304 to allow parking without providing an additional 24 spaces. Said real estate is located at 300 Coddington Highway and further identified as tax assessors Plat 103 Lot 103 LU2.

Petition – *Continued from September 22, 2026*

***Re-Advertised* Petition ZBR-26-41** Aslan Holdings LLC (Owners) J. Russell Jackson (Attorney) for Variances from 603, 903, 701 & 703(D) to remove an existing 320 sq. ft. garage in the northwest corner of the lot and build a new single-family residence with a detached garage in the same area. Said real estate is located at 195 Indian Avenue and further identified as tax assessors Plat 130 Lot

Petition – *Continued from October 27, 2026*

***Re-Advertised* -Petition ZBR-26-56** Evergreen Properties, LLC (Owners) David Martland (Attorney) for a Variance from 603 and a Special Use from 803(A), 803(C) & 803(G) to renovate an existing 3 family building by adding 7'x 24.3' covered porch with a 14' front yard setback where 25' is permitted, and an 8' x10' first floor rear deck and an 8'x16' covered second floor deck. Said real estate is located at 1704 West Main Road and further identified as tax assessors Plat 105 Lot 81.

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New Petitions

Petition ZBR-26-48 Rodger & Carol Von Kries (Owners) Aaron Sesin (Contractor) for a Variance and Special Use to expand a non-conforming 2 family by adding a 2nd fl. with a side yard setback of 7.34' where 16.16' is required. This will remain a 2-family dwelling. Said real estate is located at 40 Indian Terrace and further identified as the Tax Assessors Plat 129 Lot 40.

Petition ZBR-26-55 Cary & Caroline Kimmel (Owners) Jeff Moniz (Architect) for a Variance from 603 and a Special Use from 602, 902, and 27(C) to expand an STR by constructing a rear deck 17.3' from rear yard were 30' is required. Said real estate is located at 9-+11 Hoover Road and further identified as tax assessors Plat 116SE Lot 72.

Petition ZBR-26-59 14 Little Creek LLC (Owner) Jeremiah Lynch (Attorney) for a Special Use from 602, 803 & 902 to expand a 3-bedroom septic tank to accommodate five (5) bedrooms on a Short-Term Rental dwelling. Said real estate is located at 14 Little Creek Lane and further identified as tax assessors Plat 129 Lot 30.

Petition ZBR-26-60 Richard Willis (Owner) for a Variance from 603 to replace greenhouse on existing foundation. Said real estate is located at 1173 Green End Avenue and further identified as tax assessors Plat 125 Lot 945.

Petition ZBR-26-61 Richard Wood (Owner) for a Special Use from 803(A), 902 & 27(C) to expand an existing STR from 4 bedrooms to 5 bedrooms. Said real estate is located at 40 Compton View Drive and further identified as Tax Assessors Plat 120 Lot 815.

Petition ZBR-26-62 Eric Bell (Owner) for an Extension from 905 for a previous granted Variance from 603, 704 & 321(A) to construct a second-floor deck. Said real estate is located at 252 Oliphant Lane and further identified as Tax Assessors Plat 111 Lot 44(B).

Petition ZBR-26-63 Caleb Thayer (Owner) for a Special Use from 803 to construct an addition onto an existing non-conforming 2 family dwelling. Said real estate is located at 113 Maple Avenue and further identified as Tax Assessors Plat 107 SW Lot 45.

Petition ZBR-26-64 ISLAND LIFE 17 LLC (Owner) Edwin Posada (Applicant) and Stay Newport (Authorized Agent) for a Special Use from 803,902 & 27 (C) to expand the STR from 4 to 5 bedrooms. Said real estate is located at 17 Gunning Court and further identified as Tax Assessors Plat 115 Lot 22.

Petition ZBR-26-65 Caroline Stone (Owner) Girard Galvin (Attorney) for a Special Use from 602, 803, 902(A), 902(A)(5)(b) to maintain existing 3-bedroom STR. Said real estate is located at 565 Wolcott Avenue and further identified as Tax Assessors Plat 116SE Lot 92.

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Petition ZBR-26-66 Rose M. Faustino Life Estate & Matthew J. Faustino (Owners), Marcello Building Company (Representative) J. Russell Jackson (Attorney) for a Variance from 603 & 903 to demolish an existing residential structure and construct a new single-family residence & inground pool located 30' from the rear property line where 39.3' is required. Said real estate is located at 58 Vaucluse Avenue and further identified as Tax Assessors Plat 129 Lot 62.

Petition ZBR-26-67 Florina Kachka (Owner) Girard Galvin (Attorney) for a Special Use from 602, 803, 902(A), 902(A)((b) to install an inground pool. Said real estate is located at 181 Center Avenue and further identified as Tax Assessors Plat 115SE Lot274.

To follow along with each NEW petition on your cell phone or tablet:

1. Scan the **QR Code** next to the petition of interest.
2. Click **'File'** to view any uploaded images of the project or correspondence.
3. Click **'Version'** to view the file (it is below the blue button that says download).

All items on this agenda may be considered, discussed, and voted upon.

POSTED: November 4, 2026
*** RI Secretary of State Webpage *Clerkbase *Middletown Library**
***Town Hall of Middletown Bulletin Board * Middletownri.com Website.**

**Meetings begin promptly at the time posted and will not last for more than four (4) hours. The Board normally will take a short break after 1½ to 2 hours of hearings to reassess the agenda and their ability to reach the remaining items pending before it. The Board will not entertain/begin a new petition after 10:00 p.m. and will conclude all hearings at 10:30 p.m. therefore some petitions cannot be heard due to these time constraints and will be continued to the next regular meeting date.*