



**TOWN OF WESTERLY**  
**ZONING BOARD AGENDA**  
**June 11<sup>th</sup>, 2025: 6:00 P.M.**

Town Council Chambers: Westerly Town Hall  
45 Broad Street, Westerly, Rhode Island, 02891

*Meetings are conducted in person only. This meeting has been posted to the Secretary of State's website, Town Clerk's Department, and Westerly Police Department on: 6/4/2025*

**Zoning Board Members and Town Staff:**

Chair: *Larry Cioppa*

Vice Chair: *Dawn Robinson*

Members: *Jeffrey Russo, Larry Burns, Alan Martone*

Alternate Member 1: *Lori Moore*

Alternate Member 2: *Leonard Saponare*

Administrative Officer: *Martin E. Loiselle, Jr*

Assistant Zoning Official: *Samantha Patton*

Minute Taker: *Chloe Chenot*

Solicitor Planning & Zoning: *Scott Levesque, Esq., Kelly, Souza, Parmenter, PC*

Information Technology: *Lanny Fuller*

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF MINUTES**

1.) May 14<sup>th</sup>, 2025

**D. NEW BUSINESS/PUBLIC HEARINGS: Consider, discuss, and act upon.**

1. Cameron Banks, 53 Pleasant St, AP '46' Lot '114', is seeking a 19.5' front yard setback variance to construct a 22'x31.5' second story to the existing garage to accommodate a two-bedroom accessory dwelling unit pursuant to RIGL 45-24-37(e), and (§260-33) Dimensional Variance.
2. Brian Busconi, 30 George St, AP '77' Lot '138', is seeking a 0.61' side yard setback variance to construct a second floor to the existing single-family residence. (§260-33) Dimensional Variance.
3. Graeme Bennie, 31 Cove Road, AP '143' Lot '72', is seeking a 3' front yard setback variance, and 11.3' corner-side yard setback variance to remove the existing wooden deck and replace with an enclosed addition (14'x30') to the principal dwelling. (§260-33) Dimensional Variance.

Individuals requesting interpreter services for the hearing-impaired must call (401) 348-2500 or (401) 596-2022 (V/TDD) at least 72 hours in advance of the hearing date. All applications are on file and available for public review at Town Hall in the Zoning Office. Online links to pending applications may not include supplemental materials or revisions submitted by an applicant. Please contact the Zoning Office to confirm you have all materials submitted in support of an application. The agenda has been posted to the Secretary of State's website, Westerly Town Clerk's Department, and the Westerly Police Department.



**E. CONTINUED BUSINESS/PUBLIC HEARINGS:**

1. Shelter Harbor Holdings LLC, 10 Wagner Road, AP '125' Lot '042', is seeking a Special Use Permit to expand a legally non-conforming use to construct a 557 square foot addition to the existing structure to create additional space for the existing dining area. Pursuant to (§260-34) Special Use Permits, and (§260-32 (D) Nonconformance). **CONTINUED TO JULY 9<sup>th</sup>, 2025**

**F. APPLICATIONS DECLARED COMPLETE:** *Waivers granted and scheduled for public hearing. Informational only, no action to be taken.*

1. Town of Westerly - Wastewater Treatment Facility, 87 Margin Street, AP '86' Lot '55', is seeking a 54' residential zone setback request for the installation of two (2) aeration tanks to accommodate the nitrogen reduction upgrades. (§260-33) Dimensional Variance.

**G. STAFF COMMENTS**

**H. ADJOURNMENT** - *Next Regularly Scheduled Meeting is July 9<sup>th</sup>, 2025, at 6:00 p.m.*

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