



**TOWN OF WESTERLY**  
**ZONING BOARD AGENDA**  
**January 14, 2026: 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: 1/8/2026*

**Zoning Board Members and Town Staff:**

Chair: *Larry Cioppa*

Vice Chair: *Dawn Robinson*

Members: *Larry Burns, Alan Martone, Lori Moore*

Alternate Member 1: *Leonard Saponare*

Alternate Member 2: *Stuart Miller*

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. December 10, 2025

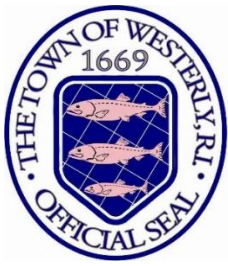
**D. CHANGES TO AGENDA:**

1. None.

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

1. Kenneth Thomas, 21R Nichols Lane, AP '18' Lot '104A', is seeking an 18.5' front yard and 19' rear yard variance request for the construction of a new single-family dwelling consisting of three bedrooms, one full bath, one half bath and a new driveway per Town standards. (§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.



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

1. None.

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

1. Neil and Susan Walsh, 9 Crandall Ave, AP '165' Lot '6', is seeking a 7.7' front yard, 6.1' westerly side yard, and 5.6' easterly side yard setback request to construct a 2'6" deck extension to the front yard, and a proposed 4' deck extension to the rear of the house. Pursuant to (§260-33) Dimensional Variance.
2. Two Gray Cats Properties LLC, 18 Franklin Street, AP '87' Lot '144', is seeking to amend an approved Special Use Permit from 2017 to allow a residential use to the property in an existing detached structure. The previously approved Special Use Permit authorized the change of use from a mixed-use development to a spa/boutique with a condition set forth to not allow for a residence. The applicant is seeking to remove that condition and have a legally established residential unit. Pursuant to (§260-34) Special Use Permits
3. Coastal Farms LLC, c/o Patrick Kilroy, 105 Franklin Street, AP '98', lot '70' is seeking a Special Use Permit to establish a retail cannabis store at the subject property, and the zoning ordinance permits this specific use pursuant to Sections (§ 260-34) Special Use Permits, and (§260-87.9) Cannabis Retail

**H. STAFF COMMENTS**

**I. ADJOURNMENT** - *Next Regularly Scheduled Meeting is February 11, 2026, at 6:00 p.m.*

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