



# TOWN OF WESTERLY

ZONING BOARD AGENDA – **AMENDED FEBRUARY 10, 2026**

**February 11, 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: 2/5/2026*

**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](#)
2. [January 14, 2026](#)

**D. CHANGES TO AGENDA:**

1. None.

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

1. Neil and Susan Walsh, [9 Crandall Ave, AP '165' Lot '6'](#), are 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

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.



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. **CONTINUED TO THE MARCH 11, 2026 ZONING BOARD MEETING**

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.

**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. Hinckley Allen, on behalf of their clients RH McLeod Family, LLC and Margot Perot, have submitted an appeal application (ZAPL-26-1) to the Zoning Board of Appeals pursuant to *Section §260-38 Appeals* of the Westerly Zoning Ordinance. The appeal application is regarding the Building Permit (B-25-931) that was issued to demolish the existing house and construct a new 4,800 square foot single-family residence at 2 Spray Rock Road.
2. Pierce Atwood, LLC, on behalf of their client 4 Spray Rock, LLC, have submitted an appeal application (ZAPL-26-2) to the Zoning Board of Appeals pursuant to *Section §260-38 Appeals* of the Westerly Zoning Ordinance. The appeal application is regarding the Building Permit (B-25-931) that was issued to demolish the existing house and construct a new 4,800 square foot single-family residence at 2 Spray Rock Road.

**H. STAFF COMMENTS:**

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

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