



# TOWN OF WESTERLY

## ZONING BOARD AGENDA

**March 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. The meeting will be broadcast via livestream on the [Town's Website](#). This meeting has been posted to the Secretary of State's website, Town Clerk's Department, and Westerly Police Department on: 3/5/2026*

### **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. [February 11, 2026](#)

#### **D. CHANGES TO AGENDA:**

1. None.

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

1. 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*.

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. NEW BUSINESS/PUBLIC HEARINGS:**

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. **CONTINUED TO APRIL 8<sup>TH</sup>, 2026.**
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. **CONTINUED TO APRIL 8<sup>TH</sup>, 2026.**

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

1. Alan Peck, on behalf of [Wilcox Park, 44 Broad Street, AP '56', Lot '83'](#), is requesting a Special Use Permit to construct a 16' x 26' metal carport to shelter park equipment. A Special Use Permit is required for any new structure proposed in the Open Space Recreation Zone, pursuant to *260 Attachment 10 – Schedule of Dimensional Regulations*, and *(§260-34) Special Use Permits*.

**H. STAFF COMMENTS:**

- I. ADJOURNMENT** - *Next Regularly Scheduled Meeting is April 8, 2026, at 6:00 p.m.*

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