

**Zoning Board of Review**

Cynthia Warren, Chair  
John V Gibbons, JR  
Patricia E Siegmund  
Edwin Andrews  
Richard Welch  
Max D Reynolds  
Susan Keller



## **Town of North Kingstown**

### **Zoning Board of Review Meeting**

**Tuesday, January 13, 2026**

**Town Hall**

**80 Boston Neck Rd.  
North Kingstown, RI 02852**

**6:00 PM**

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## **Agenda**

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- 1 **Call to Order**
- 2 **Pursuant to RIGL 42-46-6(c), notice of this meeting has been posted on the Secretary of State's website**
- 3 **Salute to Flag**
- 4 **Minutes**
  - 4.a December 9, 2025 minutes
- 5 **New Business**
  - 5.a Election of officers
  - 5.b Request by Victoria Costa to construct an attached garage with second floor living space, in accordance with Section 21-306: Setback and corner clearance, for improvements to be located at 5 Pettee Avenue, North Kingstown, RI 02852, also known as Plat 166 Lot 096 (and lot 095), zoned Village Residential (VR).

5.c Request by Spencer McCombe for dimensional variances to construct a second-floor roof deck over an existing single-story roof within the south/right side and north/left side setbacks, and install four mechanical condenser units within the north/left side setback, in accordance with *Article IV: Dimensional Regulations Table 2B. Business Districts*, for improvements to be located at 55 Brown Street, North Kingstown, RI, 02852, also known as Plat 117 Lot 211, zoned Wickford Village Center (WVC), within the Wickford Village Design Guidelines Overlay district.

6 **Old Business**

7 **Adjournment**

**THE TOWN OF NORTH KINGSTOWN WILL PROVIDE INTERPRETERS FOR THE DEAF AND HARD OF HEARING AT ANY MEETING PROVIDED A REQUEST IS RECEIVED THREE (3) DAYS PRIOR TO SAID MEETING BY CALLING 294-3331, EXT. 120.**