

STATE OF RHODE ISLAND

MINUTES
THE ZONING BOARD OF REVIEW
OF BRISTOL, RHODE ISLAND

02 FEBRUARY 2026
7:00 PM
BRISTOL TOWN HALL
BRISTOL, RHODE ISLAND

BEFORE THE TOWN OF BRISTOL ZONING BOARD OF REVIEW:

MR. JOSEPH ASCIOLA, Chairman
MR. CHARLES BURKE, Vice Chairman
MR. DONALD KERN
MR. TONY BRUM
MR. GEORGE DUARTE
MS. KIM TEVES, Alternate
MR. TIM PALMER, Alternate

ALSO PRESENT:

ATTORNEY DAVID MARKS, Town Solicitor's Office
MS. DIANE WILLIAMSON, Director of Community Development

Susan E. Andrade
91 Sherry Ave.
Bristol, RI 02809
401-578-3918

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1. Approval of minutes:

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SITTING AS BOARD OF REVIEW

NEW PETITIONS:

2. ZBR-26-1 – Petition of Fabio M. Lopes.....

3. ZBR-26-2 – Petition of Kathleen Hunt.....

4. ZBR-26-3 – Petition of Henry Cabral.....

5. AGENDA ITEM – Review of Zoning Board Rules of Procedure.....

6. ADJOURNMENT.....

02 FEBRUARY 2026

The meeting of the Town of Bristol Zoning Board of Review was held and called to order at 7:00 p.m. by Chairman Asciola at Bristol Town Hall, 10 Court St., Bristol, RI

1. APPROVAL OF MINUTES:

Chairman Asciola called for approval of the January 5, 2026 minutes

MR. BURKE: I'll make a motion to approve the minutes.

MR. DUARTE: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(MOTION WAS UNANIMOUSLY APPROVED)

(Minutes were approved)

SITTING AS BOARD OF REVIEW:

**2. ZBR-26-1
FABIO M. LOPES**

**100 Kickemuit Ave.: R-15
Pl. 133, Lots 2**

Dimensional Variances to construct a 30' x 30' accessory garage and accessory dwelling unit (ADU) structure with an attached 10' x 30' lean-to roof overhang at a size and height greater than permitted for accessory structures in the Residential R-15 zoning district.

Mr. Burke noted that the submitted package lacked details on the hardship and the applicant's proposed actions. He suggested a motion to continue.

Discussion by Board members agreed that the application did not contain sufficient information to move forward.

The applicant, Mr. Lopes, was advised that the board could not write the application for him due to a conflict of interest. He was directed to meet with Ed Tanner to complete the application before the next meeting.

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MR. BURKE: Mr. Chairman, my motion is to continue to the March 2, 2026 meeting.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

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(MOTION WAS UNANIMOUSLY APPROVED)

(Petition Continued)

**3. ZBR-26-2
KATHLEEN HUNT**

**80 Charles St.: R-10
Pl. 32, Lot 48**

Dimensional Variance to construct an 11' x 13' single-story foyer/entrance addition to an existing single-family dwelling and proposed attached garage/living area addition with less than the required front yard on a corner lot.

Ms. Williamson noted a letter from the applicant requesting continuance.

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MR. BURKE: Mr. Chairman, there was a letter from the applicant requesting a continuance. I don't see where they asked for a continuance to a specific date, but my recommendation is that we also continue that to the March 2nd meeting

MR. BRUM: I'll second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

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(MOTION WAS UNANIMOUSLY APPROVED)

(Petition Continued)

4. **ZBR-26-3**
HENRY CABRAL, JR.

5 Marie Dr.: R-15
Pl. 150, Lot 121

Dimensional Variances to construct a two-story garage, mudroom and accessory dwelling unit (ADU) addition to an existing single-family dwelling with less than the required front yard and left side yard; and with a greater than permitted size for a two-bedroom ADU.

Mr. Cabral presented the petition to the Board and explained he plans to construct a two-story garage, mudroom, and an Accessory Dwelling Unit (ADU) for his 89-year-old mother, who has a health condition. He and his wife plan to move into the main house to care for her, keeping the property in the family for future generations.

The Board discussed the required variances and hardships. The project requires several variances for lot area (15,000 sq ft vs. required 20,000 sq ft), front and side yard setbacks, and ADU size. The proposed 1,576 sq ft ADU exceeds the allowed limit of ~1,000 sq ft, with the extra space intended for a second bedroom for a potential caregiver. The mother's age and health, including a handicap parking tag, were discussed as a potential hardship that could qualify her as disabled under the ordinance, which would make the 20,000 sq ft lot size requirement irrelevant.

Board and Neighbor Concerns: Board members expressed discomfort with the proposal's size, noting it was similar to a previously denied application and effectively creates a two-family dwelling. They stressed the need for consistency in rulings.

Ms. MaryJo Tavares, 17 Jessica Dr. and Mr. and Mrs. John Black, 4 Barbara Drive, voiced concern about the addition's size and the potential for the ADU to become a rental for non-family members in the future.

A letter of support was received from Ms. Margaret Howland, 4 Marie Dr.

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The Board explained the new ADU Legislation that is in place, allowing the ADU to be continued even if a family member does not occupy it.

Discussion on Modifications & Conclusion: The board debated balancing the applicant's hardship against zoning regulations and precedent. It was suggested the applicant rework the plan to reduce the size. The ideal size to avoid variance issues was noted as 1,037 sq ft, with 1,200-1,300 sq ft suggested as a compromise. The board agreed to grant a continuance, allowing the applicant time to consult with the code coordinator to revise the plans and reduce the ADU's square footage.

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MR. BRUM: I'll make a motion to continue application number ZBR-26-3, Mr. Henry Cabral Jr. until, the March meeting, March 2nd meeting, to give him some time to meet with the code coordinator and make any revisions to the plan that both him and the code coordinator would see fit.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(MOTION WAS UNANIMOUSLY APPROVED)

(Petition Continued)

5. AGENDA ITEM:

Discuss/Act re: Revision of Zoning Board Rules of Procedure

Ms. Williamson explained and asked that the Board review the rules of procedures. They don't need to take any action but submit any edits or changes for further review.

Mr. Burke noted that they should maybe define a little better what makes up a application package because and noted an application at that evening's hearing that was probably the worst application he'd ever seen for lack of information.

6. ADJOURNMENT:

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MR. ASCIOLA: Motion to adjourn?

MR DUARTE: Motion to adjourn.

MR.KERN: Second.

MR. ASCIOLA: All in favor?

MR. BURKE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. DUARTE: Aye.

MR. ASCIOLA: Aye.

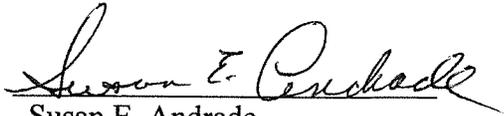
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(THE MOTION WAS UNANIMOUSLY APPROVED)

(MEETING ADJOURNED AT 8:20 P.M.)

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RESPECTFULLY SUBMITTED,


Susan E. Andrade

TOWN OF BRISTOL ZONING BOARD
MEETING HELD ON: 02 FEBRUARY 2026

Date Accepted: 3/2/26

Chairman: 