

STATE OF RHODE ISLAND

MINUTES
THE ZONING BOARD OF REVIEW
OF BRISTOL, RHODE ISLAND

02 SEPTEMBER 2025
7:00 PM
BRISTOL TOWN HALL
BRISTOL, RHODE ISLAND

BEFORE THE TOWN OF BRISTOL ZONING BOARD OF REVIEW:

MR. CHARLES BURKE, Vice Chairman
MR. DONALD KERN
MR. GEORGE D. DUARTE, JR.
MR. TONY BRUM
MR. TIM PALMER, Alternate

ALSO PRESENT:

ATTORNEY PETER SKWIRZ, Town Solicitor's Office
MR. EDWARD TANNER, Zoning Officer

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

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

1. APPROVAL OF MINUTES:

Chairman Asciola called for approval of the July 14, 2025 minutes

MR. KERN: I'll make a motion to approve the minutes, as written.

MR. DUARTE: Second

MR. BURKE: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. PALMER: Aye.

X X X X X X

(MOTION WAS UNANIMOUSLY APPROVED)

(Minutes were approved)

02 SEPTEMBER 2025

SITTING AS BOARD OF REVIEW:

CONTINUED PETITIONS:

2. **2025-10**
 GEOFFREY M. VICENTE

Tilbury Dr: R-10
Pl. 153, Lot 439

Dimensional Variance (continued from April) to construct a 28' x 40' single-family dwelling with less than the required front yard.

Mr. Burke explained that a discussion was held at the previous meeting about the applicant's guidance from RIDEM. Mr. Burke read a letter from Mr. Vicente explaining that due to a delay with RIDEM, he would request to withdraw the application without prejudice and would reapply when he receives guidance and/or approval.

X X X X X X

MR. KERN: I'll make a motion that application 2025-10, Tilbury Drive, be withdrawn without prejudice.

MR. BRUM: Second.

MR. BURKE: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. PALMER: Aye.

X X X X X X
(MOTION WAS UNANIMOUSLY APPROVED)

(Petition withdrawn without Prejudice)

NEW PETITIONS

3. 2025-23

KATHLEEN A. KEATING and
JOHN S. OLIVER

35 Burton St.: R-6
Pl. 15, Lot 73

Dimensional Variance to construct a 12'6" x 18' second-story bathroom and bedroom addition to an existing accessory structure with less than the required right-side yard.

Mr. Burke asked for some clarification, as he initially thought that this was going to be added onto the existing structure, and he believes that it has since been determined that its going to be a demolition and a new structure.

Mr. Tanner stated he was correct. It was advertised it as a second-floor addition to the existing structure. The applicants have since clarified that due to the structural integrity, they are actually asking to remove what's there and rebuild. It would be the same exact dimensions in the exact same location, but with a second floor. So, the end product would be the same, but they are proposing to take it down and start over.

Mr. Burke noted an ADU approval is not required, based on the current application.

Mr. Tanner stated that was also correct, there would be living space on the second floor, but it would not be a complete dwelling unit, so it would not be an accessory dwelling unit.

Ms. Kathleen Keating, applicant and Ms. Melissa Hutchinson, MH Architect, LLC, Tiverton, RI, presented the petition to the Board.

Ms. Hutchinson explained that there is an existing two-story structure with a covered porch that is directly in line with their driveway. It works quite well in terms of storage on the first floor. But the second floor currently does not have enough head room. They are also in the Historic District, so they know they have to through HDC approval as well. The initial intent was to salvage the building. However, after taking a look at the existing foundation and there is no footing, so the building, currently, is subject to thawing, moving, heaving. With the new use on the second floor with the bedroom and a bathroom, obviously they have to heat and cool that space and they have to provide for the structural load for the flooring. By the time they were rebuilding the foundation, the footings, the second floor up to code and building 2x6 walls, so that they can get the insulation that they need to meet the new 2024 IECC code, there was really nothing left to salvage. In terms of the way that the building relates to the backyard, they have a beautiful backyard with an established garden, so they wish to keep the building where it is in the same footprint and location. But unfortunately, they would like to rebuild it so it can be fully compliant. They would like to go a little bit taller. They were not asking for a height variance, but they would want for the second floor to be useful with head space. They would be adding a compliant staircase to get access up to that second floor, where right now there's basically a ship's ladder to access that second floor from inside the building.

Mr. Burke stated that the application is silent on why they need additional living space.

Ms. Keating explained they have been living that property since 2006; herself, her husband and her son and they only have two bedrooms and its cute but pretty tight. Her friends and family are getting to old to sleep on a futon or a cot that's set up in her or her

husband's office. Plus, the shed is getting more and more rickety. They've been invaded by mice and bats, and it needs to be repaired. They have been trying to figure out a way to expand the house and thought why not kill two birds with one stone and put a bedroom on the second floor of the shed. The shed is cute, they like the shed, the first floor is where they store trash cans, bikes, and lawn equipment. It's too narrow for today's car, but she thinks when it was first built it probably did fit a car. The intent would be to maintain the same design and have use the same doors, which are being repainting.

In response to questioning by the Board, Ms. Keating said they would not be using the addition to rent out, it would be for family and friends.

Mr. Burke asked if the applicant was aware that if the structure was compliant and not 10" from the property line she could build without going to the Zoning Board.

Ms. Keating explained that the yard is already very narrow. If they move the shed 6 feet to the west, it would be behind the house and it would make mowing lawn very difficult for her to get the lawnmower in and out of the shed and get around the corner and the bikes and the trash cans. Plus, she has a garden and it's going to cut the garden in half, really part of the back yard in half. The portion of the yard that's behind the shed is only really accessible by like a 10' wide strip on the west. But, more importantly, once you move the shed 6 feet to the west, you now have a six-foot narrow alley between her shed and her neighbors who have a very nice big dog, Jack. The neighbors use the east wall of the shed as a fence, so to speak, to keep Jack in and they've attached little fences to it, so that Jack doesn't slip through. The other problem is that now you would have this really narrow strip where it's going to be difficult to maintain that. They're going to put in a big 6-foot fence if she moves the shed because they have to keep the dog in. And now she

would have to mow it and weed it; she could get a lawnmower in there but won't be able to turn it around; it's going to be ugly and a waste of space.

Mr. Burke noted that he had the same thing on his property, and he did move it 6 ½ feet and you can turn a lawnmower around in six feet.

Mr. Brum noted that when looking at the plans he noticed the existing shed is skewed on the property and asked if she wouldn't want to straighten it.

Ms. Hutchinson stated that the property was surveyed by John Barker and the intention was originally to keep it exactly where it was, because it's worked that way for so long, in line with the driveway and the neighbors are happy with the location of it. She doesn't think they would be opposed to straightening it out if the Board felt it would be more appropriate.

Ms. Keating explained that when you're on the property you can't tell; it's not so obvious that it's crooked.

Mr. Burke asked if the owners of Jack, abutters to the East were at the meeting or if they sent in a letter of support. Ms. Keating stated they were not present and didn't send in anything that she knows of.

Mr. Kern asked if the applicant has considered moving it less than the six feet, as normally the Board wants to be able to maintain the structure without going on to the neighbor's property. Ms. Keating explained that if it's narrower than the six feet, it would be harder to maintain. The distance between her driveway and her neighbor's house is two or three feet, there's a fence and they've put rocks down, because you can't really get in there with a lawnmower. She also noted that the neighbors maintain the side of the shed

that they have attached the fencing to; they are actually using her 10 inches or property to keep the dog inside their property.

Mr. Duarte stated he had no questions, they are just looking to rebuild a structure where it exists today in the same footprint.

No one spoke in favor or against the application.

The public hearing was closed.

Mr. Burke stated that they have in the past denied similar applications; there's no maintenance, there's rain runoff. They have provided relief to other applicants for some relief; but have denied numerous requests to deviate from the six feet when it's new construction. He was very uncomfortable in allowing a structure being rebuilt in what's really a grossly nonconforming. In this case it's a desire to enjoy more of the property because they want to enhance the structure. He sees it as a new structure as if there want not anything there and feels that's how the Board should treat it.

Mr. Duarte again stated he sees it as there is a structure there now and they want to remodel it, configure it, knock it down and rebuild in that footprint as the current structure so that they can continue to utilize their yard as they have been since they moved there in 2006. It's not going to change anything in regard to the landscape of the property. The only hesitation he had was that you still have to get HDC to hear the plan and get their response to it. He had no problem with what they were trying to do.

Mr. Burke stated that the fact that it exists isn't a reason to rebuild it if it isn't compliant. The Board is supposed to be enforcing and guiding them to comply. If they wanted to expand it, he might have a different take on it. at 10 inches you can't maintain the property. They heard testimony that there's a concern about operating in a six-foot

setback. How can they justify a ten-inch setback, because you can't maintain the property and there's going to be runoff from the roof onto the adjoining property.

Mr. Duarte asked how the runoff would be different than from the current structure. Mr. Burke stated that it would be rectified.

Mr. Brum stated that there is an existing structure that's about 1,600 square feet; it's a modest sized home. There has been an existing shed that the community are okay with currently. In his opinion, if they were to require construction to the original shed structure, he's sure it can be done; it will only create additional expense. He did have one caveat, he didn't know how comfortable about making a motion without the HDC. He also noted that they are dealing with a 50-foot lot and can see their point where they're trying to maintain some space behind the house. These lots are difficult to work around. He's not using the expense as a hardship, just that there are realistic costs; there is an existing structure there, so any added impact would be minimal. And if the HDC comes back with the response that it would look great in the neighborhood, without ruling on the location, he would be more comfortable with moving forward.

Mr. Duarte stated he also would be more comfortable with hearing from the HDC. He does understand it's two separate entities; but, if HDC comes back with they think the plan is great and would enhance the appeal of the neighborhood, enhance the appeal of that particular house and yard; it would help to justify moving forward in the Board's considerations. In his humble opinion he would approve the request for the variance prior to HDC; but if it makes everyone else more comfortable, he would be found to wait.

Mr. Burke noted that HDC would not make them move it, they're going to review the architecture and if it meets the Standards for the HDC. So, he would rather not hold up the application for that.

Mr. Brum stated that it would be up to the applicant to request a continuance until HDC reviews it. Ms. Hutchinson stated that she had done it several times before where the Board's approval would be contingent upon HDC approval.

Mr. Skwirz stated it would make sense, particularly if there is a member of the Board that thinks they won't approve it in that location regardless of what the materials of the shed are; it's probably better to let the applicant know now; maybe come to a compromise position; or maybe approve it. If the Board does approve it, it would be conditioned on later HDC approval. But it might add additional process for the applicant, they get the approval for that location and come back to zoning, and they ultimately are denied the variance.

Mr. Burke stated that he would not vote to approve ten inches from the property line. If the reset of the Board would like to entertain something less than 6 feet, he would be amenable to discussing that.

Ms. Keating again explained in detail again the location of the shed is essentially on the line and the back of the shed is maintained by the neighbors who have the fence coming off the back of the shed and a garden in that 10 inches that they maintain; so that there wouldn't be a fence two inches from the shed, which would be impossible to maintain. Again, she spoke in detail about the very small lot and that six feet would be wasted unusable space. She explained again in detail the landscaping and small recreational area in her backyard.

Ms. Hutchinson noted that to Mr. Brum's point that the shed is crooked, the back of the shed is already 1'4" from the property line and asked that if they were to maintain that 1'4" consistently, that would give them a little bit of relief from the side and also straighten it out. They would still be asking for relief, obviously, but essentially it would be in the same location.

Mr. Kern noted that in the past they have determined that 3 feet is enough to get maintenance on the shed; without anything less than that you can't get any material or tools in there to do maintenance on the side of the shed; so if they move it over three feet, the architect can play with the drawings, reduce the overhang on the west side of it and still have the same appearance. Yes, there is going to be a space three-feet wide, x amount of feet long, but you have your new shed.

Mr. Keating again explained in detail that the doors on the existing shed are in line with the driveway. And if they shift even the three feet and it's going to bump up to the northwest corner of the house; it's going to be hard to get stuff in and out of there. Also, again, it's going to cause more expense for the neighbors because they're going to have to put a fence up to keep the dog in. She again in detail explained the fencing and upkeep in the area of the shed.

Mr. Burke stated that he would vote to approve the application if they agree to the three feet.

Ms. Keating stated that the three feet would still be a problem and again it's going to be a totally unusable alley, it's not going to be attractive, it will be hard to maintain, it's going to be difficult for the neighbors and the doors are going to be difficult to get things in and out. She also stated that one of the things that makes the Historic District so lovely

is that the yards and the homes are not uniform and they would be building the same exact shed except raising the roof. She thought the only option is that they would eventually have to fix the shed, because it's in disrepair. And again explained in detail the backyard and it's use.

Mr. Kern stated that he also would vote against it in its original proposal, he would suggest that she ask for a continuance to the next meeting, speak with her architect and see if she could work with the three feet.

Detailed discussion on how the motion is made and voted on was explained to the applicant and how she might reconfigure her proposal. Ms. Keating was informed that if she did not ask for a continuance and the application is denied she will have to wait one year before coming back to the Board, unless it is a substantial change in the plans. Ms. Keating again expressed her reasons in detail why she felt she could not change her plans.

Ms. Keating asked if she asked for a continuance if she could bring in photos and reargue her case. It was determined by the Board that they could open the public hearing if necessary.

Ms. Keating did not ask for a continuance, she wanted the Board to make their motion and vote on it.

X X X X X

MR. BURKE: I'll make a motion to deny application 2025-23, Kathleen A. Keating and John S. Oliver, 35 Burton Street to reconstruct a 12'6" x 18' second story bathroom and bedroom to a new shed on the existing footprint. The hardship from which the applicant seeks relief is not due to the unique characteristics of the subject land. the

lot is actually 50 feet wide and 136 feet long and could accommodate this shed without a variance. The hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted will not amount to more than a mere inconvenience. although we've heard testimony on how difficult it would be to bring it into conformity, we have offered to compromise and leave enough room to maintain the resulting structure, and the applicant has insisted that it has to be at the current location. The current location could be modified to reduce the nonconformity, allowing them adequate usage of the property and eliminating the hardship versus the six. So, I move to deny the application.

MR. KERN: I'll second the motion.

MR. BURKE: All in favor?

MR. BURKE: Aye.

MR. DUARTE: Nay.

MR. KERN: Aye.

MR. BRUM: Nay.

MR. PALMER: Aye.

X X X X X X

(MOTION PASSED 3-2)

(Petition Denied)

4. 2025-25

SEAN REILLY/MASON & TWINE, LLC

**359 Wood St.: LB
Pl. 18, Lot 42**

Special Use Permit to operate a restaurant/cafe within the Limited Business (LB) zoning district.

Ms. Julia Tenore, 13 Armstrong Place, Newport, RI, Designer, representing the applicant presented the Petition to the Board. Ms. Tenore noted the letter that Mr. Sean Reilly submitted to the Board giving permission for her to represent Twine, LLC.

Ms. Tenore explained that Mr. Reilly is looking to convert the vacant building which previously housed Mello's Shoe Repair into a cafe. No food will be prepared there; it will just be making of the coffees and espresso drinks. He will be selling truffles and baked goods as well. They require approval to use the space as a cafe.

Mr. Tanner confirmed that it was reviewed and approved by the TRC. He noted that in the packet there was a memo from Diane Williamson confirming that TRC supported the plans and a motion to recommend that the application be approved. TRC did not mention any recommendations on the hours; however, the applicant mentioned hours and there are some specific hours spelled out for a Special Use Permit in an LB zone.

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Ms. Tenore stated that the proposed hours would be in the morning 7:00 am, close at 9:00 pm. The idea is to create a space for locals to go that involve anything but alcohol, so a cafe, no b.y.o.b, no live music, no alcohol on the premises.

Mr. Skwirz stated that the hours for a Special Use Restaurant are limited from 7:00 am to 10:00 pm, unless otherwise approved by the Board.

The Board reviewed the plans in detail and Ms. Tenore stated that the photos submitted show what the idea of the design will be. It will be similar to a speak easy.

Mr. Brum asked if there would be any additional outside lighting that might stay on after hours.

Mr. Burke stated that there is mention in the Standards 28-150(d)(d), and the package indicates that they're either non applicable or they're meeting them.

Mr. Tanner stated that in his notes from the TRC meeting when the applicant was present, stated that no exterior changes, just color paint, cleaning of the exterior. TRC specifically asked about lighting and there was no lighting.

Mr. Burke stated that the document said no lighting and the signage would just be on the windows.

No one spoke in favor or against the Petition.

The Public hearing was closed.

The Board reviewed the Standards, 28-150(d)(d) in detail relating to the application. During the review of Standards, Mr. Burke noted that there are residences, they're mixed use on both sides of Wood Street.

Mr. Burke stated he thinks at this location it will be a great addition and had no issue with the proposal. He noted the Standards that the TRC thought were applicable. Signage

will be internal to the building on the windows. The requested operating hours will be 7:00 am to 9:00 am. There has stated both verbally and in the application that there will be no added outdoor lighting. He stated that he believed all of the Standards in 28-150(d)(d) are covered. Moving on to 409 of General Requirements he stated that when he read it, it says a variance, but what it's really talking about is Special Use Permit.

Mr. Tanner stated that there is a section missing in the book, it was not printed properly. He stated that there are three Special Use Permit General Standards in 409(c)(2). One is that the Use is specifically authorized in the Use Table. The other one is that it meets the Standards of 150 and the last one is the character of the neighborhood, which the Legislature has wiped out.

X X X X X X

MR. BRUM: I'll move to approve the application number 2025-25, Sean Reilly and Mason & Twine, LLC to operate a restaurant cafe within the Limited Business area, located at 359 Wood Street. The business will be located in a Limited Business zone. This Board is prepared to provide approval for a Special Use Permit. The proposed Use is authorized specifically by the Town's Comprehensive Plan and within this specific neighborhood. The Use is consistent with the character of the surrounding mixed-use neighborhood, which consists of many commercial and residential dwellings. It will not alter the general characteristics of the zoning Ordinance or the Comprehensive Plan. The proposal is modest in scale, limited to the existing 500 square foot commercial unit. Operations will be restricted to 7:00 am to 10:00 pm, in accordance with the Special Use

Permit. The factors ensure that the cafe will not have any adverse impact on the nearby residences that are in use. And the approval will be subject to any compliant or any conditions imposed by the TRC.

MR. KERN: I'll second the motion.

MR. BURKE: All in favor?

MR. PALMER: Aye.

MR. DUARTE: Aye.

MR. BURKE: Aye.

MR. BRUM: Aye.

X X X X X X

(MOTION WAS UNANIMOUSLY APPROVED)

(Special Use Permit Granted)

5. 2025-26
RHODE ISLAND REBAR, INC. 255 State St.: LB
Pl. 30 Lot 37

Special Use Permit to change a legal nonconforming automotive repair service business use to a nonconforming contract construction service business use within the Limited Business (LB) zoning district.

Ms. Barbara Benevides, applicant and Attorney Joshua Sleprow, presented the Petition to the Board. Mr. Sleprow explained that he was representing Rhode Island Rebar, Inc., which is under contract purchasing the property at 255 State Street; the contract is subject to approval by the Board. His client is looking to change from one nonconforming use to another nonconforming use, which is permitted under the Ordinance. The property is currently in use as an automotive repair facility, which is a legal non-conforming use in the LB zone. His client is a family-owned and operating rebar contractor. There is no separate category for rebar contractors in the Zoning Ordinance. However, an analysis of his client's business will show that it falls in line with contract construction services. The definition under the Ordinance is "a business that conducts various infrastructure installation and maintenance, such as landscapers, home builders, road or drainage work, as commissioned by a customer." His client does commercial rebar and therefore would fall under the definition of contract construction service. They intend to use the

property to store vehicles, a trailer and supplies within the building. There are no plans currently to do any storage of vehicles or supplies on the exterior of the building; and they are not looking to change the footprint or the structure. They will be doing some maintenance and repair, like new painting and new roof; but no changing of the actual structure itself. There won't be any employees on site full-time. They will be accessing the property from time to time to access the trailer and supplies that will be in the other vehicles and inside of the building. The intended use does fall within the standards for contract construction services. Again, there will be no outside storage; so there is no need for screening or landscaping. There won't be any exterior storage of materials. There is access on an arterial or frontage street and the vehicular access won't be through the local streets. With respect to deliveries, they expect to have two to three deliveries per year. In summary he stated that it's really a much less intensive use of the property. It is in conformity with the surrounding neighborhood; just down the street there is another business being a laundromat, there is a restaurant just down the street. As far as the use of the property is concerned, it's going to be much more palatable to the surrounding neighborhood. Currently it's approved for automobile repair, which can be noisy, have fumes, excess vehicles parked on the property and his client will be using it just for storage within the property.

Mr. Burke asked the applicant to explain the process of her business. Ms. Benevides explained that they just supply the labor. They get the iron workers out of Local 37, and they have the rebar that is delivered to the job site; so no rebar will be on site. She explained the process of placing rebar and concrete on job sites in detail. During their process they would be getting pallets of tie wire that will be stored at the facility to be brought to the construction site. They receive these pallets two to three times per year and also some smaller supplies will be delivered through UPS at various times of the year. She continued to explain that they are running

out of space to store the supplies, as they are now using personal sheds and garages and they need more room. She confirmed Mr. Burke's statement that basically it will be a warehouse for consumables for the business that they buy in very large amounts and only needs to be replenished a few times a year. Also, that there will be vehicles there, some tools and people who will have access will be herself, her husband, her son and one foreman. There will be no other activity except getting the material.

Mr. Burke noted that the lot is relatively large and asked if they have any intention of doing anything on the outside. Ms. Benevides stated, not in the foreseeable future.

It was explained by the Board that if they ever intended to store vehicles outside of the building, they would have to go back through the process and establish the screening requirements and the other things that would go with it, starting with the TRC. Ms. Benevides, she understands that.

Mr. Sleprow stated that to clarify one point, the Board mentioned warehousing and there was discussion with Mr. Tanner on whether this falls under the definition of warehouse, vs contract construction services; there are different requirements for warehouse, and he thinks that based on the use of the property this would not fall under warehousing. In the definition of warehouse, it talks about frequent and regular access; and that's why it requires a traffic study. But this obviously is very limited, with less than daily access, so it's much more similar to contract construction than warehouse.

Mr. Burke stated that they will call it a supply location; he wasn't implying that it's a warehouse, he was referring to the activity of storing supplies.

Mr. Brum stated that the applicant has testified that there won't be any bending or tying any rebar on site. It's an office with a garage for trucks.

No one spoke in favor or against the Petition.

The public hearing was closed.

The Board reviewed the Special Use requirements under 28-150(j)(j) in detail, along with the application.

Mr. Tanner noted the TRC recommendation that if the outdoor storage changes in the future, if they start to use the outside and things start to creep, basically they would then enforce the fencing or screening requirements, per the Ordinance.

X X X X X X

MR. BURKE: I'll make a motion to approve application 2025-26, Rhode Island Rebar, Inc., 255 State Street, to change a legal nonconforming automotive repair business use to a nonconforming contract construction service business use, within the LB zoning district. The Special Use Permit is specifically authorized in the Table in the LB zone, in the Use Table, with a requirement that it does require a Special Use Permit. The Special Use Permit meets all of the Standards set forth in the subsection of 28-150. We reviewed in detail subsection (j)(j) and have determined that they do meet all of the requirements of that subsection. The granting of the Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. It is a Use that is allowed and will be a good match, actually, for both the land and the current building that is being used. A special condition is that if the use intensifies so that there is outside storage, that the applicant is required to make that known to the Town and to review

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with the Town and implement the requirements that are in the Zoning Ordinance. I so move.

MR. KERN: Second.

MR. BURKE: All in favor?

MR. PALMER: Aye.

MR. DUARTE: Aye.

MR. BURKE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Special Use Permit Granted)

6. ADJOURNMENT:

X X X X X X

MR. BURKE: Motion to adjourn?

MR. BRUM: Motion to adjourn.

MR. BURKE: All in favor:?

MR. BURKE: Aye.

MR. DUARTE: Aye.

MR. KERN: Aye.

MR. BRUM: Aye.

MR. PALMER: Aye.

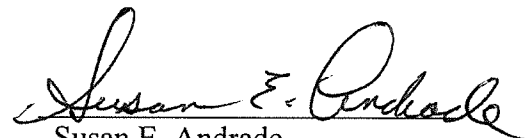
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(THE MOTION WAS UNANIMOUSLY APPROVED)

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(MEETING ADJOURNED AT 8:29 P.M.)

RESPECTFULLY SUBMITTED,


Susan E. Andrade

TOWN OF BRISTOL ZONING BOARD
MEETING HELD ON: 02 SEPTEMBER 2025

Date Accepted: 10/6/2025

Chairman: CA Burke