



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda
Tuesday, March 19, 2024 at 10:30 AM

Community Development Office Conference Room, 235 High Street,
1st Floor, Bristol, RI 02809

A. Pledge of Allegiance

B. New Business

- B1. Review and Recommendation to the Zoning Board for application of Fran Gaynor / Franjelica Properties, Inc. - Special Use Permit:** to operate a restaurant use in the Limited Business zone; and **Dimensional Variances:** to construct an approximate 594 square foot single-story restaurant addition to the rear of an existing mixed-use structure with less than the required rear yard, greater than permitted lot coverage by structures, greater than permitted lot coverage by structures and pavement, and less than the required number of off-street parking spaces. Located at **259 Wood Street**; Assessor's Plat 19, Lots 33 & 19; Zone: Limited Business (LB)

C. Adjourn

Date: March 13, 2024

By: mbw



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

March 13, 2024

TO: Technical Review Committee Members

FROM: Diane M. Williamson, Director

RE: **Special Use Permit Reviews for
317 Hope Street and 259 Wood Street**

Review

The TRC will be meeting to review the above Special Use Permit applications and make recommendations to the Zoning Board. The application for 317 Hope Street is for a Formula Business Use in the Historic District. The Standards for same are attached for your review.

The application for 259 Wood Street is for a restaurant with liquor sales in the Limited Business Zone. The Special Use Permit Standards were adopted in December of 2023 and are: **Section 28-150 (dd) Special Use Permit Standards for Restaurant, café or deli with or without liquor sales**

1. When adjacent to a residential use, the following conditions must be met:
 - A minimum of 25 feet of landscape buffer from adjacent residential; or a Minimum of 15 feet of landscape buffer with a 6-foot-fence.
 - All building signage must face the right-of-way or an internal parking lot. Building signage cannot face any adjacent residential property. If the residential property is across a public right-of-way, building signage facing the property is allowed.
 - Operating hours are limited to 7:00 a.m. to 10:00 p.m., unless otherwise approved by special use permit.
 - Outdoor lighting must be fully shielded, hooded and cannot trespass onto any adjacent property

- (3) Owners must maintain an active EPA ID# with the RIDEM as a hazardous waste generator and comply with all reporting requirements for same.
- (4) All work areas must be on a hard, solid floor that is totally impermeable, is surrounded by curbing and does not have any holes or cracks.
- (5) The operator or supervisor of employees must have a certificate of training approved by the state.
- (6) Outdoor storage of disassembled vehicles, parts or chemicals must be conducted only in a screened area as shown on site plan.
- (7) All outdoor work and storage areas must be screened by an opaque fence six feet high with a row of evergreens outside the fence.
- (g) Special use standards for propane tanks.
- (1) Propane tanks must be located 200 feet from any residential zone or any residential use.
- (2) Propane tanks may not be located in the front yard.
- (3) Propane tanks are prohibited in an AE or V floodplain.
- (h) Special use standards for a formula business in the historic district zone.
- (1) In addition to the standards set forth in subsection 28-409(c)(2), and in addition to any and all conditions imposed by the Bristol Historic District Commission in granting a certificate of appropriateness; in considering a special use permit to a formula business in the historic district zone, the board shall require that all of the following standards be met:
- a. Approval of the formula business establishment will not alter the identity of the historic district zone in a way which detracts from its uniqueness or contributes to a nationwide trend of standardized downtown offerings;
 - b. Approval of the formula business establishment will contribute to a diverse and appropriate blend of businesses in the historic district zone;
 - c. Approval of the formula business establishment will complement those businesses already in the historic district zone and help promote and foster the local economic base as a whole.
 - d. The formula business establishment will be compatible with existing surrounding uses; has been designed and will be operated in a non-obtrusive manner to preserve the community's character and ambience; and the proposed intensity of uses on the site is appropriate given the uses permitted on the site and on adjoining sites, including, but not limited to, the following:
 1. The size of any individual formula business shall not exceed 2,500 square feet of gross floor area.
 2. The street frontage of any individual formula business shall not exceed 65 feet in width.
 3. No drive thru windows shall be permitted.
 4. The applicant shall submit a plan indicating the provision for rubbish removal, including the dumpster location with proper screening and buffering so that there are not any substantial impacts to abutting properties.
 5. There shall not be a substantial impact to the public safety from increased traffic. At the discretion of the zoning board, the applicant may be required to submit a traffic study, prepared

ZONING

§ 28-150

by a RI Registered Professional Engineer, approved by the board.

6. There shall not be any impacts to the roadway or abutting properties from the loading area.
7. Advertising, or anything with the corporate logo, may be forbidden to be displayed in the windows.
8. No signs which are internally illuminated shall be allowed.

- (2) Approval of the formula business establishment will be consistent with the policies and standards of the comprehensive plan and the historic preservation requirements contained in chapter 14 of the Town Code.

(i) Special use standards for prefabricated relocatable steel buildings, box trailers or shipping or cargo containers (hereafter 'storage containers'). The long-term use of storage containers is discouraged, and the zoning board shall only approve a special use permit for a clearly demonstrated hardship. A storage container special use permit shall expire two years from the date of issuance and may only be extended after reapplication to the zoning board. Containers, whether permitted as temporary structures or permitted by special use permit, shall be subject to the following standards:

- (1) Containers must be located no closer than 25 feet from a lot line abutting a residentially zoned property or residential use.
- (2) Containers may not be located in the front yard of any property.
- (3) Containers may not reduce the amount of off-street parking required for the principal use of the property.
- (4) Containers maintained on a property for more than 60 days must be screened by fence or hedge from public view from the road, unless the zoning board authorizes exception due to the industrial character of the area.

(j) Special use standards for marine trade industries in W, GB and MMU zones.

- (1) *Purpose.* It is the purpose of this section to promote and preserve Bristol's boat building heritage and marine trade industries, by allowing certain defined uses, "marine trade industries", in certain zones (W, GB, and MMU) outside of the traditional manufacturing (M) zone, pursuant to special use permit. Other than wooden boat building, which is a separately listed use code, actual boat building is not permitted. However, "lighter" industrial uses involving the marine trades, such as the design, fabrication, construction, maintenance, transport, and storage of other marine products, equipment, systems and parts, and the retail and wholesale sale of boats, are permitted with a special use permit. It is the further intent that marine trade industries uses in these zones shall not unreasonably interfere with existing or permitted residential uses.
- (2) *Retail sales.* Retail sale only (without repair, service, storage, etc.) of marine related products and equipment is permitted as of right where other retail sales are permitted, while retail or wholesale sale of boats themselves (with or without repair, service, storage, etc.) in the W, GB and MMU zones requires a special use permit.
- (3) *Performance standards.* The applicant for a special use permit shall be required to demonstrate, in advance, plans for conformance with section 28-155 (below) and the noise ordinance (chapter 10 of the Bristol Town Code), and in order to safeguard neighboring property uses, the zoning board may impose stricter standards than are set forth therein.
- (4) *Outdoor uses.* The applicant shall specify on a plan the location and nature of any proposed outdoor uses, including the seasonal storage of boats and the display of boats for sale, and the zoning board



Town of Bristol, Rhode Island

TOWN OF BRISTOL
COMMUNITY DEV.

Department of Community Development

Zoning Board of Review

JULY 11 AM 8 PM 1:55

APPLICATION

File No: 2024-13
Accepted by ZEO: EMT 3/8/24

APPLICANT:	Name: <u>FRAN GAYNOR</u>
	Address: <u>8 STEPHEN DRIVE</u>
	City: <u>BRISTOL</u> State: <u>RI</u> Zip: <u>02809</u>
	Phone #: <u>401-573-7315</u> Email: <u>FRANSWA007@AOL.COM</u>
PROPERTY OWNER:	Name: <u>FRANJELICA PROPERTIES, INC.</u>
	Address: <u>8 STEPHEN DRIVE</u>
	City: <u>BRISTOL</u> State: <u>RI</u> Zip: <u>02809</u>
	Phone #: <u>401-573-7315</u> Email: <u>FRANSWA007@AOL.COM</u>

1. Location of subject property: 259 WOOD STREET
 Assessor's Plat(s) #: 19 Lot(s) #: 33 & 19

2. Zoning district in which property is located: LB

3. Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?
 Dimensional Variance Section(s): 28-409
 Special Use Permit Section(s): 28-150 (dd)
 Use Variance Section(s): _____

5. In a separate written statement (attach to this application), please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property? 6 YEARS

7. Present use of property: MIXED USE, RETAIL & APARTMENTS

8. Is there a building on the property at present? YES

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
+/- 53' X 81' - 3160 SF - 26' TALL

10. Proposed use of property: CONVERT EXISTING FIRST FLOOR RETAIL SPACE INTO A WINE BAR/ RESTAURANT WITH NEW ADDITION FOR KITCHEN, DRSP & FOOD STORAGE.

11. Give extent of proposed alterations: 594 SF ADDITION TO FIRST FLOOR RETAIL SPACE TO CREATE A KITCHEN AREA TO SERVICE NEW RESTAURANT AND WINE BAR.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 25' x 33' x 24' (SEE PLAN, IRREGULAR SHAPE), 594 SF, 16'-TALL

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: <u>30'-0"</u>	Proposed Setback: <u>18'-0"</u>
Building height:	Required: _____	Proposed: _____

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):
Required: LOT COVERAGE & PARKING Proposed: SEE ATTACHED SITE PLAN

13. Number of families before/after proposed alterations: 2 Before 2 After

14. Have you submitted plans for the above alterations to the Building Official? NO
If yes, has he refused a permit? _____
If refused, on what grounds? _____

15. Are there any easements on your property? NO (If yes, their location must be shown on site plan)

16. Which public utilities service the property? Water: _____ Sewer: _____

17. Is the property located in the Bristol Historic District or is it an individually listed property? NO

18. Is the property located in a flood zone? NO If yes, which one?: _____

I, the undersigned, attest that all the information provided on this application is true and accurate to the best of my knowledge:

Applicant's Signature: Frances Gaynor Franjelica Properties Date: March 14, 2024

Print Name: Frances Gaynor Franjelica Properties Inc

Property Owner's Signature: Frances A. Gaynor Date: 3/14/2024

Print Name: Frances A. Gaynor Franjelica Properties Inc.

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: SPENCER McCOMBE Phone #: 401-619-4689

Address: 42 WEST MAIN ROAD, MIDDLETOWN, RI, 02842



CORDTSEN DESIGN ARCHITECTURE, INC
42 West Main Rd • Middletown • RI
CordtsenDesign.com • 401.619.4689

Grounds for Requested Variance for 259 Wood St.

1. **Special Use:** We are requesting a special use permit for a new restaurant and wine bar with alcohol sales and take out food. We will be turning the existing vacant first floor retail space into a restaurant with a dining room and wine bar. We will be following all the guidelines presented in Section 28-150(dd). There is an existing 6' tall wood fence on the West property line. We will continue this fence along the North property line and replace the existing chain linked fence as a buffer to the adjacent property. Signage will not face any adjacent residential property and will only face the street side. Operating hours will be compliant within the 7:00am-10:00pm window provided, mostly likely 11:00 am-8:00pm. All proposed exterior lighting will be dark sky compliant and follow all specified guidelines.
2. **Dimensional:** We will need to build an addition to accommodate the kitchen, storage, bathrooms and other required programmatic elements required for a restaurant. We are proposing a 594 SF one story addition in the rear courtyard that sits at 16'-0" tall. The design will have similar architectural features as the existing structure, and will not be very visible from the street side. We will be requesting relief from building lot coverage, parking lot coverage and a revised rear setback to accomplish this.



REVISIONS:

DESCRIPTION: ARCHITECTURAL SITE PLAN

SCALE: 1/4"=1'-0"

DATE: March 7th, 2024

SLATE
Charcuterie & Wine Bar
259 Wood Street
Bristol, RI, 02809

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THIS DOCUMENT IS THE PROPERTY OF CORDTSEN DESIGN ARCHITECTURE. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CORDTSEN DESIGN ARCHITECTURE, INC.

BRISTOL ZONING:

ZONING DISTRICT: LB
ZONING USE: LIMITED BUSINESS

YARD SETBACKS, MINIMUM REQUIRED:

25'-0" FRONT
10'-0" SIDE
30'-0" REAR

YARD SETBACKS, PROPOSED:

NO CHANGE FRONT
NO CHANGE SIDE
18'-0" REAR

BUILDING HEIGHT, MAXIMUM ALLOWED: 35'-0" FROM AVERAGE NATURAL GRADE (X'-0")= X'-0"
BUILDING HEIGHT, PROPOSED: X'-0" ABOVE X'-0"= X'-0"

LOT COVERAGE (BUILDING) ALLOWED: 35% OF 8,671 SF= 3,035 SF

LOT COVERAGE (BUILDING), EXISTING: 36% OF 8,671 SF= 3,160 SF

LOT COVERAGE (BUILDING), PROPOSED: 43% OF 8,671 SF= 3,754 SF

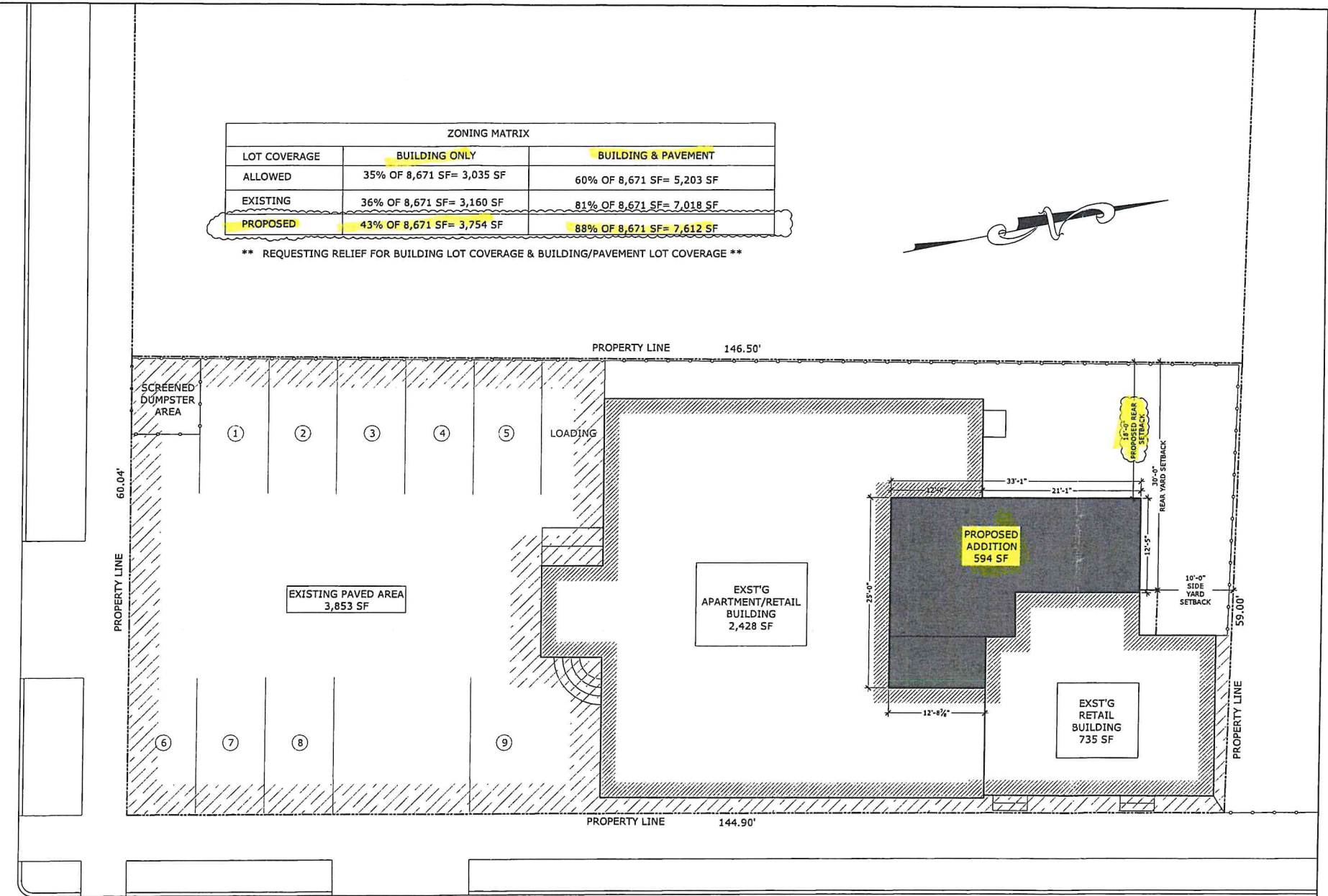
LOT COVERAGE, PROPOSED:

REFERENCE DRAWING:
X

ZONING MATRIX		
LOT COVERAGE	BUILDING ONLY	BUILDING & PAVEMENT
ALLOWED	35% OF 8,671 SF= 3,035 SF	60% OF 8,671 SF= 5,203 SF
EXISTING	36% OF 8,671 SF= 3,160 SF	81% OF 8,671 SF= 7,018 SF
PROPOSED	43% OF 8,671 SF= 3,754 SF	88% OF 8,671 SF= 7,612 SF

** REQUESTING RELIEF FOR BUILDING LOT COVERAGE & BUILDING/PAVEMENT LOT COVERAGE **

CONSTITUTION STREET



WOOD STREET

1 ARCHITECTURAL SITE PLAN
Scale: 1/8" = 1'-0"

BRISTOL ZONING:

ZONING DISTRICT: LB
 ZONING USE: LIMITED BUSINESS

YARD SETBACKS, MINIMUM REQUIRED:

25'-0" FRONT
 10'-0" SIDE
 30'-0" REAR

YARD SETBACKS, PROPOSED:

NO CHANGE FRONT
 NO CHANGE SIDE
 18'-0" REAR

BUILDING HEIGHT, MAXIMUM ALLOWED: 35'-0" FROM AVERAGE NATURAL GRADE (X'-0")= X'-0"
 BUILDING HEIGHT, PROPOSED: X'-0" ABOVE X'-0"= X'-0"

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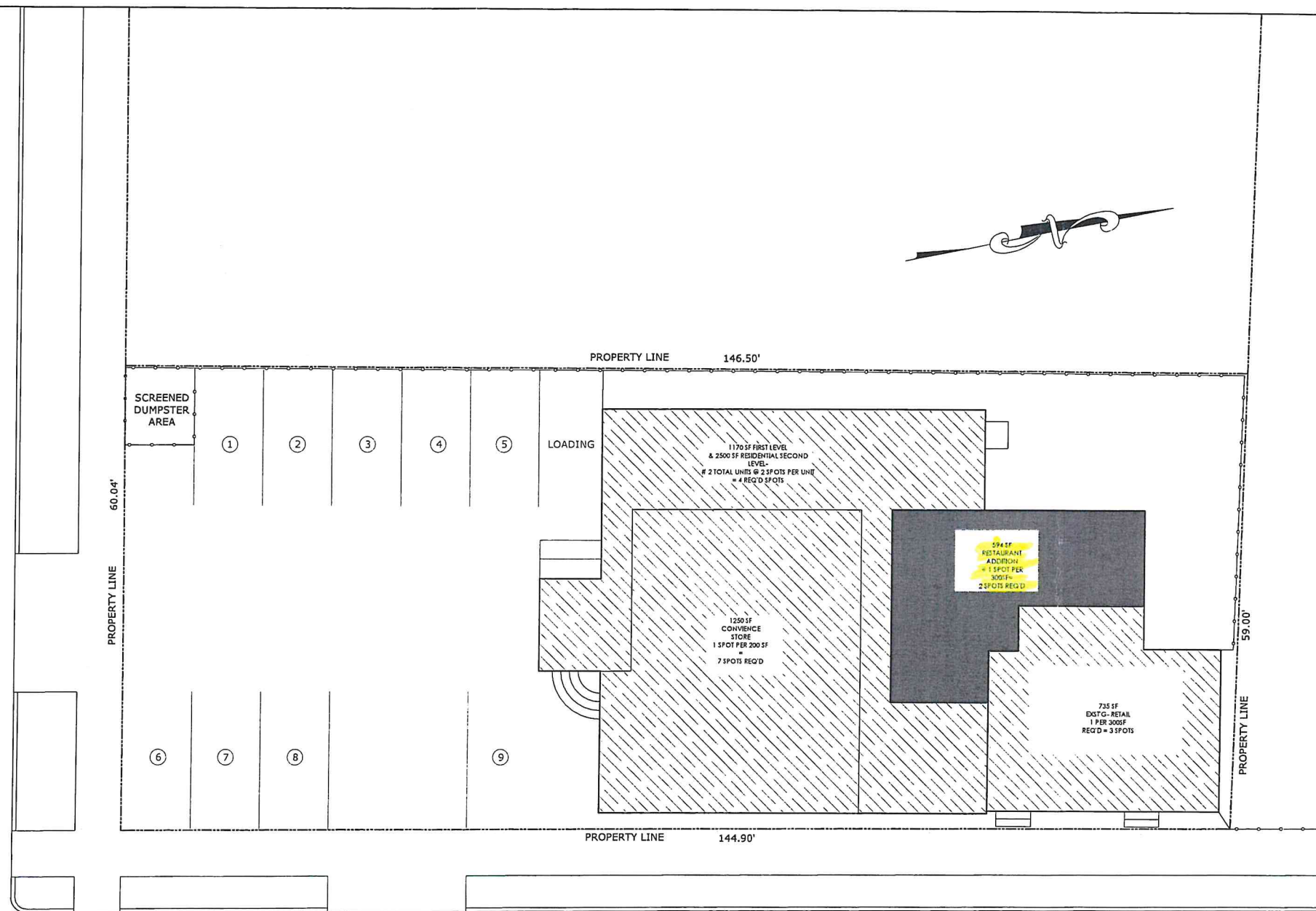
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LOT COVERAGE (BUILDING), PROPOSED: 43% OF 8,671 SF= 3,754 SF

LOT COVERAGE, PROPOSED:

REFERENCE DRAWING:
 X

CONSTITUTION STREET



WOOD STREET

1 ARCHITECTURAL SITE PLAN
 Scale: 1/8"= 1'-0"

EXISTING PARKING CALCULATIONS (NON CONFORMING)		
AREA	CALCULATION	REQ'D SPOTS
1ST FLR CONVENIENCE STORE	1250SF @ 1 PER 200SF=	7
1ST FLR RETAIL	735SF @ 1 PER 300SF=	3
1ST & 2ND FLR APARTMENTS	2 PER UNIT @ 2 UNITS =	4
TOTAL REQ'D SPOTS	14 TOTAL REQ'D SPOTS	
TOTAL EXST'G SPOTS	9 PROVIDED SPOTS	

PROPOSED PARKING CALCULATIONS (NON CONFORMING)		
AREA	CALCULATION	REQ'D SPOTS
1ST FLR CONVENIENCE STORE	1250SF @ 1 PER 200SF=	7
1ST FLR RETAIL	735SF @ 1 PER 300SF=	3
1ST & 2ND FLR APARTMENTS	2 PER UNIT @ 4 UNITS =	4
1ST FLR RESTAURANT ADDITION	594SF @ 1 PER 300 SF=	2
TOTAL REQ'D SPOTS	16 TOTAL REQ'D SPOTS	
TOTAL EXST'G SPOTS	9 PROVIDED SPOTS	
** NEED RELIEF FOR ADDITIONAL 2 SPOTS REQUIRED **		



REVISIONS:

DESCRIPTION: ARCHITECTURAL SITE PLAN
 SCALE: 1/4"=1'-0"
 DATE: March 7th, 2024

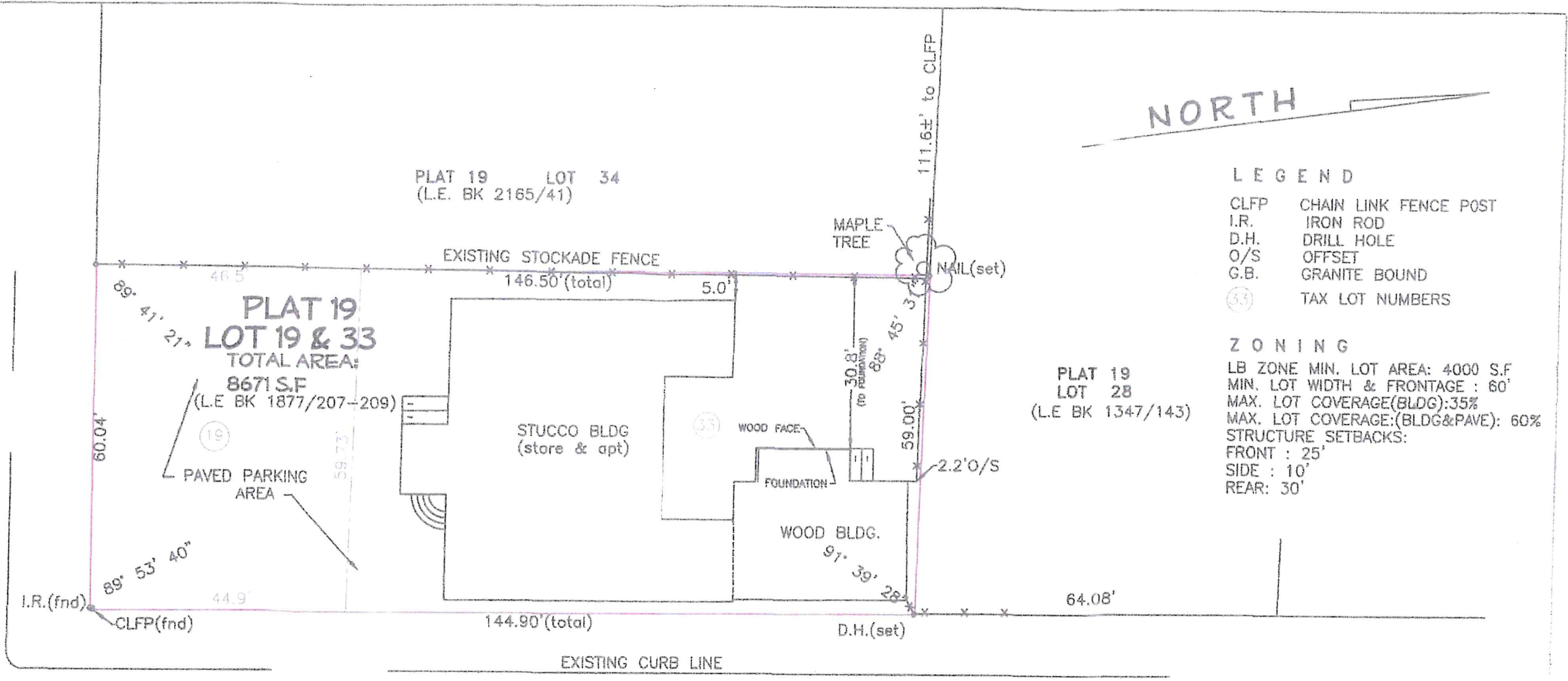
SLATE
 Charcuterie & Wine Bar
 259 Wood Street
 Bristol, RI, 02809

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CONSTITUTION STREET

NORTH



LEGEND

CLFP CHAIN LINK FENCE POST
 I.R. IRON ROD
 D.H. DRILL HOLE
 O/S OFFSET
 G.B. GRANITE BOUND
 (33) TAX LOT NUMBERS

ZONING

LB ZONE MIN. LOT AREA: 4000 S.F.
 MIN. LOT WIDTH & FRONTAGE : 60'
 MAX. LOT COVERAGE(BLDG):35%
 MAX. LOT COVERAGE:(BLDG&PAVE): 60%
 STRUCTURE SETBACKS:
 FRONT : 25'
 SIDE : 10'
 REAR: 30'

PLAT 19
 LOT 28
 (L.E BK 1347/143)

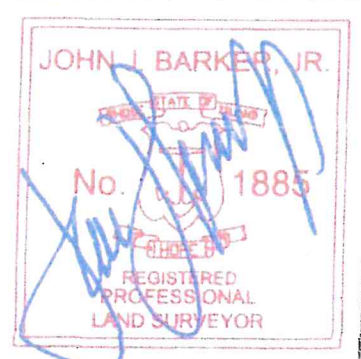
WOOD STREET

PLAT REFERENCE
 PLAN ENTITLED "SARAH H. HOARD ESTATE"
 BY: W.W. PERRY C.E OCT. 1902 PLAN BOOK A
 PAGE 79

SURVEY IS BASED ON THE SARAH H. HOARD ESTATE PLAN.
 BY: W.W. PERRY C.E. OCT. 1902 PLAN BOOK A PAGE 79

- NOTES;
1. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAY, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
 2. THIS PROPERTY IS NOT IN COASTAL FLOOD ZONE.
 3. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.
 4. DIMENSIONS SHOWN TO THE P/L FROM THE BLDG. ARE TO THE FOUNDATION WALL.

CERTIFICATION



THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY FOR ZONING PURPOSES

OWNER: FRANJELICA PROPERTIES, INC.
 8 STEPHEN DRIVE
 BRISTOL, R.I. 02809

John J. Barker, Jr.
 JOHN J. BARKER, JR. PLS #1885
 C.O.A # LS-A302

**SITE PLAN
 FOR
 FRANJELICA PROPERTIES, INC.**

259 WOOD STREET PLAT 19 LOTS 33 & 19 BRISTOL R.I. 02809

SCALE : 1"=20' DATED : 7/6/2023 DWN BY: JJB DWG # 230605-662

Bristol

259 WOOD ST

Card 1 of 1

Plat/Lot 19 33

Account: 1295

LUC 04

Zone LB

Assessment

\$470,300



Owner Account #:

Owner	Owner Account #:	% Owned
Owner 1	FRANJELICA PROPERTIES, INC.	0.00
Owner 2		0.00
Owner 3		0.00

Address 8 STEPHEN DR, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
CAN CORPORATION	12/27/2016	0	1877-207	D	W
WOOD STREET ASSOCIATES	01/30/1990	0	368-322		
DAIRY MART SUNNYBROOK, INC	10/31/1986	0	282-439		
SUNNYBROOK FARMS, INC	10/30/1981	0	237-496		
ELVITO, REALTY CO.	06/07/1976	0	207-263		

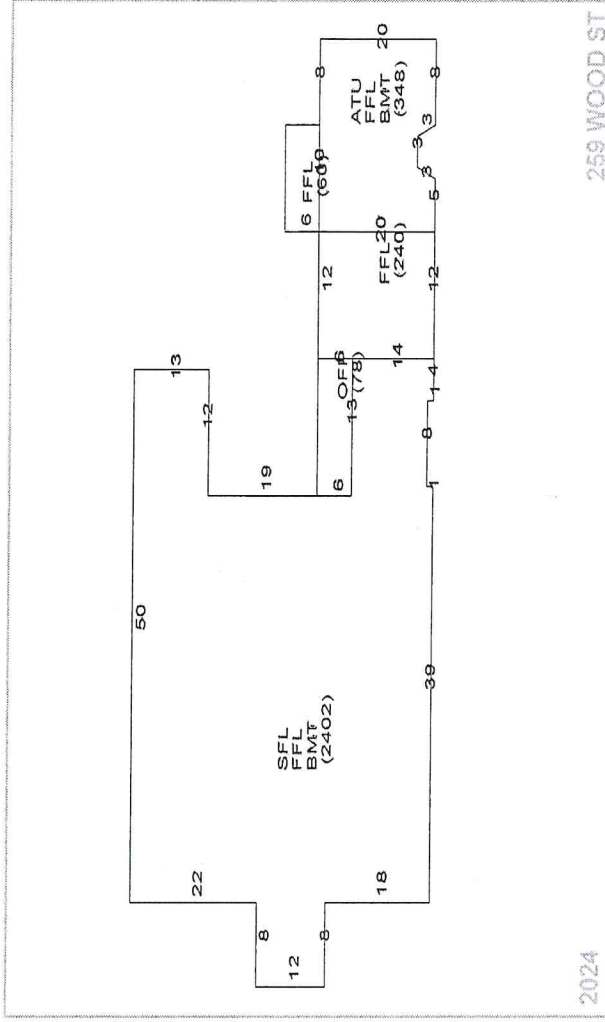
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
04	334,400	0	0.14	135,900	0	470,300
TOTAL	334,400	0	0.14	135,900	0	470,300

Source > Mkt Adj Cost VAL per SQ Unit/Card > 55.86 VAL per SQ Unit/Parcel > 55.86

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	04	334,400	0	0	135,900	0	470,300	470,300
2022	04	334,400	0	0	135,900	0	470,300	470,300
2021	04	350,200	0	0	140,100	0	490,300	490,300
2020	04	350,200	0	0	140,100	0	490,300	490,300
2019	04	350,200	0	0	140,100	0	490,300	490,300
2018	04	327,500	0	0	126,900	0	454,400	454,400



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 04 Combo	0.13659	AC	P	1.00	615,950	994,948	C13
2							
3							
4							

Assessment Summary

Int 1 %	Int 2 %	Int 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
Inf 1	Inf 2	Inf 3	135,900			1.00	0

Plat/Lot 19 33

Account: 1295

LUC 04 Zone LB

Assessment \$470,300



Building Information

Description	Mixed Use	Story Height	COM Units	BMT Floor	Frame 2	EXT Wall 2	Stucco	% 50
BLDG Type	2 Story		3					
RES Units	1							
Foundation	Wood							
EXT Wall 1	Wood Shndl							
Roof Type 1	Hip							
Roof Cover 1	Asphalt Shir							
INT Wall 1	Plaster							
Floors 1	Floors 2							
BMT Garages	Color							
Plumbing	Electrical							
Insulation	INT vs EXT							
Heat Fuel	Oil							
# Heat Sys	Heat Type	Forced Warm Air						
% Solar HW	% Heated	100						
% COM Wall	% A/C	100						
Ceil HGHT	% Vacuum							
Parking Type	Ceiling Type							
EXT View	% Sprinkled							

Grade

Grade	Q4	Q4	1930 EFF Year	1986	Alt %	0.00
Year Built	1986					
Alt LUC	0.00					

Code	Description	%	GD	GD - Good	28.0
Functional		0.0			
Economic		0.0			
Special		0.0			
OV					

Code	Description	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ
1st FLOOR		80.00	0.97		74.77
2nd FLOOR		2,402	0.96		23,562
BASEMENT		2,750			1.00
OPEN PORCH		78			1.00
UNF ATTIC		139			1.00
Total		8,419			464,407

Code	Description	Area	Fin. Area	Rate	Undep. V
FFL	1st FLOOR	3,050	3,050	74.77	228,049
SFL	2nd FLOOR	2,402	2,402	74.77	179,598
BMT	BASEMENT	2,750	0	11.22	30,855
OFF	OPEN PORCH	78	0	16.69	1,302
ATU	UNF ATTIC	139	0	7.48	1,041
Total		8,419	5,452		440,845

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep. V
FFL	1st FLOOR	3,050	3,050	74.77	228,049
SFL	2nd FLOOR	2,402	2,402	74.77	179,598
BMT	BASEMENT	2,750	0	11.22	30,855
OFF	OPEN PORCH	78	0	16.69	1,302
ATU	UNF ATTIC	139	0	7.48	1,041
Total		8,419	5,452		440,845

Notes

FOOD MART/COASTAL DESIGNS

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
Bath(s)				

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
				0	1

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
09/05/2019	B49263		BLDG	2,500		Closed	Strip and Reroof
10/04/2018	E47595		ELEC	2,400	0	Closed	Replace lighting at Bristol Market, 917-780-8771 - 6 fixtures and 24 relamp reb.
04/13/2016	SG22032		SIGN	0		Closed	(1' X 14') ZENABELLEINSTALL VINYL SIGNAGE TO FRONT WINDOWS
06/01/2015	M10754		MECH	0		Closed	INSTALL CENTRAL AIR CONDITIONING, 5 TON CONDITIONING UNIT SIDE OF I
06/01/2015	0110-15-M	07/09/2015	MECH	6,500		Closed	AC 5 TON UNIT SIDE OF BLDG LINE SET
06/01/2015	0131-15-E	07/15/2015	ELEC	1,000		Closed	INSTALL 2 LINES 240 VOLTS 60 AMPS AND 20 AMPS FOR AC
06/01/2015	E7706		ELEC	0		Closed	INSTALL TWO (2) LINE 240 VOLTS, 60 AMP AND 20 AMP FOR A/C
06/24/2014	E7632		ELEC	0		Closed	RETROFIT FLORESCENT CASE LIGHTING WITH LED FIXTURES
06/24/2014	0162-14-E	12/19/2014	ELEC	2,000		Closed	RETROFIT FLORESCENT CASE LIGHTING WITH LED FIXTURES

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU
rtTerm
Rental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	2	5	3
2			U
3			
4			
Totals	2	10	6

Owner ▶ **Owner Account #:**
Owner 1 FRANJELICA PROPERTIES, INC. % Owned
Owner 2 0.00
Owner 3 0.00
Address 8 STEPHEN DR, BRISTOL, RI 02809-0000

▶ **Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
CAN CORPORATION	12/27/2016	0	1877-209	D	W
WOOD STREET ASSOCIATES L.P	01/30/1990	0	368-322		
DAIRY MART SUNNYBROOK, INC.	10/31/1986	0	282-439		
SUNNYBROOK FARMS, INC.	10/30/1981	0	237-496		
ELVITO REALTY CO.	06/07/1976	0	207-263		

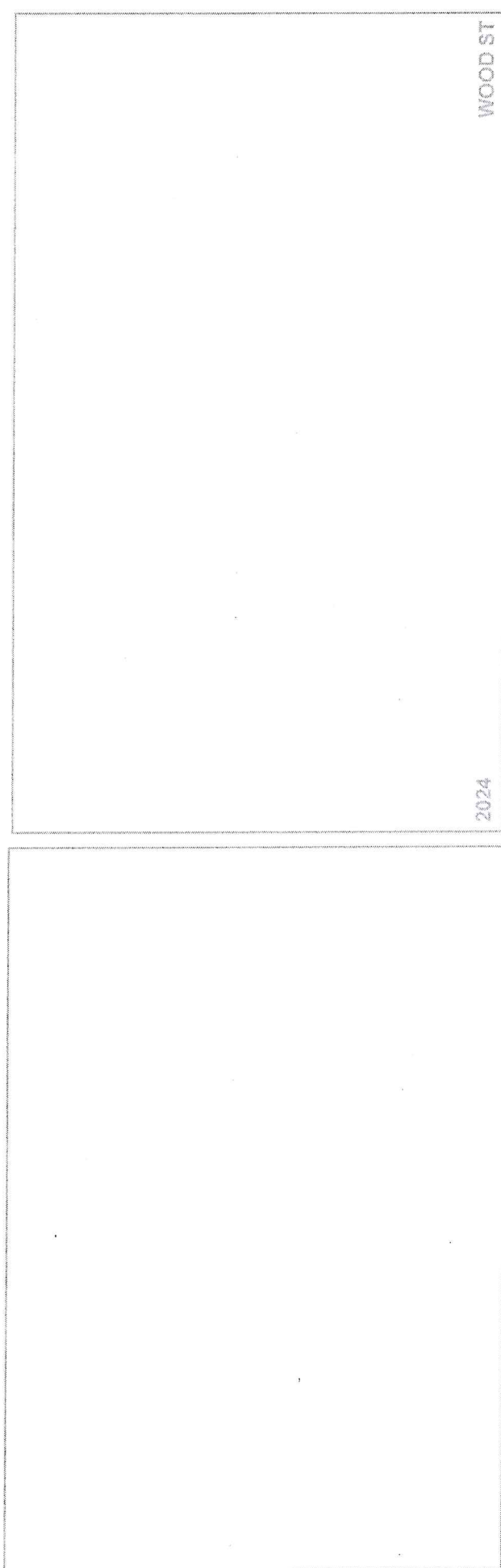
▶ **Assessment**

Use Code	Bldg Value	SF/Yl Value	Land Size	Land Value	AG Credit	Assessed Value
15	0	1,400	0.06	29,200	0	30,600
TOTAL	0	1,400	0.06	29,200	0	30,600

Source > **Mkt Adj Cost** VAL_per SQ Unit/Card > **VAL per SQ Unit/Parcel >**

▶ **Previous Assessments**

Year	LUC	Building	SF/Yl	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	15	0	1,400	0	29,200	0	30,600	30,600
2022	15	0	1,400	0	29,200	0	30,600	30,600
2021	15	0	1,400	0	42,100	0	43,500	43,500
2020	15	0	1,400	0	42,100	0	43,500	43,500
2019	15	0	1,400	0	42,100	0	43,500	43,500
2018	15	0	2,200	0	38,100	0	40,300	40,300



▶ **Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 15 Vet Lnd Im	0.06315	AC	R	0.25	615,950	462,391	C13
2							
3							
4							

Appr Value	Spec Land	Juris	Fact	Use Value
29,200			1.00	0



259 Wood Street - 200' Radius

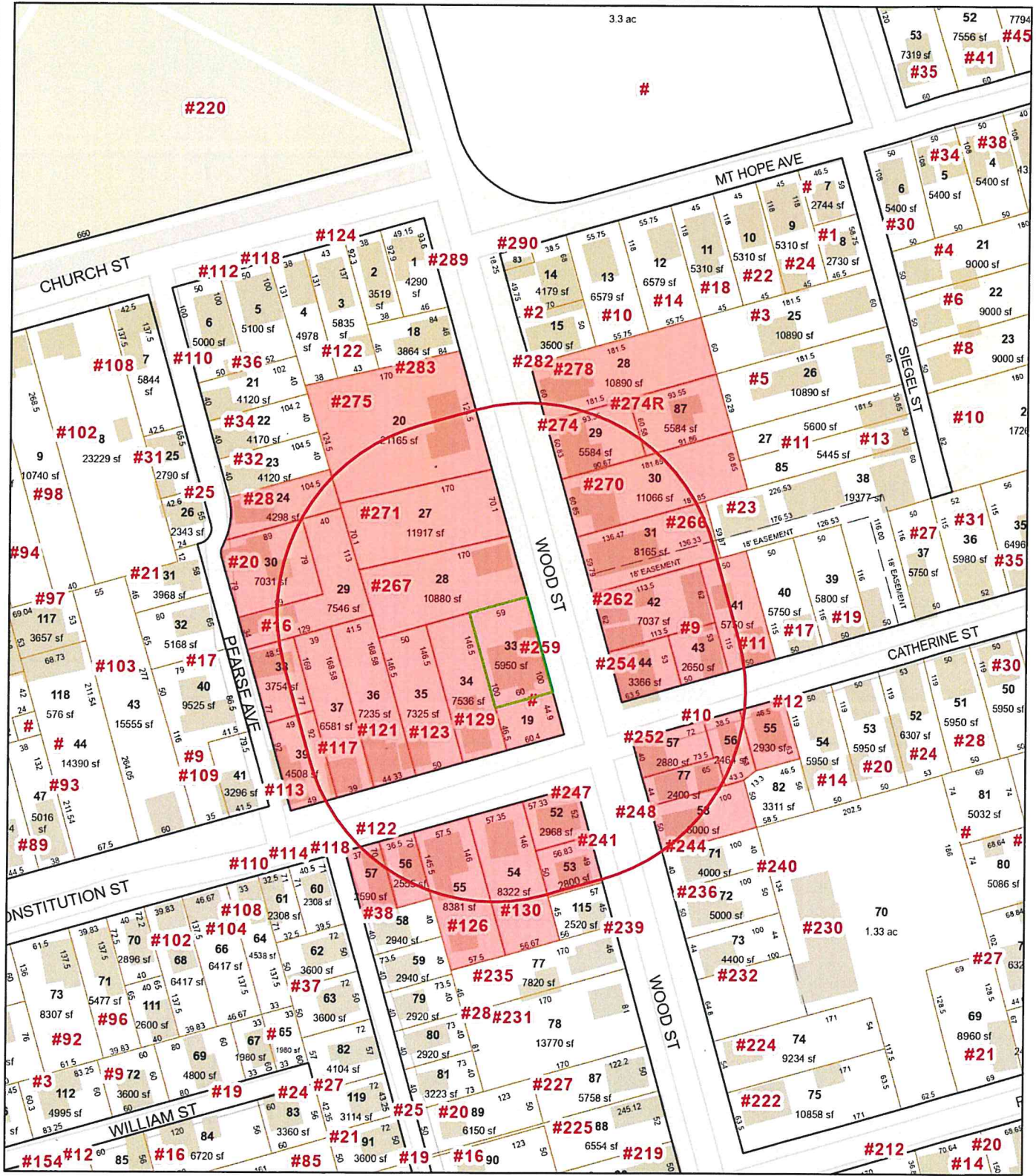
Bristol, RI

1 inch = 141 Feet



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March 8, 2024



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200 feet Abutters List Report

Bristol, RI
March 08, 2024

Subject Property:

Parcel Number: 19-33
CAMA Number: 19-33
Property Address: 259 WOOD ST

Mailing Address: FRANJELICA PROPERTIES, INC.
8 STEPHEN DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 19-19
CAMA Number: 19-19
Property Address: WOOD ST

Mailing Address: FRANJELICA PROPERTIES, INC.
8 STEPHEN DR
BRISTOL, RI 02809

Parcel Number: 19-20
CAMA Number: 19-20
Property Address: 275 WOOD ST

Mailing Address: VINCENT, TAMARA & DARRELL TE
275 WOOD ST
BRISTOL, RI 02809

Parcel Number: 19-24
CAMA Number: 19-24
Property Address: 28 PEARSE AVE

Mailing Address: FLANAGAN, LINDSEY NYCOLE
28 PEARSE AVE
BRISTOL, RI 02809

Parcel Number: 19-27
CAMA Number: 19-27
Property Address: 271 WOOD ST

Mailing Address: FRANJELICA PROPERTIES INC.
8 STEPHEN DR
BRISTOL, RI 02809

Parcel Number: 19-28
CAMA Number: 19-28
Property Address: 267 WOOD ST

Mailing Address: CAN CORPORATION
51 UNION ST
BRISTOL, RI 02809

Parcel Number: 19-29
CAMA Number: 19-29
Property Address: 16 PEARSE AVE

Mailing Address: GWOZDZ, LINDSEY KATHRYN &
GWOZDZ, RYAN NICHOLAS JT
1860C SOUTH COUNTY TRAIL
WEST KINGSTOWN, RI 02892

Parcel Number: 19-30
CAMA Number: 19-30
Property Address: 20 PEARSE AVE

Mailing Address: CAMELO, MARIANO S MARIA J. LIFE E
20 PEARSE AVE
BRISTOL, RI 02809

Parcel Number: 19-33
CAMA Number: 19-33
Property Address: 259 WOOD ST

Mailing Address: FRANJELICA PROPERTIES, INC.
8 STEPHEN DR
BRISTOL, RI 02809

Parcel Number: 19-34
CAMA Number: 19-34
Property Address: 129 CONSTITUTION ST

Mailing Address: REITSMA, JAN H & MEEKER, CAROL C-
TRUSTEES, REITSMA CHASON, ERIC H
& CATHLY L TE (1/2)
54 WASHINGTON ST
WARREN, RI 02885

Parcel Number: 19-35
CAMA Number: 19-35
Property Address: 123 CONSTITUTION ST

Mailing Address: WOLFANG, ELI
123 CONSTITUTION ST
BRISTOL, RI 02809



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3/8/2024

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200 feet Abutters List Report

Bristol, RI
March 08, 2024

Parcel Number: 19-36 CAMA Number: 19-36 Property Address: 121 CONSTITUTION ST	Mailing Address: SILVIA, DONALD K. ANDREA R. JT 121 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-37 CAMA Number: 19-37 Property Address: 117 CONSTITUTION ST	Mailing Address: ANDERSON, JUDITH M. 117 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-38 CAMA Number: 19-38 Property Address: 12 PEARSE AVE	Mailing Address: STAHL, ROBERT J. & GROSS-STAHN, BRENDA TE 12 PEARSE AVE BRISTOL, RI 02809
Parcel Number: 19-39 CAMA Number: 19-39 Property Address: 113 CONSTITUTION ST	Mailing Address: LAMONTE, JEANNE C. ETUX TE DOUGHERTY, DANIEL D. 113 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-52 CAMA Number: 19-52 Property Address: 247 WOOD ST	Mailing Address: MANCHESTER, DANIEL T. CHRISTINE L. 125 PECK AVE BRISTOL, RI 02809
Parcel Number: 19-53 CAMA Number: 19-53 Property Address: 241 WOOD ST	Mailing Address: EGAN ESTATES, LLC EGAN, VANESSA A 1206 MIDDLE RD PORTSMOUTH, RI 02871
Parcel Number: 19-54 CAMA Number: 19-54 Property Address: 130 CONSTITUTION ST	Mailing Address: RAOILA, MITCHELL 130 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-55 CAMA Number: 19-55 Property Address: 126 CONSTITUTION ST	Mailing Address: WALSH-SORENSEN, KIMBERLY A & SORENSEN, JAMES CO-TRST 20952 MONARCH LN HUNTINGTON BEACH, CA 92646
Parcel Number: 19-56 CAMA Number: 19-56 Property Address: 122 CONSTITUTION ST	Mailing Address: SEIBOLD, MARGARET B. 122 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 19-57 CAMA Number: 19-57 Property Address: 118 CONSTITUTION ST	Mailing Address: BRAUN, JOHN L & EVELYN R TE 118 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 25-28 CAMA Number: 25-28 Property Address: 278 WOOD ST	Mailing Address: OLIVEIRA, JOSEPH F. 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 25-29 CAMA Number: 25-29 Property Address: 274 WOOD ST	Mailing Address: SLIPP, NAOMI TRUSTEE HOOD-SLIPP IRR TRUST 369 FLORENCE ST FALL RIVER, MA 02720



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200 feet Abutters List Report

Bristol, RI
March 08, 2024

Parcel Number: 25-30 CAMA Number: 25-30 Property Address: 270 WOOD ST	Mailing Address: CIFUNE, EDWARD S. NANCY K. TE 270 WOOD STREET BRISTOL, RI 02809
Parcel Number: 25-31 CAMA Number: 25-31 Property Address: 266 WOOD ST	Mailing Address: LEB REALTY LIMITED PARTNERSHIP 150 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 25-41 CAMA Number: 25-41 Property Address: 11 CATHERINE ST	Mailing Address: DAVEY, SHEALYN 11 CATHERINE ST BRISTOL, RI 02809
Parcel Number: 25-42 CAMA Number: 25-42 Property Address: 262 WOOD ST	Mailing Address: CAN CORPORATION 51 UNION ST BRISTOL, RI 02809
Parcel Number: 25-43 CAMA Number: 25-43 Property Address: 9 CATHERINE ST	Mailing Address: CAN CORPORATION 51 UNION ST BRISTOL, RI 02809
Parcel Number: 25-44 CAMA Number: 25-44 Property Address: 254 WOOD ST	Mailing Address: CAN CORPORATION 51 UNION ST BRISTOL, RI 02809
Parcel Number: 25-55 CAMA Number: 25-55 Property Address: 12 CATHERINE ST	Mailing Address: SILVA, MARIA F LUIS ETUX TE 12 CATHERINE STREET BRISTOL, RI 02809
Parcel Number: 25-56 CAMA Number: 25-56 Property Address: 10 CATHERINE ST	Mailing Address: FRANJELICA PROPERTIES INC. 8 STEVEN DR BRISTOL, RI 02809
Parcel Number: 25-57 CAMA Number: 25-57 Property Address: 252 WOOD ST	Mailing Address: GRUBER, PETER N & CANNAVO- GRUBER, ELIZABETH M TE 11 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 25-58 CAMA Number: 25-58 Property Address: 244 WOOD ST	Mailing Address: DIAS, JOAO C. BEATRIZ F. LIFE ESTATE 244 WOOD ST BRISTOL, RI 02809
Parcel Number: 25-77 CAMA Number: 25-77 Property Address: 248 WOOD ST	Mailing Address: GRUBER, PETER N & CANNAVO- GRUBER, ELIZABETH M TE 11 RESERVOIR AVE BRISTOL, RI 02809
Parcel Number: 25-87 CAMA Number: 25-87 Property Address: 274R WOOD ST	Mailing Address: DESCHENES, MARY E. 274 1/2 WOOD ST. BRISTOL, RI 02809



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3/8/2024

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ANDERSON, JUDITH M.
117 CONSTITUTION ST
BRISTOL, RI 02809

FRANJELICA PROPERTIES INC
8 STEPHEN DR
BRISTOL, RI 02809

REITSMA, JAN H & MEEKER,
CHASON, ERIC H & CATHLY L
54 WASHINGTON ST
WARREN, RI 02885

BRAUN, JOHN L &
EVELYN R TE
118 CONSTITUTION ST
BRISTOL, RI 02809

FRANJELICA PROPERTIES INC
8 STEVEN DR
BRISTOL, RI 02809

SEIBOLD, MARGARET B.
122 CONSTITUTION ST
BRISTOL, RI 02809

CAMELO, MARIANO S
MARIA J. LIFE E
20 PEARSE AVE
BRISTOL, RI 02809

FRANJELICA PROPERTIES, IN
8 STEPHEN DR
BRISTOL, RI 02809

SILVA, MARIA F
LUIS ETUX TE
12 CATHERINE STREET
BRISTOL, RI 02809

CAN CORPORATION
51 UNION ST
BRISTOL, RI 02809

GRUBER, PETER N &
CANNAVO-GRUBER, ELIZABETH
11 RESERVOIR AVE
BRISTOL, RI 02809

SILVIA, DONALD K.
ANDREA R. JT
121 CONSTITUTION ST
BRISTOL, RI 02809

CIFUNE, EDWARD S.
NANCY K. TE
270 WOOD STREET
BRISTOL, RI 02809

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GWOZDZ, RYAN NICHOLAS JT
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HOOD-SLIPP IRR TRUST
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FALL RIVER, MA 02720

DAVEY, SHEALYN
11 CATHERINE ST
BRISTOL, RI 02809

LAMONTE, JEANNE C. ETUX T
DOUGHERTY, DANIEL D.
113 CONSTITUTION ST
BRISTOL, RI 02809

STAHL, ROBERT J. &
GROSS-STAHN, BRENDA TE
12 PEARSE AVE
BRISTOL, RI 02809

DESCHENES, MARY E.
274 1/2 WOOD ST.
BRISTOL, RI 02809

LEB REALTY LIMITED PARTNE
150 FRANKLIN ST
BRISTOL, RI 02809

VINCENT, TAMARA &
DARRELL TE
275 WOOD ST
BRISTOL, RI 02809

DIAS, JOAO C.
BEATRIZ F. LIFE ESTATE
244 WOOD ST
BRISTOL, RI 02809

MANCHESTER, DANIEL T.
CHRISTINE L.
125 PECK AVE
BRISTOL, RI 02809

WALSH-SORENSEN, KIMBERLY
SORENSEN, JAMES CO-TRST
20952 MONARCH LN
HUNTINGTON BEACH, CA 92646

EGAN ESTATES, LLC
EGAN, VANESSA A
1206 MIDDLE RD
PORTSMOUTH, RI 02871

OLIVEIRA, JOSEPH F.
24 MALDEN ST
BRISTOL, RI 02809

WOLFGANG, ELI
123 CONSTITUTION ST
BRISTOL, RI 02809

FLANAGAN, LINDSEY NYCOLE
28 PEARSE AVE
BRISTOL, RI 02809

RAOILA, MITCHELL
130 CONSTITUTION ST
BRISTOL, RI 02809