



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, June 1st, 2026 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on **May 28th, 2026**.

- 1. Pledge of Allegiance**
- 2. Approval of Minutes – May 4, 2026**
- 3. Sitting as the Board of Review - New Petitions**
 - 3A. ZBR-26-21 Thomas A. Dawson – Dimensional Variances:** to remove an existing accessory shed structure and construct a new 12ft. x 16ft. accessory shed structure with less than the required rear yard and less than the required right side yard. Located at **15 Burton Street**; Assessor's Plat 15, Lot 79; Zone: R-6
 - 3B. ZBR-26-22 John B. Affleck – Dimensional Variances:** to construct a 12ft. x 22ft. single-story garage addition to an existing single-family dwelling with less than required front yards on a corner lot. Located at **14 Clifton Road**; Assessor's Plat 79, Lot 357; Zone: R-10
 - 3C. ZBR-26- 23 Shealyn Davey – Dimensional Variance:** to construct an approximate 10ft. x 18ft. two-story addition to the rear of an existing two-family dwelling with less than the required right side yard. Located at **11 Catherine Street**; Assessor's Plat 25, Lot 41; Zone R-6.
 - 3D. ZBR-26-24 Joseph M. Brito, Jr. – Dimensional Variances:** to demolish an existing residential guest house structure and construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential

zoning district. Also, a **Special Use Permit**: to construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a height greater than 25 feet above grade within the flood zone. Located at **161 Poppasquash Road**; Assessor's Plat 182, Lot 7; Zone: R-40.

4. **Sitting as the Board of Appeal**

4A. ZAPL-26-1, ZAPL-26-3, ZAPL-26-4 David Ramos / Ramos Landscaping, LLC – Appeal: of three Notices of Violation dated February 12th, February 25th, and March 11, 2026 issued by the Administrative Officer for conducting business operations on a Sunday and/or outside of the Planning Board's approved special use permit hours of operation. Located at **668 and 670 Metacom Avenue**; Assessor's Plat 128, Lots 15 & 16; Zone: GB

4B. ZAPL-26-5 John J. Marshall – Appeal: of a decision of the Bristol Historic District Commission denying installation of a sliding door on an existing accessory garage structure. Located at **8 Constitution Street**; Assessor's Plat 11, Lot 20; Zone: R-6

5. **Adjournment**

Date Posted: May 14, 2026

Posted By: emt



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-21**

APPLICANT: Thomas A. Dawson

LOCATION: 15 Burton Street

PLAT: 15 LOT: 79 ZONE: Residential R-6

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Remove an existing accessory shed structure and construct a new 12ft. x 16ft. accessory shed structure with less than the required rear yard and less than the required right side yard.


COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing to demolish an existing 8' x 10' accessory shed structure and to construct a new 12' x 16' accessory shed structure in a similar location at this property located on the northerly side of Burton Street. The proposed structure would be located in the northeast corner of the property partially within the rear and the right side setbacks. As proposed, the new shed would be located approximately two feet from the rear northerly property line and approximately four feet from the easterly right side property line. The zoning ordinance requires a minimum six foot rear yard setback for accessory structures in the R-6 zone.

This property is also located within the Historic District overlay zone. As such, new construction requires review and approval of the Bristol Historic District Commission (HDC). The HDC approved removal of the existing shed and construction of the proposed 12' x 16' shed at its May 7, 2026 meeting.

 5/29/2026
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-22**

APPLICANT: John B. Affleck

LOCATION: 14 Clifton Road

PLAT: 79 LOT: 357 ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:


Construct a 12ft. x 22ft. single-story garage addition to an existing single-family dwelling with less than required front yards on a corner lot.

COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing to construct a single stall addition to the existing garage attached to this single-family dwelling located on this corner lot property at the intersection of Kingswood Road and Clifton Road. The proposed single-story garage addition would extend off the westerly side of the existing structure, and it would be located partially within the front yard setbacks from both Kingswood Road and Clifton Road. As proposed, the new structure would be located approximately 16 feet from the northerly Clifton Road property line and between approximately 17.5 and 27 feet from the westerly Clifton Road property line. The proposed garage addition would be located approximately one foot back from the existing garage structure relative to the Kingswood Road Property line. The zoning ordinance requires a minimum 30 foot front yard setback for structures in the R-10 zone.

 5/29/2026
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-23**

APPLICANT: Shealyn Davey

LOCATION: 11 Catherine Street

PLAT: 25

LOT: 41

ZONE: Residential R-6

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:


Construct an approximate 10ft. x 18ft. two-story addition to the rear of an existing two-family dwelling with less than the required right side yard.

COMPREHENSIVE PLAN REVIEW:

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing to construct a 10' x 18' two-story addition to the rear of the existing two-family dwelling on this property located at the northerly side of Catherine Street. The proposed addition would extend off the rear of the dwelling and will include a new entranceway / mudroom area with stairs to access both the first and second floor dwelling units. This work would be conducted as part of an overall remodeling of the structure. The addition would allow for the removal of two existing entrances on the left side of the dwelling, the addition of a new front entrance for the first floor unit, and the elimination of an existing interior stairway to access the second floor unit. As proposed, the new addition would be in line with the right side wall of the existing dwelling, but would be located approximately 3.5 feet from the right side property line. The zoning ordinance requires a minimum 10 foot side yard setback for structures in the R-6 zone.


Edward M. Tanner, Zoning Officer

5/29/2026



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. *ZBR-26-24*

APPLICANT: Joseph M. Brito, Jr.

LOCATION: 161 Poppasquash Road

PLAT: 182 LOT: 7 ZONE: Residential R-40

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Demolish an existing residential guest house structure and construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district.

APPLICANT IS ALSO REQUESTING A SPECIAL USE PERMIT TO:

Construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a height greater than 25 feet above grade within the flood zone.

COMPREHENSIVE PLAN REVIEW:

The requested dimensional variance does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance. As this application is also for a special use permit, that portion of the application does require review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC held a meeting on May 19, 2026 to review this application. The TRC voted to recommend approval of the requested special use permit (see attached memorandum from Diane Williamson).

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to demolish an existing residential guesthouse and to construct a new accessory "bunkhouse" / "boathouse" structure in its place. This property is a waterfront parcel located on the easterly side of Poppasquash Road and the private roadway/driveway identified as Johnson Estates Road. The lot consists of over six acres of land area and it is improved with a single-family dwelling at the western end of the property along with a smaller guesthouse located at the northeasterly portion of the property adjacent to Bristol Harbor. The existing guesthouse was reportedly constructed in the early 1950's and is considered legal nonconforming by use as the zoning ordinance prohibits more than one principal residential structure per lot (see Section 28-141).

The applicant proposes to demolish the existing single-story guesthouse and to construct a new two-story structure in its place. The new structure would have a similar footprint as the existing structure but would be located a bit further to the west away from the shoreline. The proposed structure would contain living space, a bedroom and bathrooms on the first floor; and bedrooms, living space and bathrooms on the second floor. As proposed, this structure would not contain any facilities for cooking or eating. Therefore it would not be considered a full dwelling unit as defined in Section 28-1 of the zoning ordinance. The applicant states that the amount of nonconformance on the property would be decreased as the existing nonconforming residential dwelling use would be eliminated and the new structure would be a conforming use as an accessory structure.

The proposed "bunkhouse" structure would measure approximately 41ft. x 44ft. in size and would extend to a height of 32 feet above existing grade to the peak of the roof. As this structure is located within the


AE flood zone, it would be elevated several feet to be compliant with flood zone building requirements. The zoning ordinance permits accessory structures in the R-40 zone to a maximum size of 26ft. x 28ft. and to a maximum height of 20 feet above grade. As this property is located within the AE flood zone with a base flood elevation of 13 feet, the maximum height is permitted to approximately 26 feet above grade per the definition of building height found in Section 28-1 of the zoning ordinance. Thus a variance for building height of six (6) feet is required.

Please note that the applicant had previously applied for and received approval of dimensional variances for this structure in July 2021 (File #2021-32). However, that decision has expired, and the applicant has reapplied for the same structure in the same location as previously approved. In the time since the previous approval, the zoning ordinance has been amended to require a special use permit for any new structure proposed in the flood zone with a height over 25 feet above grade.

The applicant is now also requesting a special use permit to construct the new structure, as it would be located within a mapped AE 13 flood zone as determined by FEMA. As such, the new proposed structure must be designed to meet current flood zone requirements. The proposed dwelling would have a first floor that is elevated one foot above the base flood elevation, and an overall height of approximately 32 feet above existing grade. As noted above, the zoning ordinance permits accessory structures to a maximum height of 20 feet above grade in the R-15 zone. However, as this property is located within the AE flood zone, building height is calculated from the elevation of the base flood elevation plus an allowance of up to 5 feet for freeboard (see definition of "building height" in Section 28-1 of the zoning ordinance). Thus, the proposed structure could be constructed up to 26 feet above existing grade and it would still be in compliance with zoning ordinance building height limits.

The proposed building height does require a special use permit per Section 28-111 dimensional regulations of the Zoning Ordinance. This ordinance requires a special use permit for any structure located within a flood zone with a height over 25 feet above grade. There are several specific standards for structures greater than 25 feet above grade in a residential zone and in the flood zone as found in Section 28-150(eee) of the Zoning Ordinance. These specific standards include compliance with building code flood zone requirements; roof pitch requirements; front setback requirements; specific design criteria for gross floor area; and requirements for articulation of exterior walls. It appears that the proposed structure would comply with these standards, with the exception of standard (4)a. requiring that the second floor of the structure be no more than 40 percent of the gross floor area (GFA) of the structure and that the second floor footprint not exceed two-thirds of the first floor footprint. In addition to the standards found in Section 28-150(eee), the general standards for relief found in Section 28-409(c)(2) would also apply to this special use permit application.

As noted previously, the TRC held a meeting on May 19, 2026 to review this application. At that meeting it was noted that the second floor of the proposed structure exceeds the size requirements of Section 28-150(eee)(4)a. TRC members agreed, however, that the proposed structure was not a principal structure with a more typical design having ground level parking and two living space stories above. The TRC agreed that although the second floor of the structure would contain approximately 74% of the footprint of the first floor, the two story design and architectural features of the proposed structure meet the design intent of the zoning ordinance.

 5/29/2026
Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

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

May 19, 2026

TO: Zoning Board

FROM: Diane M. Williamson, Administrative Officer

A handwritten signature in cursive script, reading "Diane W.", is written over the "FROM" line.

**RE: Joseph M. Brito, Jr. Special Use Permit
ZBR-26-24**

The Technical Review Committee (TRC) met today to review the above mentioned application.

The TRC noted that the applicant met the standards of the Special Use Permit except for the allowable square footage of the second floor. However, in this instance, the building is not designed as a typical taller 3-story building in the flood zone but rather a 2-story building since the building only has to be elevated approximately 3' for compliance with the flood zone elevation.

Based on the above, the TRC passed a motion to recommend that the Special Use Permit be approved as well as the variance needed for Standard (4)a of Section 28-150 (eee).



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-21

15 Burton Street 15 79

April 14, 2026

Applicant	
Name of Applicant	Thomas Albert Dawson
Who is Submitting this Application	Owner If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	15 Burton Street	15	79

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building If other, Detail:
	Other If other, Detail: New storage shed to replace old storage shed
New Building Type	

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	192 feet
Width in Feet	12 feet
Length in Feet	16 feet
Height Above Grade	10 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	4 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	2 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Zone R-6, Rear setback requirement of 20' (6' for accessory structures, like sheds)

Describe the extent of the proposed alterations and the reasons for the requesting relief
I would like to replace my existing 8' x 10' shed with a new larger one, to be 12' x 16'. I would like to place the new shed about 2' from the existing rear fenceline (my property line), so I am asking for dimensional relief of 4' at the rear setback. As for the side property line, I would like to place the new shed 4' from my side fenceline (property line), so I am asking for dimensional relief of 2' at the side setback.

Placing this new shed further into my yard in either direction will take away from lawn space, as this area is currently only about 10' x 30'. Also, tucking the new shed basically in the corner (with 4' beside it for lawn waste cans and exterior storage), will put it close to existing smaller trees, which will screen the shed's view from my neighbors. I feel this is a better outcome for my neighbors; and this is probably what I would prefer, vs. having to look at my shed.

Thanks, Tom D.

(please see drawing/diagram I have attached here).

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6,000
Lot Frontage	60
Lot Depth	148.21

Existing Buildings & Structures

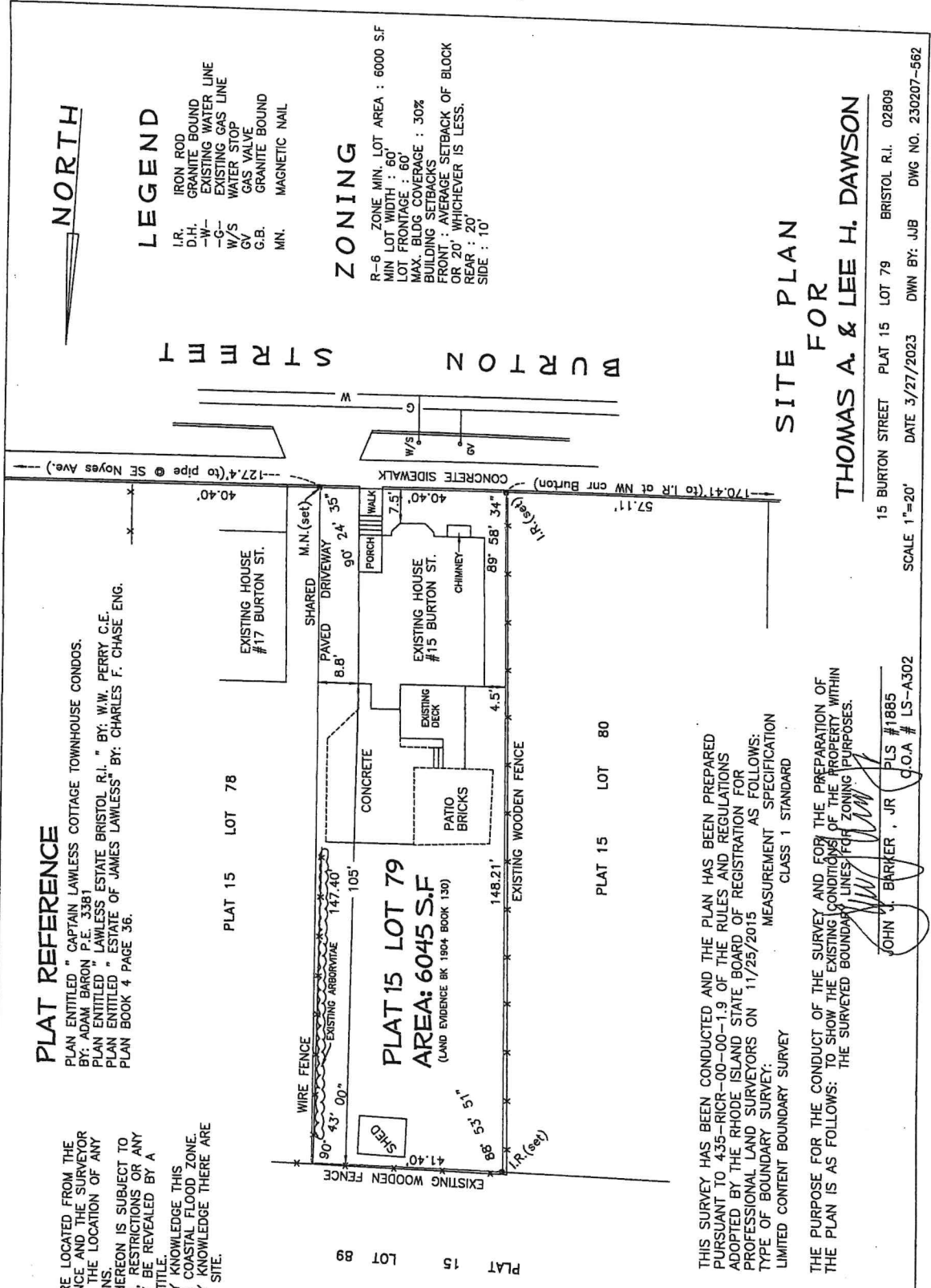
Structure: Primary Residence	Square Footage: 2,300	Building/Structure Detail if Other:
Structure: Other	Square Footage: 80	Building/Structure Detail if Other: shed

NOTES

1. UTILITIES SHOWN ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE LOCATION OF ANY UNDERGROUND POSITIONS.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W, RESTRICTIONS OR ANY LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.
3. TO THE BEST OF MY KNOWLEDGE THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.
4. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.

PLAT REFERENCE

PLAN ENTITLED "CAPTAIN LAWLESS COITAGE TOWNHOUSE CONDOS. BY: ADAM BARON P.E. 3381
 PLAN ENTITLED "LAWLESS ESTATE BRISTOL R.I." BY: W.W. PERRY C.E.
 PLAN ENTITLED "ESTATE OF JAMES LAWLESS" BY: CHARLES F. CHASE ENG.
 PLAN BOOK 4 PAGE 36.



CERTIFICATION

JOHN J. BARKER, JR.
 No. 1885
 REGISTERED LAND SURVEYOR

SITE PLAN FOR THOMAS A. & LEE H. DAWSON

Submit Historic District Comm...

CAPE COD WITH DORMER, 12X16

\$11,811.00 / SHED

Description

SKU: 010-1-26

Shed Colors: Clay Siding, Sandstone trim, Weatherwood shingle.

Siding Type: Wood-Duratem

Additional Features Included: New England Trim Package, Country Transom Windows, Loft, Shelf, Diamond Plate Threshold, 24x36 Windows.

Shipping & Returns



...&sbp=false&q=false&category_id=BYH7ZCK4ZSRTLRCQ&ZIV2G

Bristol - Yahoo Search Results

Historic District | Bristol, RI



15 Burton St, Bristol, RI

Map/Lot: 15-79

1 inch = 25 Feet



www.cai-tech.com

May 11, 2026



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Plat/Lot 015-0079-000

Account: 988

LUC 27

Zone R-6

Assessment

\$720,700

Owner ▶ Owner Account #: 50-0030-89

Owner	% Owned
Owner 1 DAWSON, THOMAS A &	0.00
Owner 2 LEE H TE	0.00
Owner 3	0.00

Address: 15 BURTON ST, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
SALINGER, JOHN J III	08/10/2017	435,000	1904-130	NAL	W
SALINGER, JOHN J III	12/18/2014	1	1783-304	A	Q
SALINGER, JOHN J JR & JO	06/27/2008	206,500	1443-164	A	W

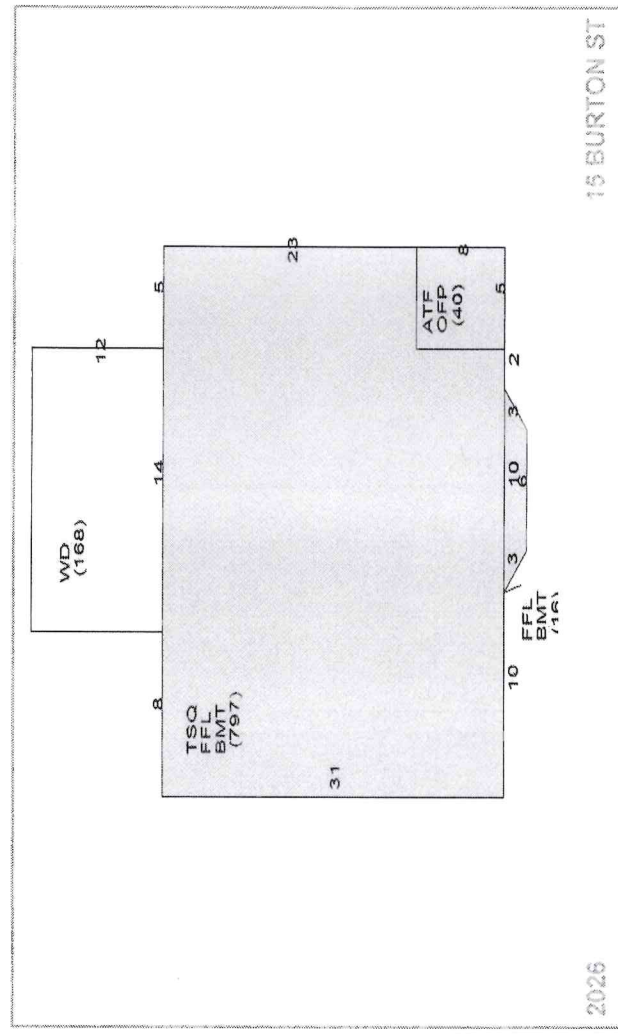
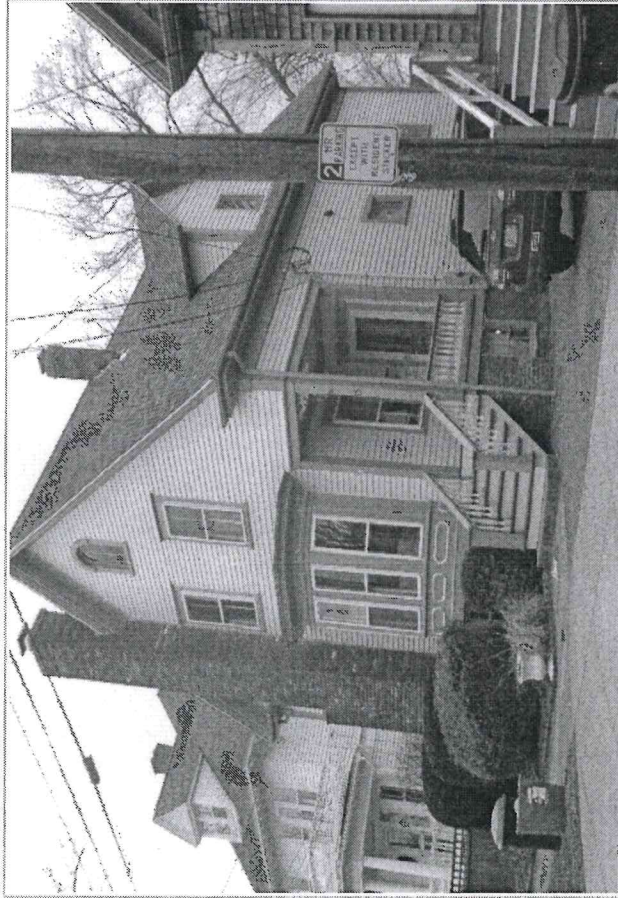
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	396,700	700	0.14	323,300	0	720,700
TOTAL	396,700	700	0.14	323,300	0	720,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 294.43 VAL per SQ Unit/Parcel > 294.43

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	396,700	700	0	323,300	0	720,700	720,700
2024	01	227,300	700	0	269,300	0	497,300	497,300
2023	01	227,300	700	0	269,300	0	497,300	497,300
2022	01	227,300	700	0	269,300	0	497,300	497,300
2021	01	172,600	800	0	258,800	0	432,200	432,200
2020	01	172,600	800	0	258,800	0	432,200	432,200



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 27 R Single F#	0.13774	AC	P	1.00	1,842,000	2,331,204	I	Partial View 25			321,100			1.00	0
2 27 R Single F#	0.00292	AC	EX	0.20	1,842,000	753,425	I				2,200			1.00	0
3															
4															

Plat/Lot 015-0079-000

Account: 988

LUC 27

Zone R-6

Assessment

\$720,700

Building Information

Table with columns: Description, BLDG Type, RES Units, Foundation, Frame 1, EXT Wall 1, Roof Type 1, Roof Cover 1, INT Wall 1, Floors 1, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View. Includes details like Story Height 1 3/4, COM Units 0, Concrete, Wood, Clapboard, Gable, Asphalt Shir, Drywall, Hardwood, Color, Electrical, INT vs EXT, Heat Type, % Heated, % A/C, % Vacuum, Ceiling Type, % Sprinkled.

Grade

Table with columns: Grade, Year Built, Q4, Q4, EFF Year, Alt %. Values: 1880, 0.00.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Rows include FFL, TSQ, ATF, OFP, WD, BMT, Total.

Visit History

Table with columns: Date, Result, By. Rows include 1/14/2025, 1/10/2025, 8/16/2021, 10/5/2018, 10/1/2018, 4/2/2008, 4/2/2008, 3/27/2008, 1/2/2008.

Notes

PARTIAL VIEW

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Feats, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total.

Depreciation

Table with columns: Code, Description, % Total Depreciation % >. Rows include AG, Functional, Economic, Special, OV.

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s). Rows include Interior, Exterior, Kitchen, Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq. Values: 0, 1.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost. Rows include MECH, ELEC, MECH, PLMB, BLDG, BLDG, BLDG.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF, Size, Quality, Condition, Year, Assessed Value. Rows include Patio.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Rows include 1, 2, 3, 4, Totals.

Other Info.

Table with columns: AFDU, xTermRental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c.



15 Burton St. - 200' Radius

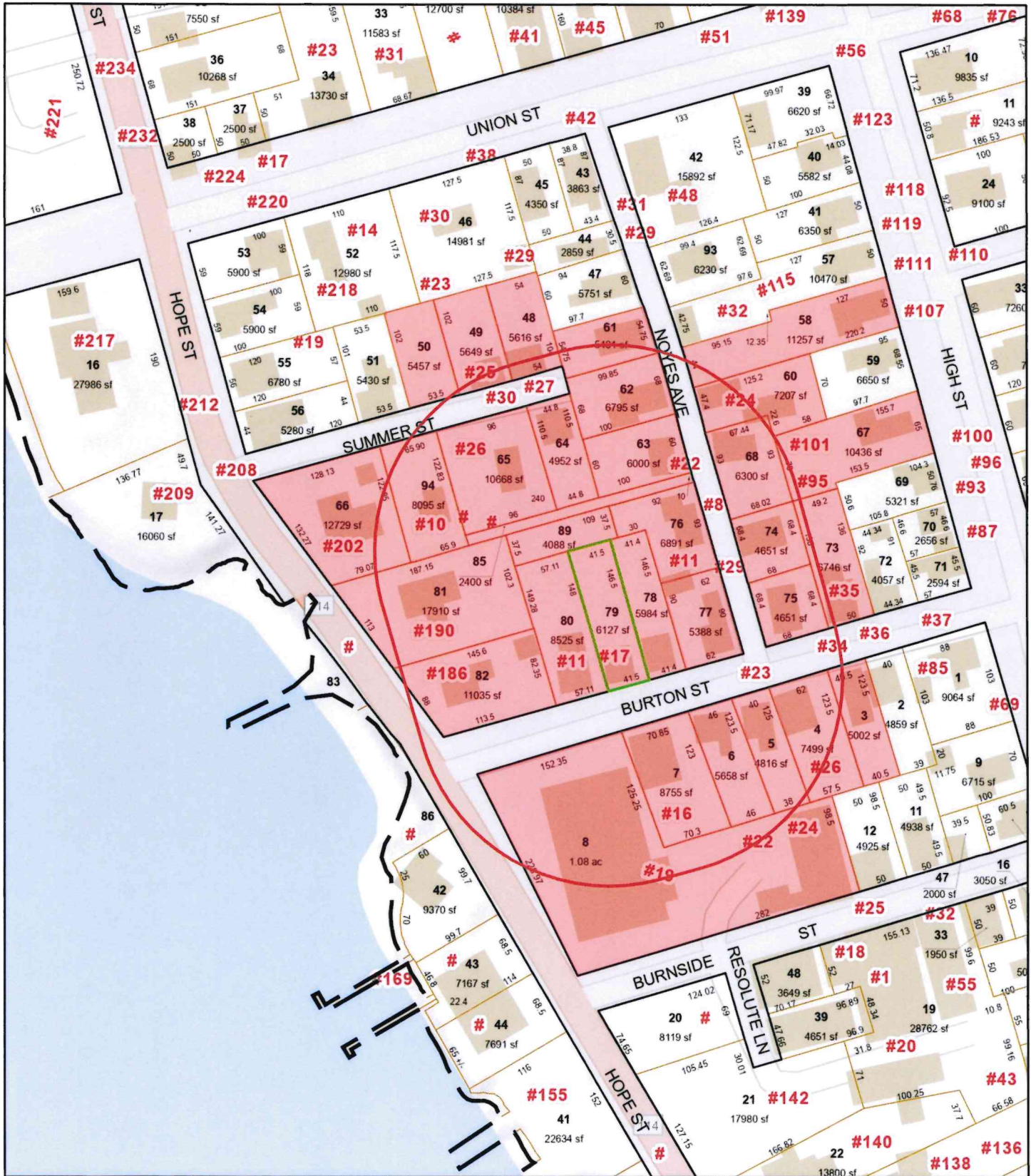
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 8, 2026



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200 feet Abutters List Report

Bristol, RI
May 08, 2026

Subject Property:

Parcel Number: 15-79
CAMA Number: 15-79
Property Address: 15 BURTON ST

Mailing Address: DAWSON, THOMAS A & LEE H TE
4 JAMIE LANE
HOPKINTON, MA 01748

Abutters:

Parcel Number: 15-48
CAMA Number: 15-48
Property Address: 29 SUMMER ST

Mailing Address: HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-49
CAMA Number: 15-49
Property Address: 25 SUMMER ST

Mailing Address: BAKER, JOHN & LINDA TE
25 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-50
CAMA Number: 15-50
Property Address: 23 SUMMER ST

Mailing Address: ESSELEN IV GUSTAVUS J TRUSTEE
ESSELEN CATHERINE M TRUSTEE
23 SUMMER ST
Bristol, RI 02809

Parcel Number: 15-58
CAMA Number: 15-58
Property Address: 111 HIGH ST

Mailing Address: YOUNG, CHRISTOPHER M & LAUREN R
TE
PO BOX 215
BARTON, VT 05822

Parcel Number: 15-60
CAMA Number: 15-60
Property Address: 24 NOYES AVE

Mailing Address: LAVOIE, ROXANNE L. LE GIUSTI,
GENNA L. & FORLEO, LYNETTE L. JT
24 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-61
CAMA Number: 15-61
Property Address: 27 NOYES AVE

Mailing Address: PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-62
CAMA Number: 15-62
Property Address: 25 NOYES AVE

Mailing Address: GUILD, MITCHELL A & JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-63
CAMA Number: 15-63
Property Address: 23 NOYES AVE

Mailing Address: FERRATO, JAMES D. & FERRATO,
PAULA TRUSTEES (1/2) TC
23 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-64
CAMA Number: 15-64
Property Address: 30 SUMMER ST

Mailing Address: LEVY, MARK L & KEATING, CELINE M
TE
30 SUMMER ST
BRISTOL, RI 02809

Parcel Number: 15-65
CAMA Number: 15-65
Property Address: 26 SUMMER ST

Mailing Address: BURKE, CHARLES A. & MAURER, MARI-
LYNN CO-TRUSTEES
26 SUMMER ST
BRISTOL, RI 02809



www.cai-tech.com

5/8/2026

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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
May 08, 2026

Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-67 CAMA Number: 15-67 Property Address: 101 HIGH ST	Mailing Address: HOWE, DAVID & KATHLEEN TE 101 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-68 CAMA Number: 15-68 Property Address: 22 NOYES AVE	Mailing Address: HANNEY MICHAEL J. & PEGGY A. TE 22 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-73 CAMA Number: 15-73 Property Address: 35 BURTON ST	Mailing Address: OLIVER, JOHN S. KEATING, KATHLEEN A. TE 35 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-74 CAMA Number: 15-74 Property Address: 8 NOYES AVE	Mailing Address: CITO, JEFFREY D & KELLY, STEPHANIE JT 8 PARK AVE WAPPINGERS, NY 12590
Parcel Number: 15-75 CAMA Number: 15-75 Property Address: 29 BURTON ST	Mailing Address: HIGH STREET HOMES, LLC 118 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-76 CAMA Number: 15-76 Property Address: 11 NOYES AVE	Mailing Address: READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST 11 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-77 CAMA Number: 15-77 Property Address: 23 BURTON ST	Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE 23 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-78 CAMA Number: 15-78 Property Address: 17 BURTON ST	Mailing Address: STEPHENS, MARK S & SUZETTE R TE 17 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-79 CAMA Number: 15-79 Property Address: 15 BURTON ST	Mailing Address: DAWSON, THOMAS A & LEE H TE 4 JAMIE LANE HOPKINTON, MA 01748
Parcel Number: 15-80 CAMA Number: 15-80 Property Address: 11 BURTON ST	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-81 CAMA Number: 15-81 Property Address: 190 HOPE ST	Mailing Address: STERLING, CAROL A. 190 HOPE ST BRISTOL, RI 02809



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5/8/2026

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Page 2 of 3



200 feet Abutters List Report

Bristol, RI
May 08, 2026

Parcel Number: 15-82 CAMA Number: 15-82 Property Address: 186 HOPE ST	Mailing Address: CAMPBELL, WILLIAM K ETUX JUDITH S. CAMPBELL TE 186 HOPE ST. BRISTOL, RI 02809
Parcel Number: 15-85 CAMA Number: 15-85 Property Address: HOPE ST	Mailing Address: STERLING, CAROL A. TRUSTEE 190 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-89 CAMA Number: 15-89 Property Address: NOYES AVE	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-94 CAMA Number: 15-94 Property Address: 10 SUMMER ST	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES 10 SUMMER ST BRISTOL, RI 02809
Parcel Number: 16-3 CAMA Number: 16-3 Property Address: 34 BURTON ST	Mailing Address: GUCK, LARS & VICTORIA TE 34 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-4 CAMA Number: 16-4 Property Address: 26 BURTON ST	Mailing Address: SIOBHAN HOLDINGS, LLC 207 LAMMS MILL RD WERNERSVILLE, PA 19565
Parcel Number: 16-5 CAMA Number: 16-5 Property Address: 24 BURTON ST	Mailing Address: WROBLEWSKI, ALAN F & LORING, MARIA L - TRUSTEES LORING WROBLEWSKI TRUST 24 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-6 CAMA Number: 16-6 Property Address: 22 BURTON ST	Mailing Address: AUSTIN, EDWARD A III TRUSTEE EDWARD A AUSTIN III REVOCABLE LIVING TRUST C/O 45 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-7 CAMA Number: 16-7 Property Address: 16 BURTON ST	Mailing Address: 16 BURTON ST LLC C/O SERAPHIN & MARJORIE DAPONT 65 VARNUM AVE BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-001 Property Address: 19 BURNSIDE ST	Mailing Address: HH ACQUISITIONS LLC 19 BURNSIDE ST BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-002 Property Address: 17 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-003 Property Address: 1 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809



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5/8/2026

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Page 3 of 3

16 BURTON ST LLC
C/O SERAPHIN & MARJORIE D
65 VARNUM AVE
BRISTOL, RI 02809

FORD, DAVID
STRATTON, NANCY ETUX
11 BURTON ST
BRISTOL, RI 02809

LEVY, MARK L & KEATING, C
30 SUMMER ST
BRISTOL, RI 02809

AUSTIN, EDWARD A III TRUS
EDWARD A AUSTIN III REVOC
C/O 45 HIGH ST
BRISTOL, RI 02809

GUCK, LARS & VICTORIA TE
34 BURTON ST
BRISTOL, RI 02809

OLIVER, JOHN S.
KEATING, KATHLEEN A. TE
35 BURTON ST
BRISTOL, RI 02809

BAKER, JOHN & LINDA TE
25 SUMMER ST
BRISTOL, RI 02809

GUILD, MITCHELL A &
JUDITH TE
25 NOYES AVE
BRISTOL, RI 02809

PACHECO, JASON D
27 NOYES AVE
BRISTOL, RI 02809

BECKMAN, ANNA E
COHEN, JESSE P TE
23 BURTON ST
BRISTOL, RI 02809

HANNEY MICHAEL J. & PEGGY
22 NOYES AVE
BRISTOL, RI 02809

READ, CLARA E & HURD, JAY
CLARA E READ & JAY B HURD
11 NOYES AVE
BRISTOL, RI 02809

BURKE, CHARLES A. & MAURE
26 SUMMER ST
BRISTOL, RI 02809

HANSON, WADE R
29 SUMMER ST
BRISTOL, RI 02809

SCHWENGEL, ROBERT H &
ELIZABETH N TRUSTEES
10 SUMMER ST
BRISTOL, RI 02809

CAMPBELL, WILLIAM K ETUX
JUDITH S. CAMPBELL TE
186 HOPE ST.
BRISTOL, RI 02809

HERRESHOFF MARINE MUSEUM
P. O. BOX 450
BRISTOL, RI 02809

SIOBHAN HOLDINGS, LLC
207 LAMMS MILL RD
WERNERSVILLE, PA 19565

CITO, JEFFREY D &
KELLY, STEPHANIE JT
8 PARK AVE
WAPPINGERS, NY 12590

HH ACQUISITIONS LLC
19 BURNSIDE ST
BRISTOL, RI 02809

STEPHENS, MARK S & SUZETT
17 BURTON ST
BRISTOL, RI 02809

DAWSON, THOMAS A &
LEE H TE
4 JAMIE LANE
HOPKINTON, MA 01748

HIGH STREET HOMES, LLC
118 HIGH ST
BRISTOL, RI 02809

STERLING, CAROL A.
190 HOPE ST
BRISTOL, RI 02809

ESSELEN IV GUSTAVUS J TRU
ESSELEN CATHERINE M TRUST
23 SUMMER ST
Bristol, RI 02809

HOWE, DAVID & KATHLEEN TE
101 HIGH ST
BRISTOL, RI 02809

STERLING, CAROL A. TRUSTE
190 HOPE ST
BRISTOL, RI 02809

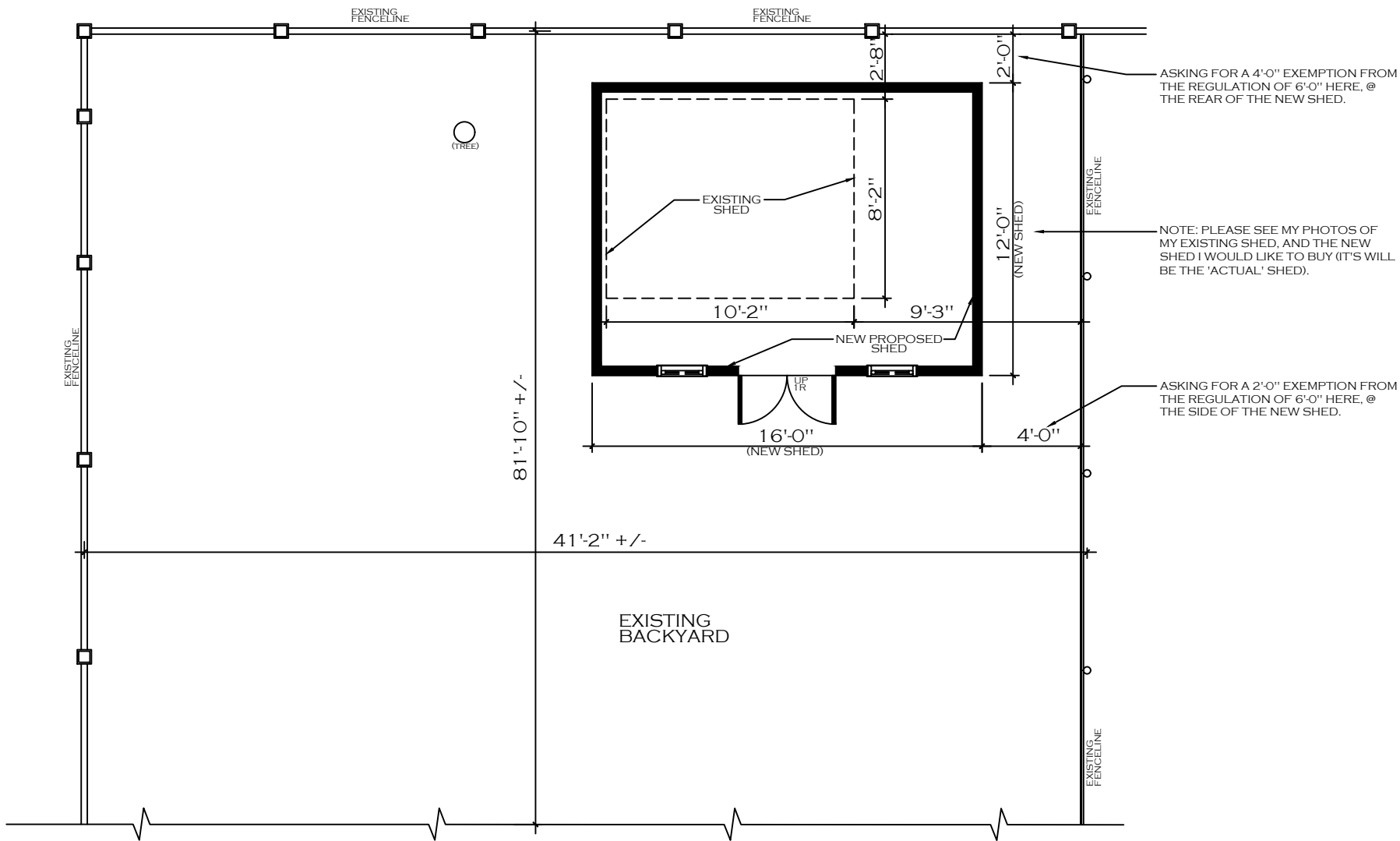
FERRATO, JAMES D. &
FERRATO, PAULA TRUSTEES (
23 NOYES AVE
BRISTOL, RI 02809

LAVOIE, ROXANNE L. LE
GIUSTI, GENNA L. & FORLEO
24 NOYES AVE
BRISTOL, RI 02809

VANDEVENTER, BRENDAN P &
MONICA R TE
202 HOPE ST
BRISTOL, RI 02809

WROBLEWSKI, ALAN F & LORI
LORING WROBLEWSKI TRUST
24 BURTON ST
BRISTOL, RI 02809

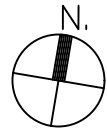
YOUNG, CHRISTOPHER M &
LAUREN R TE
PO BOX 215
BARTON, VT 05822

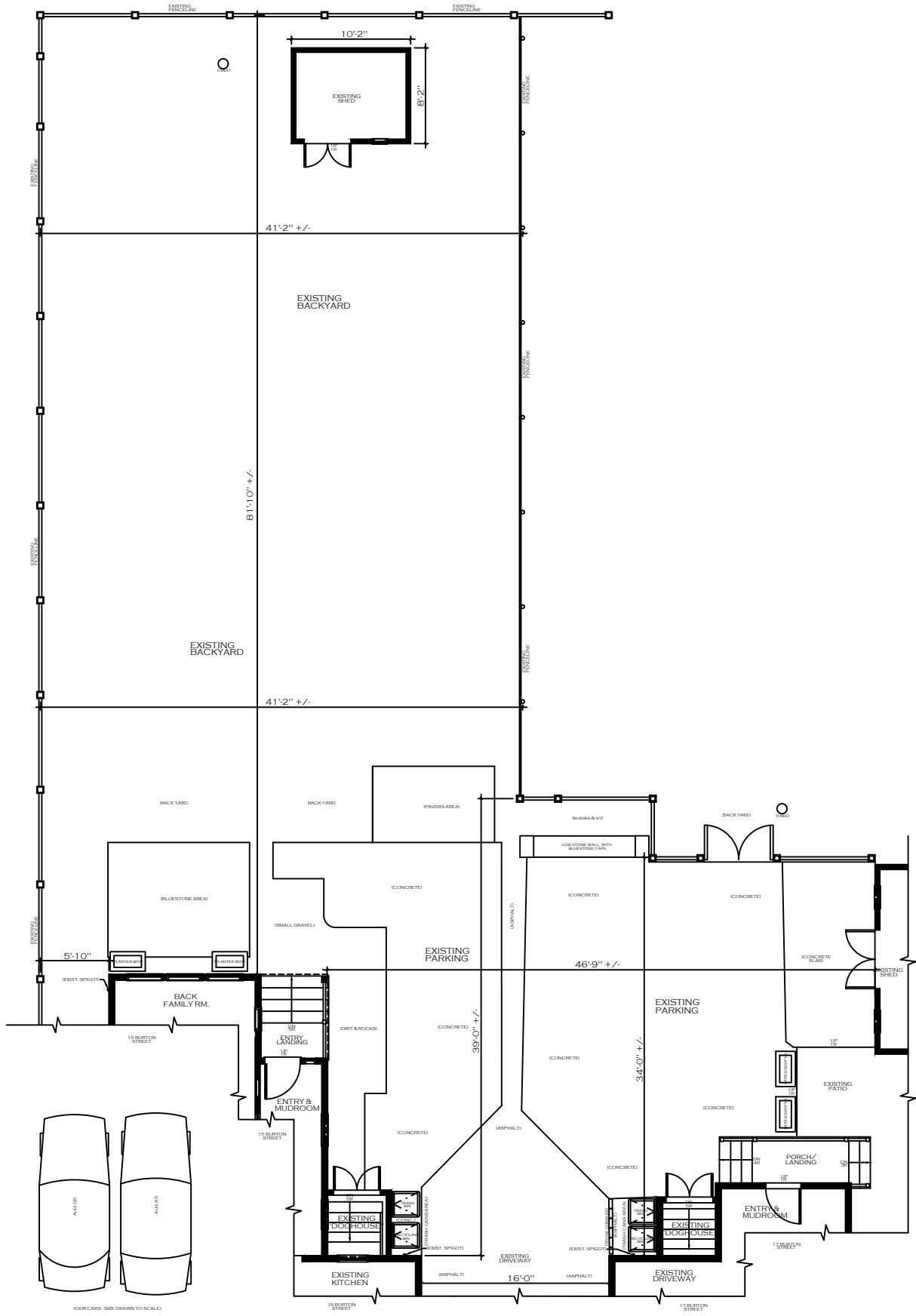


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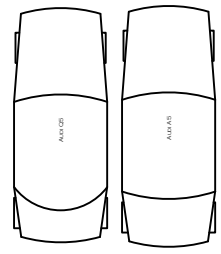
15 BURTON ST. BACKYARD: PROPOSED SHED CHANGES

SCALE: 1/4" = 1'-0" (PARTIAL BACKYARD PLAN for 15 BURTON STREET, BRISTOL, RI) 04/15/26





EXISTING CONDITIONS: CAR COURT & BACKYARD PLAN
SCALE: 1/4" = 1'-0" (BACKYARD PLAN for 15 BURTON ONLY) 01/25/26





Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-22

14 Clifton Road 79 357

May 4, 2026

Applicant	
Name of Applicant	John B. Affleck
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	14 Clifton Road	79	357

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	263 feet
Width in Feet	12 feet
Length in Feet	21.92 feet
Height Above Grade	20 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	14 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	12.5 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Requesting relief for front yard setback on a corner lot per Section 28-111 Dimensional Table.

Describe the extent of the proposed alterations and the reasons for the requesting relief
Applicant is proposing construction of a 12' x 22' garage addition attached to the existing garage and residence. Requesting zoning relief from the front yard setback on two sides for this corner lot. Relief requested is 14 feet on the Kingswood Road side and 12.5 feet on the Clifton Road side. Based on a 30 ft. front yard set back in an R-10 zone the proposed garage addition would require 3 ft. of relief at the north corner and 12.5 ft. at the south corner on the Clifton Road side. There is no issue with vision clearance at the corners per 28-144. We moved into our home in July 2025 and quickly discovered the garage storage space to be

inadequate. Our previous residence included a large 4 car garage which accomodated two vintage vehicles, a workshop, associated tools and parts, lawn equipment, in addition to our two daily cars. In the process of moving to Bristol one of the vintage vehicles was sold along with many surplus tools, parts and lawn equipment. At this time, the remaining vintage vehicle is stored in the current garage with related tools and parts along with various lawn and garden supplies. Our two daily cars must be parked outside which has proved to be difficult, especially after this last winter with extensive snow and ice, as we are getting older and physically limited to clear off the cars or shovel. The proposed garage addition would allow us to move the remaining vintage vehicle into the new bay along with other supplies and equipment providing room for our two daily cars to be parked in the existing garage. This would allow us safer access to the house through the garage which is equipped with safety bars and avoids challenging weather conditions. We feel that the requested dimentional variance would alleviate a hardship that is more than a mere inconvenience to us and we hope the Board finds that it is minimal to our reasonable enjoyment of our property.

Existing Lot Specifications

Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	9,973
Lot Frontage	111.24
Lot Depth	124.09

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 2,210	Building/Structure Detail if Other:
------------------------------	-----------------------	-------------------------------------



PLAT REFERENCE

BEING LOTS 357 & 358 ON PLAN ENTITLED " BAYSIDE SHORES " PLAN BOOK 4 PAGE 63 BY: WATERMAN ENGINEERING

LEGEND

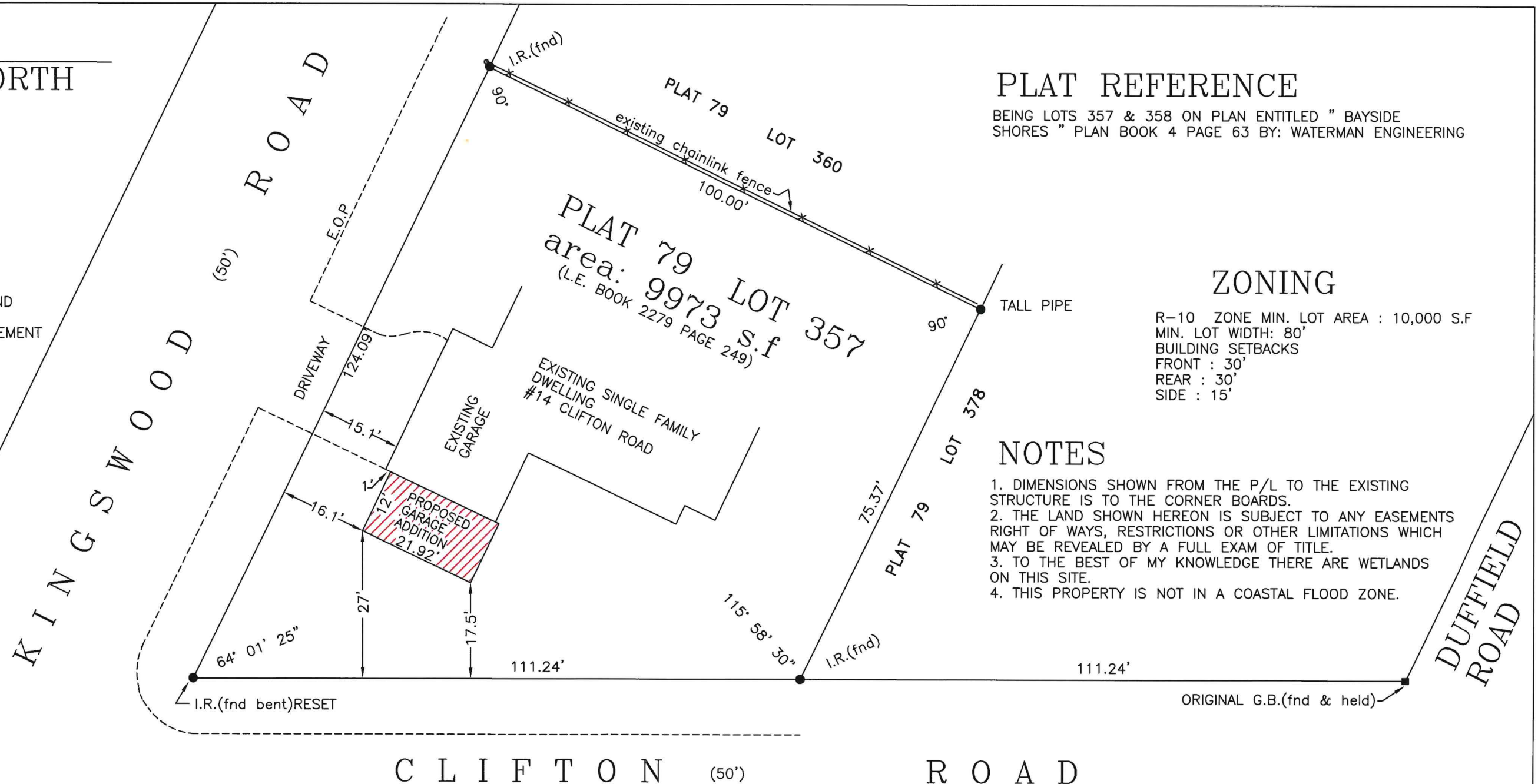
- G.B. GRANITE BOUND
- I.R. IRON ROD
- E.O.P. EDGE OF PAVEMENT
- D.H. DRILL HOLE

ZONING

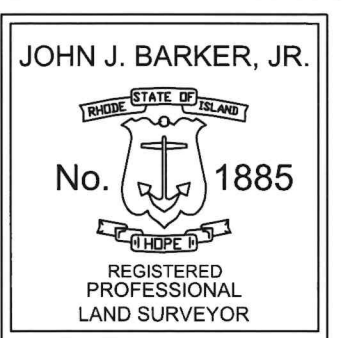
R-10 ZONE MIN. LOT AREA : 10,000 S.F
 MIN. LOT WIDTH: 80'
 BUILDING SETBACKS
 FRONT : 30'
 REAR : 30'
 SIDE : 15'

NOTES

1. DIMENSIONS SHOWN FROM THE P/L TO THE EXISTING STRUCTURE IS TO THE CORNER BOARDS.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
3. TO THE BEST OF MY KNOWLEDGE THERE ARE WETLANDS ON THIS SITE.
4. THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.



CERTIFICATION



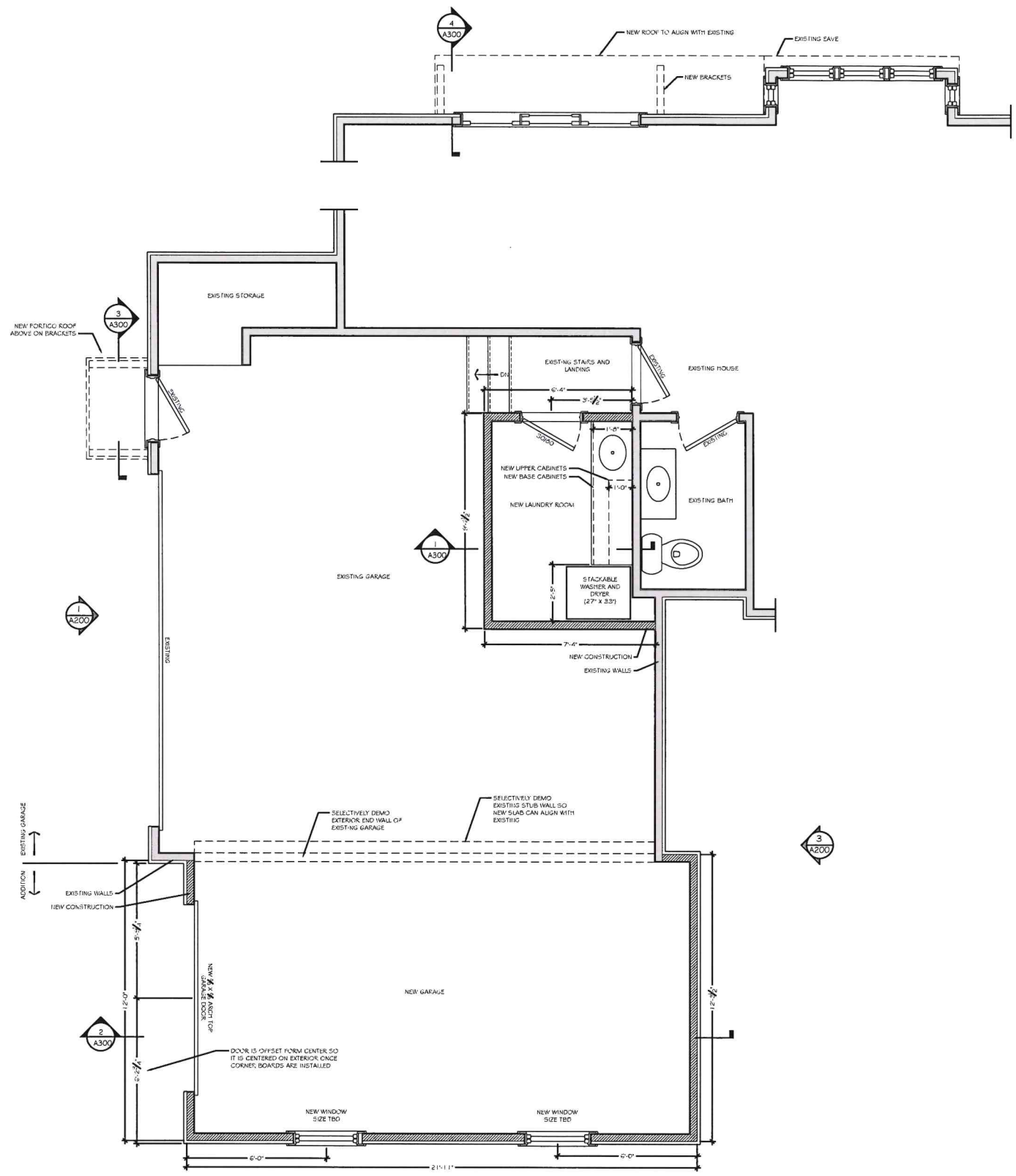
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD
 OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE PROPOSED ADDITION TO THE EXISTING GARAGE FOR ZONING PURPOSES WITHIN THE SURVEYED BOUNDARY PERIMETER.

S I T E P L A N

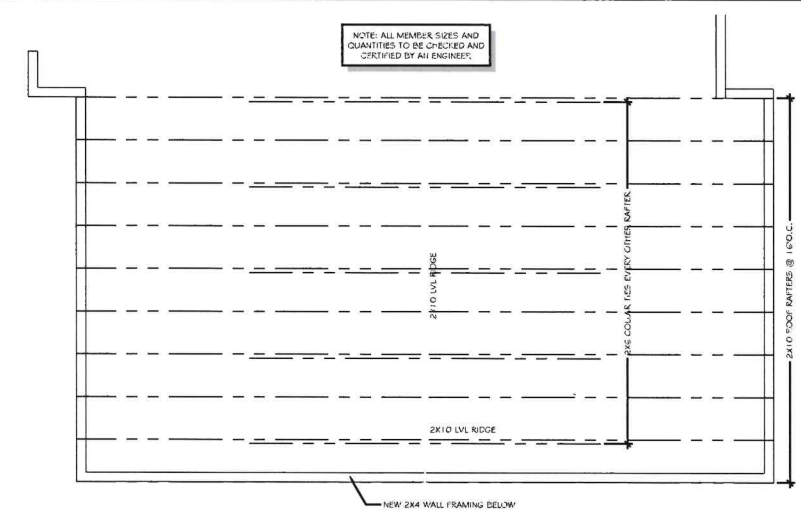
for
John B. Affleck

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

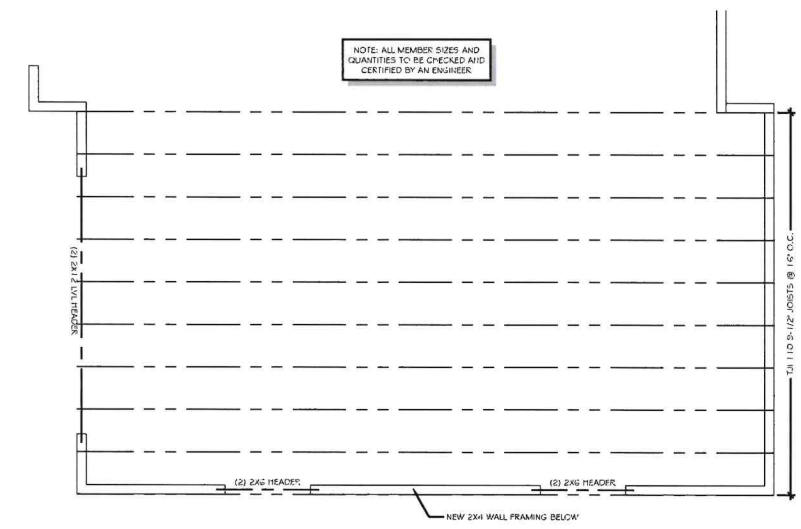
PLAT 79 LOT 357 14 CLIFTON ROAD BRISTOL, RHODE ISLAND 02809
 SCALE 1"=20' DATED : 4/19/2026 DWN BY: JJB DWG NO. 260303-667



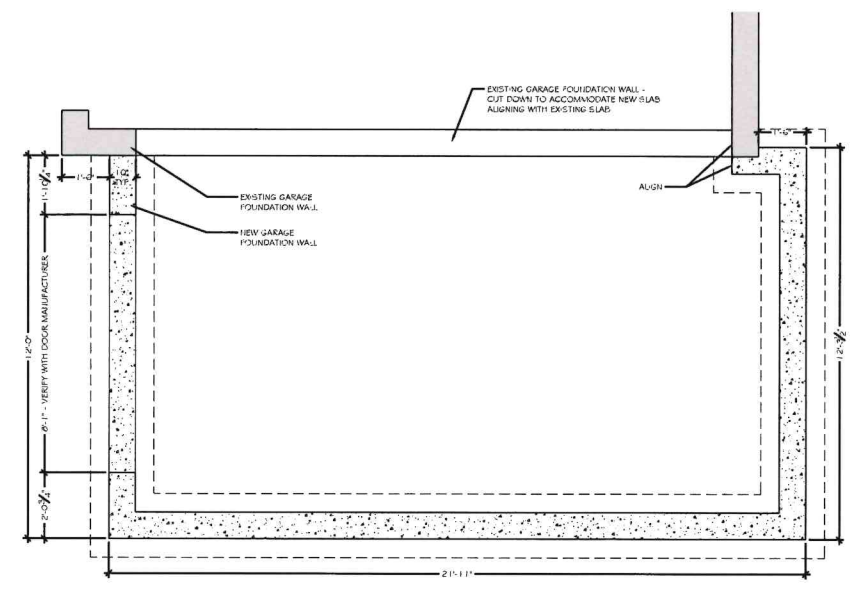
1 FLOOR PLAN
SCALE: 3/8" = 1'-0"



2 ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"



3 ATTIC FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"



4 FOUNDATION PLAN
SCALE: 3/8" = 1'-0"

MADLINE MELCHERT
ARCHITECT
M
518-524-6925
madline@madline.com
2 ARTHUR AVENUE
BRISTOL RI 02809

14 CLIFTON ROAD
BRISTOL
RHODE ISLAND
EXISTING FLOOR PLANS

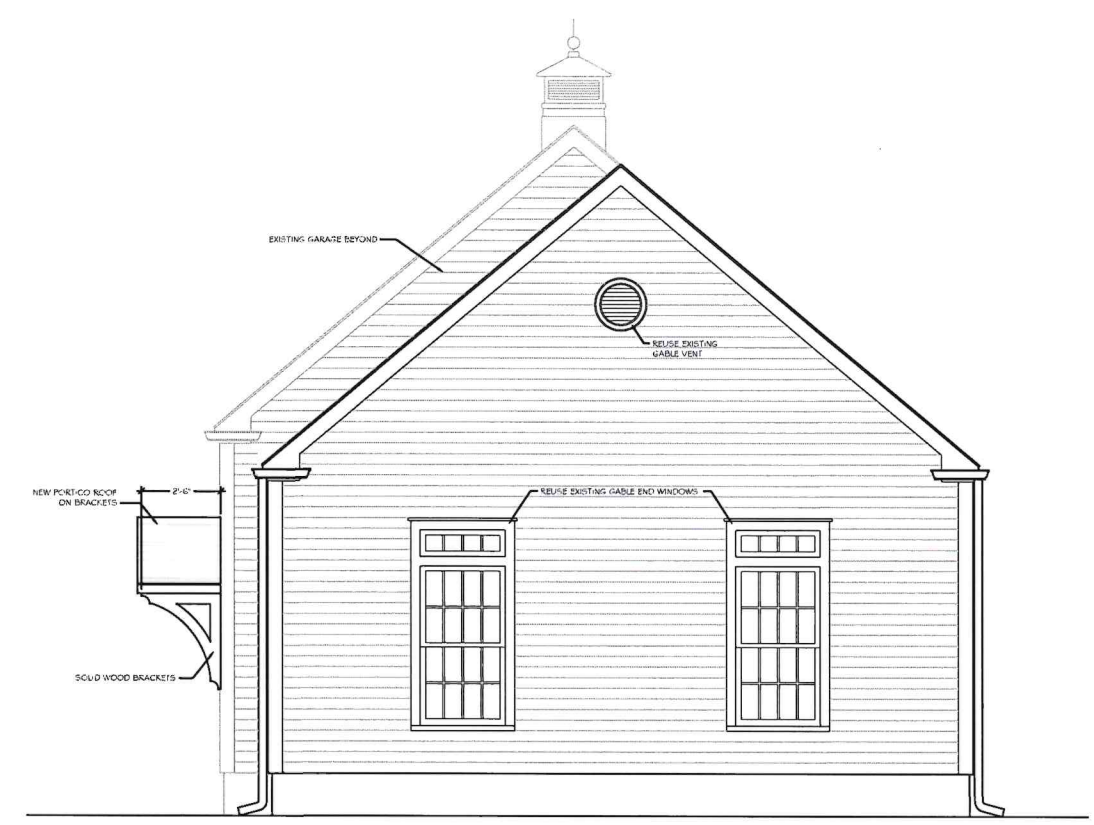
TITLE	DATE
14 CLIFTON ROAD	03.31.2026
DWN BY:	CHKD BY:
REVISIONS:	
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SHEET NO:
A100

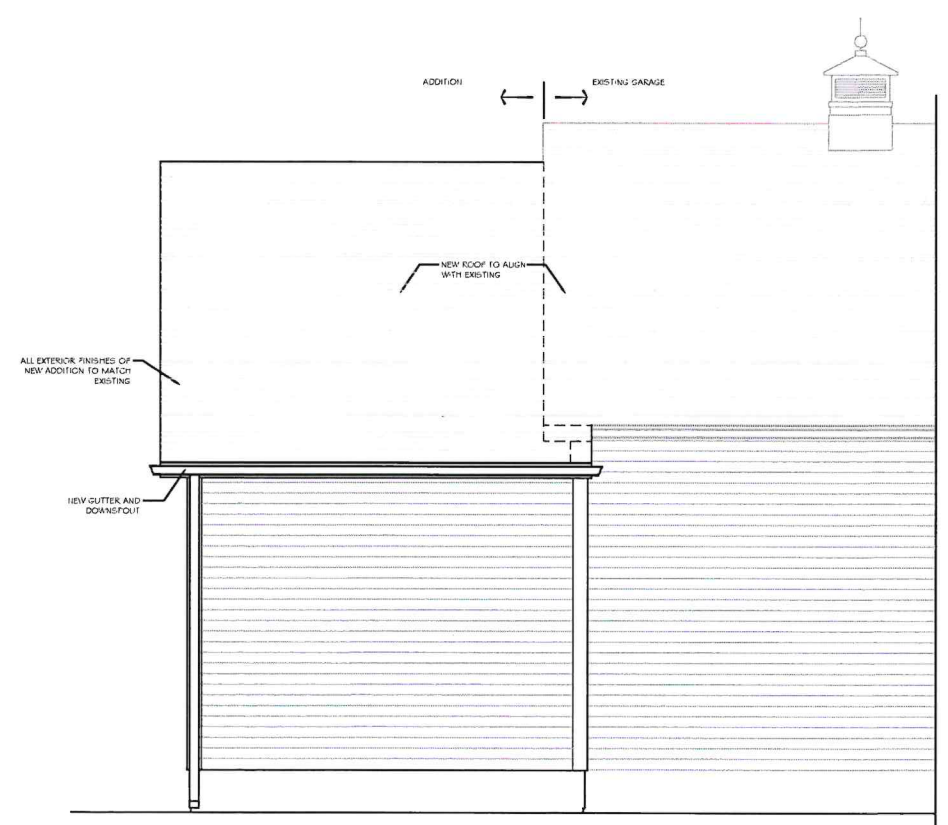
TITLE	DATE
14 CLIFTON ROAD	03.31.2026
DESIGNED BY	CHECKED BY
MADLINE MELCHERT	
REVISIONS:	
▲	
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▲	
▲	
▲	
STAMP	



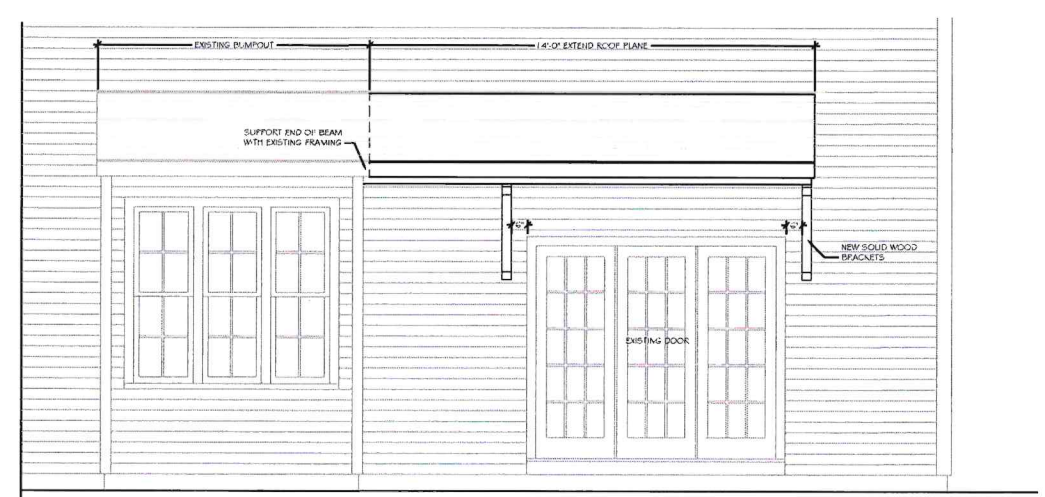
1 NORTH ELEVATION
 SCALE: 3/8" = 1'-0"



2 WEST ELEVATION
 SCALE: 3/8" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"



4 SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"



14 Clifton Rd, Bristol, RI

Map/Lot: 79-357

1 inch = 25 Feet



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May 11, 2026



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Bristol

14 CLIFTON RD

Card 1 of 1 **CATALIS**
ADVANCING GOVERNMENT ENGAGING CITIZENS

Plat/Lot 079-0357-000

Account: 4659

Zone R-10

Assessment

\$783,000

Owner ▶ Owner Account #: 18-1201-55

Owner	% Owned
Owner 1 AFFLECK, JOHN B. & PATRICIA TE	
Owner 2	
Owner 3	

Address 14 CLIFTON RD, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
REINHOLT, JOHN A. & SYLVIA L. TE	04/17/2025	989,900	2279-249		W
REINHOLT, JOHN A. LE	03/05/2025	0	2275-172		Q
REINHOLT, JOHN A	09/13/2023	0	2223-105		Q
REINHOLT, JOHN A & SYLVIA L. ETUX	06/30/2014	0	1762-307	A	Q
SKELTON, LAWRANCE	06/10/1999	65,000	703-96	A	W

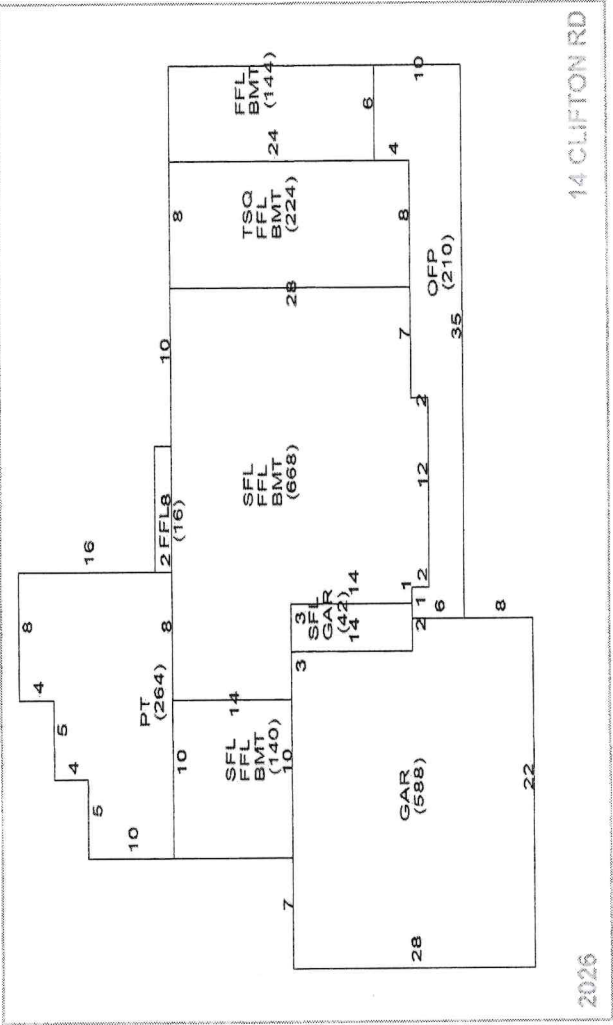
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	576,200	0	0.23	206,800	0	783,000
TOTAL	576,200	0	0.23	206,800	0	783,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 174.39 VAL per SQ Unit/Parcel > 174.39

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	576,200	0	0	206,800	0	783,000	783,000
2024	01	377,500	0	0	172,400	0	549,900	549,900
2023	01	377,500	0	0	172,400	0	549,900	549,900
2022	01	377,500	0	0	172,400	0	549,900	549,900
2021	01	317,500	0	0	171,300	0	488,800	488,800
2020	01	317,500	0	0	171,300	0	488,800	488,800



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 NR Single l	0.22895	AC	P	1.00	778,800	903,254	F					206,800			1.00	0
2																
3																
4																

Plat/Lot 079-0357-000

Account: 4659

LUC 01

Assessment

\$783,000

Building Information

Description	Quantity	Quality
BLDG Type Colonial	2	Typical
RES Units	1	Typical
Foundation Concrete	0	Concrete
Frame 1 Wood	2	Concrete
EXT Wall 1 Vinyl Siding	2	Concrete
Roof Type 1 Gable	2	Concrete
Roof Cover 1 Asphalt Shrs	2	Concrete
INT Wall 1 Drywall	2	Concrete
Floors 1 Hardwood	2	Concrete
BMT Garages	0	Concrete
Plumbing Electrical	0	Concrete
Insulation Oil	0	Concrete
Heat Fuel	0	Concrete
# Heat Sys	0	Concrete
% Solar HW	0	Concrete
% COM Wall	0	Concrete
Ceiling HIGHT	0	Concrete
Parking Type	0	Concrete
EXT View	0	Concrete

Grade

Grade	Q3	Q3
Year Built	2001	EFF Year
Air LUC	0.00	Alt %

Other Factors

Flood Hazard	Topography	Street	LEVEL
Bas \$/SQ	211.00	PAVED	
Size Adj	1.02		
Constr Adj	1.01		
Adj \$/SQ	216.77		
Othr Feats	47.735		
Grade Fac	1.18		
Neigh Infr	1.00		
Land Factor	1.00		
Adj Total	700.063		
Depreciation	123.911		
Depr Total	576.152		

Depreciation

Code	Description	%
GD	GD - Good	17.7
Functional		0.0
Economic		0.0
Special		0.0
OV		

Total Depreciation % > 17.7

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,192	1,192	216.77	258,390
SFL	2nd FLOOR	850	850	216.77	184,254
TSQ	3/4 STORY	168	168	216.77	36,417
BMT	BASEMENT	1,176	0	32.52	38,243
GAR	GARAGE	630	0	58.40	24,998
OFF	OPEN PORCH	210	0	11.86	2,491
PT	PATIO	264	0	2.82	744
Total		4,490	2,210		545,537

Notes

LOT 358 DROPPED INTO THIS LOT 10/02 EAS.-

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost
02/22/2024	E58254		ELEC	300
01/10/2024	M57988		MECH	30,498
07/26/2022	E54542		ELEC	8,900
07/26/2022	M54543		MECH	800
07/03/2017	234-17-E	10/03/2017	ELEC	6,050
07/03/2017	395-17-E	10/03/2017	BLDG	18,150
07/03/2017	B30398		BLDG	0
07/03/2017	E7861		ELEC	0

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	Status	Description/Directions
02/22/2024	E58254		ELEC	300	Closed	wiring air handler, outside units, and sub panel
01/10/2024	M57988		MECH	30,498	Closed	Replacing existing two zone hydro air handler and single stage cooling equipr
07/26/2022	E54542		ELEC	8,900	Closed	FURNISH LABOR AND MATERIALS FOR (1) 14KW GENERATOR AND (1) 200A
07/26/2022	M54543		MECH	800	Closed	FURNISH LABOR AND MATERIALS TO INSTALL GAS PIPING FOR AUTOMATI
07/03/2017	234-17-E	10/03/2017	ELEC	6,050	Closed	WIRE 22 ROOF MOUNTED SOLAR PANELS 6.05 KW
07/03/2017	395-17-E	10/03/2017	BLDG	18,150	Closed	22 ROOF MOUNTED SOLAR ARRAY 6.05 kw
07/03/2017	B30398		BLDG	0	Closed	INSTALL ROOF MOUNTED SOLAR ARRAY (22 PANELS) @ 6.05 KW
07/03/2017	E7861		ELEC	0	Closed	INSTALL ROOF MOUNTED SOLAR ARRAY (22 PANELS) @ 6.05 KW

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF	Size	Quality	Condition	Year	Assessed Value
2	Shed	1	Y	1			80		0	AV	2001	0
151	S Pump1	1	Y	1			1	3	3	AV	2000	0
150	Solar P	1	Y	22			1	3	3	AV	2010	0

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	7	3
2	1	7	3
3	1	7	3
4	1	7	3
Totals	1	7	3



14 Clifton Road - 300' Radius

Town of Bristol, RI

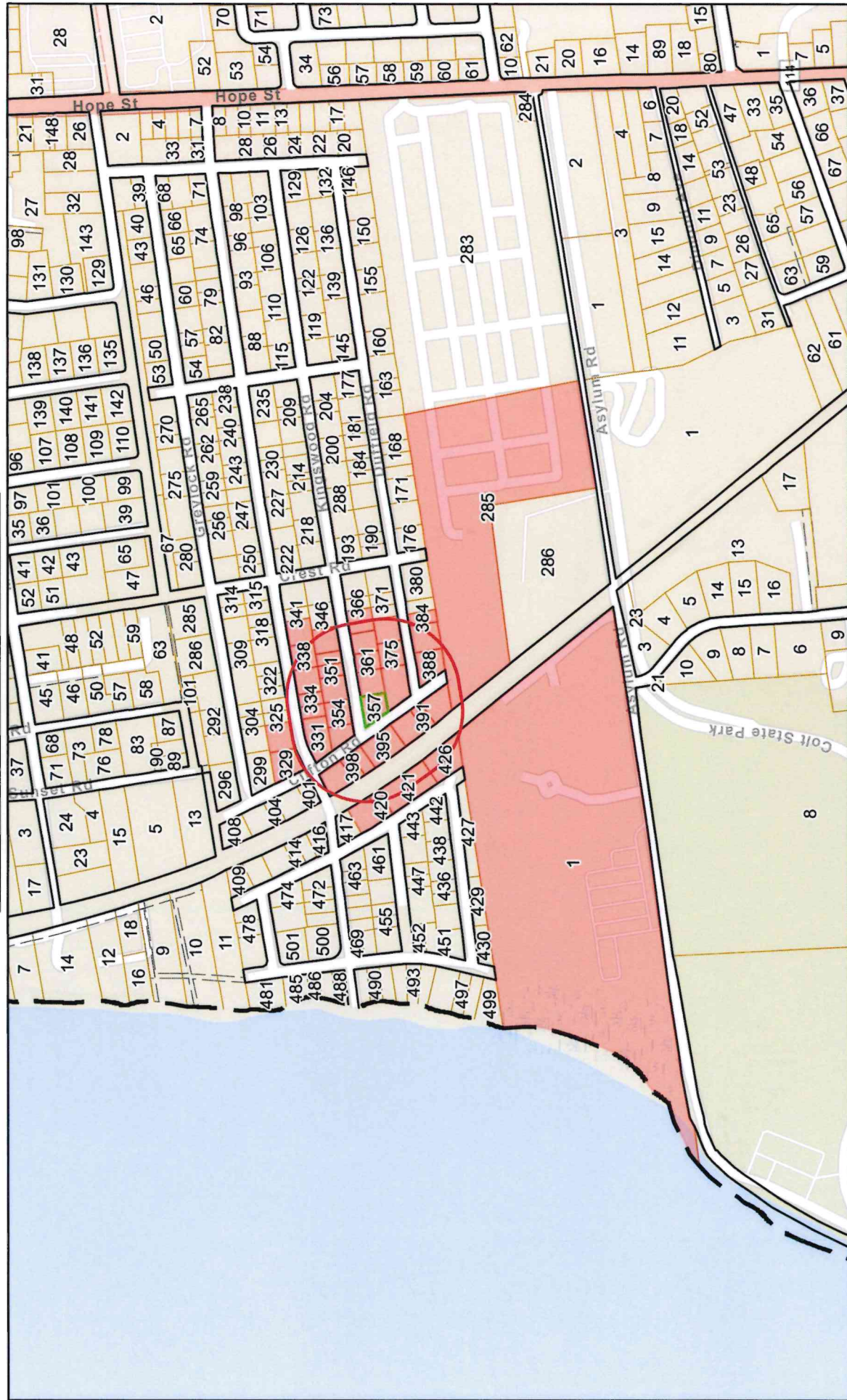
1 inch = 563 Feet

May 8, 2026



Precision Mapping. Geospatial Solutions

www.cai-tech.com



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300 feet Abutters List Report

Bristol, RI
May 08, 2026

Subject Property:

Parcel Number: 79-357
CAMA Number: 79-357
Property Address: 14 CLIFTON RD

Mailing Address: AFFLECK, JOHN B. & PATRICIA TE
14 CLIFTON RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 79-327
CAMA Number: 79-327
Property Address: 41 FALES RD

Mailing Address: O'ROURKE, OWEN T & DONNA M
41 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-329
CAMA Number: 79-329
Property Address: 37 FALES RD

Mailing Address: RAPOSA, GEORGE M & LIMA,
FRANCISCA SILVIA TE
37 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-331
CAMA Number: 79-331
Property Address: 40 FALES RD

Mailing Address: GOLDBERGER, BRIAN & MORSE,
KIMBERLY TE
40 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-333
CAMA Number: 79-333
Property Address: 44 FALES RD

Mailing Address: ROMANO, PAMELA E. TRUSTEE OF THE
VALERIE ROMANO-OSBORNE
IRREVOCABLE TRUST
44 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-334
CAMA Number: 79-334
Property Address: FALES RD

Mailing Address: CARULLI, ANNE MARIE
48 FALES ROAD
BRISTOL, RI 02809

Parcel Number: 79-335
CAMA Number: 79-335
Property Address: 48 FALES RD

Mailing Address: CARULLI, ANNE MARIE
48 FALES ROAD
BRISTOL, RI 02809

Parcel Number: 79-338
CAMA Number: 79-338
Property Address: 52 FALES RD

Mailing Address: BOLUS, MATTIE A & MARK F TE
52 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-340
CAMA Number: 79-340
Property Address: 58 FALES RD

Mailing Address: WATSON, JOHN M. & DOREEN M. TE
58 FALES RD
BRISTOL, RI 02809

Parcel Number: 79-349
CAMA Number: 79-349
Property Address: 13 KINGSWOOD RD

Mailing Address: FERRARA, EMILE J. & DIANNE M. LE
SRINIVAS, JESSICA & BETRES, MARCIE
&
13 KINGSWOOD DR
BRISTOL, RI 02809



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5/8/2026

Page 1 of 4



300 feet Abutters List Report

Bristol, RI
May 08, 2026

Parcel Number: 79-350 CAMA Number: 79-350 Property Address: 9 KINGSWOOD RD	Mailing Address: PRINCIPE, JULIE A & ABILHEIRA, ADAM B JT 9 KINGSWOOD RD BRISTOL, RI 02809
Parcel Number: 79-352 CAMA Number: 79-352 Property Address: 7 KINGSWOOD RD	Mailing Address: BRZOZOWY, DEBRA & BRZOZOWY, DAVID CO-TRUSTEES 7 KINGSWOOD RD BRISTOL, RI 02809
Parcel Number: 79-354 CAMA Number: 79-354 Property Address: 5 KINGSWOOD RD	Mailing Address: COSTA, BEVERLY E C/O WAYNE COSTA 5418 ESPADA COURT AVE MARIA, FL 34142
Parcel Number: 79-356 CAMA Number: 79-356 Property Address: 18 CLIFTON RD	Mailing Address: OLSON, GUY D & SUSAN F TE 18 CLIFTON ROAD BRISTOL, RI 02809
Parcel Number: 79-357 CAMA Number: 79-357 Property Address: 14 CLIFTON RD	Mailing Address: AFFLECK, JOHN B. & PATRICIA TE 14 CLIFTON RD BRISTOL, RI 02809
Parcel Number: 79-360 CAMA Number: 79-360 Property Address: 8 KINGSWOOD RD	Mailing Address: ANNIS, JAMES A. ET UX NORMA J. 8 KINGSWOOD ROAD BRISTOL, RI 02809
Parcel Number: 79-361 CAMA Number: 79-361 Property Address: 10 KINGSWOOD RD	Mailing Address: BERON, SARAH H. DELL, NATHAN A. JT 10 KINGSWOOD RD BRISTOL, RI 02809
Parcel Number: 79-363 CAMA Number: 79-363 Property Address: 12 KINGSWOOD RD	Mailing Address: MC GINN, ELEANOR C TRUSTEE ELEANOR C MCGINN REV TRUST 12 KINGSWOOD ROAD BRISTOL, RI 02809
Parcel Number: 79-364 CAMA Number: 79-364 Property Address: 16 KINGSWOOD RD	Mailing Address: CARTER CHARLES L TRUSTEE 16 KINGSWOOD RD BRISTOL, RI 02809
Parcel Number: 79-373 CAMA Number: 79-373 Property Address: 11 DUFFIELD RD	Mailing Address: ROGAN, ROBERT M. & SUSAN M. TRUSTEES 11 DUFFIELD RD BRISTOL, RI 02809
Parcel Number: 79-375 CAMA Number: 79-375 Property Address: 7 DUFFIELD RD	Mailing Address: STATTERFIELD, MELINDA G. TRUSTEE OF THE ELIZABETH A. STATTERFIELD IRREVOCABLE TRUST 7 DUFFIELD RD BRISTOL, RI 02809
Parcel Number: 79-378 CAMA Number: 79-378 Property Address: 2 CLIFTON RD	Mailing Address: BURDETT, BRUCE G. JEANNE M. 2 CLIFTON RD BRISTOL, RI 02809



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5/8/2026

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Page 2 of 4



300 feet Abutters List Report

Bristol, RI
May 08, 2026

Parcel Number: 79-384 CAMA Number: 79-384 Property Address: DUFFIELD RD	Mailing Address: ISHERWOOD, MARK P. ET UX DEBORAH J. ISHERWOOD TE 14 DUFFIELD ROAD BRISTOL, RI 02809
Parcel Number: 79-386 CAMA Number: 79-386 Property Address: 12 DUFFIELD RD	Mailing Address: HENAULT, ROBERT & KATHLEEN TE 12 DUFFIELD RD BRISTOL, RI 02809
Parcel Number: 79-388 CAMA Number: 79-388 Property Address: 10 DUFFIELD RD	Mailing Address: THROWE, SCOTT & JOANNE M. TRUSTEES 10 DUFFIELD DR BRISTOL, RI 02809
Parcel Number: 79-389 CAMA Number: 79-389 Property Address: 5 CLIFTON RD	Mailing Address: CARNEY, ROGER L. GAIL K. ETUX TE & CARNEY, DA 5 CLIFTON ROAD BRISTOL, RI 02809
Parcel Number: 79-391 CAMA Number: 79-391 Property Address: 7 CLIFTON RD	Mailing Address: GAUTHIER, MARC. L. 7 CLIFTON RD BRISTOL, RI 02809
Parcel Number: 79-392 CAMA Number: 79-392 Property Address: 9 CLIFTON RD	Mailing Address: TERRY, JEAN LE TERRY, DAVID J. & DORGAN, DENISE T & TERRY, KAREN 9 CLIFTON RD BRISTOL, RI 02809
Parcel Number: 79-395 CAMA Number: 79-395 Property Address: 15 CLIFTON RD	Mailing Address: CAETANO, JOHN J & BLOUIN, BEVERLY ET AL 15 Clifton Raod BRISTOL, RI 02809.
Parcel Number: 79-397 CAMA Number: 79-397 Property Address: 17 CLIFTON RD	Mailing Address: WHITE, JAMES G. ET UX VICTORIA A. WHITE TE 2 URSULA DR BRISTOL, RI 02809
Parcel Number: 79-398 CAMA Number: 79-398 Property Address: 19 CLIFTON RD	Mailing Address: DK LYN LLC 19 CLIFTON RD BRISTOL, RI 02809
Parcel Number: 79-400 CAMA Number: 79-400 Property Address: 21 CLIFTON RD	Mailing Address: HUGHES DEBORAH L MORTON KRISTIN L 21 CLIFTON RD Bristol, RI 02809
Parcel Number: 79-419 CAMA Number: 79-419 Property Address: 20 LORING RD	Mailing Address: BENEDETTI, JOANNA LIFE ESTATE BENEDETTI, BAILOR 20 LORING RD BRISTOL, RI 02809
Parcel Number: 79-420 CAMA Number: 79-420 Property Address: 18 LORING RD	Mailing Address: CRAWFORD, JACOB & OBRIEN, DANIELLE TE 18 LORING RD BRISTOL, RI 02809



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Page 3 of 4



300 feet Abutters List Report

Bristol, RI
May 08, 2026

Parcel Number: 79-421
CAMA Number: 79-421
Property Address: 10 LORING RD

Mailing Address: MCCANDLESS, TIMOTHY C & PEGGY
AW TE
10 LORING RD
BRISTOL, RI 02809

Parcel Number: 79-426
CAMA Number: 79-426
Property Address: 6 LORING RD

Mailing Address: MARSHALL, KENNETH MARSHALL,
NANCY TE
6 LORING RD
BRISTOL, RI 02809

Parcel Number: 80-285
CAMA Number: 80-285
Property Address: ASYLUM RD

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

Parcel Number: 81-1
CAMA Number: 81-1
Property Address: ASYLUM RD

Mailing Address: TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809



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5/8/2026

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Page 4 of 4

AFFLECK, JOHN B. & PATRIC
14 CLIFTON RD
BRISTOL, RI 02809

CARULLI, ANNE MARIE
48 FALES ROAD
BRISTOL, RI 02809

MARSHALL, KENNETH
MARSHALL, NANCY TE
6 LORING RD
BRISTOL, RI 02809

ANNIS, JAMES A.
ET UX NORMA J.
8 KINGSWOOD ROAD
BRISTOL, RI 02809

COSTA, BEVERLY E
C/O WAYNE COSTA
5418 ESPADA COURT
AVE MARIA, FL 34142

MC GINN, ELEANOR C TRUST
ELEANOR C MCGINN REV TRUS
12 KINGSWOOD ROAD
BRISTOL, RI 02809

BENEDETTI, JOANNA LIFE E
BENEDETTI, BAILOR
20 LORING RD
BRISTOL, RI 02809

CRAWFORD, JACOB &
OBRIEN, DANIELLE TE
18 LORING RD
BRISTOL, RI 02809

MCCANDLESS, TIMOTHY C &
PEGGY AW TE
10 LORING RD
BRISTOL, RI 02809

BERON, SARAH H.
DELL, NATHAN A. JT
10 KINGSWOOD RD
BRISTOL, RI 02809

DK LYN LLC
19 CLIFTON RD
BRISTOL, RI 02809

OLSON, GUY D &
SUSAN F TE
18 CLIFTON ROAD
BRISTOL, RI 02809

BOLUS, MATTIE A & MARK F
52 FALES RD
BRISTOL, RI 02809

FERRARA, EMILE J. & DIANN
SRINIVAS, JESSICA & BETRE
13 KINGSWOOD DR
BRISTOL, RI 02809

O'ROURKE, OWEN T & DONNA
41 FALES RD
BRISTOL, RI 02809

BRZOWY, DEBRA & BRZOWY
7 KINGSWOOD RD
BRISTOL, RI 02809

GAUTHIER, MARC. L.
7 CLIFTON RD
BRISTOL, RI 02809

PRINCIPE, JULIE A &
ABILHEIRA, ADAM B JT
9 KINGSWOOD RD
BRISTOL, RI 02809

BURDETT, BRUCE G.
JEANNE M.
2 CLIFTON RD
BRISTOL, RI 02809

GOLDBERGER, BRIAN &
MORSE, KIMBERLY TE
40 FALES RD
BRISTOL, RI 02809

RAPOSA, GEORGE M &
LIMA, FRANCISCA SILVIA T
37 FALES RD
BRISTOL, RI 02809

CAETANO, JOHN J &
BLOUIN, BEVERLY ET AL
15 Clifton Raod
BRISTOL, RI 02809

HENAULT, ROBERT & KATHLEE
12 DUFFIELD RD
BRISTOL, RI 02809

ROGAN, ROBERT M. & SUSAN
11 DUFFIELD RD
BRISTOL, RI 02809

CARNEY, ROGER L.
GAIL K. ETUX TE & CARNEY
5 CLIFTON ROAD
BRISTOL, RI 02809

HUGHES DEBORAH L
MORTON KRISTIN L
21 CLIFTON RD
Bristol, RI 02809

ROMANO, PAMELA E. TRUSTEE
VALERIE ROMANO-OSBORNE IR
44 FALES RD
BRISTOL, RI 02809

CARTER CHARLES L TRUSTEE
16 KINGSWOOD RD
BRISTOL, RI 02809

ISHERWOOD, MARK P. ET UX
DEBORAH J. ISHERWOOD TE
14 DUFFIELD ROAD
BRISTOL, RI 02809

STATTERFIELD, MELINDA G.
ELIZABETH A. STATTERFIELD
7 DUFFIELD RD
BRISTOL, RI 02809

TERRY, JEAN LE
TERRY, DAVID J. & DORGAN,
9 CLIFTON RD
BRISTOL, RI 02809

THROWE, SCOTT & JOANNE M.
10 DUFFIELD DR
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

WATSON, JOHN M. & DOREEN
58 FALES RD
BRISTOL, RI 02809

WHITE, JAMES G. ET UX
VICTORIA A. WHITE TE
2 URSULA DR
BRISTOL, RI 02809



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-23

11 Catherine Street 25 41

May 5, 2026

Applicant	
Name of Applicant	Shealyn Davey
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	11 Catherine Street	25	41

Type of Application	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	278.6 feet
Width in Feet	27.4 feet
Length in Feet	10.1 feet
Height Above Grade	0 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	3.5 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Right side yard setback for new addition to dwelling per Section 28-111 Dimensional Table. Zoning ordinance requires structures 10ft from the side property line.

Describe the extent of the proposed alterations and the reasons for the requesting relief

The existing structure is already 3.5ft from the side property line. The addition would be in line with the current structure and is necessary for creating a more useable entrance for both dwellings, as well as bringing all staircases to code.

Existing Lot Specifications

Current Use of Premises	Multi Family If other, explain:
Number of Units	2
Lot Area	5,750
Lot Frontage	50
Lot Depth	115

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 869	Building/Structure Detail if Other:
Structure: Other	Square Footage: 499	Building/Structure Detail if Other: 2 car garage



11 CATHERINE ST. BRISTOL

ZONING VARIANCE ADDITIONAL INFORMATION

05.04.2026

Zone: R-6

Lot Size: 0.132 (5,750Sq. Ft.)

Proposed Height of Addition: 27'-3"

Max Lot Coverage: 30% (1,725 Sq. Ft.)

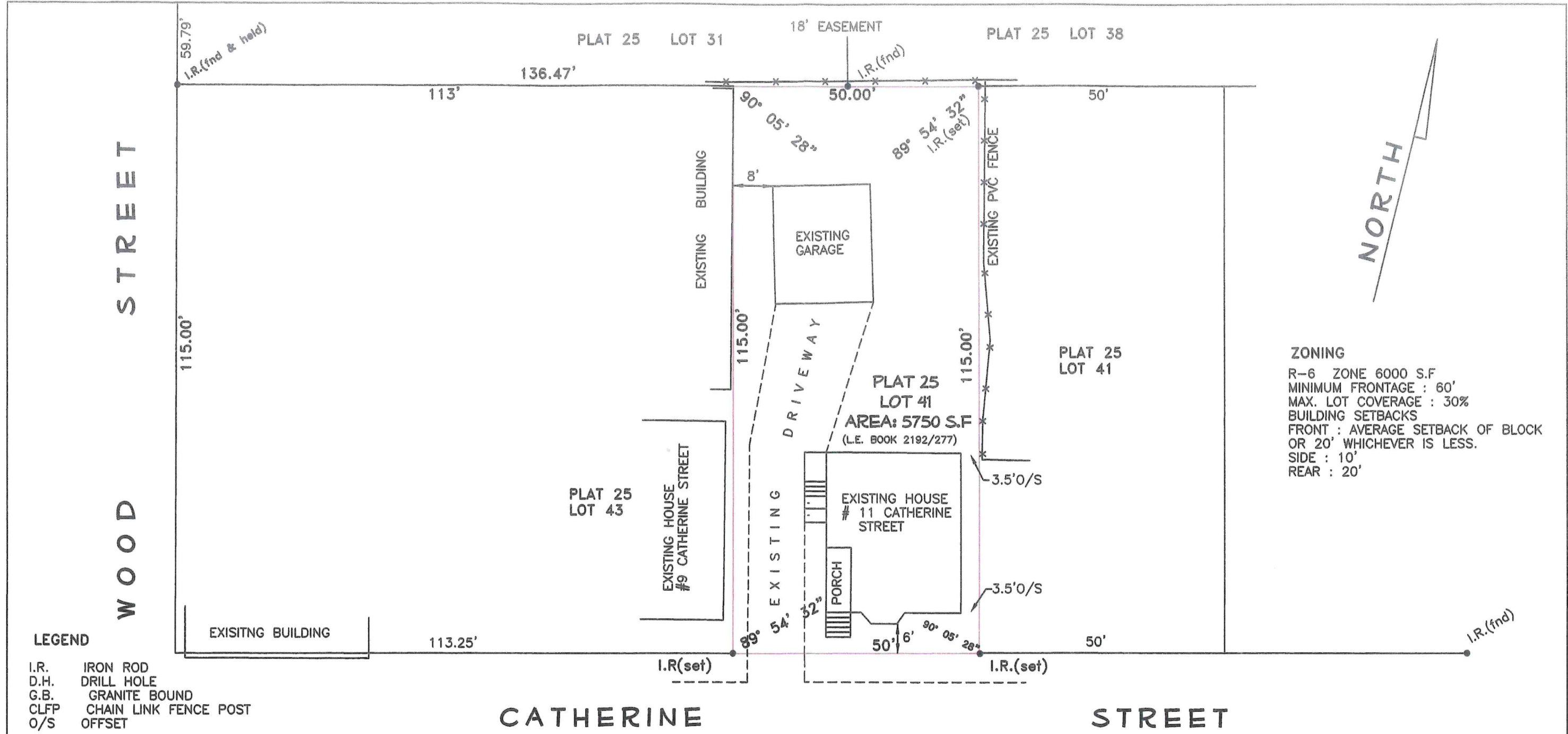
Existing Structures Coverage: 1368 Sq. Ft.

Proposed Addition Coverage: 278 Sq. Ft.

Total Proposed Lot Coverage: 1,646 Sq. Ft.

Reasoning for Addition:

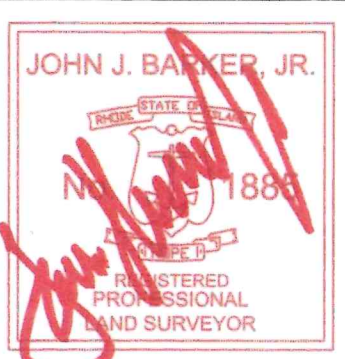
Our client Shealyn Davey is looking to build a small 2 story rear addition with a full basement that is in line with the current structure that is 3'-6" off the property line, so we are requesting a 6'-6" dimensional variance. The existing property was constructed (1900) before the current zoning regulations were implemented. The addition is necessary for creating a more usable entrance for both dwellings access, creating storage space that was non-existent in the current layout and aiding in a higher functioning interior layout.



ZONING
 R-6 ZONE 6000 S.F.
 MINIMUM FRONTAGE : 60'
 MAX. LOT COVERAGE : 30%
 BUILDING SETBACKS
 FRONT : AVERAGE SETBACK OF BLOCK OR 20' WHICHEVER IS LESS.
 SIDE : 10'
 REAR : 20'

LEGEND
 I.R. IRON ROD
 D.H. DRILL HOLE
 G.B. GRANITE BOUND
 CLFP CHAIN LINK FENCE POST
 O/S OFFSET

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 11/25/2015 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 WITHIN THE SURVEYED BOUNDARY LINES.

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

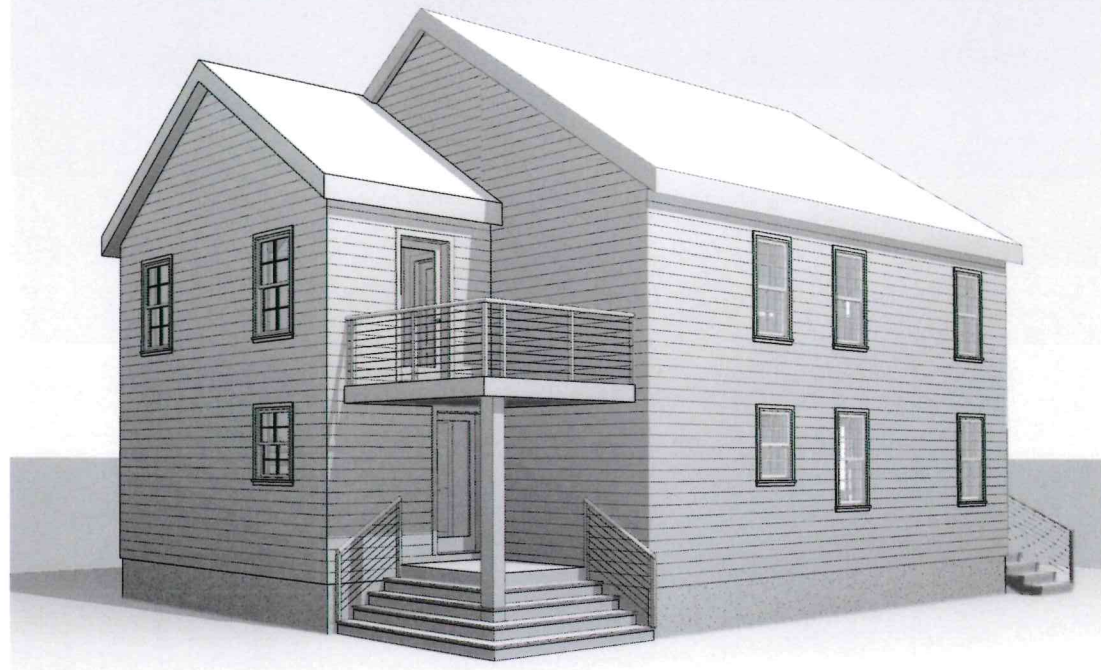
PLAT REFERENCE
 PLAN ENTITLED " PLAT OF A LOT OF LAND IN BRISTOL OWNED BY JOHN WALDRON " MAY 1, 1851 RECORDED IN L.E. BOOK 26 PAGE 16.
 PLAN ENTITLED " ADMINISTRATIVE SUBDIVISION PLAN EAST BAY COMMUNITY DEVELOPMENT CORP." BY: WATERMAN ENGINEERING CO. REV: 9/06/2005

**S I T E P L A N
 F O R
 S H E A L Y N A N N E D A V E Y**

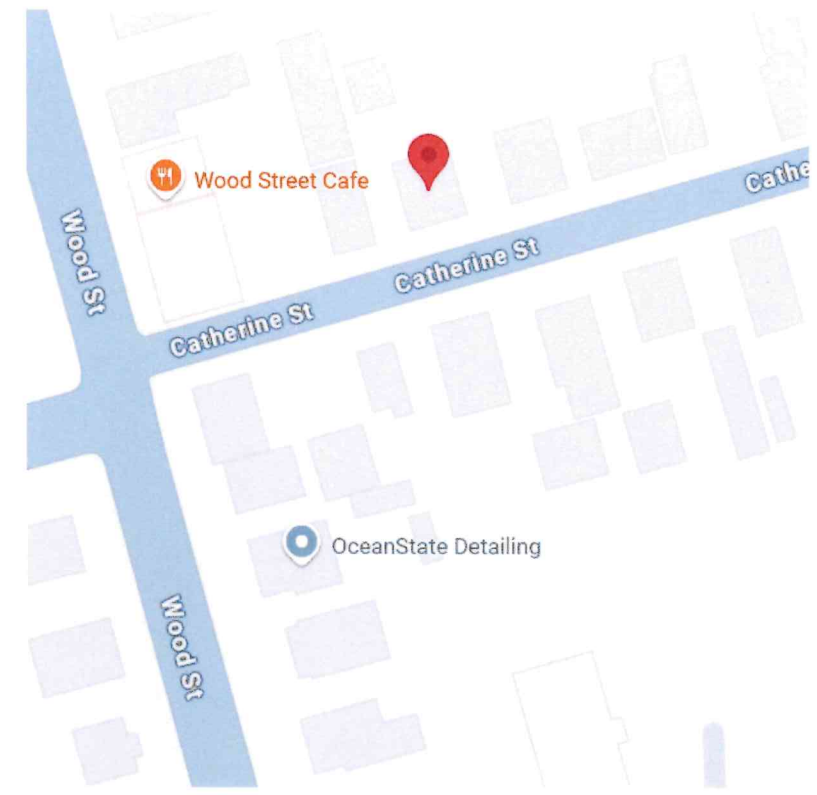
11 CATHERINE STREET PLAT 25 LOT 41
 SCALE 1"=20' DATE 2/11/2023 DWN BY: JJB BRISTOL RHODE ISLAND
 DWG NO. 230101-662

CATHERINE ST REMODEL

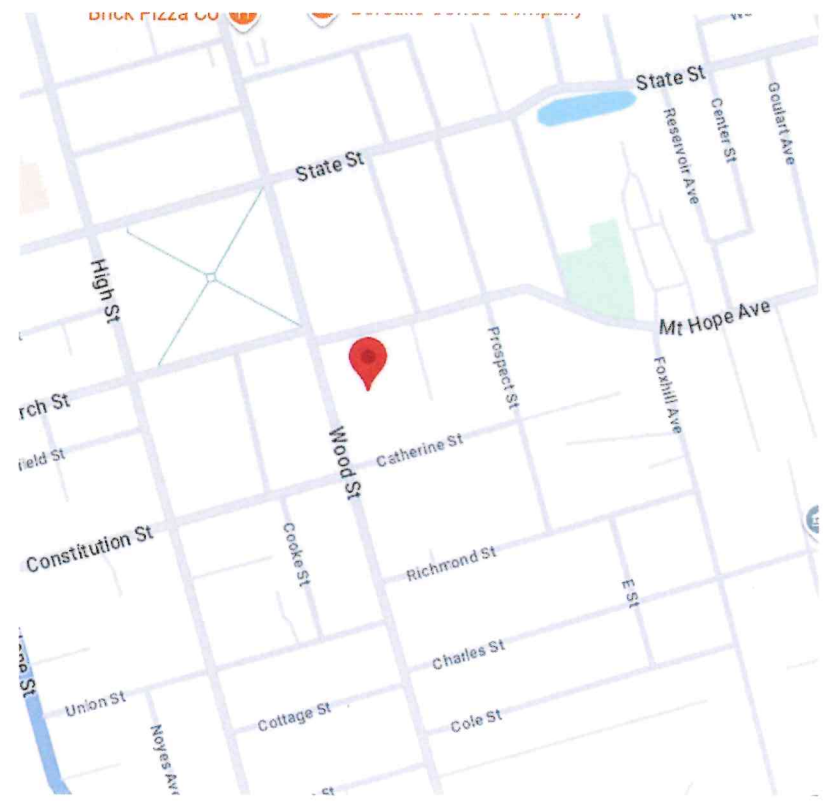
11 CATHERINE ST,
BRISTOL, RI 02809



LIST OF DRAWINGS	
No.	Sheet Name
00.00	COVER SHEET
A0.01	SITE PLAN
A1.01	PROPOSED FLOOR PLANS
A1.02	REAR PERSPECTIVES
A2.00	EXTERIOR ELEVATIONS



LOCUS MAP



CONTEXT MAP

CLIENT/OWNER
SHEALYN DAVEY

MEP

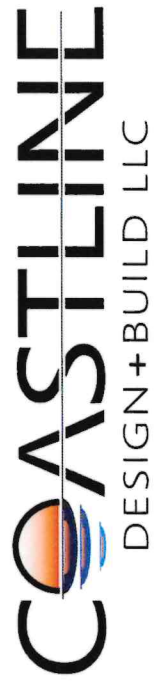
DESIGNER
COASTLINE DESIGN BUILD
404 CHILD STREET, SUITE A,
WARREN, RI 02885
NICK@BUILDWITHCOASTLINE.COM

STRUCTURAL

CIVIL

Revision Schedule

No.	Date	Description
-----	------	-------------



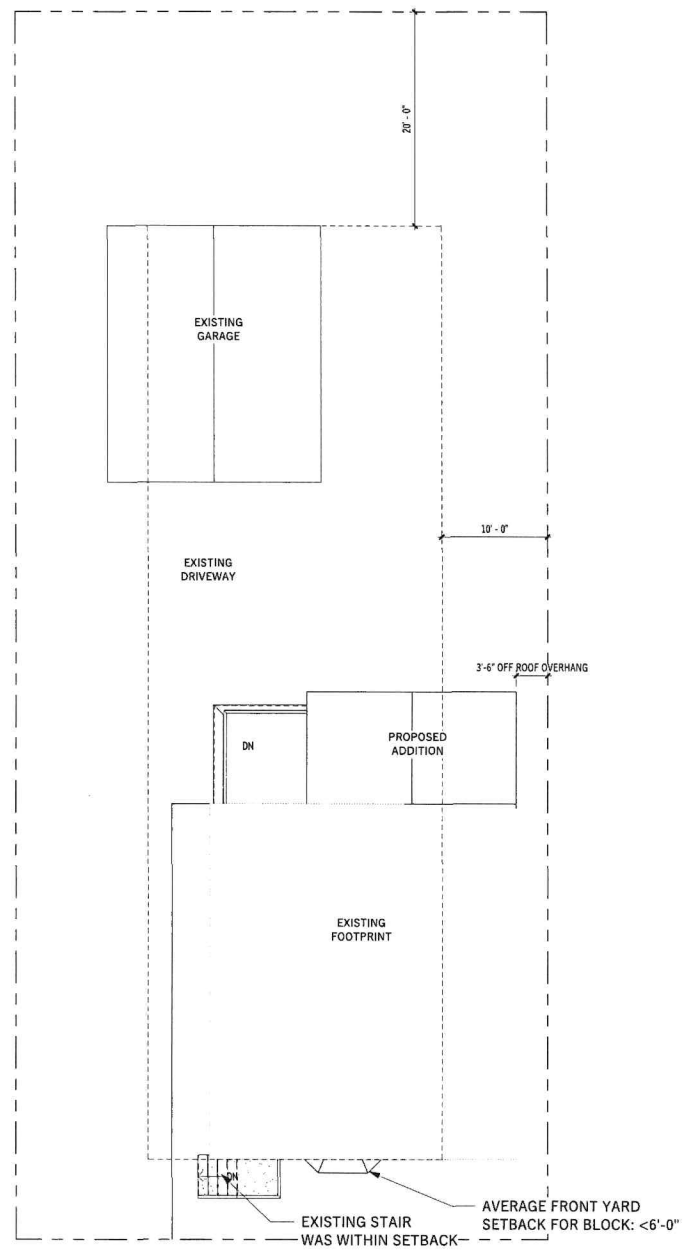
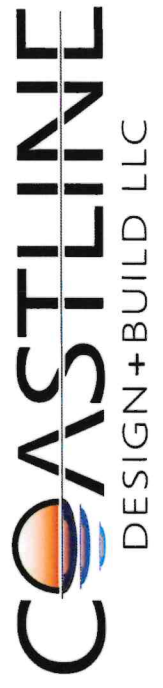
CATHERINE ST REMODEL
11 CATHERINE ST, BRISTOL, RI 02809

COVER SHEET

Copyright c 2026
Project No.: 0000.00
Checked By: Checker
Drawn By: Author
Scale:
Date: 04 MAY 2026
Current Issue: ZONING

Drawing No.
00.00

Revision Schedule		
No.	Date	Description



1 Site Plan
1/8" = 1'-0"

CATHERINE STREET

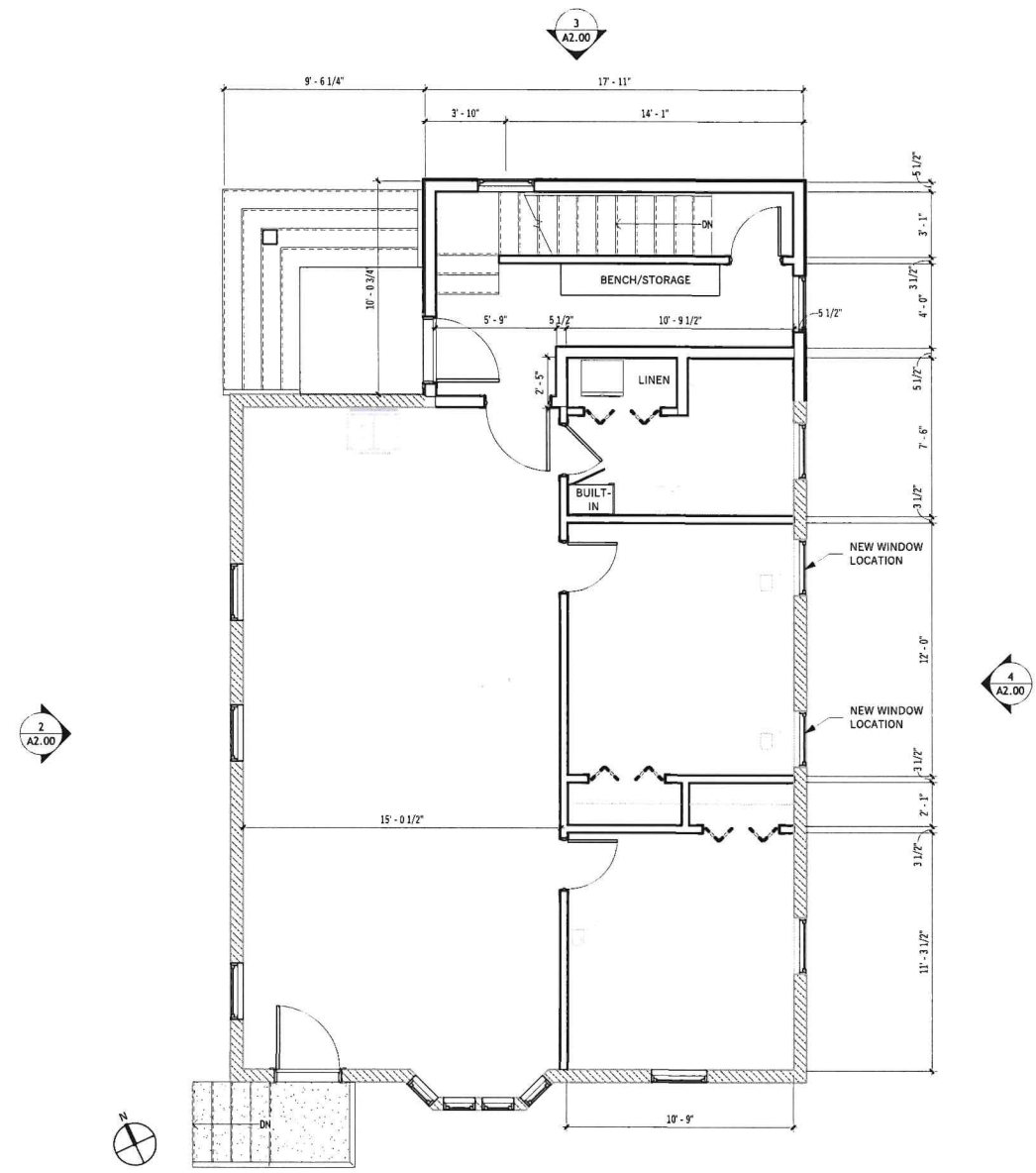
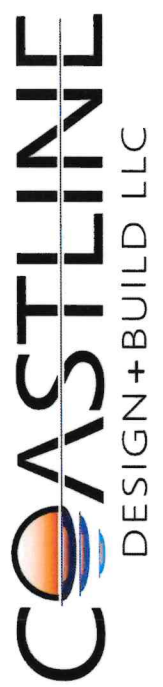
CATHERINE ST REMODEL
11 CATHERINE ST, BRISTOL, RI 02809

SITE PLAN

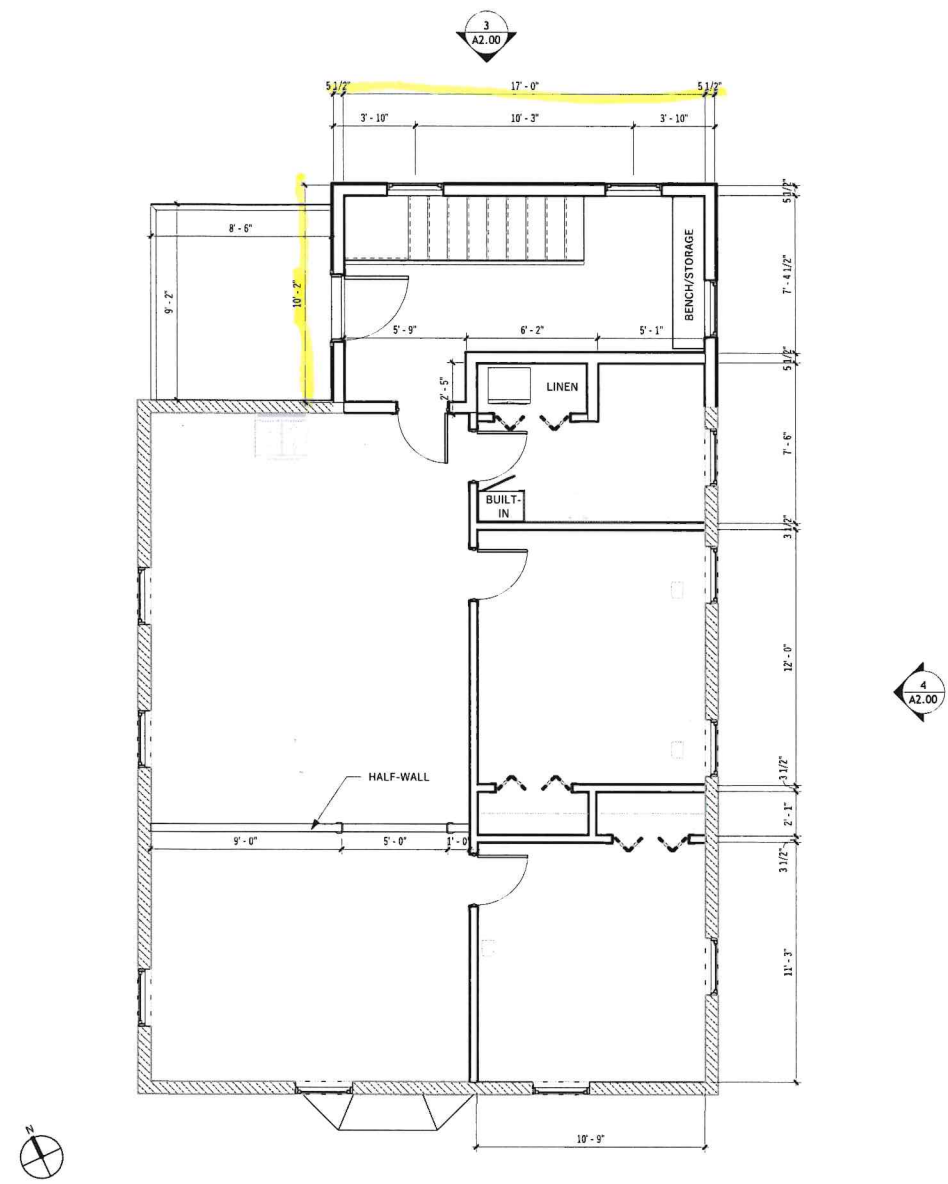
Copyright c 2026
Project No.: 0000.00
Checked By: Checker
Drawn By: Author
Scale: 1/8" = 1'-0"
Date: 04 MAY 2026
Current Issue: ZONING

Drawing No. **A0.01**

Revision Schedule		
No.	Date	Description



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR PLAN
1/4" = 1'-0"

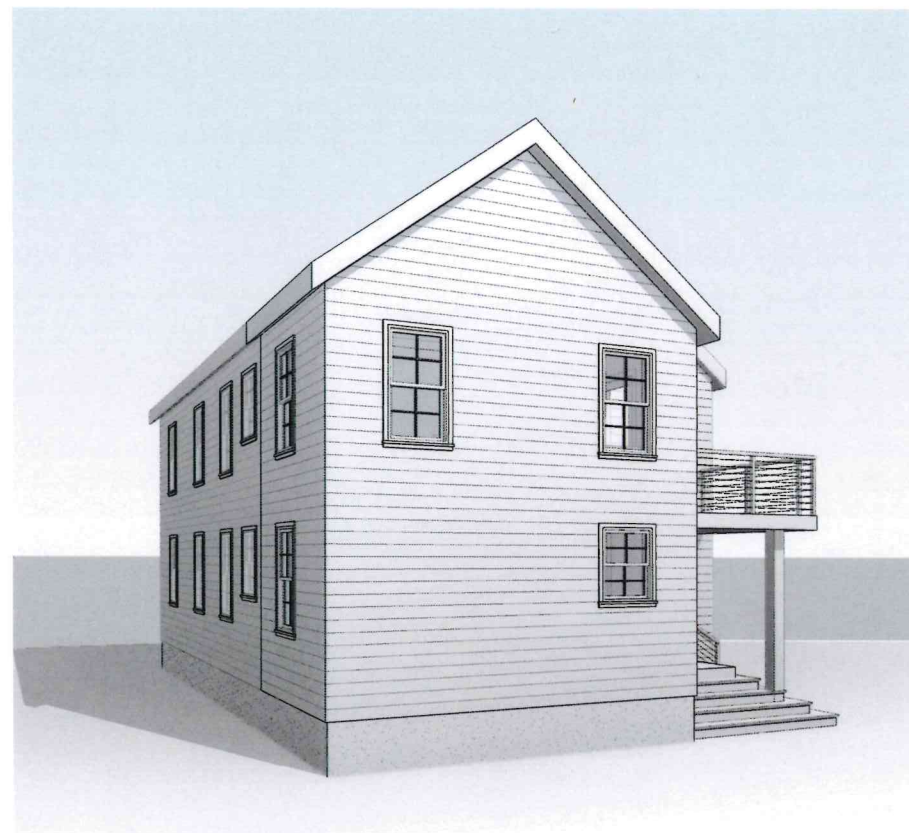
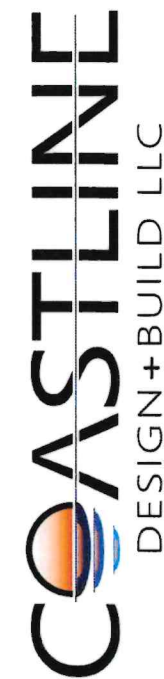
CATHERINE ST REMODEL
11 CATHERINE ST, BRISTOL, RI 02809

PROPOSED FLOOR PLANS

Copyright c 2026
Project No.: 0000.00
Checked By: Checker
Drawn By: Author
Scale: 1/4" = 1'-0"
Date: 04 MAY 2026
Current Issue: ZONING

Drawing No. **A1.01**

Revision Schedule		
No.	Date	Description



NORTHEAST PERSPECTIVE



NORTHWEST PERSEPECTIVE

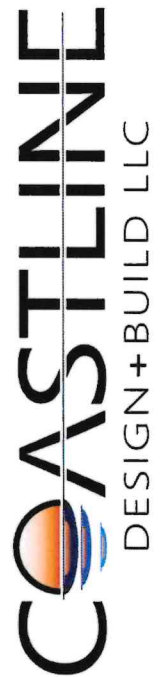
CATHERINE ST REMODEL
 11 CATHERINE ST, BRISTOL, RI 02809

REAR PERSEPECTIVES

Copyright c 2026
 Project No.: 0000.00
 Checked By: Checker
 Drawn By: Author
 Scale:
 Date: 04 MAY 2026
 Current Issue: ZONING

Drawing No.
A1.02

Revision Schedule		
No.	Date	Description



CATHERINE ST REMODEL
11 CATHERINE ST, BRISTOL, RI 02809

EXTERIOR ELEVATIONS

Copyright c 2026
Project No.: 0000.00
Checked By: Checker
Drawn By: Author
Scale: 1/4" = 1'-0"
Date: 04 MAY 2026
Current Issue: ZONING

Drawing No. **A2.00**



1 FRONT ELEVATION
1/4" = 1'-0"



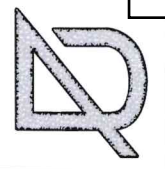
2 LEFT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"



EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 11 CATHERINE ST
BRISTOL, RHODE ISLAND, 02809

REVISIONS:

DO NOT SCALE DRAWINGS

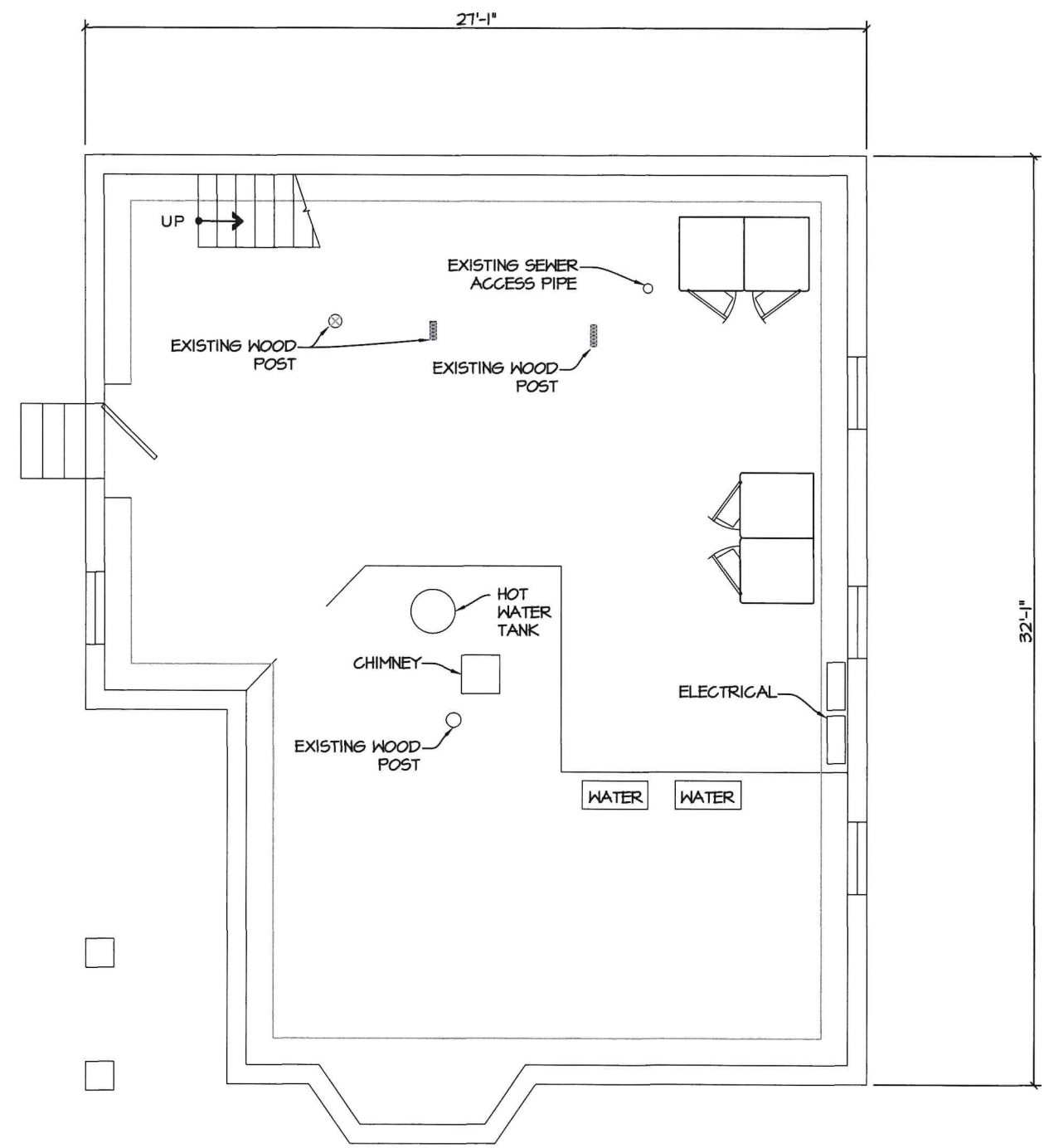
STATUS:
EXISTING CONDITIONS

DATE:
11.8.22

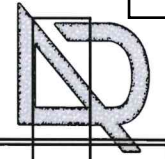
DESCRIPTION:
EXTERIOR ELEVATIONS

DRAWING #

E0.1

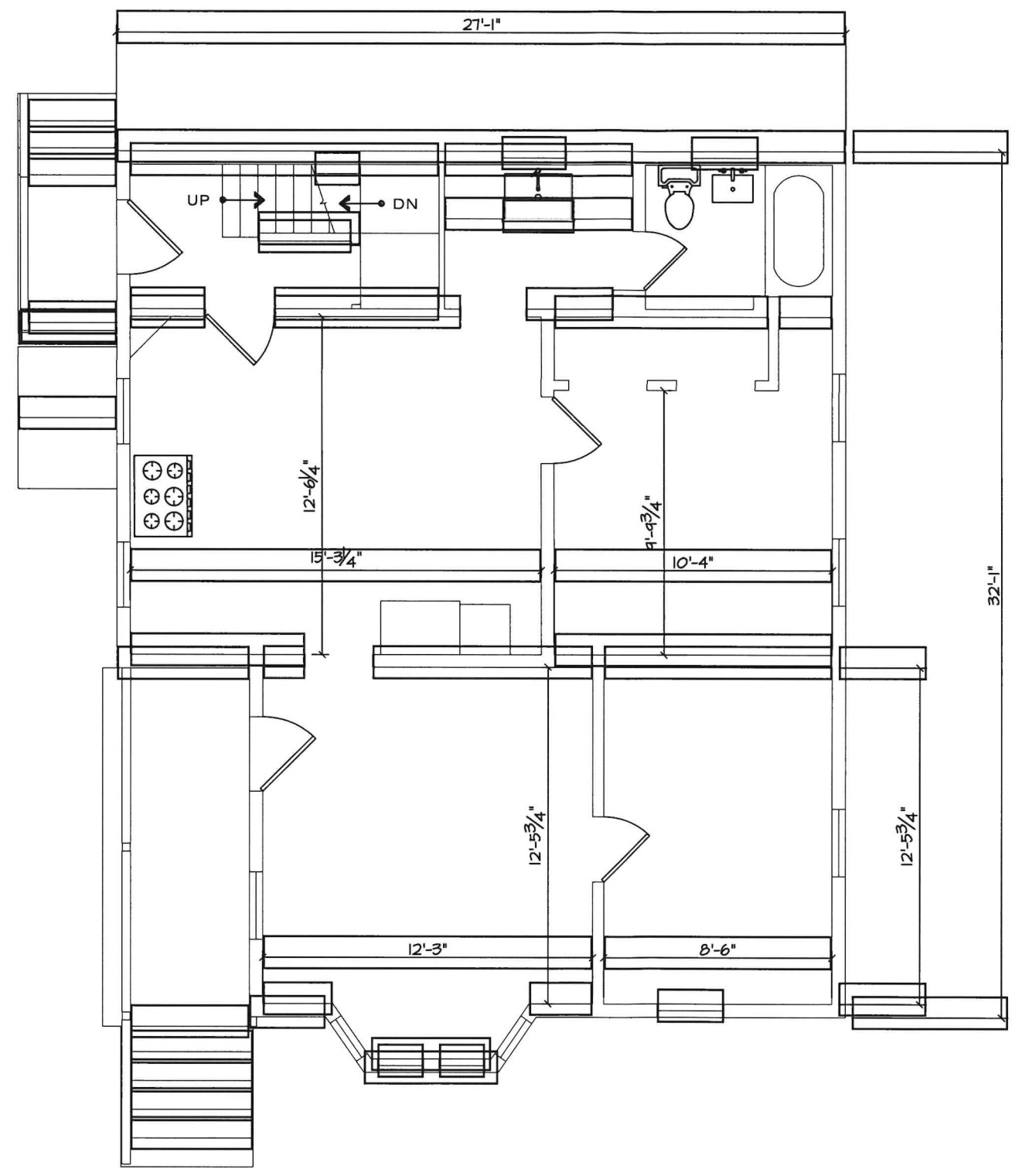


1 BASEMENT PLAN
3/16" = 1'-0"



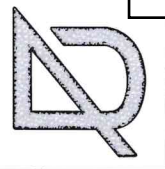
EMAIL: MANNIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 11 CATHERINE ST
BRISTOL, RHODE ISLAND, 02809



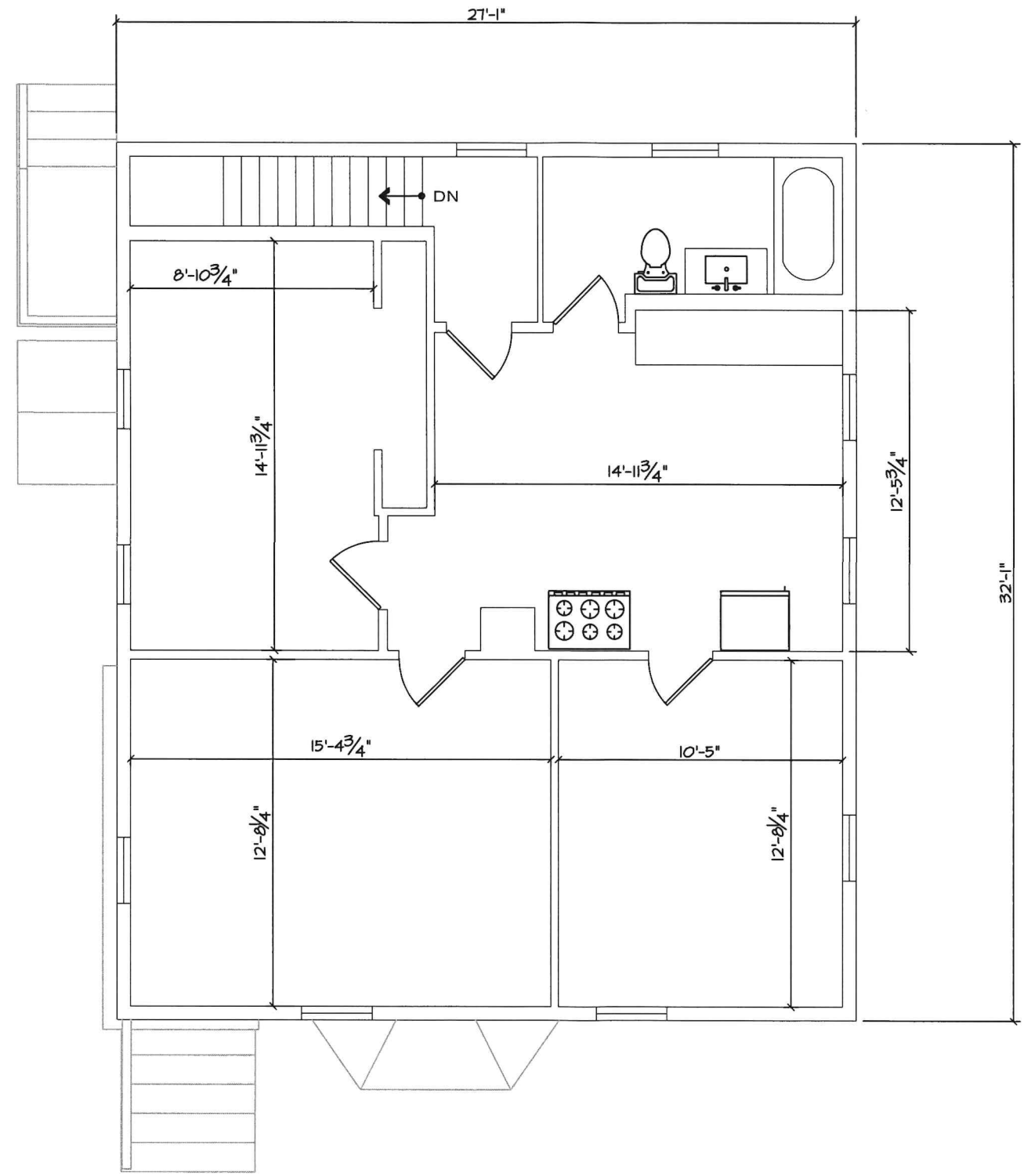
1 FIRST FLOOR PLAN
3/16" = 1'-0"

REVISIONS:
DO NOT SCALE
DRAWINGS
STATUS:
EXISTING CONDITIONS
DATE: 11.8.22
DESCRIPTION:
EXTERIOR ELEVATIONS
DRAWING #
E1.0



EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 11 CATHERINE ST
BRISTOL, RHODE ISLAND, 02809



1 SECOND FLOOR PLAN
3/16" = 1'-0"

REVISIONS:

DO NOT SCALE DRAWINGS

STATUS:
EXISTING CONDITIONS

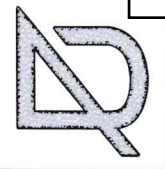
DATE:
11.8.22

DESCRIPTION:

EXTERIOR ELEVATIONS

DRAWING #

E1.1



EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 11 CATHERINE ST
BRISTOL, RHODE ISLAND, 02809



1 NORTH ELEVATION
3/16" = 1'-0"

REVISIONS:

DO NOT SCALE DRAWINGS

STATUS:
EXISTING CONDITIONS

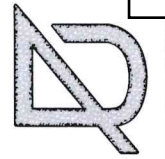
DATE:
11.8.22

DESCRIPTION:

EXTERIOR ELEVATIONS

DRAWING #

E2.0



EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 11 CATHERINE ST
BRISTOL, RHODE ISLAND, 02809



1 EAST ELEVATION
3/16" = 1'-0"

REVISIONS:

DO NOT SCALE DRAWINGS

STATUS:
EXISTING CONDITIONS

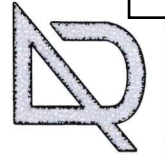
DATE:
11.8.22

DESCRIPTION:

EXTERIOR ELEVATIONS

DRAWING #

E2.1



EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 11 CATHERINE ST
BRISTOL, RHODE ISLAND, 02809



SECOND FLOOR FINISH FLOOR

FIRST FLOOR FINISH FLOOR

1 SOUTH ELEVATION
3/16" = 1'-0"

REVISIONS:

DO NOT SCALE DRAWINGS

STATUS:

EXISTING CONDITIONS

DATE:

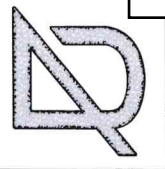
11.8.22

DESCRIPTION:

EXTERIOR ELEVATIONS

DRAWING #

E2.2



EMAIL: MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 11 CATHERINE ST
BRISTOL, RHODE ISLAND, 02809



1 WEST ELEVATION
3/16" = 1'-0"

REVISIONS:

DO NOT SCALE DRAWINGS

STATUS:
EXISTING CONDITIONS

DATE:
11.8.22

DESCRIPTION:
EXTERIOR ELEVATIONS

DRAWING #

E2.3



11 Catherine St, Bristol, RI

Map/Lot: 25-41

1 inch = 20 Feet



www.cai-tech.com

May 11, 2026



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Plat/Lot 025-0041-000

Account: 2000

LUC28

Zone R-6

Assessment

\$445,300

Owner ▶ Owner Account #: 50-0101-24

Owner	% Owned
Owner 1 DAVEY, SHEALYN	
Owner 2	
Owner 3	

Address 11 CATHERINE ST, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
DAVEY, PATRICIA M	10/26/2022	0	2192-277		T
DAVEY, CHARLES J.	02/20/2004	0	1094-325		Q

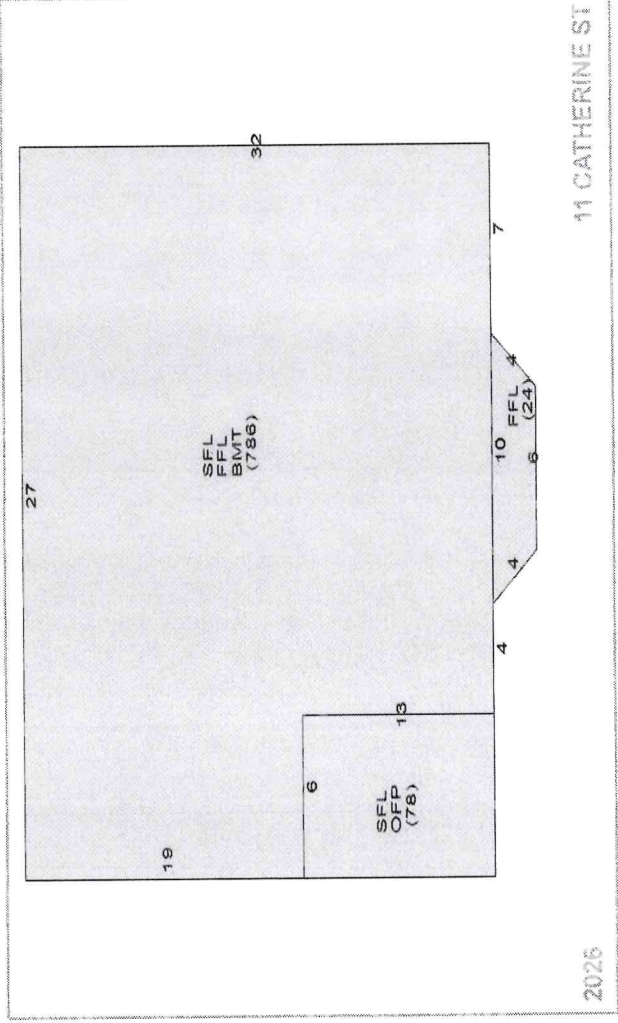
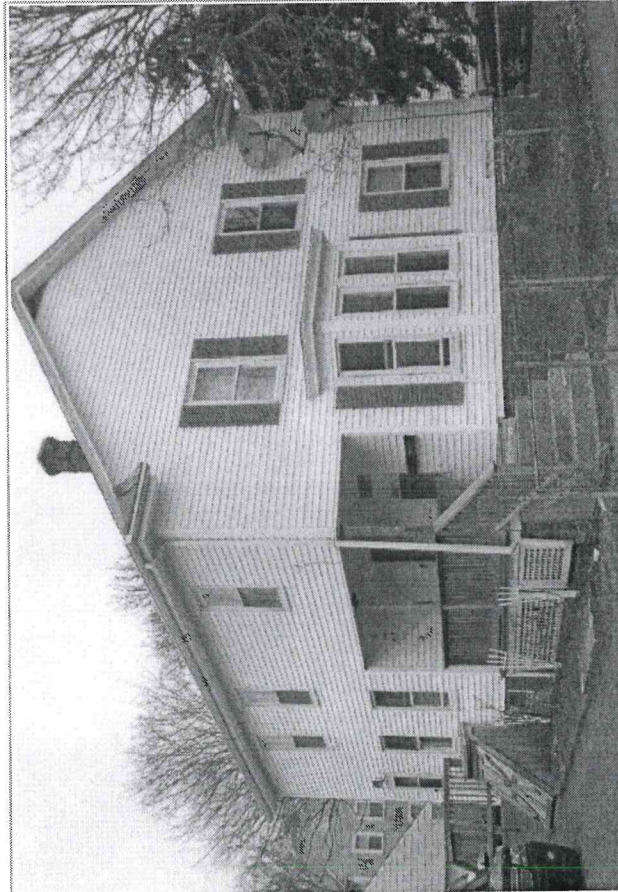
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
28	282,600	12,000	0.13	150,700	0	445,300
TOTAL	282,600	12,000	0.13	150,700	0	445,300

Source > Mkt Adj Cost VAL per SQ Unit/Card > 175.45 VAL per SQ Unit/Parcel > 175.45

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	28	282,600	12,000	0	150,700	0	445,300	445,300
2024	02	181,500	12,000	0	125,600	0	319,100	319,100
2023	02	181,500	12,000	0	125,600	0	319,100	319,100
2022	02	181,500	12,000	0	125,600	0	319,100	319,100
2021	02	144,500	12,000	0	112,100	0	268,600	268,600
2020	02	144,500	12,000	0	112,100	0	268,600	268,600



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 28 R-2.5 Famil	0.132	AC	P	1.00	1,092,000	1,141,667	J							150,700			1.00	0
2																		
3																		
4																		

Plat/Lot 025-0041-000

Account: 2000

LUC 28

Zone R-6

Assessment

\$445,300

Building Information

Table with columns: Description, Story Height, COM Units, BMT Floor, Frame 2, EXT Wall 2, Roof Type 2, Roof Cover 2, INT Wall 2, Floors 2, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View. Includes details for 2 Family, 2 Story, Concrete, Wood, Vinyl Siding, Gable, Asphalt Shir, Drywall, Hardwood, Color, Electrical, INT vs EXT, Oil, Heat Type, BB Hot Water, % Heated, % A/C, % Vacuum, Ceiling Type, % Sprinkled.

Grade

Table with columns: Grade, Q4, Q4, 1900, EFF Year, Alt LUC, Alt %. Values: 1900, 0.00.

Other Factors

Table with columns: Flood Hazard, Topography, Street, Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Featrs, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total. Values: 198.00, 1.09, 1.01, 217.33, 44,000, 1.00, 1.00, 1.00, 434,736, 152,158, 282,578.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Rows: SFL 2nd FLOOR, FFL 1st FLOOR, BMT BASEMENT, OFF OPEN PORCH, Total.

Visit History

Table with columns: Date, Result, By. Rows: 12/20/2024 REVIEW, 8/11/2021 REVIEW, 6/29/2018 REVIEW, 6/15/2018 MEASURED, 3/5/2008 LISTED, 3/5/2008 CALL BACK, 2/9/2008 CALL BACK, 1/29/2008 MEASURE.

Notes

ELECTRICAL UPGRADE 12/08 EAS MEMORANDUM OF TRUST BK 1490 PG 22 6/11/2009

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s). Values: 0, 1.

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq. Values: 0, 1.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost. Rows: 11/30/2016 280-16-M 02/05/2017 MECH 15,000; 11/30/2016 M12853 MECH 0; 08/28/2008 E9202 ELEC 0.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF, Size, Quality, Condition, Year, Assessed Value. Row: 1 Garage 1 Y 1 1 480 1900 12,000.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Rows: 1 1 8 4 U, 2 3 4, 3 4, 4 4, Totals 1 8 4.



11 Catherine Street - 200' Radius

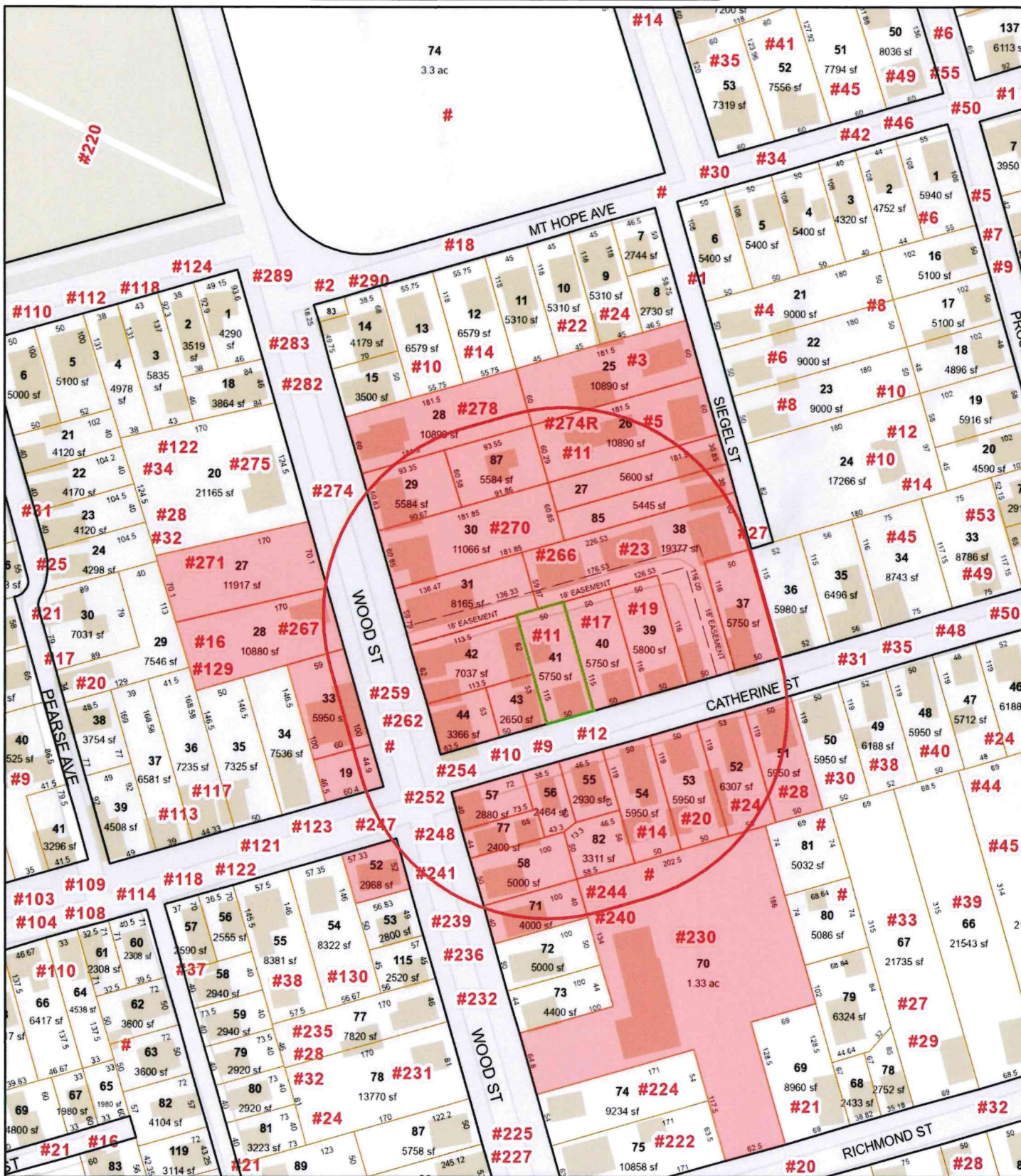
Town of Bristol, RI

1 inch = 141 Feet



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May 8, 2026



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200 feet Abutters List Report

Bristol, RI
May 08, 2026

Subject Property:

Parcel Number: 25-41
CAMA Number: 25-41
Property Address: 11 CATHERINE ST

Mailing Address: DAVEY, SHEALYN
11 CATHERINE ST
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: 19-27
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: 19-33
CAMA Number: 19-33
Property Address: 259 WOOD ST

Mailing Address: FRANJELICA PROPERTIES, INC.
8 STEPHEN DR
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: 25-25
CAMA Number: 25-25
Property Address: 3 SIEGEL ST

Mailing Address: FERREIRA, RONALD J & KELLY,
KATHLEEN N TE
201 ELM ST
WHITEVILLE, NC 28472

Parcel Number: 25-26
CAMA Number: 25-26
Property Address: 5 SIEGEL ST

Mailing Address: LEGACY EQUITY PARTNERS, LLC
100 INDEPENDENCE DR. SUITE 7-934
HYANNIS, MA 02601

Parcel Number: 25-27
CAMA Number: 25-27
Property Address: 11 SIEGEL ST

Mailing Address: GAME MANAGEMENT LLC
9 JANE LANE
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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5/8/2026

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Page 1 of 4



200 feet Abutters List Report

Bristol, RI
May 08, 2026

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: 25-37 CAMA Number: 25-37 Property Address: 27 CATHERINE ST	Mailing Address: DOYLE, JOSEPH P. 51 PLEASANT ST PORTSMOUTH, RI 02871
Parcel Number: 25-38 CAMA Number: 25-38-001 Property Address: 23 CATHERINE ST	Mailing Address: SILVIA, JEFFREY 23 CATHERINE STREET BRISTOL, RI 02809
Parcel Number: 25-38 CAMA Number: 25-38-002 Property Address: 25 CATHERINE ST	Mailing Address: ABBAS ZAHEER 25 CATHERINE ST, UNIT 1A BRISTOL, RI 02809
Parcel Number: 25-38 CAMA Number: 25-38-003 Property Address: 25 CATHERINE ST	Mailing Address: LEITAO, MARY LOU 25 CATHERINE ST, UNIT 2A BRISTOL, RI 02809
Parcel Number: 25-38 CAMA Number: 25-38-004 Property Address: 25 CATHERINE ST	Mailing Address: BAIG, SHABBIR 25 CATHERINE ST, UNT 3B BRISTOL, RI 02809
Parcel Number: 25-38 CAMA Number: 25-38-005 Property Address: 25 CATHERINE ST	Mailing Address: LOVETT, BETTE-JO 25 CATHERINE ST, UNIT 4B BRISTOL, RI 02809
Parcel Number: 25-38 CAMA Number: 25-38-006 Property Address: 25 CATHERINE ST	Mailing Address: DZIALO, THELMA L 25 CATHERINE ST, UNIT 5B BRISTOL, RI 02809
Parcel Number: 25-38 CAMA Number: 25-38-007 Property Address: 25 CATHERINE ST	Mailing Address: BURNS CHERYL 25 CATHERINE ST, UNIT 6C BRISTOL, RI 02809
Parcel Number: 25-38 CAMA Number: 25-38-008 Property Address: 25 CATHERINE ST	Mailing Address: VENTURA, ELIZABETH 25 CATHERINE ST, UNIT 7C BRISTOL, RI 02809
Parcel Number: 25-39 CAMA Number: 25-39 Property Address: 19 CATHERINE ST	Mailing Address: LONG, STEPHEN G & DAVID A JT 19 CATHERINE ST BRISTOL, RI 02809



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5/8/2026

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Page 2 of 4



200 feet Abutters List Report

Bristol, RI
May 08, 2026

Parcel Number: 25-40 CAMA Number: 25-40 Property Address: 17 CATHERINE ST	Mailing Address: VASSEUR, PATRICIA M. LE WESTERHOLM, ERIC G. 17 CATHERINE 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: 25-51 CAMA Number: 25-51 Property Address: 28 CATHERINE ST	Mailing Address: 28 CATHERINE, LLC 35 PROSPECT ST BRISTOL, RI 02809
Parcel Number: 25-52 CAMA Number: 25-52 Property Address: 24 CATHERINE ST	Mailing Address: BRUM, GILBERTO F. SR.& PATRICIA A. TE 24 CATHERINE ST BRISTOL, RI 02809
Parcel Number: 25-53 CAMA Number: 25-53 Property Address: 20 CATHERINE ST	Mailing Address: DASILVA, AMELIA LE DASILVA, HELDER M. & MARIA HELENA M. CO- TRUSTEES 20 CATHERINE ST BRISTOL, RI 02809
Parcel Number: 25-54 CAMA Number: 25-54 Property Address: 14 CATHERINE ST	Mailing Address: NASSIMS PROPERTIES LLC 5 PHEASANT DR E GREENWICH, RI 02818
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



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5/8/2026

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Page 3 of 4



200 feet Abutters List Report

Bristol, RI
May 08, 2026

Parcel Number: 25-58
CAMA Number: 25-58
Property Address: 244 WOOD ST

Mailing Address: DIAS, JOAO C. & BEATRIZ F. LE DIAS,
JOHN & VIERA, SANDY
244 WOOD ST
BRISTOL, RI 02809

Parcel Number: 25-70
CAMA Number: 25-70
Property Address: 230 WOOD ST

Mailing Address: CUP DEFENDERS ASSN CORP
230 WOOD ST PO BOX 869
BRISTOL, RI 02809

Parcel Number: 25-71
CAMA Number: 25-71
Property Address: 240 WOOD ST

Mailing Address: BRUNO, ALAINA BETH TRUSTEE
240 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: 25-85
CAMA Number: 25-85
Property Address: 13 SIEGEL ST

Mailing Address: CORDEIRO, ANTONIO J. JR
13 SIEGEL ST
BRISTOL, RI 02809

Parcel Number: 25-87
CAMA Number: 25-87
Property Address: 274R WOOD ST

Mailing Address: QUAY, ALLYSON M. & BENJAMIN TE
3085 EAST MAIN RD
PORTSMOUTH, RI 02871



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28 CATHERINE, LLC
35 PROSPECT ST
BRISTOL, RI 02809

DASILVA, AMELIA LE
DASILVA, HELDER M. & MARI
20 CATHERINE ST
BRISTOL, RI 02809

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

ABBAS ZAHEER
25 CATHERINE ST, UNIT 1A
BRISTOL, RI 02809

DAVEY, SHEALYN
11 CATHERINE ST
BRISTOL, RI 02809

LEB REALTY LIMITED PARTNE
150 FRANKLIN ST
BRISTOL, RI 02809

BAIG, SHABBIR
25 CATHERINE ST, UNT 3B
BRISTOL, RI 02809

DIAS, JOAO C. & BEATRIZ F
DIAS, JOHN & VIERA, SANDY
244 WOOD ST
BRISTOL, RI 02809

LEGACY EQUITY PARTNERS, L
100 INDEPENDENCE DR. SUITE 7-
934
HYANNIS, MA 02601

BRUM, GILBERTO F. SR.& PA
24 CATHERINE ST
BRISTOL, RI 02809

DOYLE, JOSEPH P.
51 PLEASANT ST
PORTSMOUTH, RI 02871

LEITAO, MARY LOU
25 CATHERINE ST, UNIT 2A
BRISTOL, RI 02809

BRUNO, ALAINA BETH TRUSTE
240 WOOD ST
BRISTOL, RI 02809

DZIALO, THELMA L
25 CATHERINE ST, UNIT 5B
BRISTOL, RI 02809

LONG, STEPHEN G &
DAVID A JT
19 CATHERINE ST
BRISTOL, RI 02809

BURNS CHERYL
25 CATHERINE ST, UNIT 6C
BRISTOL, RI 02809

FERREIRA, RONALD J &
KELLY, KATHLEEN N TE
201 ELM ST
WHITEVILLE, NC 28472

LOVETT, BETTE-JO
25 CATHERINE ST, UNIT 4B
BRISTOL, RI 02809

CAN CORPORATION
51 UNION ST
BRISTOL, RI 02809

FRANJELICA PROPERTIES INC
8 STEPHEN DR
BRISTOL, RI 02809

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

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

FRANJELICA PROPERTIES INC
8 STEVEN DR
BRISTOL, RI 02809

NASSIMS PROPERTIES LLC
5 PHEASANT DR
E GREENWICH, RI 02818

CORDEIRO, ANTONIO J. JR
13 SIEGEL ST
BRISTOL, RI 02809

FRANJELICA PROPERTIES, IN
8 STEPHEN DR
BRISTOL, RI 02809

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

CUP DEFENDERS ASSN CORP
230 WOOD ST
PO BOX 869
BRISTOL, RI 02809

GAME MANAGEMENT LLC
9 JANE LANE
BRISTOL, RI 20809

QUAY, ALLYSON M. & BENJAM
3085 EAST MAIN RD
PORTSMOUTH, RI 02871

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

SILVIA, JEFFREY
23 CATHERINE STREET
BRISTOL, RI 02809

SLIPP, NAOMI TRUSTEE
HOOD-SLIPP IRR TRUST
369 FLORENCE ST
FALL RIVER, MA 02720

VASSEUR, PATRICIA M. LE
WESTERHOLM, ERIC G.
17 CATHERINE ST
BRISTOL, RI 02809

VENTURA, ELIZABETH
25 CATHERINE ST, UNIT 7C
BRISTOL, RI 02809

Patricia Vasseur
17 Catherine Street
Bristol, Rhode Island 02809
(401) 556-6548
trishvasseur@gmail.net

May 9, 2026

To Whom It May Concern:

I own the home listed above, which is directly next door to 11 Catherine Street. Shealyn Davey, the owner of 11 Catherine Street, is applying for a variance to bump out the back of their home a few feet.

I have been a neighbor of Shealyn and her family for approximately ten years. They are all wonderful, courteous, respectful long-standing homeowners in our Town of Bristol. In the past, they have added a fence in the back of their property and discussed this positive update with me thoroughly before they did that, as they are doing now with their variance request. They have kept their home well attended and I know they take pride in their ownership and this Town.

I believe this small addition to their home would improve their property appearance, maintain neighborhood character, and enhance their safety inside the home as they are expanding on their existing staircase.

This bump-out will NOT negatively impact my home, or any of the homes on our street. It will not affect traffic or anyone's enjoyment of nearby homes. I am directly next door and I overwhelmingly support this addition. I have been a licensed Real Estate Broker in Rhode Island for over 17 years, currently with REMAX Revolution, and have lived in Bristol for most of that time, so I understand the character and needs of our wonderful town.

Shealyn is an absolutely wonderful neighbor and extremely respectful of all her neighbors.

I fully support the approval of this variance request.

Sincerely,



Patricia Vasseur
17 Catherine Street
Bristol, RI 02809
(401) 556-6548
trishvasseur@gmail.com



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-24

161 Poppasquash Road Plat 182 Lot
7

May 7, 2026

Applicant	
Name of Applicant	Joseph Brito
Who is Submitting this Application	Architect
	If other, Describe:
Owner's Name (If Different than Applicant)	Joseph Brito

Location for Application			
Property Type	Both		
Zoning District	R-40		
Address, Plat, Lot	Address	Plat	Lot
	161 Poppasquash Road	Plat 182	Lot 7

Type of Application	
Application Type	Special Use Permit & Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Accessory Structure
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	2,380 feet
Width in Feet	41.1 feet
Length in Feet	44.3 feet
Height Above Grade	31 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	11 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
--

Maximum size & height of accessory structure (Article IV Sec. 28-111) and Special Use permit standards for structures in residential zones in the flood zone greater than 25 feet above grade (Article V Sec. 28-150 eee)

Describe the extent of the proposed alterations and the reasons for the requesting relief

Demolish existing structure (Existing overall building extents: 40'-4" x 43'-3 1/2"; Area: 1,283 Gross SF; Height: 12 feet +/-) & rebuild to match original footprint with an added second story (Proposed overall building extents: 41'-2" x 44'-4"; Building footprint: 1,370 SF; Total Building Area: 2,380 Gross SF; Building height: 31 feet +/-). Proposed structure will be elevated to be located out of the flood zone & moved slightly west to minimize impact on CRMC 50-Ft coastal feature setback.

Relief is requested from **Article V Sec. 28-150 eee 4a**. The second floor area is greater than two-thirds of the first floor area. The second floor area is 74% of the first floor area. Although, the overall building design meets the intent of the provision.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6.4
Lot Frontage	464
Lot Depth	712

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 5,157	Building/Structure Detail if Other:
Structure: Accessory	Square Footage: 1,283	Building/Structure Detail if Other:



TRANSMITTAL

TITLE Dimensional Variance Application for Accessory Structure and Special Use Permit
PROJECT PBH | Poppasquash Boathouse
DATE 05/08/2026
TO Edward Tanner & Bristol Zoning Borad of Review
235 High Street
1st floor
Bristol, RI 02809

VIA: [] Mail [] Courier [] Overnight
[] E-mail [] By Hand [] Fax [] Other

CONTENTS

Table with 3 columns: EXHIBIT, IDENTIFICATION, DESCRIPTION. Rows include Decision for Variance, Zoning Board Minutes, Authorization of Agent, and Zoning Board Presentation.

REMARKS

Exhibits A and B are included for reference as this is a resubmittal of a previously approved Zoning Application

ISSUED BY

[Handwritten Signature]

Elliott Richmond
Associate
Union Studio Architecture & Community Design

5/8/2026

DATE

cc: file

EXHIBIT A



Town of Bristol, Rhode Island
Zoning Board of Review

DECISION FOR VARIANCE

FILE # 2021-32

RE: Application of: **Joseph M. Brito, Jr.**

For property located at **161 Poppasquash Road**, in Bristol, Rhode Island (**Tax Assessor's Plat 182, Lot 7**) in the following zoning district: **Residential R-40**.

This matter was heard before the Board at a public hearing on **July 12, 2021** upon the Applicant's request for **DIMENSIONAL VARIANCES** from the Zoning Ordinance to:

Demolish an existing residential guesthouse structure and construct a 41ft. 2in. x 44ft. 4in. x 31ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district.

After due consideration of the Application, (including the exhibits, testimony of the witnesses, and the entire record presented to the Board), the Board makes the following findings of fact:

1. The aforementioned hardship is due to the unique characteristics of the subject land and structure, and is not due to the general characteristics of the surrounding area. The property is currently nonconforming by use as it contains a second residential dwelling unit within the existing guesthouse structure. The applicant proposes to demolish this structure and to replace it with an accessory "bunkhouse" structure that will not contain a complete dwelling unit. Thus, the nonconforming use will be eliminated. The existing building, reportedly constructed in the 1950's, is in need of repair and is located within the coastal flood zone. The new structure will be moved further from the shoreline and elevated for flood zone purposes. The proposed structure will occupy a similar footprint as the existing, but will accommodate the applicant's needs for additional space for his growing family to use during visits.
2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain. The applicant did not construct the existing guesthouse structure as it existed when he purchased the property; and he now proposes to remove that nonconforming use and construct a new structure to accommodate his growing extended family.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. This property contains 6.4 acres of land area within a residential neighborhood with many large parcels. The guesthouse building already exists, and the proposed structure would have a similar footprint and location as the existing structure. The design of the proposed accessory structure will actually enhance the surrounding area.
4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. From an architectural standpoint, the design has addressed a number of issues, including coastal and flood zone locations, and will still provide the utilization that the applicant requires while occupying a similar footprint and location to the existing structure.
5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, as the existing structure does not contain sufficient room for his growing family, and renovation of this structure would not address flood zone issues.

Therefore the Board voted **5 to 0** to **approve** the application as presented permitting the construction of a construct a 41' 2" wide x 44' 4" long x 30' high accessory bunkhouse / boathouse structure.

Voting to **Approve**: Asciola; Burke; Simoes; Brum; and Kern

Voting to **Deny**: None

Making a part of this Decision the application, along with required materials, plans, and exhibits filed with the Board at the meeting, and excerpts of the public hearing minutes.

Recorded as the Decision of the Town of Bristol Zoning Board of Review on

This _____ day of _____, 2021.

Diane M. Williamson, Director of Community Development

EXHIBIT B

12 JULY 2021

4. 2021-32

JOSEPH M. BRITO, JR.

**161 Poppasquash Rd.: R-40
Pl. 182, Lot 7**

Dimensional Variances to demolish an existing residential guesthouse structure and construct a 41' 2" x 44' 4" x 31' high accessory bunkhouse/boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district.

Mr. Douglas Kallfelz, Architect and Mr. Joseph Brito presented the Petition to the Board. Mr. Kallfelz explained that on Mr. Brito's property has the main house and the property they would like to renovate is the existing small building down close to the water. The existing condition is a separate stand-alone residence with a kitchen, bathroom and two bedrooms. That building is largely used as a guest bunkhouse for his family and guest, which was existing when he purchased the property years ago. The existing building is in need of repair and more importantly was set below the existing flood zone and is now in harms way; so, they are looking to make it more feasible for use as a guest/bunkhouse and also protect it from the coastal environment. The Brito family has grown, and the two existing bedrooms are not really sufficient for their needs. The goal is to lift the structure out of the flood zone and expand the use to accommodate their needs. They would like to keep the footprint largely as it is, not to expand the footprint of the building in a sensitive coastal environment. Bring the building up and out of the flood zone and move it back a bit off the CRMC coastal feature and see if they can improve the location on the site, while providing the amenity that they are looking for. It is obviously an accessory structure, and the existing footprint is now larger than what the zoning allows for and they are asking for dimensional relief for the modified footprint of the building. They have spoken with CRMC and while it is a grandfathered condition and could be left where it is, they did encourage them to slide it back, which they did with trying to respect the existing

12 JULY 2021

conditions on the property. He noted that the height and positioning of the proposed building will have a de minimis impact on the surrounding neighbors.

Mr. Kallfelz reviewed the site plans in detail with the Board.

Mr. Asciola stated that from the plans it seems that Mr. Brito wants to make this less non-conforming, which the Board is always looking for and is a plus. This is a small very modest, 87 square feet from the original house.

Mr. Burke stated that the total property seems to be 6.2 acres and then two other addresses that abut the property. Mr. Kallfelz stated that he believes that is the case and how it is listed on the tax card. Mr. Burke stated that it is a substantial property and for him, he agrees that the application has plenty of information in it and has no further questions.

Mr. Kern asked if the proposed positioning of the house would bring it out of the flood zone. Mr. Kallfelz explained that they have elevated the bunkhouse above the flood zone and again reviewed the site plan showing the proposed location.

In response to questioning by Mr. Simoes on the height, Mr. Kallfelz explained that it will not be within the height limit for an accessory structure, which is 20'; and this is a two-story structure and will be taller than but will bring it out of the flood zone at 31'.

Mr. Greg Snider, Architect stated that he thinks the proposed structure is beautiful and thinks it will enhance the regional vernacular of Poppasquash Road and is in favor.

Mr. Burke stated that there was a similar application similar to this an oversized accessory structure and they weren't receptive. However, that was new construction. This is a legal non-conforming use and as pointed out it is asking for renovation. The applicant does need more space and its actually reducing the non-conformity and its addressing both the flood zone and the CRMC issues.

12 JULY 2021

Mr. Brum stated that to confirm that the property is proposed to be strictly domicile with no kitchen, its just bathrooms and bedrooms and living space. And it is replacing an existing structure and is only 87 square feet larger than the existing structure. The change in elevation would strictly be by gradient higher up in the lot. The first floor itself wouldn't be raised up any higher, there wouldn't be any change in grade or anything to that effect. Mr. Kallfelz stated that the first floor of the structure will be raised from existing, because the first floor of the structure is currently below the flood elevation, and they are trying to mitigate that by lifting it out. Mr. Brum stated that what he meant was that by moving it forward, away from the water, it is elevating the house without changing the grade of the property. Mr. Kallfelz stated he was correct.

Mr. Burke mentioned that there will be no kitchen facility and that's another reason he would support it.

Mr. Tanner noted to clarify when talking about building height. It was mentioned that the maximum height for an accessory structure is 20', which is correct in most of Bristol. However, State Law changed a year or so ago and the Town has now incorporated it into the new Zoning Ordinance Amendment that was adopted by the Council in January. When you have a structure in the flood zone, by Law, building height is measured at the base flood elevation with up to five feet of free board. By his calculations, he believes that their maximum height without any variance will be 26' because of the flood zone elevation. He believes this would only require five feet of relief.

X X X X X

MR. BURKE: Mr. Chairman, I'll make a motion to approve application 2021-32, Joseph M. Brito, Jr. at 161 Poppasquash Road to demolish an existing residential

12 JULY 2021

guest house and construct a 41' 2" x 44' 4" x 30' high accessory bunkhouse and boathouse structure, at a size greater than permitted for accessory structures in a residential zoning district. In this zone, the actual accessory structure dimensions are 26' x 28'; therefore, in two dimensions it would be a 15' and a 16' variance required. And the height, given the new flood zone regulations, it requires a 5-foot height variance. The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, or to an economic disability of the applicant. What the applicant is doing as he renovates this building that was built according to the testimony, built in the 1950's, he's also addressing flood zone issues. The hardship is not the result of the prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. We heard testimony that it's to accommodate his growing extended family. That the granting of the requested dimensional variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town Bristol. This is a 6.4-acre parcel, the building already exists, and as was pointed out by some of the comments, it will actually enhance the surrounding area. That the relief requested to be granted is the least relief necessary. From an architectural standpoint, they have addressed a number of issues and will still provide the utilization that the applicant requires. The hardship that

12 JULY 2021

will be suffered by the owner of the subject property if the dimensional variance is not granted will amount to more than a mere inconvenience, because the flood zone issues will not be addressed. As a condition, per the application, there will be no kitchen facility in the newly constructed residence. I so move.

MR. BRUM: I'll second.

MR. ASCIOLA: All in favor? (Roll Call)

MR. BURKE: Aye.

MR. SIMOES: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

EXHIBIT C

**AFFIDAVIT OF AUTHORIZATION OF AGENT
FOR VARIANCE APPLICATION**

State of Rhode Island
County of Bristol

I, Joseph Brito (“Owner”), the legal owner of the property located at 161 Poppasquash Road, Bristol Rhode Island (Assessors Plat/Lot: 182-7) “The Property” hereby authorize Union Studio Architecture and Community design (the “Agent”), an architecture firm with a principal place of business at: 160 Mathewson Street, Suite 201, Providence, RI 02903, to act as my authorized agent relating to the preparation & submission of an application for a **dimensional variance** before the **Town of Bristol Zoning Board of Review**.

1. Scope of Authority

This authorization includes, but is not limited to, the authority to:

- Prepare and submit all required applications, plans, and supporting documents;
- Communicate with municipal staff, boards, and officials;
- Attend hearings and meetings on my behalf;

2. Term of Authorization

This authorization shall remain in effect until the conclusion of the zoning application process, unless earlier revoked by me in writing.



5-7-2026

Owner Signature

Date:

JOSEPH M. BRITO, JR.

Printed Name

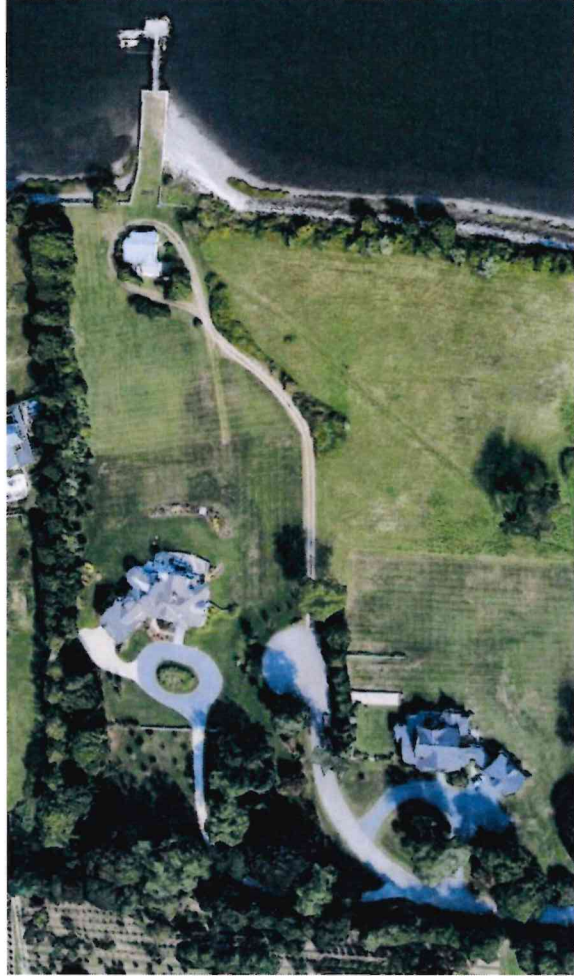
EXHIBIT D

POPPASQUASH BOAT HOUSE

ZONING BOARD PRESENTATION

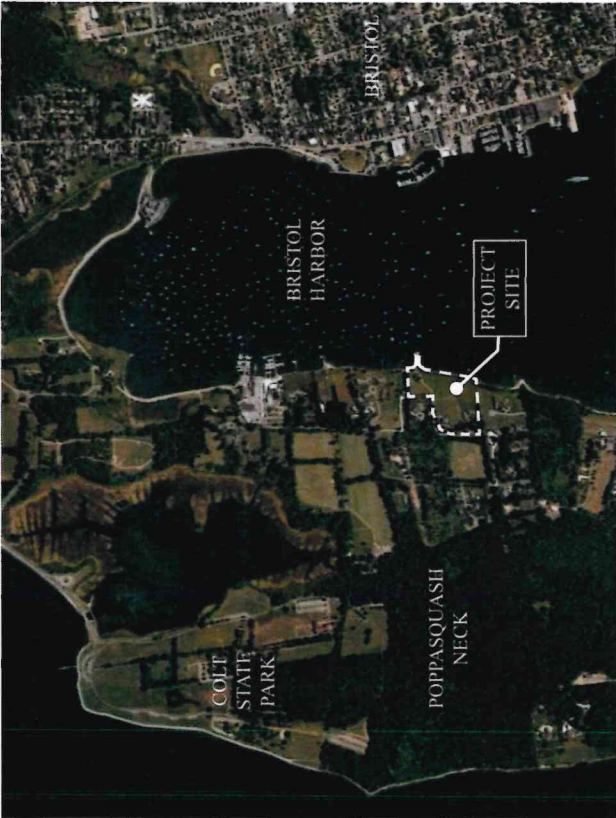
161 POPPASQUASH ROAD
BRISTOL, RI

MAY 08, 2026

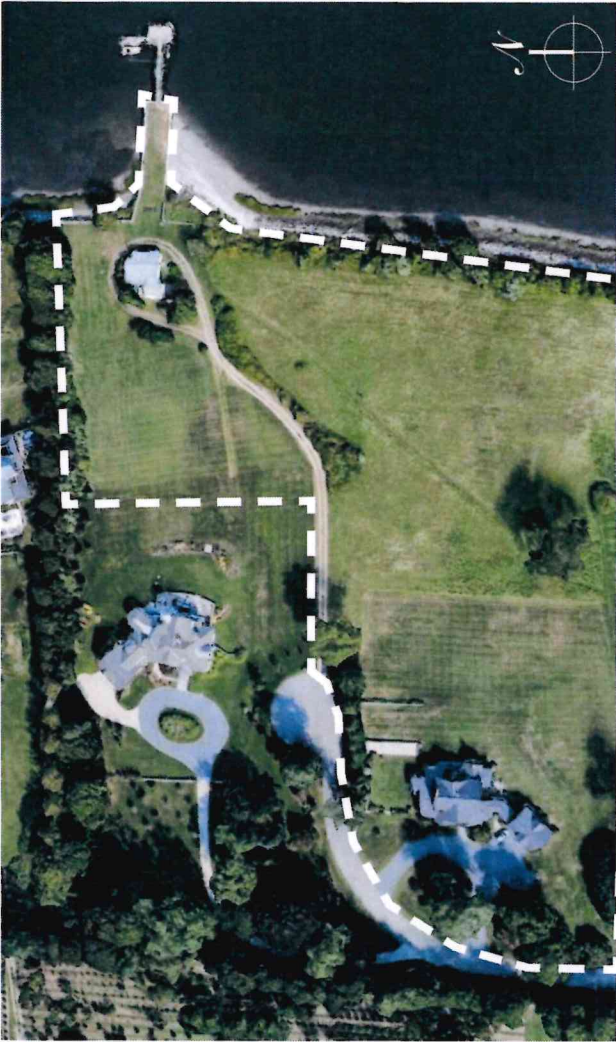


Places of Value. *Value of Place.*

(401) 272-4724 | unionstudioarch.com



VICINITY MAP



SATELLITE VIEW OF PROPERTY



EXISTING BUILDING (VIEW FROM NE)



EXISTING BUILDING (VIEW FROM SW)



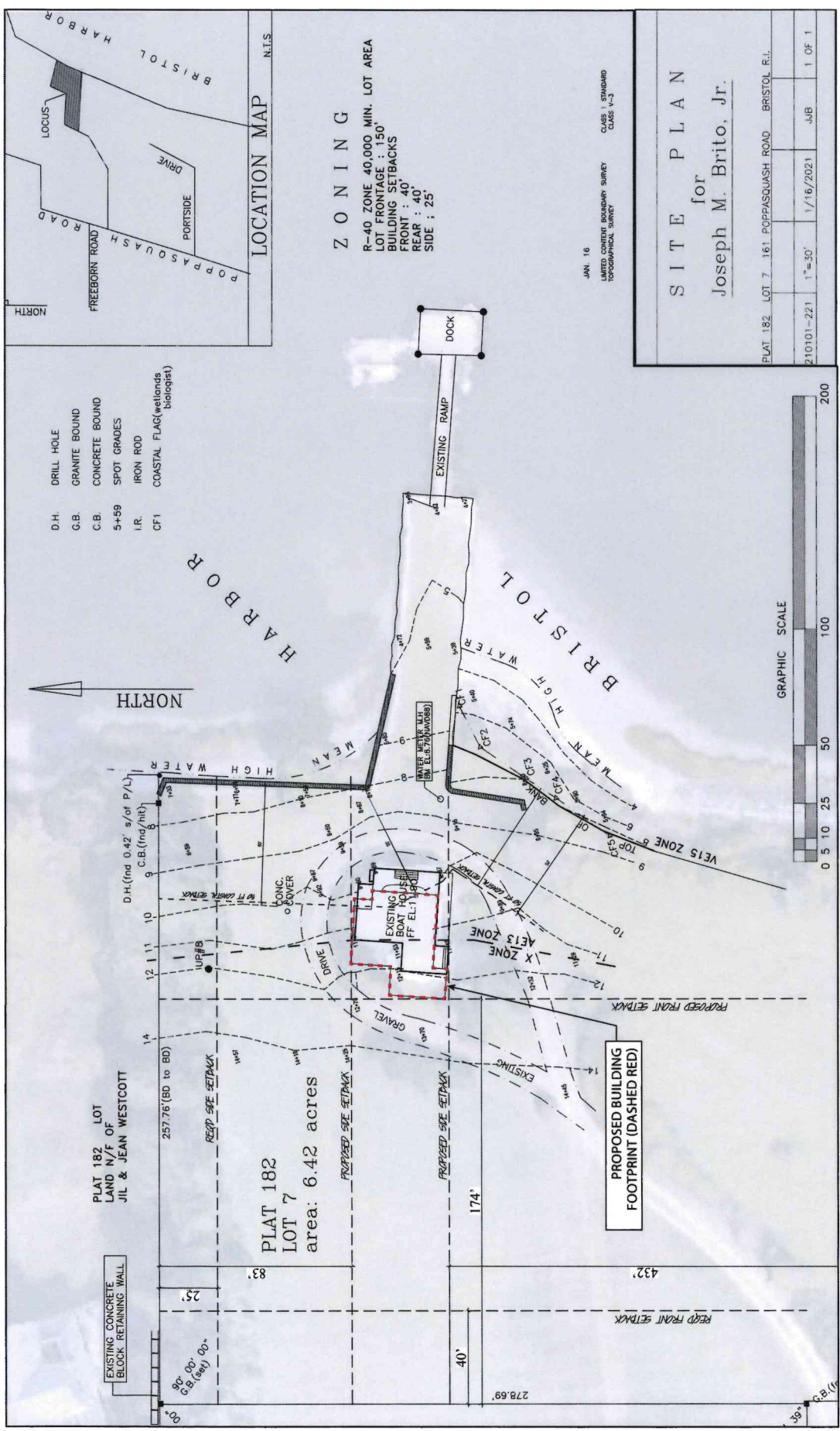
EXISTING BUILDING (VIEW FROM W)

POPPASQUASH BOAT HOUSE

EXISTING CONDITIONS

MAY 08, 2026



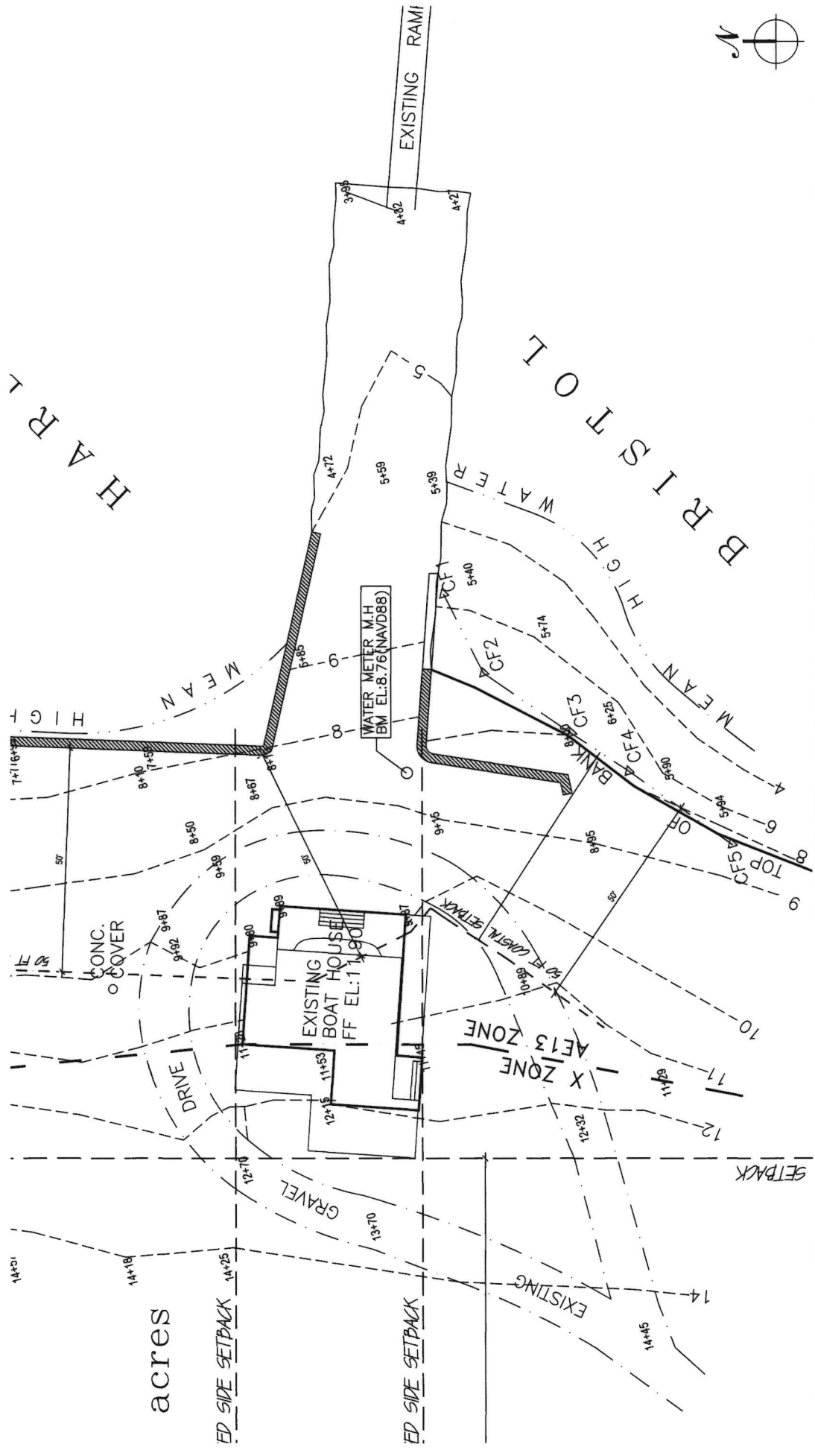
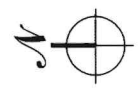


POPPASQUASH BOAT HOUSE

EXISTING SITE SURVEY WITH PROPOSED BUILDING FOOTPRINT OVERLAY

MAY 08, 2026

SCALE: 1"=10'-0"



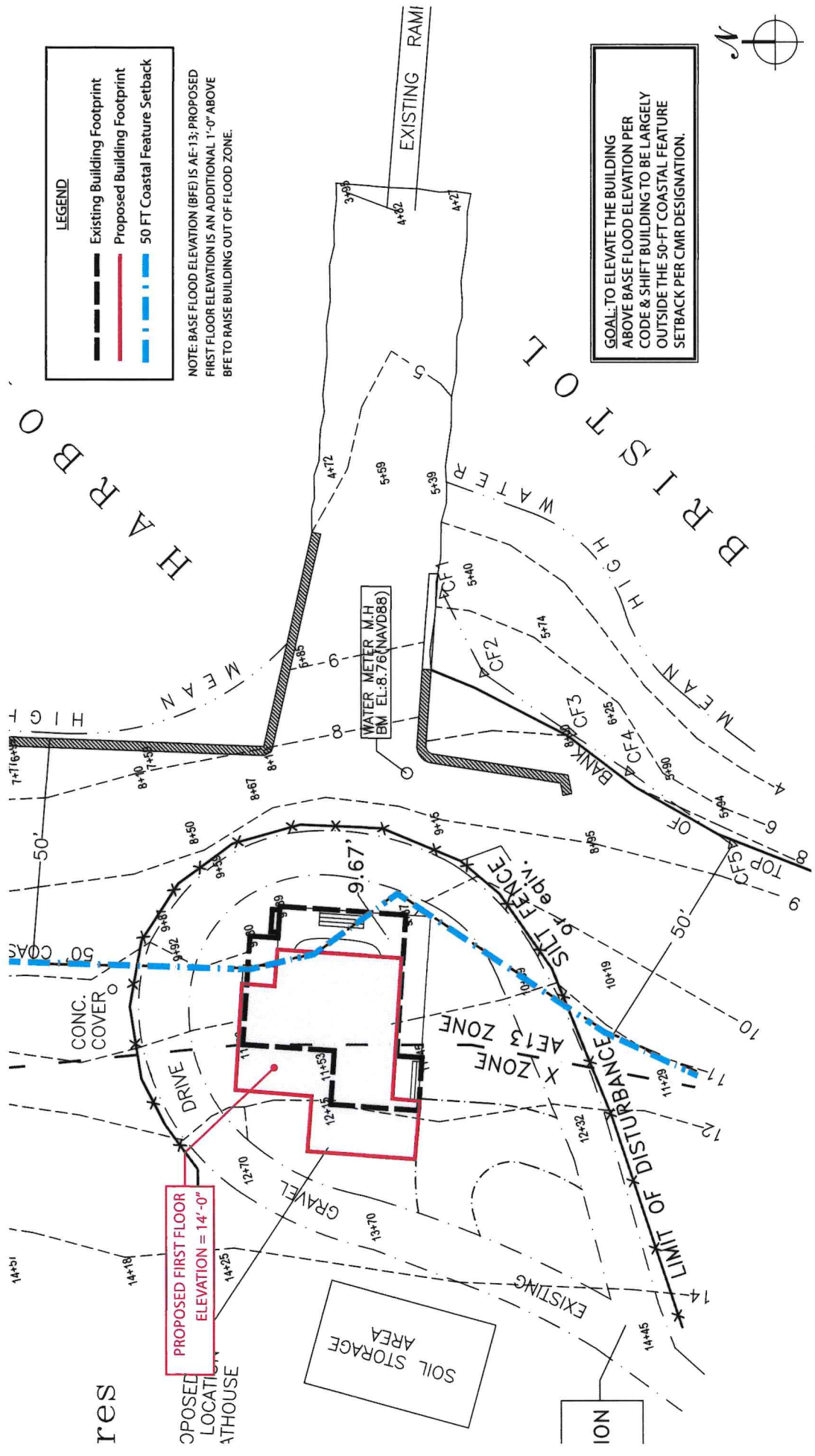
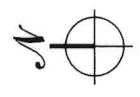
POPPASQUASH BOAT HOUSE

EXISTING SITE PLAN

MAY 08, 2026

SCALE: 1"=20'-0"





LEGEND

- Existing Building Footprint (black dashed line)
- Proposed Building Footprint (red solid line)
- 50 FT Coastal Feature Setback (blue dashed line)

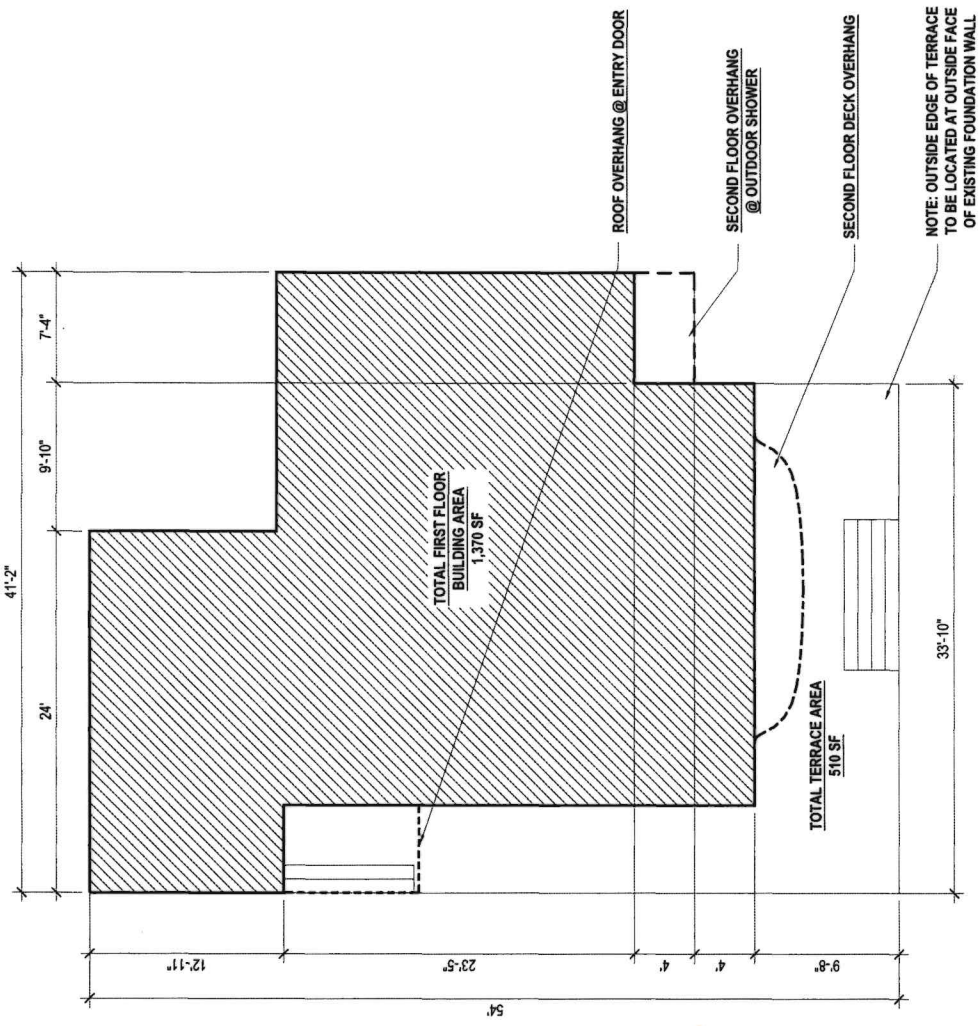
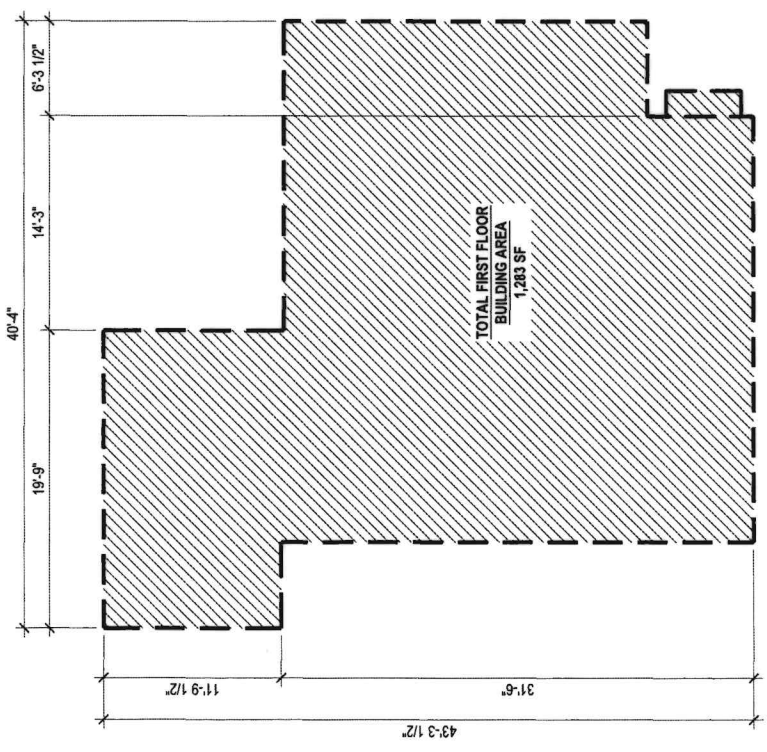
NOTE: BASE FLOOD ELEVATION (BFE) IS AE-13; PROPOSED FIRST FLOOR ELEVATION IS AN ADDITIONAL 1'-0" ABOVE BFE TO RAISE BUILDING OUT OF FLOOD ZONE.

GOAL: TO ELEVATE THE BUILDING ABOVE BASE FLOOD ELEVATION PER CODE & SHIFT BUILDING TO BE LARGELY OUTSIDE THE 50-FT COASTAL FEATURE SETBACK PER CMR DESIGNATION.

PROPOSED FIRST FLOOR ELEVATION = 14'-0"

POPPASQUASH BOAT HOUSE

PROPOSED SITE PLAN
MAY 08, 2020
SCALE: 1"=20'-0"



PROPOSED BUILDING FOOTPRINT

EXISTING BUILDING FOOTPRINT

POPPASQUASH BOAT HOUSE

BUILDING FOOTPRINT




MAY 08, 2026

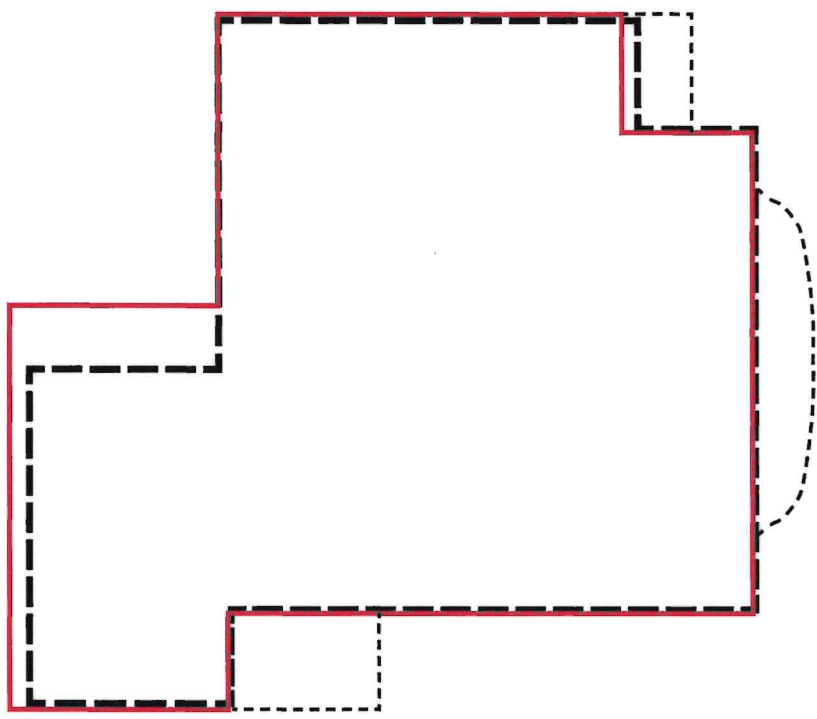
SCALE: 1/8"=1'-0"



<u>SQUARE FOOTAGE TOTALS</u>	
Existing Building Footprint:	1,283 SF
Allowable Increase:	642 SF
Proposed Building Footprint:	1,370 SF
TOTAL:	1,506 SF

*Allowable increase cannot exceed 50% of total existing lot coverage per CRMC regulations.

<u>LEGEND</u>	
	Existing Building Footprint
	Proposed Building Footprint
	Roof / Overhang Above



EXISTING & PROPOSED BUILDING FOOTPRINT OVERLAY

POPPASQUASH BOAT HOUSE

BUILDING FOOTPRINT

MAY 08, 2026

SCALE: 1/8"=1'-0"





PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



POPPASQUASH BOAT HOUSE

PROPOSED FLOOR PLANS
MAY 08, 2026



POPPASQUASH BOAT HOUSE

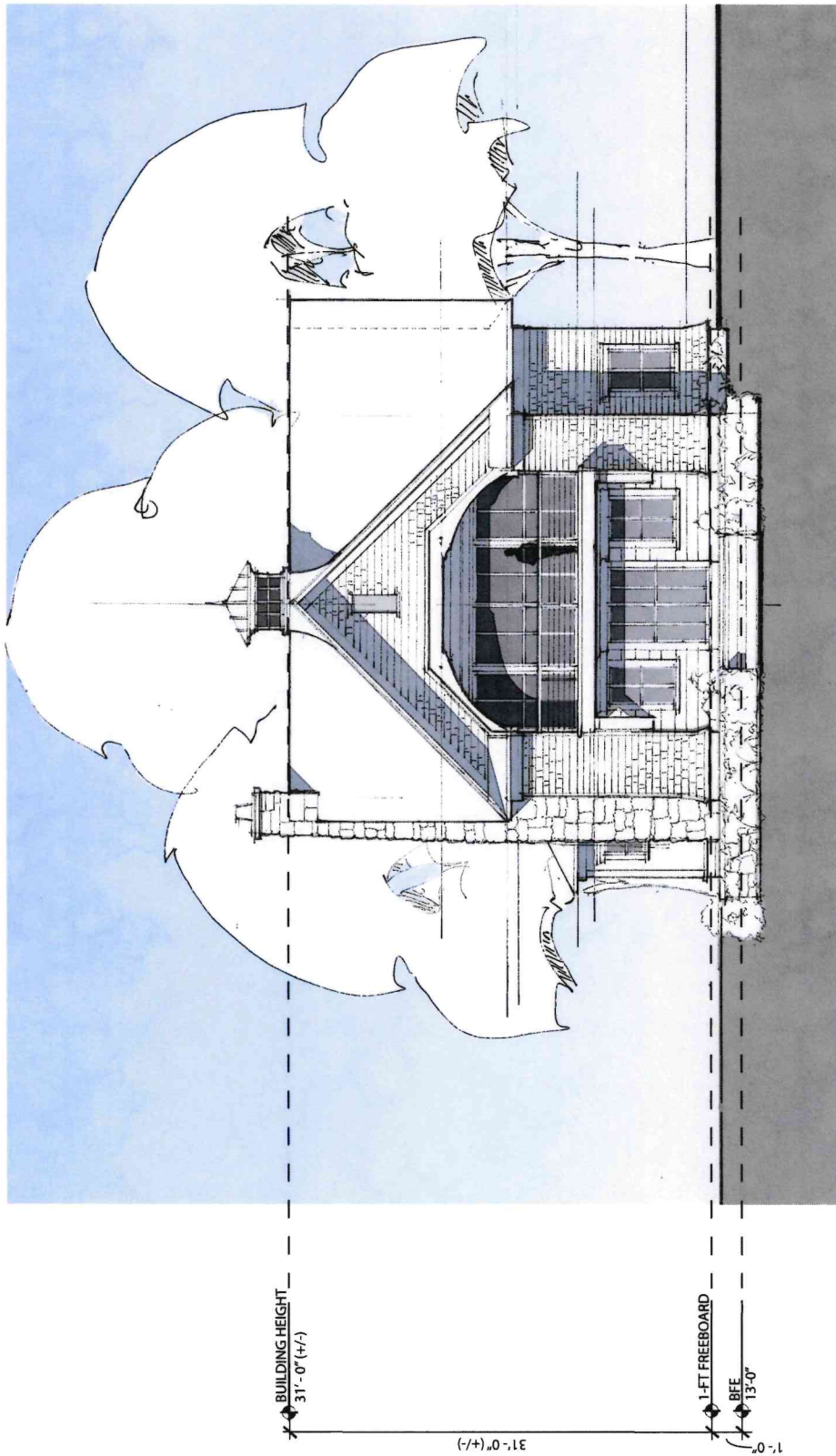
PROPOSED WATERFRONT ELEVATION

MAY 08, 2025

SCALE: 1/8"=1'-0"



PAGE 9





POPPASQUASH BOAT HOUSE

VIEW FROM SOUTHWEST
MAY 08, 2026





POPPASQUASH BOAT HOUSE

VIEW FROM SOUTH
MAY 08, 2026





POPPASQUASH BOAT HOUSE

VIEW FROM SOUTHEAST
MAY 08, 2026

PAGE 12





POPPASQUASH BOAT HOUSE

VIEW FROM EAST (WATERSIDE)

MAY 08, 2026





POPPASQUASH BOAT HOUSE

VIEW FROM NORTHEAST
MAY 08, 2026





161 Poppasquash Road

Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 11, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Bristol

161 POPPASQUASH RD

Card 1 of 2 CATALIS

Plat/Lot 182-0007-000

Account: 9447

Zone R-40

Assessment

\$4,876,700

Owner ▶ Owner Account #: 02-3081-51

Owner	% Owned
Owner 1 BRITO, JOSEPH M JR - TRUSTEE	
Owner 2 JOSEPH M BRITO JR FAMILY TRUST	
Owner 3	

Address 161 POPPASQUASH RD, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BRITO, JOSEPH M. JR. JMB LLC	11/19/2021	0	2145-79	K	Q
	08/22/2000	0	750-286		
BRITO, JOSEPH M. SR., BRITO, JOSEPH M. SR., BETTER WATER SYSTEMS INC	09/12/1995	0	553-189		Q
	09/12/1995	0	553-186		Q
	09/30/1992	0	451-7		

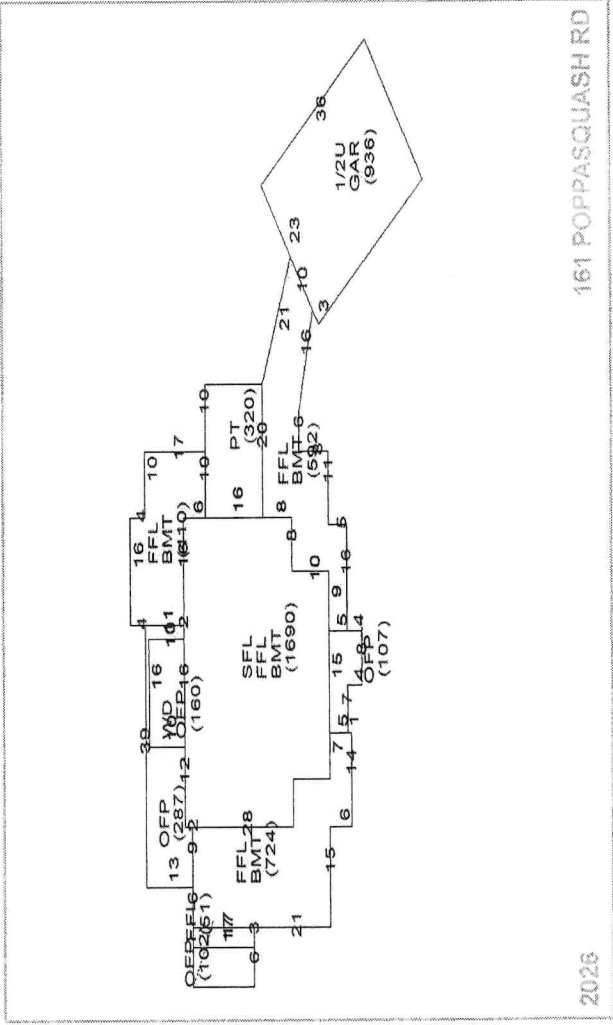
Assessment

Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value	AG Credit	Assessed Value
27	2,270,900	72,100	6.42	2,533,700	0	4,876,700
TOTAL	2,270,900	72,100	6.42	2,533,700	0	4,876,700

Source > Mkt Adj Cost VAL per SQ Unit/Card > 416.48 VAL per SQ Unit/Parcel > 393.70

Previous Assessments

Year	LUC	Building	SF/Y1	Land Size	Land Value	AGR Credit	Appraised Value	Assessed Value
2025	27	2,270,900	72,100	6	2,533,700	0	4,876,700	4,876,700
2024	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2023	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2022	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2021	01	1,342,200	19,200	6	2,639,100	0	4,000,500	4,000,500
2020	01	1,342,200	19,200	6	2,639,100	0	4,000,500	4,000,500



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 27 R Single Ff	0.91827	AC	P	1.00	453,628	1,725,745	P	Easement	-5	WF	300			1,584,700			1.00	0
2 27 R Single Ff	5.50173	AC	EX	0.20	453,628	172,491	P	Easement	-5	WF	300			949,000			1.00	0
3																		
4																		

Plat/Lot 182-0007-000

Account: 9447

LUC 27

Zone R-40

Assessment

\$4,876,70

Building Information

Table with columns: Description, Story Height, COM Units, BMT Floor, Frame 2, EXT Wall 2, Roof Type 2, Roof Cover 2, INT Wall 2, Floors 2, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil Hght, Parking Type, EXT View, Quality.

Grade

Table with columns: Grade, Q2, Year Built, Alt LUC, Q2, EFF Year, Alt %, Depreciation Code, Description, % GD - Good, Condition, Functional, Economic, Special, OV, Adj Total, Depr Total, 2,433,807, 2,022,494.

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Othr Feats, Grade Fac, Neigh Infr, Land Factor, Adj Total, 2,433,807, Depreciation, 411,313, Depr Total, 2,022,494.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val, Visit History Date, Result, By.

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, Status, Description/Directions.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value.

Other Info.

Table with columns: AFDU, Rental, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c.

▶ Owner

Owner 1	BRITO, JOSEPH M JR - TRUSTEE	% Owned
Owner 2	JOSEPH M BRITO JR FAMILY TRUST	
Owner 3		

Address 161 POPPASQUASH RD, BRISTOL, RI 02809

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
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BRITO, JOSEPH M. SR., BRITO, JOSEPH M. SR., BETTER WATER SYSTEMS INC	08/22/2000	0	750-286		
	09/12/1995	0	553-189		Q
	09/12/1995	0	553-186		Q
	09/30/1992	0	451-7		

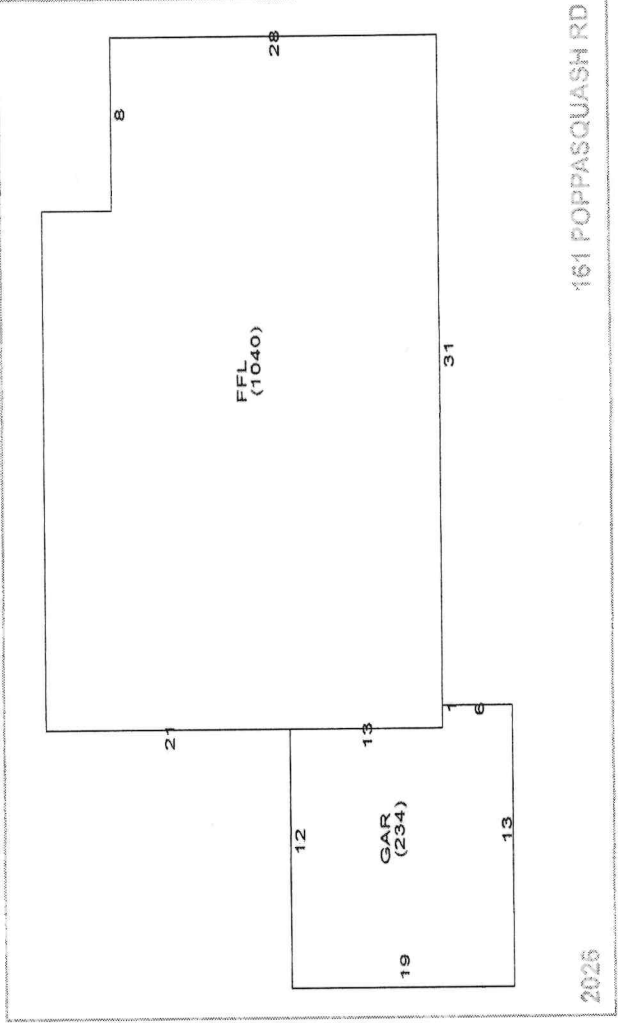
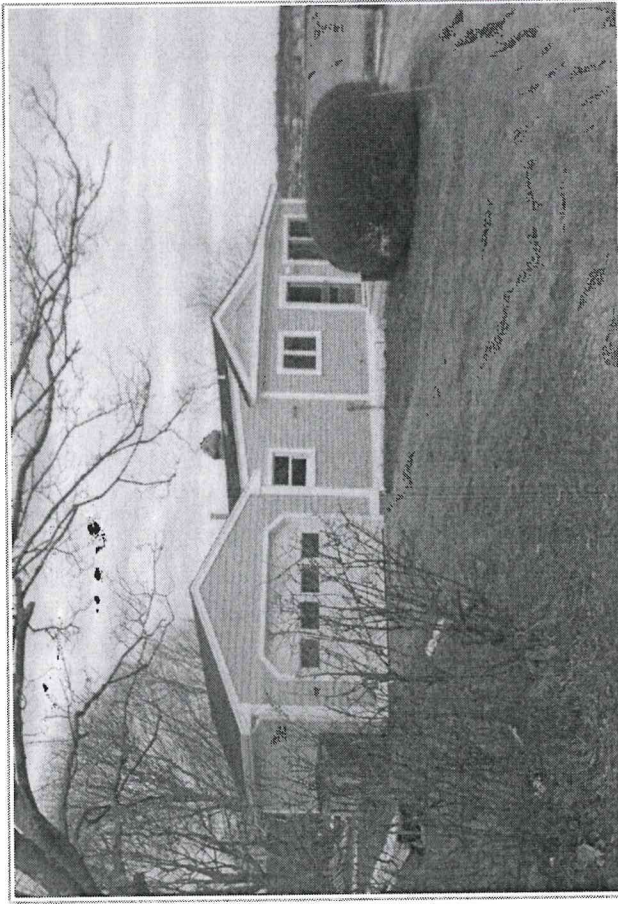
▶ Assessment

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Source > Mkt Adj Cost VAL per SQ Unit/Card > 194.98 VAL per SQ Unit/Parcel > 393.70

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	27	2,270,900	72,100	6	2,533,700	0	4,876,700	4,876,700
2024	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2023	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2022	01	1,690,000	19,200	6	2,223,000	0	3,932,200	3,932,200
2021	01	1,342,200	19,200	6	2,639,100	0	4,000,500	4,000,500
2020	01	1,342,200	19,200	6	2,639,100	0	4,000,500	4,000,500



▶ Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1																			
2																			
3																			
4																			

Plat/Lot 182-0007-000

Account: 9447

LUC 27

Zone R-40

Assessment \$4,876,70

Building Information

Description	Story Height	COM Units	BMT Floor	Frame 2	EXT Wall 2	Roof Type 2	Roof Cover 2	INT Wall 2	Floors 2	Color	Electrical	INT vs EXT	Heat Type	% Heated	% A/C	% Vacuum	Ceiling Type	% Sprinkled
BLDG Type	Ranch	1	0										Oil		100	100		
RES Units	Concrete																	
Foundation	Wood																	
EXT Wall 1	Clapboard																	
Roof Type 1	Gable																	
Roof Cover 1	Asphalt Shrn																	
INT Wall 1	Drywall																	
Floors 1	Hardwood																	
BMT Garages																		
Plumbing																		
Insulation																		
Heat Fuel																		
# Heat Sys																		
% Solar HW																		
% COM Wall																		
Ceil HGHT																		
Parking Type																		
EXT View																		

Grade

Grade	Q4	Q4
Year Built	1950	EFF Year
Alt LUC		Alt %
	0.00	0.00

Depreciation

Code	Description	%
AV	AV - Average	35.0
Functional		0.0
Economic		0.0
Special		0.0
OV		

Bas \$/SQ 209.00
 Size Adj 1.26
 Constr Adj 1.01
 Adj \$/SQ 266.30
 Other Feats 94,140
 Grade Fac 1.00
 Neigh Infl 1.00
 Land Factor 1.00
 Adj Total 382,111
 Depreciation 133,739
 Depr Total 248,372

Total Depreciation % > 35.0

Other Factors

Flood Hazard	LEVEL
Topography	PAVED
Street	
Traffic	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,040	1,040	266.30	276,952
GAR	GARAGE	234	0	47.09	11,019
Total		1,274	1,040		287,971

Visit History

Date	Result	By
12/30/2024	REVIEW	MP
7/27/2021	REVIEW	
5/9/2019	HEARING NC	
10/19/2018	REVIEW	
9/29/2018	MEASURED	MP
2/12/2007	MEASURE	MP
2/12/2007	LISTED	MP
2/12/2007	MEASURE	MP
2/12/2007	LISTED	MP

Notes

NEW ROOF 12/08 EAS

Remodeling History

Plumbing	
Electric	
Heating	
General	

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	0
Bldg Seq	2

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
4							
5							
6							
7							
8							
9							

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	
TermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



161 Poppasquash Rd - 300' Radius

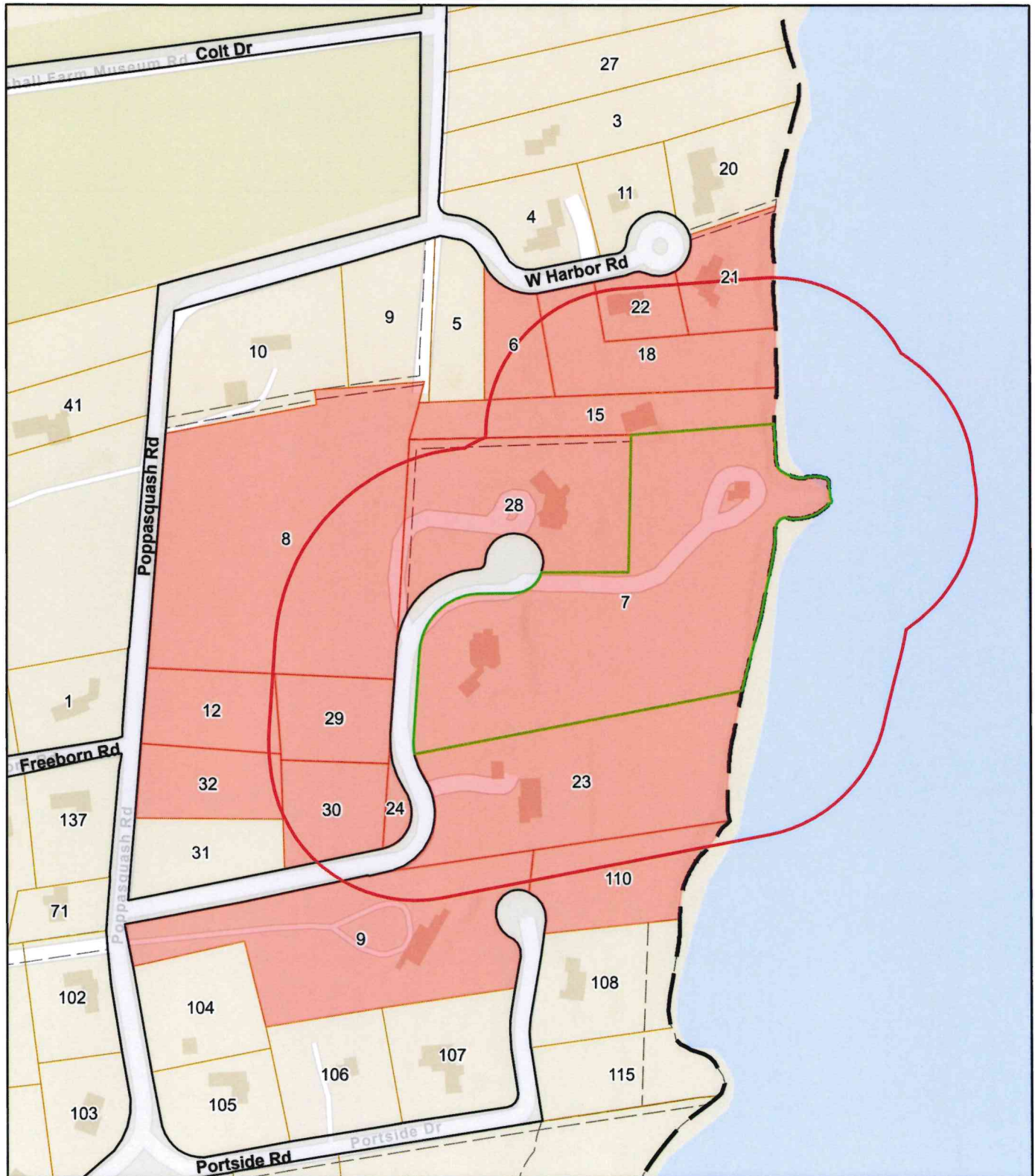
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

May 11, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



300 feet Abutters List Report

Bristol, RI
May 11, 2026

Subject Property:

Parcel Number: 182-7
CAMA Number: 182-7
Property Address: 161 POPPASQUASH RD

Mailing Address: BRITO, JOSEPH M JR - TRUSTEE
JOSEPH M BRITO JR FAMILY TRUST
161 POPPASQUASH RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 178-110
CAMA Number: 178-110
Property Address: 12 PORTSIDE DR

Mailing Address: WHELAN, JOSEPH D & CATHLEEN A TE
12 PORTSIDE DR
BRISTOL, RI 02809

Parcel Number: 178-9
CAMA Number: 178-9
Property Address: 165 POPPASQUASH RD

Mailing Address: GLASER, SCOTT TRUSTEE
165 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-12
CAMA Number: 182-12
Property Address: 171 POPPASQUASH RD

Mailing Address: GRANOFF, EVAN J.
163 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-15
CAMA Number: 182-15
Property Address: 153 POPPASQUASH RD

Mailing Address: WESTCOTT, JIL & BELL, JOHN G. TE
411 WALNUT ST. UNIT 6451
GREEN COVE SPRINGS, FL 32043

Parcel Number: 182-18
CAMA Number: 182-18
Property Address: 6 WEST HARBOR RD

Mailing Address: AUSTIN, EDWARD A III TRUSTEE
EDWARD A AUSTIN III REVOCABLE
LIVING TRUST
C/O 45 HIGH ST
BRISTOL, RI 02809

Parcel Number: 182-21
CAMA Number: 182-21
Property Address: 12 WEST HARBOR RD

Mailing Address: MACDONALD, MARLIES H TRUSTEE &
MACDONALD, SUMNER B TRUSTEE
12 WEST HARBOR RD
BRISTOL, RI 02809

Parcel Number: 182-22
CAMA Number: 182-22
Property Address: 8 WEST HARBOR RD

Mailing Address: LEVICK, REBECCA A. TRUSTEE
REBECCA A. LEVICK REV TRUST -
8 W HARBOR RD
BRISTOL, RI 02809

Parcel Number: 182-23
CAMA Number: 182-23
Property Address: 163 POPPASQUASH RD

Mailing Address: GRANOFF, EVAN J. ETUX TE C/O
GRANOFF ASSOCIATES
163 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-24
CAMA Number: 182-24
Property Address: POPPASQUASH RD

Mailing Address: BRITO, JOSEPH M JR - TRUSTEE
JOSEPH M BRITO JR FAMILY TRUST
161 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-28
CAMA Number: 182-28
Property Address: 159 POPPASQUASH RD

Mailing Address: THREEACRES LLC C/O MARK WILCOX
159 POPPASQUASH rd
BRISTOL, RI 02809



www.cai-tech.com

5/11/2026

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 2



300 feet Abutters List Report

Bristol, RI
May 11, 2026

Parcel Number: 182-6
CAMA Number: 182-6
Property Address: 4 WEST HARBOR RD

Mailing Address: WATT, DAVID B & DEBORAH TE
4 WEST HARBOR RD
BRISTOL, RI 02809

Parcel Number: 182-7
CAMA Number: 182-7
Property Address: 161 POPPASQUASH RD

Mailing Address: BRITO, JOSEPH M JR - TRUSTEE
JOSEPH M BRITO JR FAMILY TRUST
161 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 182-8
CAMA Number: 182-8
Property Address: POPPASQUASH RD

Mailing Address: KINDER, JANICE S - TRUSTEE JANICE S
KINDER LIVING TRUST
43 QUAIL ROAD
PORTSMOUTH, RI 02871



www.cai-tech.com

AUSTIN, EDWARD A III TRUS
EDWARD A AUSTIN III REVOC
C/O 45 HIGH ST
BRISTOL, RI 02809

WESTCOTT, JIL & BELL, JOH
411 WALNUT ST. UNIT 6451
GREEN COVE SPRINGS, FL 32043

BRITO, JOSEPH M JR - TRUS
JOSEPH M BRITO JR FAMILY
161 POPPASQUASH RD
BRISTOL, RI 02809

WHELAN, JOSEPH D & CATHLE
12 PORTSIDE DR
BRISTOL, RI 02809

GLASER, SCOTT TRUSTEE
165 POPPASQUASH RD
BRISTOL, RI 02809

GRANOFF, EVAN J.
163 POPPASQUASH RD
BRISTOL, RI 02809

GRANOFF, EVAN J. ETUX TE
C/O GRANOFF ASSOCIATES
163 POPPASQUASH RD
BRISTOL, RI 02809

KINDER, JANICE S - TRUSTE
JANICE S KINDER LIVING TR
43 QUAIL ROAD
PORTSMOUTH, RI 02871

LEVICK, REBECCA A. TRUSTE
REBECCA A. LEVICK REV TRU
8 W HARBOR RD
BRISTOL, RI 02809

MACDONALD, MARLIES H TRUS
MACDONALD, SUMNER B TRUST
12 WEST HARBOR RD
BRISTOL, RI 02809

THREEACRES LLC
C/O MARK WILCOX
159 POPPASQUASH rd
BRISTOL, RI 02809

WATT, DAVID B &
DEBORAH TE
4 WEST HARBOR RD
BRISTOL, RI 02809



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #ZAPL-26-1
#ZAPL-26-3
#ZAPL-26-4

PUBLIC HEARING

Notice is hereby given by the Zoning Board of Review
sitting as the **Board of Appeal**
that a public hearing will be held on the following application:

Monday, June 1, 2026
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPELLANT: **David J. Ramos / Ramos Landscaping, LLC**
PROPERTY OWNER: **David J. Ramos and Stephanie L. Ramos**
LOCATION: **668 & 670 Metacom Avenue**
PLAT: 128 LOTS: 15 & 16
ZONE: **General Business (GB)**

APPLICANT HAS FILED APPEALS OF: **three Notices of Violation dated February 12th, February 25th, and March 11, 2026 issued by the Administrative Officer for conducting business operations on a Sunday and/or outside of the Planning Board's approved special use permit hours of operation. *These appeals will be consolidated into one public hearing.***

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://bristol-ri.municodemeetings.com/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, May 28, 2026.



Joseph V. Cavanagh, Jr.
William R. Landry
Edmund L. Alves, Jr.
Scott T. Spear
Mary Cavanagh Dunn
Joseph V. Cavanagh, III
Christopher J. O'Connor
Matthew J. Landry

Commerce Center
30 Exchange Terrace
Providence, RI 02903-1765

Tel (401) 831-8900
Fax (401) 751-7542
www.blishcavlaw.com

Stephen I. Rosenbaum
Of Counsel

John H. Blish
(1986-2007)

March 27th, 2026

Joseph P. Asciola, Chairman
Zoning Board of Review
Town of Bristol
10 Court Street
Bristol, RI 02809
etanner@bristolri.gov

RE: Request to Consolidate Appeals and for Continuance of Public Hearing.

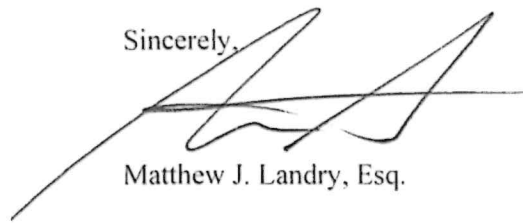
Dear Members of the Board:

Our office represents the Appellant, David Ramos (d/b/a Ramos Landscaping), in connection with property situated at 668 and 670 Metacom Avenue. Mr. Ramos has filed three (3) separate notices of appeal in response to Notices of Violation dated, February 12th, February 25th, and March 11th, 2026, all pending review before the Zoning Board of Review.

Please accept this correspondence as a formal request to consolidate each of the three (3) appeals to allow the Zoning Board to hear arguments during a single public hearing. Doing so will be more efficient and beneficial to all interested parties. To allow sufficient time for the Zoning Board to review the consolidated appeals, Mr. Ramos is also requesting a continuance to the June 11th, 2026 Zoning Board hearing. In the interim, we anticipate submitting a formal request to the Planning Board to review and consider an amendment of the Planning Board's December 11th, 2025, approval, that may assist in the disposition of these appeals. The additional time will allow for that submission and subsequent review by the Planning Board.

Please advise if you should require anything additional from our office in connection with this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew J. Landry', with a long horizontal flourish extending to the right.

Matthew J. Landry, Esq.

Cc: Diane Williamson
Amy Goins, Esq.



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-4

Date Certified Complete: March 26,
2026

Appellant	Name:		
	Address: 12 Ruth Ave		
	City: Bristol	State: RI	ZIP: 02809

Property Owner	Name: David Ramos		
	Address:		
	City:	State:	ZIP:

1. Location of Property: 670 Metacom Ave	
Plat(s):128	Lot(s): 15, 16
2. Zoning District in Which the Property is Located: GB	
3. Upon which agency or Officer is this appeal being taken?: Administrative Officer	
Other:	
4. File/Application Number of Decision being Appealed: Notice of Violation Dated March 11, 2026	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:
Name: Matthew Landry
Mailing Address: 30 Exchange Terrace Providence, RI 02903



Joseph V. Cavanagh, Jr.
 William R. Landry
 Edmund L. Alves, Jr.
 Scott T. Spear
 Mary Cavanagh Dunn
 Joseph V. Cavanagh, III
 Christopher J. O'Connor
 Matthew J. Landry

Commerce Center
 30 Exchange Terrace
 Providence, RI 02903-1765

Tel (401) 831-8900
 Fax (401) 751-7542
www.blishcavlaw.com

Stephen I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 26th, 2026

Joseph P. Asciola, Chairman
 Zoning Board of Review
 Town of Bristol
 10 Court Street
 Bristol, RI 02809

**RE: Notice of Appeal on behalf of David Ramos/Ramos Landscaping;
 668 &670 Metacom Avenue**

Dear Members of the Board:

Please accept this correspondence as a formal Notice of Appeal of the Notice of Violation dated March 11th, 2026, regarding property situated at 668 and 670 Metacom Avenue (the "Premises")(A copy of the Notice of Violation herein appealed is attached as Exhibit A). The Notice of Violation purports to have received a complaint regarding activities occurring on the Premises. According to a police report dated March 4th, 2026, the Town of Bristol Police Department received a noise complaint from an abutting property owner who had purportedly shared videos taken of the Premises allegedly depicting snow plows and other equipment operating prior to 7am. The Administrative Officer issued the Notice of Violation alleging violations of the Planning Board conditions of approval dated December 11th, 2025, and recorded on January 12th, 2026.

The Petitioner Ramos Landscaping, by and through David Ramos herein submits this Appeal under the provisions of R.I. Gen. Laws § 45-23-67(a) and disputes any alleged violations. As grounds for appeal, Petitioner avers that the activities were minimal and were outside the scope of conditions applicable to the property. Mr. Ramos notified police that two nursing homes needed road salt due to the recent storm and that he would need to prepare his vehicles to provide that service. The vehicles were on the property no longer than ten (10) minutes. The activities were incidental to the historic operations occurring on the property and did not involve the loading and/or unloading of materials or "materials processing" contemplated by the Planning Board conditions of approval.

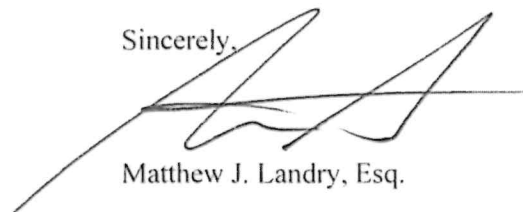
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a “garage” to house company vehicles and certain aspects of the Ramos Landscaping business. Certain activities, such as “materials processing”, which would include screening loam and other landscaping materials that includes use of heavy machinery, were limited to specific hours of operation. Condition #3 is specifically related to “shipping and/or receiving hours” to limit activities performed in conjunction with “materials processing”. The alleged violations stem from the recent snowfall and safety concerns that are abated through road salt and snow plowing services Mr. Ramos provides. The activities observed on site did not involve any materials loading or unloading as contemplated by Condition #3.

Further, the Planning Board’s conditions of approval neither limit nor prohibit employees from visiting the Premises or exclude other incidental business operations outside of materials processing, shipping and receiving, or use of heavy machinery that would be disruptive outside of normal operating hours.

Respectfully, the alleged activities do not violate the Planning Board’s conditions of approval set forth in the December 11th, 2025, decision which neither prohibits nor excludes employees from occupying the Premises outside general business hours.

The Petitioner reserves the right to supplement the record in support of their appeal and to provide oral testimony and supporting documents during the public hearing.

Sincerely,



Matthew J. Landry, Esq.

Town of Bristol, Rhode Island

Department of Community Development



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

March 11, 2026

Via Certified & Regular U.S. Mail

And Via Email

David Ramos

Ramos Landscaping LLC

12 Ruth Avenue

Bristol, RI 02809

Via Email

Matthew Landry, Esq.

Blish and Cavanagh

**Re: Notice of THIRD Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business and loading operations on the property on Wednesday March 4, 2026 prior to 7:00 a.m. A copy of the Police Report and bodycam footage is available upon request. Conditions Nos. 2 and 3 of the Planning Board decision limits the business hours of operation and loading/unloading of materials on weekdays from 7:00 a.m. to 5:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 30, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

A handwritten signature in black ink that reads 'Diane M. Williamson'.

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-3

Date Certified Complete: March 17,
2026

Appellant	Name: David Ramos		
	Address: 12 Ruth Ave		
	City: Bristol	State: RI	ZIP: 02809

Property Owner	Name: David Ramos		
	Address: 12 Ruth Ave		
	City: Bristol	State: RI	ZIP: 02809

1. Location of Property: 670 Metacom Ave	
Plat(s):128	Lot(s): 15
2. Zoning District in Which the Property is Located: GB	
3. Upon which agency or Officer is this appeal being taken?: Administrative Officer	
Other:	
4. File/Application Number of Decision being Appealed: February 25, 2026 Notice of Violation from Administrative Officer	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:
Name: Matthew Landry
Mailing Address: 30 Exchange Terrace Providence, RI 02903



Joseph V. Cavanagh Jr. Commerce Center
 William R. Landry 30 Exchange Terrace
 Edmund L. Alves, Jr. Providence, RI 02903-1765
 Scott T. Spear
 Mary Cavanagh Dunn Tel (401) 831-8900
 Joseph V. Cavanagh, III Fax (401) 751-7542
 Christopher J. O'Connor www.blishcavlaw.com
 Matthew J. Landry
 Philip R. Primeau
 Matthew A. Gruneberg

Steven I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 17th, 2026

Joseph P. Asciola, Chairman
 Zoning Board of Review
 Town of Bristol
 10 Court Street
 Bristol, RI 02809

**RE: Notice of Appeal on behalf of David Ramos/Ramos Landscaping;
 668 & 670 Metacom Avenue**

Dear Members of the Board:

Please accept this correspondence as a formal Notice of Appeal of the Notice of Violation dated February 25th, 2026, regarding property situated at 668 and 670 Metacom Avenue (the "Premises") (A copy of the Notice of Violation herein appealed is attached as Exhibit A). The Notice of Violation purports to have received a complaint regarding activities occurring on the Premises. On February 21st, 2026, the Town of Bristol Police Department inspected the Premises and purportedly observed the property owner, David Ramos preparing for the workday along with two pick-up trucks. The Administrative Officer issued the Notice of Violation alleging violations of the Planning Board conditions of approval dated December 11th, 2025, and recorded on January 12th, 2026.

The Petitioner Ramos Landscaping, by and through David Ramos herein submits this Appeal under the provisions of R.I. Gen. Laws § 45-23-67(a) and vehemently disputes any alleged violations. As grounds for appeal, Petitioner avers that the only activity observed on site was the property owner arriving for work and starting two pick-up trucks in preparation for the workday. The activity was minimal and incidental to employees arriving for work.

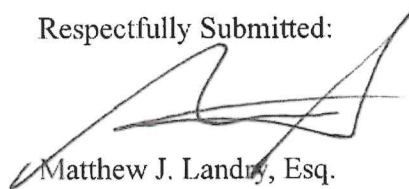
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a "garage" to house company vehicles and certain aspects of the Ramos Landscaping business. Certain activities, such as "materials processing", which would include screening loam and other landscaping materials that includes use of heavy machinery, were limited to specific hours of operation. Condition #3 is specifically related to "shipping and/or receiving hours" to limit activities performed in conjunction with "materials processing". The

alleged violations stem from the property owner merely arriving to the property in advance of the workday and preparing two pickup trucks for business operations that would occur within normal business hours. The activities observed on site did not involve any materials loading or unloading as contemplated by Condition #3. Further, the Planning Board's conditions of approval neither limit nor prohibit employees from visiting the Premises or exclude other incidental business operations outside of materials processing, shipping and receiving, or use of heavy machinery that would be disruptive outside of normal operating hours.

Respectfully, the alleged activities do not violate the Planning Board's conditions of approval set forth in the December 11th, 2025, decision which neither prohibits nor excludes employees from occupying the Premises outside general business hours.

The Petitioner reserves the right to supplement the record in support of their appeal and to provide oral testimony and supporting documents during the public hearing.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Matthew J. Landry', is written over the typed name below.

Matthew J. Landry, Esq.

Town of Bristol, Rhode Island

Department of Community Development



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

February 25, 2026

Via Certified & Regular U.S. Mail

And Via Email

David Ramos

Ramos Landscaping LLC

12 Ruth Avenue

Bristol, RI 02809

Via Email

Matthew Landry, Esq.

Blish and Cavanagh


**Re: Notice of SECOND Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business operations on the property on Saturday, February 21, 2026 prior to 8:00 a.m.. A copy of the Police Report and bodycam footage is available upon request. Condition No. 2 of the Planning Board conditions limits the business hours of operation on Saturday to 8:00 a.m. to 3:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 17, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,


Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor

Zoning Board
Appeal
Application
ZAPL-26-1

Your submission

Submitted Mar 4, 2026 at 2:02pm

Your Submission

Attachments

Guests (0)

- Application Fee
- Appeal Received & Completeness Review
- Application Complete
- Schedule Hearing
- Send Abutter Notice
- Notice of Hearing
- Upload Decision

Contact Information

Matthew Landry

Email address

mjl@blishcavlaw.com

Phone Number

4018318900

Mailing Address

Blish & Cavanagh, LLP Attn: Matthew Landry 30
Exchange Terrace, Providence, RI 02903

Locations

1 location
total

PRIMARY LOCATION



670 METACOM AVE

BRISTOL, RI 02809

Appellant Information

Name *

David Ramos

Street Address *

670 Metacom Ave

City *

Bristol

State *

RI

ZIP Code *

02809

Telephone Number *

4018318900

Email

ramoslandscaping401@gmail.com

Property Owner is
Appellant



Name of attorney or agent, if any, who is
authorized to represent the applicant

Matthew Landry, Esq.

Agent or Attorney

Telephone

401-831-8900

Agent or Attorney

Mailing Address

30 Exchange
Terrace, Providence,
RI 02903

**Location
of Subject
Property**

Address of Subject
Property *
670 & 668 Metacom
Ave

Assessor's Plat(s) *

128

Assessor's Lot(s) *

15 & 16

Zoning District(s) of
Property *
Business

**Appeal
Information**

File/Application Number of Decision being
Appealed OR Description of Decision *
Notice of Violation issued February 12th, 2026

Upon which agency or officer is this appeal being
taken?: *

Administrative Officer

In an attachment, Please provide a written
statement describing the decision in which you
are appealing, the applicable section(s) of the

Zoning Ordinance that apply to your appeal, and the specific grounds for the appeal.

Signature

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

*

✔ Matthew Landry

Mar 3, 2026

Town of Bristol, RI

Your Profile

Your Records
(/dashboard/records)

Resources

Search for
Records (/search)

Claim a Record
(/claimRecord)

Employee Login
(https://bristolri.workflow)



Joseph V. Cavanagh Jr.
 William R. Landry
 Edmund L. Alves, Jr.
 Scott T. Spear
 Mary Cavanagh Dunn
 Joseph V. Cavanagh, III
 Christopher J. O'Connor
 Matthew J. Landry
 Philip R. Primeau
 Matthew A. Gruneberg

Commerce Center
 30 Exchange Terrace
 Providence, RI 02903-1765
 Tel (401) 831-8900
 Fax (401) 751-7542
www.blishcavlaw.com

Steven I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 4th, 2026

Joseph P. Asciola, Chairman
 Zoning Board of Review
 Town of Bristol
 10 Court Street
 Bristol, RI 02809

**RE: Notice of Appeal on behalf of David Ramos/Ramos Landscaping;
 668 &670 Metacom Avenue**

Dear Members of the Board:

Please accept this correspondence as a formal Notice of Appeal of the Notice of Violation dated February 12th, 2026, regarding property situated at 668 and 670 Metacom Avenue (the "Premises")(A copy of the Notice of Violation herein appealed is attached as Exhibit A). The Notice of Violation purports to have received a complaint regarding activities occurring on the Premises. On February 8th, 2026, the Town of Bristol Police Department inspected the Premises and purportedly observed "unloading of materials". The Administrative Officer issued the Notice of Violation alleging violations of the Planning Board conditions of approval dated December 11th, 2025, and recorded on January 12th, 2026.

The Petitioner Ramos Landscaping, by and through David Ramos herein submits this Appeal under the provisions of R.I. Gen. Laws § 45-23-67(a) and vehemently disputes any alleged violations. As grounds for appeal, Petitioner avers that the vehicles observed on site were merely spinning salt on the Premises that was used in connection with the recent snowstorm that had just come through area. As you may know, Ramos Landscaping has a contract with the State of Rhode Island that provides plowing and salt services for state roads throughout the Town during snowstorms. The activities observed on site lasted no longer than ten (10) to fifteen (15) minutes as was discussed with the police officer conducting the inspection. This is clearly depicted on bodycam footage obtained from the Town.

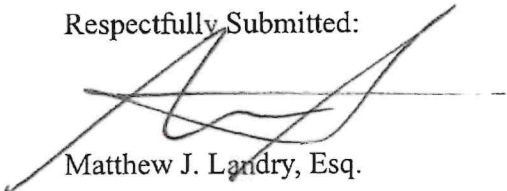
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a "garage" to house company vehicles and certain aspects of the Ramos Landscaping business. Certain activities, such as "materials processing", which would include

screening loam and other landscaping materials that includes use of heavy machinery, were limited to specific hours of operation. Condition #3 is specifically related to “shipping and/or receiving hours” to limit activities performed in conjunction with “materials processing”. The alleged violations stem from “spinning salt” on the Premises, not “unloading or loading of materials” nor “materials processing” that comprise a portion of the Ramos Landscaping business that were contemplated by Condition #3. The remaining conditions of approval neither limit nor prohibit employees from visiting the Premises or exclude other incidental business operations outside of materials processing, shipping and receiving, or use of heavy machinery that would be disruptive outside of normal operating hours.

Respectfully, the alleged activities do not violate the Planning Board’s conditions of approval set forth in the December 11th, 2025, decision which neither prohibits nor excludes employees from occupying the Premises outside general business hours.

The Petitioner reserves the right to supplement the record in support of their appeal and to provide oral testimony and supporting documents during the public hearing.

Respectfully Submitted:



Matthew J. Landry, Esq.



Town of Bristol, Rhode Island

Department of Community Development

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

February 12, 2026

Via Certified & Regular U.S. Mail And Via Email

David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

**Re: Notice of Violation of Planning Board Conditions of Approval for Special Use Permit,
668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented the unloading of materials on the property on Sunday, February 8, 2026. A copy of the Police Report and bodycam footage is available upon request from the Bristol Police Department. Condition No. 3 of the Planning Board's approval prohibits the unloading of materials on the property on Sundays. Further, Condition No. 2 indicates that the business hours of operation shall exclude Sundays.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 4, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

A handwritten signature in cursive script that reads "Diane M. Williamson".

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



Town of Bristol, Rhode Island
Planning Board

01/02/2026
02:12:50 PM
3 Pages

DECISION
Bk: 2306 Pg: 209
Instr: 2026-8

Item 4A.

10 Court Street
Bristol, RI 02809
www.Bristolri.us
401-253-7000
253-7010

PLANNING BOARD DECISIONS

OWNER: David J. Ramos (Lot 15) /Lionel J. Ramos (Lot 16)
APPLICANT: David J. Ramos
ADDRESS: 668 and 670 Metacom Avenue
PLAT AND LOT: Plat 128 Lots 15 and 16
APPLICATION: Unified Development/Special Use Permit
Minor Land Development Preliminary Plan
"668 and 670 Metacom Avenue"

SPECIAL USE PERMIT

The Planning Board finds that:

- A. The Application is for a Special Use Permit for a contract construction use on Lots 15 and 16 on Plat 128 in the General Business Zone. The Board finds it meets the standards for the Special Use Permit as follows:
a. The use is specifically authorized by the Zoning Ordinance;
b. The proposal meets all the standards in the subsection of the Zoning Ordinance, specifically Section 28-150 (jj);
c. 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 with the conditions of approval.

The Planning Board grants the Special Use Permit subject to the following conditions:

Operations and Extent of Activity on Lots 15 & 16

- 1) The Board makes a finding that the activity on Lot 15 is similar in nature to materials processing with the loading and unloading of trucks and the coming and going of materials. Therefore, because the Lot 15 activity is similar to materials processing, it shall be screened by an 8 foot tall wooden fence to be installed on the north and east sides of Lot 15 atop existing concrete block walls along the "limit of work line" shown on the plan for Lot 15. The fence shall be faced with 1x6 wooden planks and shall include an insulated/sound reducing barrier with a minimum of R10 foamular ngx f-250 material. The west side is already buffered by a vegetated berm, and the south side is shared with Lot 16. Per Bristol zoning ordinance Section 28-146(3) the Board can allow fence height to be taller than 6 feet. A wooden fence will provide a visual screen and sound barrier. The fence shall be installed prior to issuance of a Certificate of Occupancy on the building for Lot 16.
2) The Business Hours of Operation on both Lots 15 and Lot 16 shall be limited as follows: General Business Hours: Monday through Friday 7am - 5pm; Saturday 8am - 3pm; Closed Sundays/holidays.
3) No materials processing or unloading/loading of trucks ("shipping and/or receiving hours") before 7am or after 5pm (Mon-Friday); before 8am or after 3pm on Saturday; and never on Sundays/holidays.
4) The parking area to the east of the proposed building on Lot 16 shall not be used for the parking or operation of heavy equipment or vehicles over 25,000 lbs. The parking area shall be striped and include wheel stops as indicated on the approved plans.
5) Large vehicle and equipment parking shall be only located on Lot 15. Smaller work trucks and employee vehicles shall be allowed to park on Lot 16 in marked spaces.

- 6) During construction of the proposed new building on Lot 16, site inspection by the Town's peer review engineer shall be coordinated per the direction of the peer review engineer.
- 7) There shall be no landscaping materials stored, dumped, processed or located on Lot 16.
- 8) All earth and landscape materials storage on Lot 15 shall be contained/stored in spaces designated on the approved plans, such as existing concrete bins/storage areas. There shall be no uncontained storage of landscape materials.
- 9) An irrigation/sprinkler system shall be installed on Lot 15 and used to mitigate any impacts from dust or activities occurring on pervious surface areas. Said irrigation system shall be automated to operate during normal business hours at appropriate intervals.
- 10) Trucks shall be equipped with low decibel "quiet" back up alarms to muffle noise from existing equipment. All backup alarms shall conform to minimum state, federal and/or OSHA requirements where applicable.
- 11) All activities shall conform to the Noise Ordinance per Chapter 10, Article II of the Bristol Town Code for the receiving zone; specifically Section 10-39, Table I – Zoning District Noise Standards – Maximum Allowable Octave Band Sound Pressure Levels.
- 12) To ensure compliance with the terms and conditions set forth herein and to aid the Town of Bristol with enforcement of the same, the Applicant shall install and maintain a video security system and make any video recordings and/or surveillance tapes of the property, taken in the ordinary course of business, available to the Town of Bristol Zoning Enforcement Officer and/or the Town of Bristol Police Department upon reasonable notice or formal request of the same to aid in the investigation of a formal complaint with either department.
- 13) The existing loam screener on Lot 16 shall be removed from the property prior to issuance of a Certificate of Occupancy. The loam screener cannot be relocated to Lot 15.
- 14) Any retail sales on either Lot 15 or Lot 16 will require approval of a new Special Use Permit.
- 15) There shall be no clearing or disturbance of land beyond the limit of disturbance as shown on the Land Development Plans (Sheet 6 of 10).
- 16) Any expansion of operations in the area beyond the limit of disturbance will require approval of a new Special Use Permit.

Landscaping and Buffering

- 17) A vegetated landscape buffer shall be installed along the east property line of Lot 16 between Lot 16 and the Lagarto Property (A.P. 128, Lot 82) in accordance with the Abutter Buffer and Planting Plan dated September 30th, 2025, as approved.
 - a. If the owner of Lot 82 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lagarto Property in accordance with the plans presented to the planning board by Principe Company, Inc. Karen Beck Registered LA dated September 30, 2025.
- 18) Applicant shall install a vegetated landscape buffer along the eastern boundary of Lot 15, which shall consist of no less than (12) arborvitaes, at a height of at least eight feet at the time of planting, to be planted on AP 128, Lot 84 in the existing landscape easement.
 - a. If the owner of Lot 84 agrees to additional screening as proposed by the applicant, the Applicant shall install additional plantings along the western boundary of the Lot 84 with final land development plans to show this proposed planting.
- 19) All plantings required in accordance with this approval shall be warranted by the Applicant for a period of three (3) years from the date of install.

Membrane Structure

- 20) The existing 30 x 40 membrane structure on Lot 15 shall be removed by July 1, 2026. Prior to this date, the Applicant shall comply with all requests and directives of the Building Official relating to the membrane structure, including but not limited to the following: providing a stamped and signed letter from a registered professional engineer regarding the safety of the structure; and obtaining a permit for permanent electrical service and lighting in the structure.

Motion was made by Board member Katz, seconded by Board member Clark.
 Voting in Favor In favor: Clark, Katz, Ruggiero, Murgo, and Millard
 Opposed: None

MINOR LAND DEVELOPMENT

The Planning Board finds that:

1. The subject property consists of two parcels on Plat 128, Lots 15 and 16.
2. The proposal is the construction of a new contract construction building on Lot 16 and the operations of the contract construction business on Lot 15.
3. The proposed development is consistent with the general purposes stated in Article 1 of the Planning Board's subdivision and development review regulations.
4. The proposed development is consistent with the Comprehensive Plan.
5. The proposed development is in compliance with the standards and provisions of the zoning ordinance. The property is in the General Business zone. The contract construction business use requires a Special Use Permit which the Board has granted with conditions as a Unified Development.
6. The proposed development has adequate and permanent physical access to Metacom Avenue.
7. The Board has considered the testimony at the Public Hearing.
8. There will be no significant negative environmental impacts from the proposed development, with any conditions of approval.

The Board grants a waiver for the installation of a sidewalk along Lot 15 as required in the Metacom Avenue Overlay Zone since this lot is not being developed at this time.

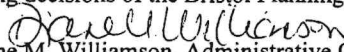
Preliminary Plan approval is granted for the Minor Land Development for construction of a contract construction building located on Lot 16 as shown on plans entitled "Preliminary Submission for 668 & 670 Metacom Avenue" dated August 28, 2025 prepared by Principe Company, Thomas J. Principe, III Registered PE and Karen Beck, Registered Landscape Architect Sheets 1-10 of 10.

Subject to:

1. Final plans shall include the landscaping buffer to be planted on the adjacent parcel, Lot 84, if agreed to by the owner of Lot 84.
2. Revised Plans to indicate an 8' wide aisle space for the ADA van accessible parking space.
3. If, and when, Lot 15 is further developed, a sidewalk will be required along Lot 15.

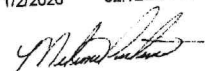
Motion made by Board Member Katz, seconded by Board Member Clark
 Voting in Favor In favor: Clark, Katz, Ruggiero, Murgo, and Millard
 Opposed: None

Being decisions of the Bristol Planning Board on December 11, 2025.

By: 
 Diane M. Williamson, Administrative Officer

Date: January 2, 2026

Received for record at Bristol, RI
 1/2/2026 02:12:50 PM





668 & 670 Metacom Avenue

Town of Bristol, RI

1 inch = 71 Feet



www.cai-tech.com

March 16, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



668 & 670 Metacom Ave - 300' Radius

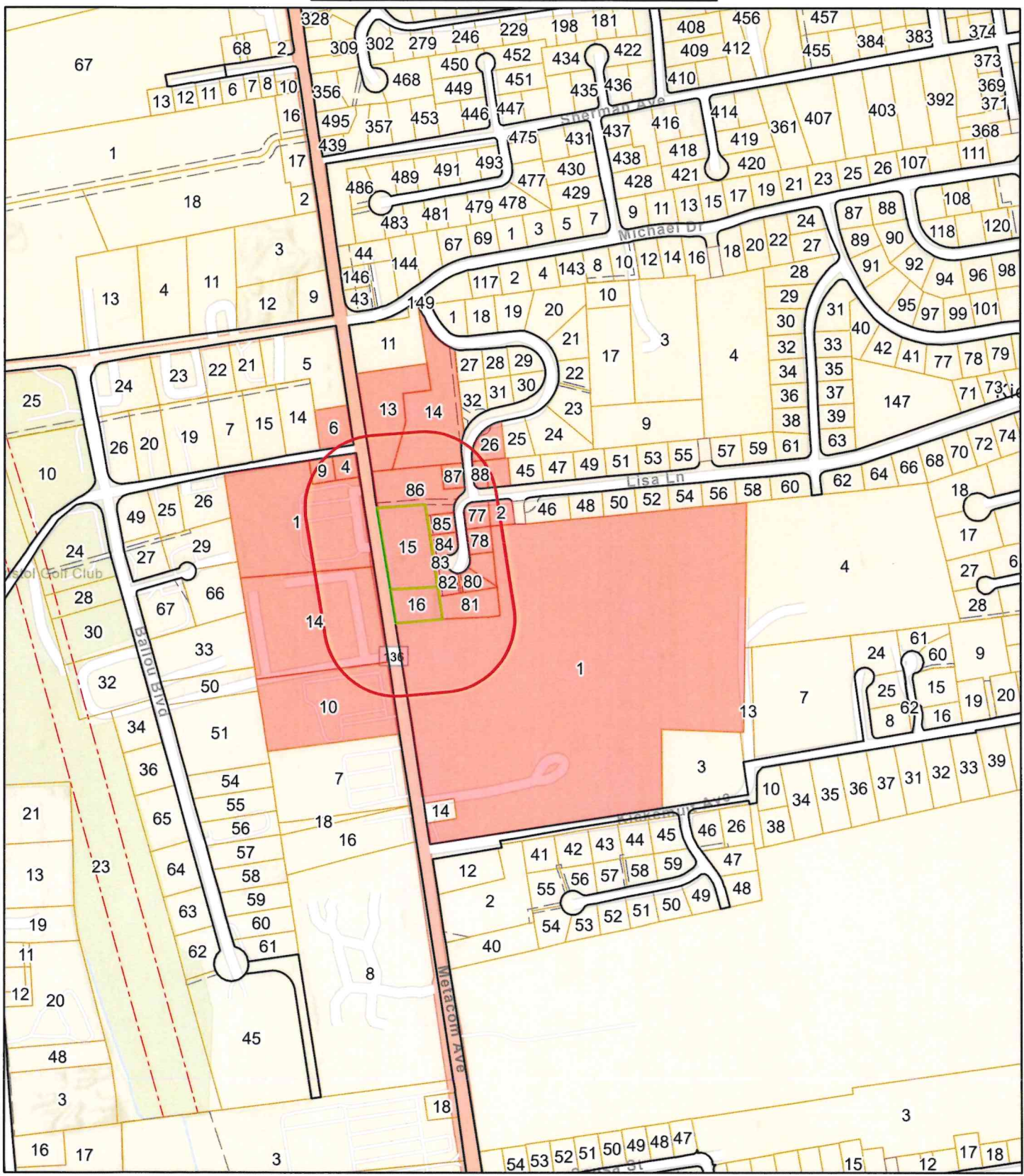
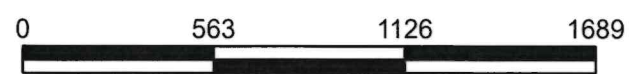


Town of Bristol, RI

1 inch = 563 Feet

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March 12, 2026



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Subject Properties:

Parcel Number: 128-15	Mailing Address: RAMOS, DAVID J.
CAMA Number: 128-15	670 METACOM AVE
Property Address: 670 METACOM AVE	BRISTOL, RI 02809

Parcel Number: 128-16	Mailing Address: RAMOS, LIONEL J
CAMA Number: 128-16	9 SCOTT LANE
Property Address: 668 METACOM AVE	BRISTOL, RI 02809

Abutters:

Parcel Number: 128-13	Mailing Address: VEADER REALTY RI, LLC
CAMA Number: 128-13	2283 GAR HWAY
Property Address: METACOM AVE	SWANSEA, MA 02777

Parcel Number: 128-14	Mailing Address: TOWN OF BRISTOL
CAMA Number: 128-14	10 COURT ST
Property Address: CASEY DR	BRISTOL, RI 02809

Parcel Number: 128-15	Mailing Address: RAMOS, DAVID J.
CAMA Number: 128-15	670 METACOM AVE
Property Address: 670 METACOM AVE	BRISTOL, RI 02809

Parcel Number: 128-16	Mailing Address: RAMOS, LIONEL J
CAMA Number: 128-16	9 SCOTT LANE
Property Address: 668 METACOM AVE	BRISTOL, RI 02809

Parcel Number: 128-2	Mailing Address: SYLVIA JR GEORGE M TRUSTEE
CAMA Number: 128-2	SYLVIA KAREN ANN TRUSTEE
Property Address: 36 LISA LN	36 LISA LN
	Bristol, RI 02809

Parcel Number: 128-26	Mailing Address: HANON, JAMES W & SHARON A TE
CAMA Number: 128-26	26 CASEY DR
Property Address: 26 CASEY DR	BRISTOL, RI 02809

Parcel Number: 128-77	Mailing Address: DASILVA, JOSEPH A.
CAMA Number: 128-77	38 LISA LANE
Property Address: 38 LISA LN	BRISTOL, RI 02809

Parcel Number: 128-78	Mailing Address: RICHMOND, JONATHAN W & NICOLE M.
CAMA Number: 128-78	TE
Property Address: 40 LISA LN	40 LISA LN
	BRISTOL, RI 02809

Parcel Number: 128-79	Mailing Address: TROCCHIO, MATTHEW J. & HAUGH,
CAMA Number: 128-79	CIRI E. TE
Property Address: 42 LISA LN	42 LISA LN
	BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 128-80 CAMA Number: 128-80 Property Address: 44 LISA LN	Mailing Address: ANNIS, JAMES D. JAMES A. JT 44 LISA LN BRISTOL, RI 02809
Parcel Number: 128-81 CAMA Number: 128-81 Property Address: LISA LN	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 128-82 CAMA Number: 128-82 Property Address: 46 LISA LN	Mailing Address: LAGARTO, SHANNON M 46 LISA LN BRISTOL, RI 02809
Parcel Number: 128-83 CAMA Number: 128-83 Property Address: LISA LN	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 128-84 CAMA Number: 128-84 Property Address: 43 LISA LN	Mailing Address: PHELAN, CAROL 43 LISA LN BRISTOL, RI 02809
Parcel Number: 128-85 CAMA Number: 128-85 Property Address: 41 LISA LN	Mailing Address: DESANO, ANTHONY R. JR. JENNIFER L TE 41 LISA LN BRISTOL, RI 02809
Parcel Number: 128-86 CAMA Number: 128-86 Property Address: METACOM AVE	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 128-87 CAMA Number: 128-87 Property Address: 29 CASEY DR	Mailing Address: CARINHA, BARRY S 29 CASEY DR BRISTOL, RI 02809
Parcel Number: 128-88 CAMA Number: 128-88 Property Address: LISA LN	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 128-89 CAMA Number: 128-89 Property Address: 37 LISA LN	Mailing Address: PACHECO, JOE M 37 LISA LANE BRISTOL, RI 02809
Parcel Number: 134-1 CAMA Number: 134-1 Property Address: 648 METACOM AVE	Mailing Address: FALES, FRANK M. JR. DONALD G. TRST & THE FALES FA 648 METACOM AVE BRISTOL, RI 02809
Parcel Number: 87-6 CAMA Number: 87-6 Property Address: 697 METACOM AVE	Mailing Address: ELJ INC 703 METACOM AVE BRISTOL, RI 02809



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3/12/2026

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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-1 CAMA Number: 94-1 Property Address: 685 METACOM AVE	Mailing Address: HEAVY M REAL ESTATE, LLC 685 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-001 Property Address: 661 METACOM AVE	Mailing Address: CLOUTIER, JOHN PAUL 661 METACOM AVE UNIT 1 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-002 Property Address: 661 METACOM AVE	Mailing Address: CCB ENTERPRISES LLC 18 WHEELER AVE BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-003 Property Address: 661 METACOM AVE	Mailing Address: KOVACS KRISTINA K 1354 CAMDEN WALK DECATUR, GA 30033
Parcel Number: 94-10 CAMA Number: 94-10-004 Property Address: 661 METACOM AVE	Mailing Address: FOISY, SHARON A 661 METACOM AVE UNIT 4 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-005 Property Address: 661 METACOM AVE	Mailing Address: ORBAN CONSTANTINO REALTY LLC 337 NORTH LN BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-006 Property Address: 661 METACOM AVE	Mailing Address: HURWITZ, STEVEN J 294 MARKST ST WARREN, RI 02885
Parcel Number: 94-10 CAMA Number: 94-10-007 Property Address: 661 METACOM AVE	Mailing Address: FATINI, WALTER A & LEAH J TE 661 METACOM AVE, UNIT 7 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-008 Property Address: 661 METACOM AVE	Mailing Address: DEANGELIS, DEBORAH 661 METACOM AVE UNIT 8 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-009 Property Address: 661 METACOM AVE	Mailing Address: FARIAS, CHERYL 661 METACOM AVE UNIT 9 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-010 Property Address: 661 METACOM AVE	Mailing Address: ANDRADE, KATHIE J., TRUSTEE DONNA P JANARIO IRREVOCABLE TRUST 661 METACOM AVE, UNIT 10 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-011 Property Address: 661 METACOM AVE	Mailing Address: HATTUB, JAMES M. 661 METACOM AVE, UNIT 11 BRISTOL, RI 02809



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3/12/2026

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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-10 CAMA Number: 94-10-012 Property Address: 661 METACOM AVE	Mailing Address: PELOQUIN, JEANNE UNIT 12 661 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-013 Property Address: 661 METACOM AVE	Mailing Address: LEAL, DORA & JOHN TE 510 CHILD ST APT. 201B WARREN, RI 02885
Parcel Number: 94-10 CAMA Number: 94-10-014 Property Address: 661 METACOM AVE	Mailing Address: FILIPPONI, CAROL A 661 METACOM AVE, UNIT 14 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-015 Property Address: 661 METACOM AVE	Mailing Address: GOODWIN, LYDIA 661 METACOM AVE UNIT 15 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-016 Property Address: 661 METACOM AVE	Mailing Address: PANNONE, LEE ANN 661 METACOM AVENUE BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-017 Property Address: 661 METACOM AVE	Mailing Address: SILVA, LORENE L. 661 METACOM AVE UNIT 17 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-018 Property Address: 661 METACOM AVE	Mailing Address: ROY, JOSHUA P. & MCGREGOR, SARAH A. JT 661 METACOM AVE, UNIT 18 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-019 Property Address: 661 METACOM AVE	Mailing Address: ORBAN CONSTANTINO REALTY LLC 337 NORTH LN BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-020 Property Address: 661 METACOM AVE	Mailing Address: ZORBAN, LLC 411 NORTH LN BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-021 Property Address: 661 METACOM AVE	Mailing Address: GAGNE, KAREN A. 661 METACOM AVENUE # 21 BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-022 Property Address: 661 METACOM AVE	Mailing Address: ORBAN CONSTANTINO REALTY LLC 337 NORTH LN BRISTOL, RI 02809
Parcel Number: 94-10 CAMA Number: 94-10-023 Property Address: 661 METACOM AVE	Mailing Address: DEFREITAS, MARIA J & ERNESTO TE DEFREITAS, ZACKERY JT 661 METACOM AVE UNIT 23 BRISTOL, RI 02809



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3/12/2026

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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14 CAMA Number: 94-14-001 Property Address: 663 METACOM AVE	Mailing Address: FUSCO, JAMIE & SUNHE TE 663 METACOM AVE, UNIT 1 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-002 Property Address: 663 METACOM AVE	Mailing Address: SWIFT, ROBERT F 30 DOLLY DR BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-003 Property Address: 663 METACOM AVE	Mailing Address: KAMIYAMA, MASAKUNI & FUJII- KAMIYAMA, MINO 663 METACOM AVE, Unit 3 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-004 Property Address: 663 METACOM AVE	Mailing Address: NOLETTE, MICHAEL JOSEPH & ANNA LANORA TE 663 METACOM AVE, UNIT 4 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-005 Property Address: 665 METACOM AVE	Mailing Address: MCLEOD, LAURA K. 665 METACOM AVE, UNIT 5 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-007 Property Address: 665 METACOM AVE	Mailing Address: CRUZ, BENJAMIN JR. ADELINE ETUX 665 METACOM AVE UNIT 7 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-008 Property Address: 665 METACOM AVE	Mailing Address: BOUCHARD, MARIANNE L 665 METACOM AVE UNIT 8 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-009 Property Address: 665 METACOM AVE	Mailing Address: BERWICK, JULIA 425 EAST 82ND ST APT 3-B NEW YORK, NY 10028
Parcel Number: 94-14 CAMA Number: 94-14-010 Property Address: 665 METACOM AVE	Mailing Address: DANSEREAU, JASON C 665 METACOM AVE UNIT 10 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-011 Property Address: 667 METACOM AVE	Mailing Address: MEDEIROS, SHAUNI-LEE 667 METACOM AVE UNIT 11 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-012 Property Address: 667 METACOM AVE	Mailing Address: BORGES, GEORGE E & ROSE TE 667 METACOM AVE UNIT 12 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-013 Property Address: 667 METACOM AVE	Mailing Address: SWIFT, ROBERT F 30 DOLLY DR BRISTOL, RI 02809



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3/12/2026

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Page 5 of 11



300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-14
CAMA Number: 94-14-014
Property Address: 667 METACOM AVE

Mailing Address: KURKOSKI, HAYLEE
667 METACOM AVE, UNIT 14
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-015
Property Address: 667 METACOM AVE

Mailing Address: LAGARTO, DANIEL L
667 METACOM AVE, UNIT 15
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-016
Property Address: 667 METACOM AVE

Mailing Address: FEIJO, JORDAN JOSEPH & GEREMIA,
KASEY MARIE TE
667 METACOM AVE UNIT 16
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-017
Property Address: 669 METACOM AVE

Mailing Address: BURKE, DEREK J.
669 METACOM AVE, UNIT 17
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-018
Property Address: 669 METACOM AVE

Mailing Address: LEONARD, LOUISE A.
669 METACOM AVE UNIT 18
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-019
Property Address: 669 METACOM AVE

Mailing Address: OLIVEIRA, MARIA BEATRIZ UNIT 19
669 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-020
Property Address: 669 METACOM AVE

Mailing Address: RAMOS, RYAN M
669 METACOM AVE, UNIT 20
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-021
Property Address: 669 METACOM AVE

Mailing Address: CHABOT, DONNA M. UNIT 21
669 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-022
Property Address: 669 METACOM AVE

Mailing Address: CORKUM, JODIE-LYNN
669 METACOM AVE, UNIT 22
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-023
Property Address: 669 METACOM AVE

Mailing Address: RENAUD, CAROL
669 METACOM AVE, UNIT 23
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-024
Property Address: 669 METACOM AVE

Mailing Address: BREWER, JAMES
669 METACOM AVE UNIT 24
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-025
Property Address: 669 METACOM AVE

Mailing Address: SHEPARD, KATHLEEN F.
669 METACOM AVE, UNIT 25
BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 94-14 CAMA Number: 94-14-026 Property Address: 669 METACOM AVE	Mailing Address: KRUSHNOWSKI, JOHNA A. TRUSTEE 669 METACOM AVE, UNIT 26 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-027 Property Address: 669 METACOM AVE	Mailing Address: TRIVISONNO, TIA TRUSTEE OF THE KAREN TRIVISONNO IRREVOCABLE TRUST 669 METACOM AVE, UNIT 27 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-028 Property Address: 669 METACOM AVE # 28	Mailing Address: TROIA, DANIEL B 669 METACOM AVE # 28 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-029 Property Address: 671 METACOM AVE	Mailing Address: MCKENNA, JARED D 671 METACOM AVE UNIT 29 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-030 Property Address: 671 METACOM AVE	Mailing Address: PEREIRA, DANNY 1 LANDMARK RD WALLINGFORD, CT 06494
Parcel Number: 94-14 CAMA Number: 94-14-031 Property Address: 671 METACOM AVE	Mailing Address: SENNOTT, GEORGE F. III & MAGHINI, JILLIAN JT 671 METACOM AVE, UNIT 31 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-032 Property Address: 671 METACOM AVE	Mailing Address: LIMA, TYLER G 671 METACOM AVE, Unit 32 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-033 Property Address: 671 METACOM AVE	Mailing Address: ORBAN CONSTANTINO REALTY LLC 337 NORTH LN BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-034 Property Address: 671 METACOM AVE	Mailing Address: COTOIA JASON JOSEPH 671 METACOM AVE, Unit 34 Bristol, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-035 Property Address: 671 METACOM AVE	Mailing Address: SMITH, LINDA BIRD 671 METACOM AVE UNIT 35 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-036 Property Address: 671 METACOM AVE	Mailing Address: DEMELO, HUMBERTO S. & MARIA LE BOTELHO, SANDRA 671 METACOM AVE, UNIT 36 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-037 Property Address: 671 METACOM AVE	Mailing Address: AGUIAR, MARIA F 671 METACOM AVE UNIT 37 BRISTOL, RI 02809



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Bristol, RI
March 12, 2026

Parcel Number: 94-14 CAMA Number: 94-14-038 Property Address: 671 METACOM AVE	Mailing Address: NICOLI CATHY 671 METACOM AVE UNIT 38 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-039 Property Address: 671 METACOM AVE	Mailing Address: MEDEIROS, ANNA 671 METACOM AVE, UNIT 39 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-040 Property Address: 671 METACOM AVE	Mailing Address: COUTO HORACIO L 1265 NW 22ND AVE DELRAY BEACH, FL 33445
Parcel Number: 94-14 CAMA Number: 94-14-041 Property Address: 673 METACOM AVE	Mailing Address: TAVARES, KATIE L 673 METACOM AVE, UNIT 41 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-042 Property Address: 673 METACOM AVE	Mailing Address: HERNANDEZ, JUSTIN A 673 METACOM AVE, UNIT 42 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-043 Property Address: 673 METACOM AVE	Mailing Address: ANGELONE JILIAN M 1 CHRISTINE CT BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-044 Property Address: 673 METACOM AVE	Mailing Address: MEDEIROS, ROBERT M. & LARUE, ISADORA JT 673 METACOM AVE UNIT 44 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-045 Property Address: 673 METACOM AVE	Mailing Address: SALVAGGIO, JAMES J 673 METACOM AVE # 45 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-046 Property Address: 673 METACOM AVE	Mailing Address: SACCHETTI, CAROL L. 673 METACOM AVENUE UNIT 46 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-047 Property Address: 673 METACOM AVE	Mailing Address: KOTUBY, PAUL M JR 673 METACOM AVE UNIT 47 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-048 Property Address: 673 METACOM AVE	Mailing Address: GEORGIU, PAULA & GEORGIU, JENNIFER SOPHIA JT 673 METACOM AVE, UNIT 48 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-049 Property Address: 673 METACOM AVE	Mailing Address: NORMANDIN, PHILIP TRUSTEE PHILIP NORMANDIN REV LIVING TRUST 673 METACOM AVE UNIT 49 BRISTOL, RI 02809



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Bristol, RI
March 12, 2026

Parcel Number: 94-14
CAMA Number: 94-14-050
Property Address: 673 METACOM AVE

Mailing Address: MARTIN, MARCIA
673 METACOM AVE, Unit 50
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-051
Property Address: 673 METACOM AVE

Mailing Address: GONSALVES, ANDREW J.
673 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-052
Property Address: 673 METACOM AVE

Mailing Address: D'ELIA, WILLIAM J. & GAIL K. TE
673 METACOM AVE, UNIT 52
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-053
Property Address: 675 METACOM AVE

Mailing Address: WELLS, RICHARD D. TRUSTEE
675 METACOM AVE, UNIT 53
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-054
Property Address: 675 METACOM AVE

Mailing Address: ROGERS, ROSE M.
675 METACOM AVE UNIT 54
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-055
Property Address: 675 METACOM AVE

Mailing Address: CCB ENETERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-056
Property Address: 675 METACOM AVE

Mailing Address: MEDEIROS, GAILELYN & EUGENE TE
675 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-057
Property Address: 675 METACOM AVE

Mailing Address: GREY, SALLY M.P. LE CROKE, ALISON
L. &
675 METACOM AVE, UNIT 57
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-058
Property Address: 675 METACOM AVE

Mailing Address: STEEL, IRVING STEEL, RICHARD JT
675 METACOM AVE
Bristol, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-059
Property Address: 677 METACOM AVE

Mailing Address: CADILE, COREY
677 METACOM AVE, Unit 59
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-060
Property Address: 677 METACOM AVE

Mailing Address: BALZANO, JOHN E. & JANE MARIE TE
677 METACOM AVE, UNIT 60
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-061
Property Address: 677 METACOM AVE

Mailing Address: SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 94-14 CAMA Number: 94-14-062 Property Address: 677 METACOM AVE	Mailing Address: EIKENBERG, SHERI 677 METACOM AVE, UNIT 62 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-063 Property Address: 677 METACOM AVE	Mailing Address: LOPES NELSY Y TRUSTEE 677 METACOM AVE Bristol, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-064 Property Address: 677 METACOM AVE	Mailing Address: FARINA-ROSENDALE, HOLLIS M 677 METACOM AVE UNIT 64 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-065 Property Address: 679 METACOM AVE	Mailing Address: SOUSA, MARGUERITE Q 679 METACOM AVE UNIT 65 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-066 Property Address: 679 METACOM AVE	Mailing Address: DONAHUE, COLIN M. 7 EVERETT ST BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-067 Property Address: 679 METACOM AVE	Mailing Address: VIEIRA, CARMELA LIFE ESTATE BYRNES, VIVIAN & ANGELA M TC 44 THAYER STREET BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-068 Property Address: 679 METACOM AVE	Mailing Address: VIEIRA, CARMELA LIFE ESTATE BYRNES, VIVIAN & ANGELA M TC 44 THAYER STREET BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-069 Property Address: 679 METACOM AVE	Mailing Address: CHASE, MARY R. 679 METACOM AVE, UNIT 69 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-070 Property Address: 679 METACOM AVE	Mailing Address: BHANDARI, HUM NATH & SARITA POUDYAL TE 679 METACOM AVE UNIT 70 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-071 Property Address: 679 METACOM AVE	Mailing Address: SMITH, ROBERT B & SUNDERLAND, CATHERINE T JT 679 METACOM AVE UNIT 71 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-072 Property Address: 681 METACOM AVE	Mailing Address: GORMAN, DAVID UNIT 72 681 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-073 Property Address: 681 METACOM AVE	Mailing Address: HOSHUE, HEIDI 17101 SW 204TH STREET MIAMI, FL 33187-3518



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Bristol, RI
March 12, 2026

Parcel Number: 94-14
CAMA Number: 94-14-074
Property Address: 681 METACOM AVE

Mailing Address: RUGGIERO, CHERYL A.
681 METACOM AVE UNIT 74
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-075
Property Address: 681 METACOM AVE

Mailing Address: CRATTY, LAUREN M.
681 METACOM AVE, UNIT 75
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-076
Property Address: 681 METACOM AVE

Mailing Address: NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

Parcel Number: 94-14
CAMA Number: 94-14-077
Property Address: 681 METACOM AVE

Mailing Address: MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

Parcel Number: 94-14
CAMA Number: 94-14-078
Property Address: 681 METACOM AVE

Mailing Address: SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-079
Property Address: 683 METACOM AVE UNIT 79

Mailing Address: TINSWORTH, GREGORY F.
683 METACOM AVE, UNIT 79
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-080
Property Address: 683 METACOM AVE UNIT80

Mailing Address: MORAN, CHARLES J & MARY BETH TE
683 METACOM AVE., #80
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-081
Property Address: 683 METACOM AVE

Mailing Address: SCOTT, KIARA
683 METACOM AVE, UNIT 81
BRISTOL, RI 02809

Parcel Number: 94-14
CAMA Number: 94-14-082
Property Address: 683 METACOM AVE

Mailing Address: FOX, KEITH M. UNIT 82
683 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-4
CAMA Number: 94-4
Property Address: 691 METACOM AVE

Mailing Address: HEAVY M REAL ESTATE, LLC
685 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-9
CAMA Number: 94-9
Property Address: BROADCOMMON RD

Mailing Address: HEAVY M REAL ESTATE, LLC
685 METACOM AVE
BRISTOL, RI 02809



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AGUIAR, MARIA F
671 METACOM AVE UNIT 37
BRISTOL, RI 02809

BURKE, DEREK J.
669 METACOM AVE, UNIT 17
BRISTOL, RI 02809

COUTO HORACIO L
1265 NW 22ND AVE
DELRAY BEACH, FL 33445

ANDRADE, KATHIE J., TRUST
DONNA P JANARIO IRREVOCAB
661 METACOM AVE, UNIT 10
BRISTOL, RI 02809

CADILE, COREY
677 METACOM AVE, Unit 59
BRISTOL, RI 02809

CRATTY, LAUREN M.
681 METACOM AVE, UNIT 75
BRISTOL, RI 02809

ANGELONE JILIAN M
1 CHRISTINE CT
BRISTOL, RI 02809

CARINHA, BARRY S
29 CASEY DR
BRISTOL, RI 02809

CRUZ, BENJAMIN JR.
ADELINE ETUX
665 METACOM AVE UNIT 7
BRISTOL, RI 02809

ANNIS, JAMES D.
JAMES A. JT
44 LISA LN
BRISTOL, RI 02809

CCB ENETERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

DANSEREAU, JASON C
665 METACOM AVE
UNIT 10
BRISTOL, RI 02809

BALZANO, JOHN E. & JANE M
677 METACOM AVE, UNIT 60
BRISTOL, RI 02809

CCB ENTERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

DASILVA, JOSEPH A.
38 LISA LANE
BRISTOL, RI 02809

BERWICK, JULIA
425 EAST 82ND ST APT 3-B
NEW YORK, NY 10028

CHABOT, DONNA M.
UNIT 21
669 METACOM AVE
BRISTOL, RI 02809

DEANGELIS, DEBORAH
661 METACOM AVE
UNIT 8
BRISTOL, RI 02809

BHANDARI, HUM NATH &
SARITA POU DYAL TE
679 METACOM AVE UNIT 70
BRISTOL, RI 02809

CHASE, MARY R.
679 METACOM AVE, UNIT 69
BRISTOL, RI 02809

DEFREITAS, MARIA J &ERNES
DEFREITAS, ZACKERY JT
661 METACOM AVE UNIT 23
BRISTOL, RI 02809

BORGES, GEORGE E &
ROSE TE
667 METACOM AVE UNIT 12
BRISTOL, RI 02809

CLOUTIER, JOHN PAUL
661 METACOM AVE UNIT 1
BRISTOL, RI 02809

D'ELIA, WILLIAM J. & GAIL
673 METACOM AVE, UNIT 52
BRISTOL, RI 02809

BOUCHARD, MARIANNE L
665 METACOM AVE UNIT 8
BRISTOL, RI 02809

CORKUM, JODIE-LYNN
669 METACOM AVE, UNIT 22
BRISTOL, RI 02809

DEMELO, HUMBERTO S. & MAR
BOTELHO, SANDRA
671 METACOM AVE, UNIT 36
BRISTOL, RI 02809

BREWER, JAMES
669 METACOM AVE UNIT 24
BRISTOL, RI 02809

COTOIA JASON JOSEPH
671 METACOM AVE, Unit 34
Bristol, RI 02809

DESANO, ANTHONY R. JR.
JENNIFER L TE
41 LISA LN
BRISTOL, RI 02809

DONAHUE, COLIN M.
7 EVERETT ST
BRISTOL, RI 02809

FOX, KEITH M.
UNIT 82
683 METACOM AVE
BRISTOL, RI 02809

HEAVY M REAL ESTATE, LLC
685 METACOM AVE
BRISTOL, RI 02809

EIKENBERG, SHERI
677 METACOM AVE, UNIT 62
BRISTOL, RI 02809

FUSCO, JAMIE & SUNHE TE
663 METACOM AVE, UNIT 1
BRISTOL, RI 02809

HERNANDEZ, JUSTIN A
673 METACOM AVE, UNIT 42
BRISTOL, RI 02809

ELJ INC
703 METACOM AVE
BRISTOL, RI 02809

GAGNE, KAREN A.
661 METACOM AVENUE # 21
BRISTOL, RI 02809

HOSHUE, HEIDI
17101 SW 204TH STREET
MIAMI, FL 33187-3518

FALES, FRANK M. JR.
DONALD G. TRST & THE FALE
648 METACOM AVE
BRISTOL, RI 02809

GEORGIU, PAULA & GEORGIO
673 METACOM AVE, UNIT 48
BRISTOL, RI 02809

HURWITZ, STEVEN J
294 MARKST ST
WARREN, RI 02885

FARIAS, CHERYL
661 METACOM AVE
UNIT 9
BRISTOL, RI 02809

GONSALVES, ANDREW J.
673 METACOM AVE
BRISTOL, RI 02809

KAMIYAMA, MASAKUNI & FUJI
663 METACOM AVE, Unit 3
BRISTOL, RI 02809

FARINA-ROSENDALE, HOLLIS
677 METACOM AVE UNIT 64
BRISTOL, RI 02809

GOODWIN, LYDIA
661 METACOM AVE
UNIT 15
BRISTOL, RI 02809

KOTUBY, PAUL M JR
673 METACOM AVE UNIT 47
BRISTOL, RI 02809

FATINI, WALTER A & LEAH J
661 METACOM AVE, UNIT 7
BRISTOL, RI 02809

GORMAN, DAVID
UNIT 72
681 METACOM AVE
BRISTOL, RI 02809

KOVACS KRISTINA K
1354 CAMDEN WALK
DECATUR, GA 30033

FEIJO, JORDAN JOSEPH &
GEREMIA, KASEY MARIE TE
667 METACOM AVE UNIT 16
BRISTOL, RI 02809

GREY, SALLY M.P. LE
CROKE, ALISON L. &
675 METACOM AVE, UNIT 57
BRISTOL, RI 02809

KRUSHNOWSKI, JOHNA A. TRU
669 METACOM AVE, UNIT 26
BRISTOL, RI 02809

FILIPPONI, CAROL A
661 METACOM AVE, UNIT 14
BRISTOL, RI 02809

HANON, JAMES W & SHARON A
26 CASEY DR
BRISTOL, RI 02809

KURKOSKI, HAYLEE
667 METACOM AVE, UNIT 14
BRISTOL, RI 02809

FOISY, SHARON A
661 METACOM AVE
UNIT 4
BRISTOL, RI 02809

HATTUB, JAMES M.
661 METACOM AVE, UNIT 11
BRISTOL, RI 02809

LAGARTO, DANIEL L
667 METACOM AVE, UNIT 15
BRISTOL, RI 02809

LAGARTO, SHANNON M
46 LISA LN
BRISTOL, RI 02809

MEDEIROS, ROBERT M. &
LARUE, ISADORA JT
673 METACOM AVE
UNIT 44
BRISTOL, RI 02809

PACHECO, JOE M
37 LISA LANE
BRISTOL, RI 02809

LEAL, DORA &
JOHN TE
510 CHILD ST APT. 201B
WARREN, RI 02885

MEDEIROS, SHAUNI-LEE
667 METACOM AVE UNIT 11
BRISTOL, RI 02809

PANNONE, LEE ANN
661 METACOM AVENUE
BRISTOL, RI 02809

LEONARD, LOUISE A.
669 METACOM AVE UNIT 18
BRISTOL, RI 02809

MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

PELOQUIN, JEANNE
UNIT 12
661 METACOM AVE
BRISTOL, RI 02809

LIMA, TYLER G
671 METACOM AVE, Unit 32
BRISTOL, RI 02809

MORAN, CHARLES J & MARY B
683 METACOM AVE., #80
BRISTOL, RI 02809

PEREIRA, DANNY
1 LANDMARK RD
WALLINGFORD, CT 06494

LOPES NELSY Y TRUSTEE
677 METACOM AVE
Bristol, RI 02809

NICOLI CATHY
671 METACOM AVE UNIT 38
BRISTOL, RI 02809

PHELAN, CAROL
43 LISA LN
BRISTOL, RI 02809

MARTIN, MARCIA
673 METACOM AVE, Unit 50
BRISTOL, RI 02809

NOLETTE, MICHAEL JOSEPH &
663 METACOM AVE, UNIT 4
BRISTOL, RI 02809

RAMOS, DAVID J.
670 METACOM AVE
BRISTOL, RI 02809

MCKENNA, JARED D
671 METACOM AVE
UNIT 29
BRISTOL, RI 02809

NORMANDIN, PHILIP TRUSTEE
PHILIP NORMANDIN REV LIVI
673 METACOM AVE UNIT 49
BRISTOL, RI 02809

RAMOS, LIONEL J
9 SCOTT LANE
BRISTOL, RI 02809

MCLEOD, LAURA K.
665 METACOM AVE, UNIT 5
BRISTOL, RI 02809

NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

RAMOS, RYAN M
669 METACOM AVE, UNIT 20
BRISTOL, RI 02809

MEDEIROS, ANNA
671 METACOM AVE, UNIT 39
BRISTOL, RI 02809

OLIVEIRA, MARIA BEATRIZ
UNIT 19
669 METACOM AVE
BRISTOL, RI 02809

RENAUD, CAROL
669 METACOM AVE, UNIT 23
BRISTOL, RI 02809

MEDEIROS, GAILELYN &
EUGENE TE
675 METACOM AVE
BRISTOL, RI 02809

ORBAN
CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

RICHMOND, JONATHAN W &
NICOLE M. TE
40 LISA LN
BRISTOL, RI 02809

ROGERS, ROSE M.
675 METACOM AVE UNIT 54
BRISTOL, RI 02809

SMITH, ROBERT B &
SUNDERLAND, CATHERINE T J
679 METACOM AVE UNIT 71
BRISTOL, RI 02809

TROCCHIO, MATTHEW J. &
HAUGH, CIRI E. TE
42 LISA LN
BRISTOL, RI 02809

ROY, JOSHUA P. & MCGREGOR
661 METACOM AVE, UNIT 18
BRISTOL, RI 02809

SOUSA, MARGUERITE Q
679 METACOM AVE
UNIT 65
BRISTOL, RI 02809

TROIA, DANIEL B
669 METACOM AVE # 28
BRISTOL, RI 02809

RUGGIERO, CHERYL A.
681 METACOM AVE UNIT 74
BRISTOL, RI 02809

STEEL, IRVING
STEEL, RICHARD JT
675 METACOM AVE
Bristol, RI 02809

VEADER REALTY RI, LLC
2283 GAR HWAY
SWANSEA, MA 02777

SACCHETTI, CAROL L.
673 METACOM AVENUE UNIT 46
BRISTOL, RI 02809

SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

VIEIRA, CARMELA LIFE ESTA
BYRNES, VIVIAN & ANGELA M
44 THAYER STREET
BRISTOL, RI 02809

SALVAGGIO, JAMES J
673 METACOM AVE # 45
BRISTOL, RI 02809

SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

WELLS, RICHARD D. TRUSTEE
675 METACOM AVE, UNIT 53
BRISTOL, RI 02809

SCOTT, KIARA
683 METACOM AVE, UNIT 81
BRISTOL, RI 02809

SYLVIA JR GEORGE M TRUSTEE
SYLVIA KAREN ANN TRUSTEE
36 LISA LN
Bristol, RI 02809

ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

SENNOTT, GEORGE F. III &
671 METACOM AVE, UNIT 31
BRISTOL, RI 02809

TAVARES, KATIE L
673 METACOM AVE, UNIT 41
BRISTOL, RI 02809

SHEPARD, KATHLEEN F.
669 METACOM AVE, UNIT 25
BRISTOL, RI 02809

TINSWORTH, GREGORY F.
683 METACOM AVE, UNIT 79
BRISTOL, RI 02809

SILVA, LORENE L.
661 METACOM AVE UNIT 17
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

SMITH, LINDA BIRD
671 METACOM AVE UNIT 35
BRISTOL, RI 02809

TRIVISONNO, TIA TRUSTEE O
KAREN TRIVISONNO IRREVOCA
669 METACOM AVE, UNIT 27
BRISTOL, RI 02809



Town of Bristol, Rhode Island

Department of Community Development

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

May 21, 2026

A handwritten signature in cursive script, appearing to read "Diane W.", is written over the "FROM:" line of the memo.

TO: Zoning Board of Appeals

FROM: Diane M. Williamson, Administrative Officer

RE: **Ramos Appeals**

Attached please find the 3 Notices of Violation issued for the Ramos Landscaping property with the corresponding police reports provided as supplemental information.

In addition, there are videos associated with the police reports that will be presented for your viewing at the meeting.



Town of Bristol, Rhode Island

Department of Community Development

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

February 12, 2026

Via Certified & Regular U.S. Mail And Via Email

David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

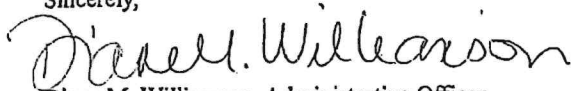
**Re: Notice of Violation of Planning Board Conditions of Approval for Special Use Permit,
668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented the unloading of materials on the property on Sunday, February 8, 2026. A copy of the Police Report and bodycam footage is available upon request from the Bristol Police Department. Condition No. 3 of the Planning Board's approval prohibits the unloading of materials on the property on Sundays. Further, Condition No. 2 indicates that the business hours of operation shall exclude Sundays.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 4, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,


Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-003233	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-003244
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CRIME / INCIDENT INFORMATION

7. Incident Date 02/08/2026	8. Incident Time 0909 Hrs	9. Loc. of Crime or Incident (No. - Street) 674 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip	14. Location Zone
15. No. 1	16. RIGL:	17. Crime /Incident NOISE COMPLAINT			18. NIBRS	19. Degree	

PERSON(S) INVOLVED

# 1	20. Type CONTACT	21. Name (Last) ROSCOE	(First) JARED	(Middle) C	Home Phone / Cellular /		
22. Full Address (No. and Apt/Suite) 1 SOUSA ST			23. City BRISTOL	24. County	25. State RI	26. Zip 02809	
27. Mailing Address (if different than above)							
28. Social Security No.	29. DOB	30. Age	31. Sex MALE	Race UNK	Driver's License # / State 3230273 / RI		

PROPERTY



63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED

31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

PLEASE REFER TO SUPPLEMENTAL NARRATIVE.

Print Rank / Name OFFICER ZIAD ABDALLAH, ID#34	Page No 1 Of 1	Report Date 02/09/2026	Reviewed By: LIEUTENANT PAUL MEDEIROS, ID#6
Signature 			Supervisor Signature 

Case No. 2026-003244



BRISTOL POLICE DEPARTMENT

SUPPLEMENTAL PAGE REPORT

1. CAD Event Number 26-003233	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-003244
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NARRATIVE

On 02/08/2026 at approximately 0909 hours, I was dispatched to 674 Metacom Ave (Ramos Landscaping) for the report of a noise complaint.

Upon my arrival, I activated my Body Worn Camera. I did not observe or detect any loud noise or heavy machinery work in progress. I deployed the department issued noise meter to assess the sound level. The meter displayed a reading of 60.0 decibels at the time of measurement. Sgt. Gonsalves arrived on scene. I made contact with an employee of Ramos Landscaping, Jared Roscoe (redacted) and advised him of the complaint. Roscoe stated that he was conducting work due to the recent snowstorm. Roscoe was releasing salt from the rear of the plow truck, and he stated that he would be departing shortly.

At this time, no further issues were observed and no violations were found. Roscoe was advised that a Police report will be filed documenting this incident and to contact Police if any further issues arise.

Case No. 2026-003244

Print Rank / Name OFFICER ZIAD ABDALLAH, ID#34	Page No 1 Of 1	Report Date 02/09/2026	Reviewed By: LIEUTENANT PAUL MEDEIROS, ID#6
Signature 			Supervisor Signature

91 7199 9991 7031 7835 4622

Town of Bristol, Rhode Island*Department of Community Development*

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



February 25, 2026

Via Certified & Regular U.S. Mail
And Via Email
David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

**Re: Notice of SECOND Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business operations on the property on Saturday, February 21, 2026 prior to 8:00 a.m.. A copy of the Police Report and bodycam footage is available upon request. Condition No. 2 of the Planning Board conditions limits the business hours of operation on Saturday to 8:00 a.m. to 3:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 17, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-004250	2. Barracks BRISTOL POLICE DEPARTMENT	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-004263
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CRIME / INCIDENT INFORMATION

7. Incident Date 02/21/2026	8. Incident Time 0716 Hrs	9. Loc. of Crime or Incident (No. - Street) 670 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip	14. Location Zone
15. No. 1	16. RIGL:	17. Crime /Incident NOISE COMPLAINT			18. NIBRS	19. Degree	

PERSON(S) INVOLVED

# 1	20.Type CALLER	21. Name (Last) FERNANDES	(First) CHRISTOPHER	(Middle) A	Home Phone / Cellular		
22. Full Address(No. and Apt/Suite) 43 LISA LN			23. City BRISTOL	24. County BRISTOL	25. State RI	26. Zip 02809	
27. Mailing Address (if different than above)							
28. Social Security No.	29. DOB	30. Age	31. Sex MALE	Race UNK	Driver's License # / State 40072277 / RI		
# 2	20.Type OWNER	21. Name (Last) RAMOS	(First) DAVID	(Middle) J	Home Phone / Cellular		
22. Full Address(No. and Apt/Suite) 12 RUTH AVE			23. City BRISTOL	24. County	25. State RI	26. Zip 02809	
27. Mailing Address (if different than above)							
28. Social Security No.	29. DOB	30. Age	31. Sex MALE	Race WHITE	Driver's License # / State 13241998 / RI		
# 3	20.Type WITNESS	21. Name (Last) FERNANDES	(First) CAROL	(Middle) H	Home Phone / Cellular		
22. Full Address(No. and Apt/Suite) 43 LISA LN			23. City BRISTOL	24. County	25. State RI	26. Zip 02809	
27. Mailing Address (if different than above)							
28. Social Security No.	29. DOB	30. Age	31. Sex FEMALE	Race WHITE	Driver's License # / State 3070016 / RI		

PROPERTY



63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED

31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

PLEASE REFER TO SUPPLEMENTAL NARRATIVE.

Print Rank / Name OFFICER ZIAD ABDALLAH, ID#34	Page No 1 Of 1	Report Date 02/21/2026	Reviewed By: SERGEANT KYLE BATISTA, ID#10
Signature 			Supervisor Signature 

Case No. 2026-004263



**BRISTOL POLICE DEPARTMENT
SUPPLEMENTAL PAGE REPORT**

1. CAD Event Number 26-004250	2. ORI NO. R10010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-004263
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NARRATIVE



On 02/21/2026 at approximately 0716 hours, I was dispatched to 670 Metacom Ave (Ramos Landscaping) for the report of a noise complaint.

Upon my arrival, I activated my Body Worn Camera. I deployed the department issued noise meter on the south side of the property to assess the noise level. The meter registered sound levels ranging between 60 and 82 decibels during my observation. At the time of measurement, there was light traffic traveling on Metacom Ave. I made contact with David Ramos [REDACTED]. Ramos stated that he had just arrived at approximately 0710 hours and started two of his pick-trucks to prepare for the workday. Ramos indicated that the trucks had been started recently and that he was preparing to depart shortly. Ramos was advised of the complaint to which he understood.

I then responded to 43 Lisa Ln to speak with the calling party. I activated my Body Worn Camera, and I was met with Carol Fernandes [REDACTED]. Carol stated that her husband Christopher Fernandes [REDACTED] was not home at this time; however, he was the calling party. Carol stated at approximately 0710 hours, she heard loud truck noises originating from the area behind her residence, which she advised was Ramos Landscaping. Carol observed Ramos working on his work trucks on his property. I advised Carol that a Police report will be filed documenting this incident and to contact Police if any further issues arise.

At approximately 0755 hours, I contacted Christopher via telephone regarding his complaint. Christopher stated at approximately 0710 hours, he observed Ramos and his workers moving tools within the property, starting multiple trucks and relocating them on the property. Christopher advised that at the time of the incident, two trucks were running and the lift/tailgate door was being used to move belongings. Christopher was advised that a Police report will be filed documenting his complaint and to contact Police if any further issues arise.

Case No. 2026-004263

Print Rank / Name OFFICER ZIAD ABDALLAH, ID#34	Page No 1 of 1	Report Date 02/22/2026	Reviewed By: SERGEANT KYLE BATISTA, ID#10
Signature 			Supervisor Signature 

91 7199 9991 7031 7835 4639

Town of Bristol, Rhode Island

Department of Community Development



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

March 10, 2026

Via Certified & Regular U.S. Mail
And Via Email
David Ramos
Ramos Landscaping LLC
12 Ruth Avenue
Bristol, RI 02809

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

**Re: Notice of THIRD Violation of Planning Board Conditions of Approval
for Special Use Permit, 668 and 670 Metacom Avenue**

Dear Mr. Ramos:

The Town of Bristol (the "Town") has determined that your above-referenced property (the "Property") is in violation of the Planning Board conditions of approval dated December 11, 2025, and recorded on January 12, 2026, for the Special Use Permit. Specifically, the Police Department has documented business and loading operations on the property on Wednesday March 4, 2026 prior to 7:00 a.m. A copy of the Police Report and bodycam footage is available upon request. Conditions Nos. 2 and 3 of the Planning Board decision limits the business hours of operation and loading/unloading of materials on weekdays from 7:00 a.m. to 5:00 p.m.

In accordance with RIGL § 45-23-59(c) and Section 7.6 of the Planning Board Subdivision and Development Review Regulations, this violation is subject to a fine of \$500. This fine must be paid to the Town of Bristol by March 30, 2026. In the event that this fine is not paid or a timely appeal has not been filed by the compliance date, the Town will pursue further legal remedies. You may appeal this notice of violation to the Board of Appeal as provided in RIGL § 45-23-67(a).

Sincerely,

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-005037	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-005050
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CRIME / INCIDENT INFORMATION

7. Incident Date 03/04/2026	8. Incident Time 0602 Hrs	9. Loc. of Crime or Incident (No. - Street) 671 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip 02809	14. Location Zone 1
15. No. 1	16. RIGL: 102-0011	17. Crime / Incident Disturbance			18. NIBRS	19. Degree R	

PERSON(S) INVOLVED

# 1	20. Type ACCUSED	21. Name (Last) RAMOS	(First) DAVID	(Middle) J	Home Phone / Cellular [REDACTED]	
22. Full Address(No. and Apt/Suite) 12 RUTH AVE			23. City BRISTOL	24. County	25. State RI	26. Zip 02809

27. Mailing Address (if different than above)

28. Social Security No.	29. DOB	30. Age	31. Sex MALE	Race WHITE	Driver's License # / State 13241998 /
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# 2	20. Type CALLER	21. Name (Last) FERNANDES	(First) CHRISTOPHER	(Middle)	Home Phone / Cellular /	
22. Full Address(No. and Apt/Suite)			23. City	24. County	25. State	26. Zip

27. Mailing Address (if different than above)

28. Social Security No.	29. DOB	30. Age	31. Sex MALE	Race WHITE	Driver's License # / State /
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PROPERTY

63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED



31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

On 03/04/2026 at approximately 0550 hours, Dispatch received a phone call from David Ramos [REDACTED] advising that two nursing homes his company services were in need of salt for the parking lot due to icy conditions. Ramos stated he was giving Police a heads up as it would probably cause a noise complaint against him. At approximately 0600 hours, Christopher Fernandes [REDACTED] notified Police Ramos had started heavy machinery and was in violation of the town contract for his hours of operation at the location of 671 Metacom Ave.

Fernandes provided video footage from a security system he had installed on the rear of his residence which overlooks Ramos' property on Metacom Ave. While reviewing the footage, I observed a truck enter the parking lot at 0549 hours. At 0550 hours I began to hear a large amount of noise which was consistent with a large truck engine actively running. At 0554 hours, I hear a loud noise possibly a plow scraping against the ground. At 0556 hours a loud bang consistent with the rear hatch of a large truck slamming shut is heard. Starting at 0557 hours, the noise from the truck becomes excessively louder and this lasts until the end of the video at 0559 hours. While reviewing video two the excessive noise continues until 0601 hours at which point a large grinding noise is heard. The noise dissipates at 0602 hours and the trucks leave the property at 0603 hours. At 0604 hours, Bristol Police are observed entering the parking lot which explains why no violations were observed by Ptlm Kretchman at that time.

The video footage has been added to this report. Overall I found Fernandes' complaint to be warranted and Ramos is in violation of beginning any work prior to 0700 hours.

Print Rank / Name SERGEANT DEREK JENSEN, ID#15	Page No 1 of 1	Report Date 03/05/2026	Reviewed By: SERGEANT DEREK JENSEN, ID#15
Signature 			Supervisor Signature 

Case No. 2026-005050



BRISTOL POLICE DEPARTMENT INCIDENT REPORT

1. CAD Event Number 26-005037	2. ORI NO. RI0010200	3. Phone Number 401-253-6900	4. Other Agency Case #	5. Department Case Number 2026-005050
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CRIME / INCIDENT INFORMATION

7. Incident Date 03/04/2026	8. Incident Time 0602 Hrs	9. Loc. of Crime or Incident (No. - Street) 671 METACOM AVE RAMOS LANDSCAPING	10. City BRISTOL	11. County BRISTOL	12. State RI	13. Zip 02809	14. Location Zone 1
15. No. 1	16. RIGL: 102-0011	17. Crime / Incident Disturbance			18. NIBRS	19. Degree R	

PERSON(S) INVOLVED

# 1	20. Type CALLER	21. Name (Last) FERNANDES	(First) CHRISTOPHER	(Middle)	Home Phone / Cellular /	
22. Full Address (No. and Apt/Suite)			23. City	24. County	25. State	26. Zip
27. Mailing Address (if different than above)						
28. Social Security No.	29. DOB	30. Age	31. Sex MALE	Race WHITE	Driver's License # / State /	

PROPERTY

63. Property Status	65. Quantity	66. Brief Description	69. Value	70. Date Recovered
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VEHICLE(S) INVOLVED

31. State	32. Reg. Number	33. Lic. Type (LIT)	34. Year	35. Model	36. Body Type	37. Color	38. VIN
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NARRATIVE / GIST

On 03/04/2026 at approximately 0602 hours I was dispatched to 671 Metacom Ave (Ramos Landscaping) for an ongoing issue regarding excessive noise. The calling party identified as Christopher Fernandes [REDACTED] advised that heavy machinery had been running, and many of Ramos landscaping employees were on site, which was not permitted until past 0800 hours. Fernandes was very emotional over the noise and requested that an Officer respond over immediately.

Upon arrival I did not observe any equipment running, nor did I observe any Ramos Landscaping employees on scene. The scene was cleared without issue.

Print Rank / Name OFFICER ZACHARY KRETCHMAN, ID#42	Page No 1 Of 1	Report Date 03/04/2026	Reviewed By: SERGEANT DEREK JENSEN, ID#15
Signature  KRETCHMAN, ZACHARY			Supervisor Signature  JENSEN, DEREK

Case No. 2026-005050



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-5

Date Certified Complete: May 8, 2026

Appellant	Name:		
	Address: 950 Warren Avenue		
	City: East Providence	State: RI	ZIP: 02914

Property Owner	Name: John Marshall		
	Address:		
	City:	State:	ZIP:

1. Location of Property: 8 Constitution Street	
Plat(s):11	Lot(s): 20
2. Zoning District in Which the Property is Located: R-6	
3. Upon which agency or Officer is this appeal being taken?: Historic District Commission	
Other:	
4. File/Application Number of Decision being Appealed: The May 4, 2026 decision, denying installation of a sliding door on garage.	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:	
Name: Alfred R. Rego, Jr.	
Mailing Address: 443 Hope Street, Bristol, RI 02809	



DECISION
 Bk: 2320 Pg: 185
 Instr: 2026-1040

TOWN HALL
 10 COURT ST.
 BRISTOL, RI
 02809
 401-253-7000



Bristol Historic District Commission
 Decision Letter

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26


Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Deny Installation of sliding door on garage as constructed.

Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

Sincerely,


 Nicholas Toth
 Planner/HDC Coordinator
 Department of Community Development

Received for record at Bristol, RI
 5/6/2026 02:17:31 PM



BEFORE THE BRISTOL ZONING BOARD OF REVIEW
SITTING AS THE BOARD OF APPEALS

RE: Appeal of BHDC Decision – 8 Constitution Street, Bristol, RI (Plat 11 Lot 20)

APPELLANT: John J. Marshall

Date: May 7, 2026

I. PRELIMINARY STATEMENT

This appeal is taken from a decision of the Bristol Historic District Commission (BHDC) denying a Certificate of Appropriateness for the installation of a sliding glass door on the rear elevation of an accessory structure (garage). The Appellant respectfully requests that the Zoning Board reverse this decision on the grounds that it is arbitrary, capricious, and internally inconsistent. The BHDC has failed to apply the Secretary of the Interior's Standards uniformly, specifically ignoring the precedent set by their own recent approvals for the primary dwelling on the same lot.

II. STANDARD OF REVIEW

Pursuant to Rhode Island General Laws and Bristol Town Ordinance, the Board of Appeals must determine if the BHDC's decision was supported by the weight of the evidence. A decision that ignores established precedent on the same parcel or relies on "speculative visibility" (i.e., views from a boat in the harbor) while disregarding the loss of historic integrity already sanctioned by the Board, constitutes an abuse of discretion.

III. ARGUMENT

1. Internal Inconsistency and Lack of Uniformity

The BHDC's denial is fundamentally inconsistent with its prior approvals for this property. The Board previously approved:

- A sliding glass doors on the rear of the primary dwelling.
- A second-floor addition to the dwelling including a second sliding glass door.

By approving these elements, the BHDC has already established that sliding glass doors on the harbor-facing (rear) elevations of this property are compatible with the district. To deny the same architectural element on a secondary, non-historic accessory building is logically and legally indefensible.

The BHDC's stated its frustration with the "seek forgiveness, not permission" approach, but legally, an administrative body cannot use a denial as a punitive measure for a procedural bypass; they must judge the structure based on the standards.

2. Misapplication of Secretary of the Interior Standards 9 & 10

The BHDC cites Standards 9 and 10 to justify the denial. However:

Standard 9 requires that new work shall not destroy historic materials and should be compatible with the massing, size, and scale of the property. Given that the BHDC has already permitted a "total rebuild" of these structures, leaving only structural aspects - there is no

"historic fabric" left to destroy. The project is a contemporary reconstruction.

Standard 10 requires that new additions be reversible. A sliding glass door is inherently reversible and does not permanently alter the structural integrity of the rebuild.

3. Speculative Visibility vs. Public Way

Bristol's guidelines focus on the "public way." While the harbor is technically public, the BHDC's reliance on visibility from a boat to justify a denial—while having already permitted two similar doors on the more prominent main dwelling—is an arbitrary application of the "visibility" standard.

4. Improper Use of Administrative Power as Punishment

The record suggests the BHDC's denial was motivated by the Applicant's mid-construction change (converting the garage to an exercise room) rather than the architectural merits of the door. An administrative board may not deny an otherwise compatible application simply because the applicant "sought forgiveness rather than permission." The board must evaluate the door as if it were a fresh application.

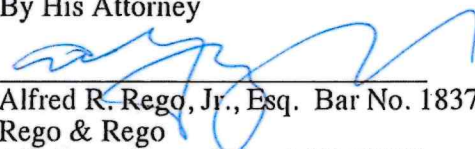
IV. CONCLUSION

The accessory building in question lacks independent historic significance due to the scale of previously approved renovations. Because the BHDC has already sanctioned the use of sliding glass doors on the primary structure's rear elevation, the denial for the garage is a "clear error" of inconsistent application.

WHEREFORE, the Appellant respectfully requests that the Zoning Board of Review reverse the BHDC's decision and grant the Certificate of Appropriateness for the sliding glass door.

Submitted

John J. Marshall
By His Attorney



Alfred R. Rego, Jr., Esq. Bar No. 1837
Rego & Rego
443 Hope Street, Bristol, RI 02809
401-253-2500
al@rego-law.com

APPELLANT'S LIST OF EXHIBITS

Property: 8 Constitution Street, Bristol, RI
Appellant: John J. Marshall

Category A: Property Context

Exhibit A-1: Application (proposed sliding glass door for garage): To install a 6/0 x 6/8 Andersen Fibrex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan.

Exhibit A-2: Approved (and proposed garage glass door) Plans: Documentation showing the extent of the "total renovation" previously sanctioned by the BHDC, proving that the historic fabric was removed and replaced with modern materials and a second floor.

Exhibit A-3: HDC Decision Letter dated May 4, 2026 recorded May 6, 2026 denying installation thereof.

Category B: Visual Evidence of Inconsistency

Exhibit B-1: Photographic Survey (Rear Elevation). Photographs taken from the rear of the property showing the original garage and main structure as seen from the south. (Series of photos).

Exhibit B-2: Sightline Analysis (The "Harbor View"). Photos taken from the harbor or the public shoreline demonstrating the limited visibility of the garage door compared to the already-approved glass doors on the primary residence and adjoining properties.

Exhibit B-3: Street View Comparison. Photographs taken from the "Public Way" (street side) (taken at time of the HDC May 1, 2026 site view) proving the sliding glass door is not visible to the general public, thereby minimizing its impact on the Historic District's character.



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-26	Contributing	March 5, 2026
-----------	--------------	---------------

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
8 CONSTITUTION ST , BRISTOL, RI, 02809	011-0020-000

Applicant	Architect/Engineer	Contractor
John Marshall	SM Drafting/Design	Dyer Contracting LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	950 Warren Avenue East Providence RI 02914

Work Category:	Remodeling of Structure(s)
----------------	----------------------------

Description of proposed work:
Install a 6/0 x 6/8 Andersen Fibrex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan attached.

Property History

Building Survey Data	
RIHPHC ID #:	RIHPHC ID # BRIS00411
HISTORIC NAME:	LeClair, Dr. Eugene, Office
ARCH. STYLE:	Craftsman
ORIGINAL CONSTRUCTION DATE (est.):	1904
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	

John Marshall

Applicant's Digital Signature

Date: March 5, 2026

SM
Drafting/Design
 Riverside, R.I.
 Smeds4@msn.com

Proposed
2nd Floor
Addition
For.

JM Bristol LLC
 8 Constitution St.
 Bristol, R.I. 02809
 Map 11 Lot 20

PROJECT NUMBER: 0242
 Drawn By: MLL
 Checked By: TK
 Issue Date: 8-11-20

Drawing Index:
 Sheet No. Description
 1. Cover Sheet
 2. Existing Floor Plan
 3. Existing Elevations
 4. Proposed Floor Plans
 5. Proposed Elevations
 6. Framing Plans
 7. Cross Section & Details

Revision	No.	Date	Description
1	1	8-07-20	

Drawing Title:

Proposed
Floor Plans

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

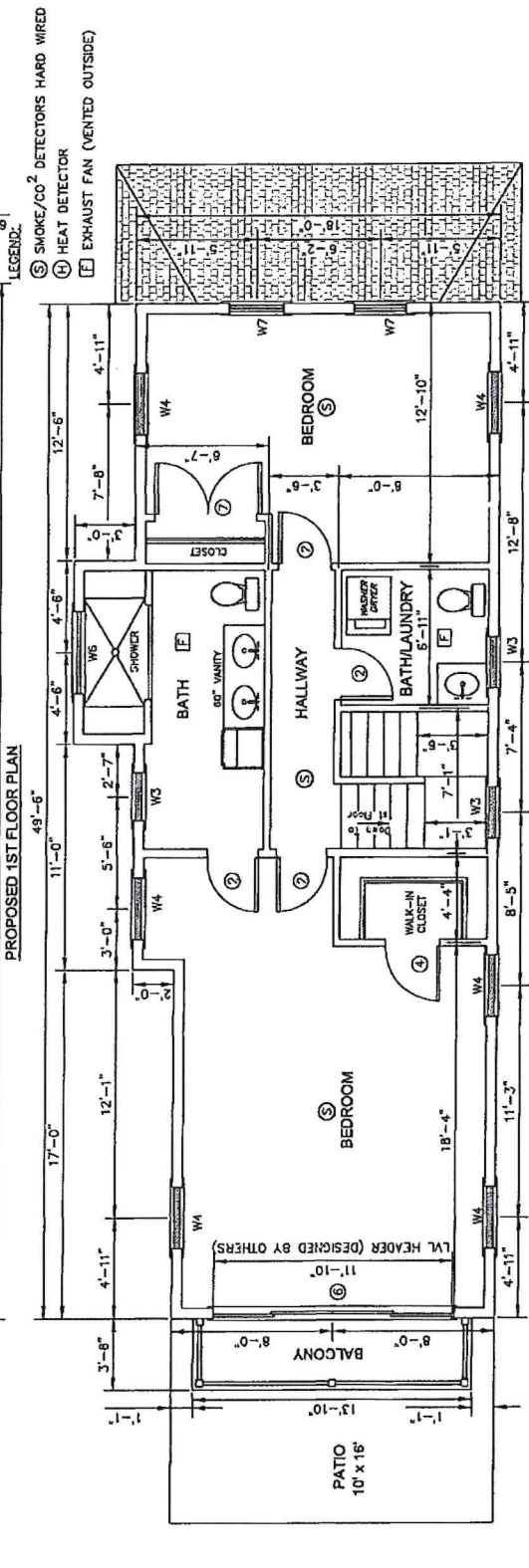
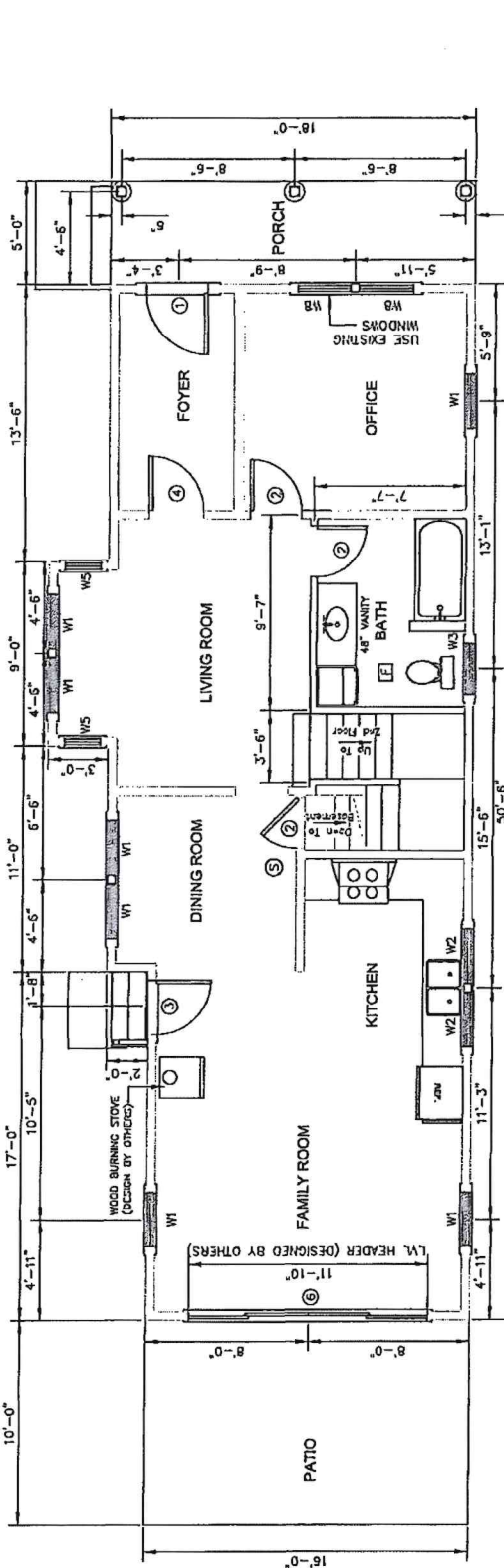
Drawing Number

DOOR SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING TYPE
1	2	3'-0" x 6'-8" EXTERIOR DOOR
2	1	2'-6" x 6'-8" EXTERIOR DOOR
3	1	2'-10" x 6'-8" EXTERIOR DOOR
4	2	2'-8" x 6'-8" EXTERIOR DOOR
5	1	3'-6" x 6'-8" EXTERIOR DOOR
6	2	11'-9" x 6'-8" SLIDING DOOR
7	1	5'-0" x 6'-8" INTERIOR DOOR

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING DESIGNATION TYPE
W1	9	2'-8" x 5'-0" TCDH2850 E Series Double-Hung
W2	2	2'-8" x 3'-4" TCDH2834 E Series Double-Hung
W3	4	2'-6" x 3'-4" TCDH2834 E Series Double-Hung
W4	6	3'-0" x 5'-0" TCDH3050 E Series Double-Hung
W5	2	1'-10" x 5'-0" TCDH2834 E Series Double-Hung
W6	1	4'-0" x 4'-0" A41 Awning
W7	2	2'-8" x 4'-6" TCDH2846 E Series Double-Hung
W8	2	32" x 60" EXIST. Use the 2 best exist. windows

DOOR NOTES:
 1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
 2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.

WINDOWS NOTES:
 1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
 2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
 3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
 4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.



PROPOSED 2ND FLOOR PLAN



DECISION
Bk: 2320 Pg: 185
Instr: 2026-1040

TOWN HALL
10 COURT ST.
BRISTOL, RI
02809
401-253-7000

Bristol Historic District Commission
Decision Letter

May 4, 2026

John Marshall/
950 Warren Avenue East Providence RI 02914

RE: BHDC Review
8 CONSTITUTION ST , BRISTOL, RI, 02809
011-0020-000

Application HDC-26-26


Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:


To Deny Installation of sliding door on garage as constructed.

Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

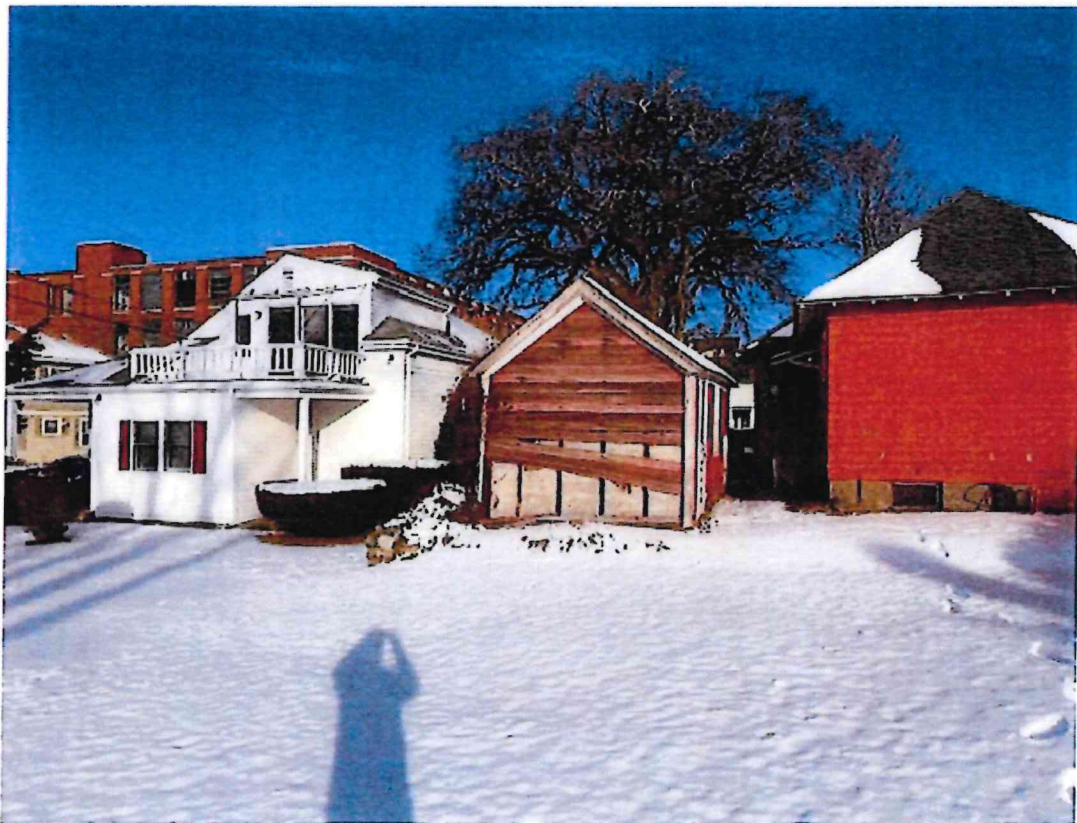
Sincerely,


Nicholas Toth
Planner/HDC Coordinator
Department of Community Development

Received for record at Bristol, RI
5/6/2026 02:17:31 PM



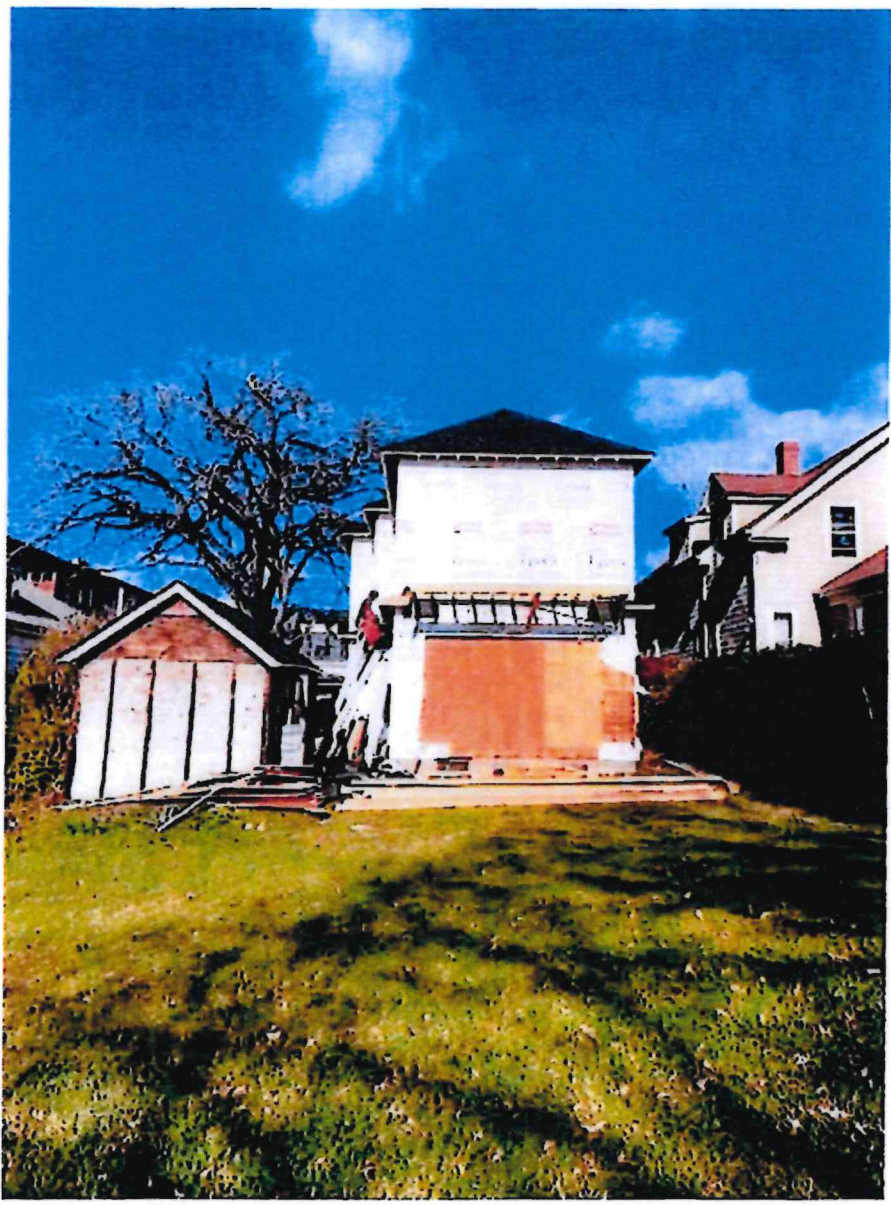
B-I

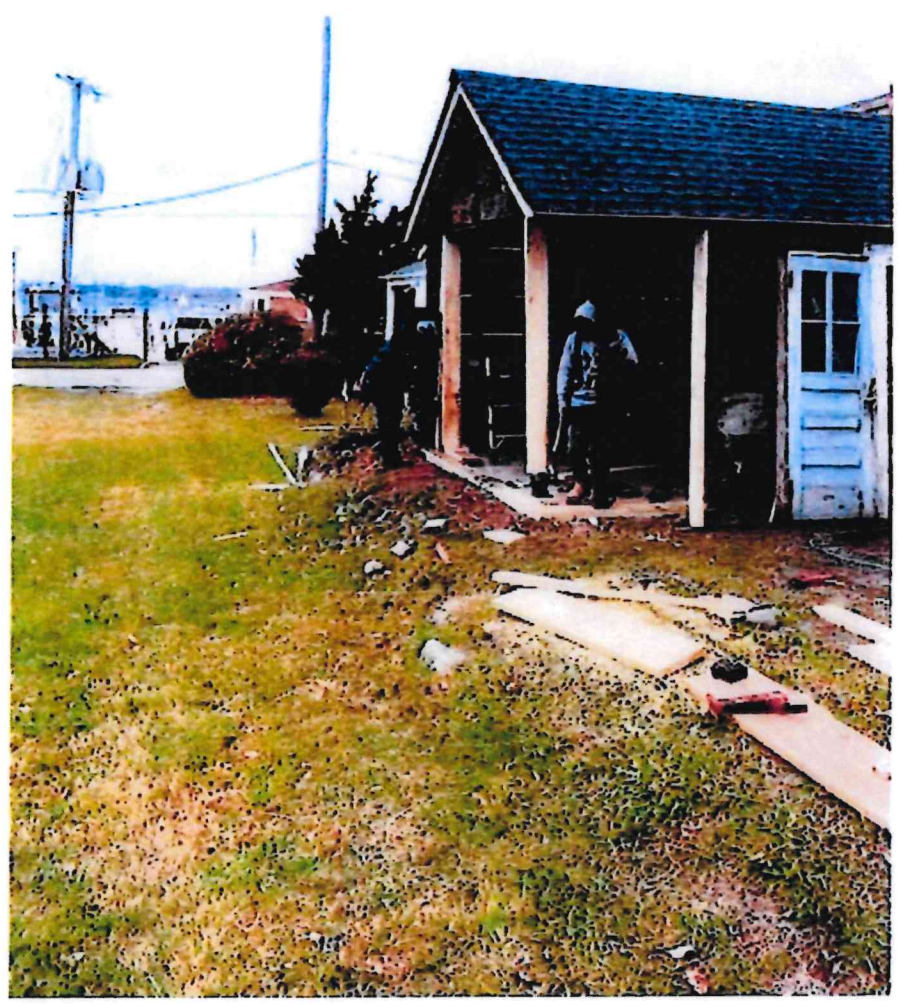




Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:06 PM
To: Pete Dyer





Sent from my iPhone

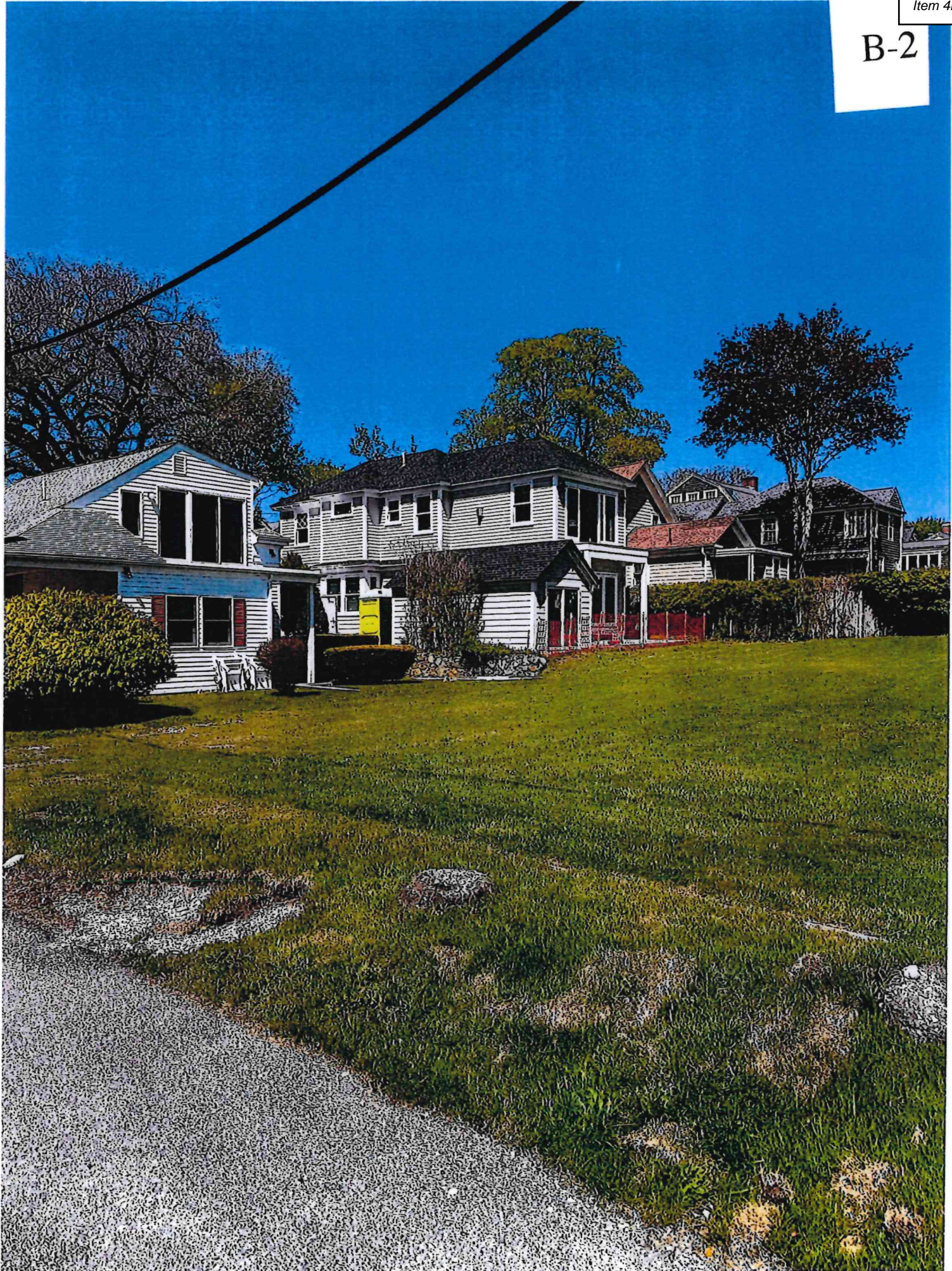
Pete Dyer

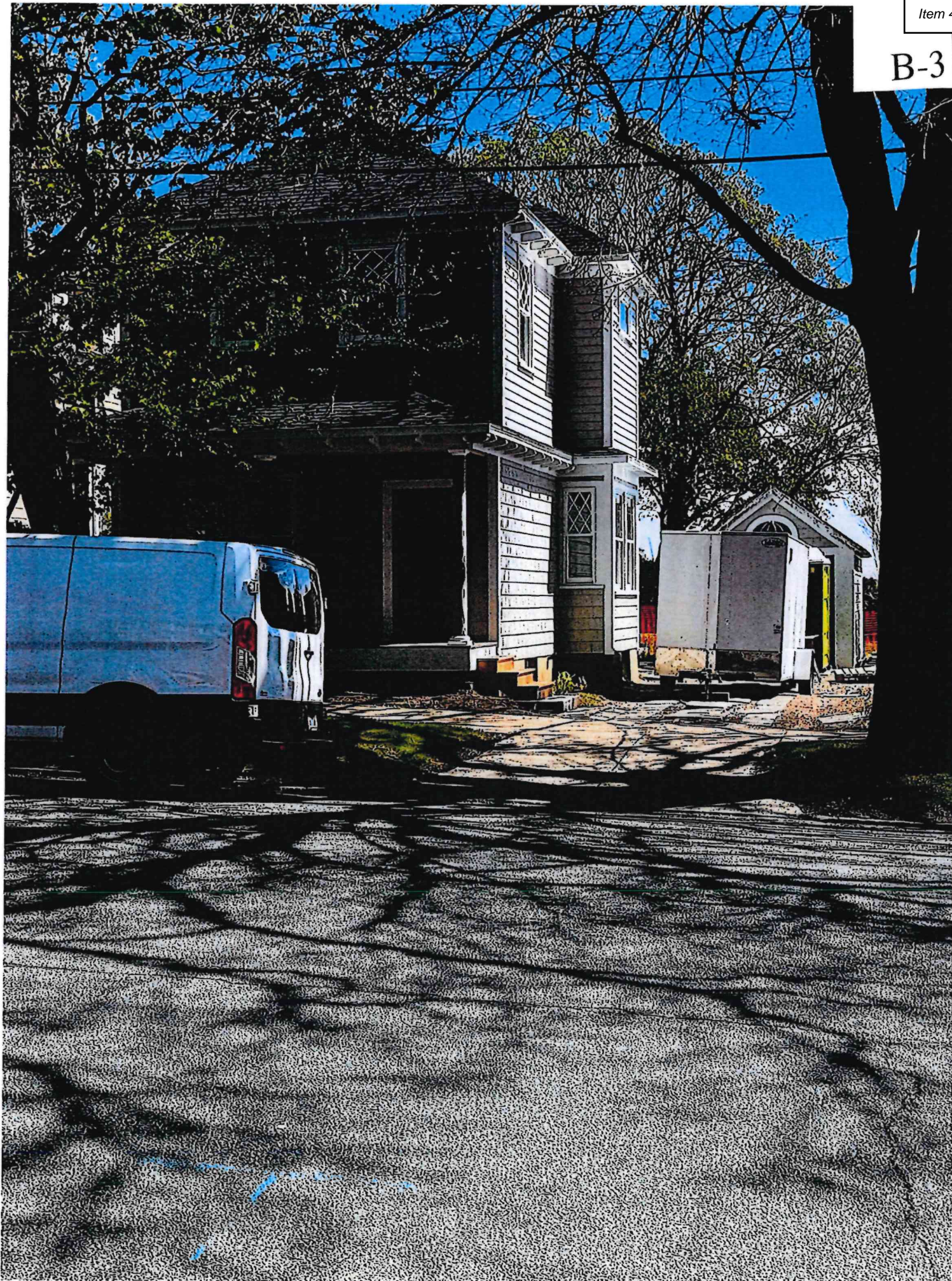
From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:03 PM
To: Pete Dyer





Sent from my iPhone







8 Constitution Street

Town of Bristol, RI

1 inch = 18 Feet



www.cai-tech.com

May 11, 2026



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▶ Owner

▶ Owner Account #: 50-0058-44

Owner	% Owned
Owner 1 JM BRISTOL LLC	
Owner 2 C/O DARROW EVERETT LLP	
Owner 3	

Address 1 TURKS HEAD PL, 12TH FL, PROVIDENCE, RI 02903

▶ Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
HALSEY PROPERTIES, LLC	07/25/2024	300,000	2251-227	P	W
HERRESHOFF, HALSEY C	06/17/2019	0	1985-200		Q
HERRESHOFF, HALSEY C,	06/13/1979	0	226-214		Q
CHURCH, HEZEKIAH W. (SURV)	06/13/1979	0	226-212		W
CHURCH, ELIZABETH	01/01/1977	0	UNK-		D

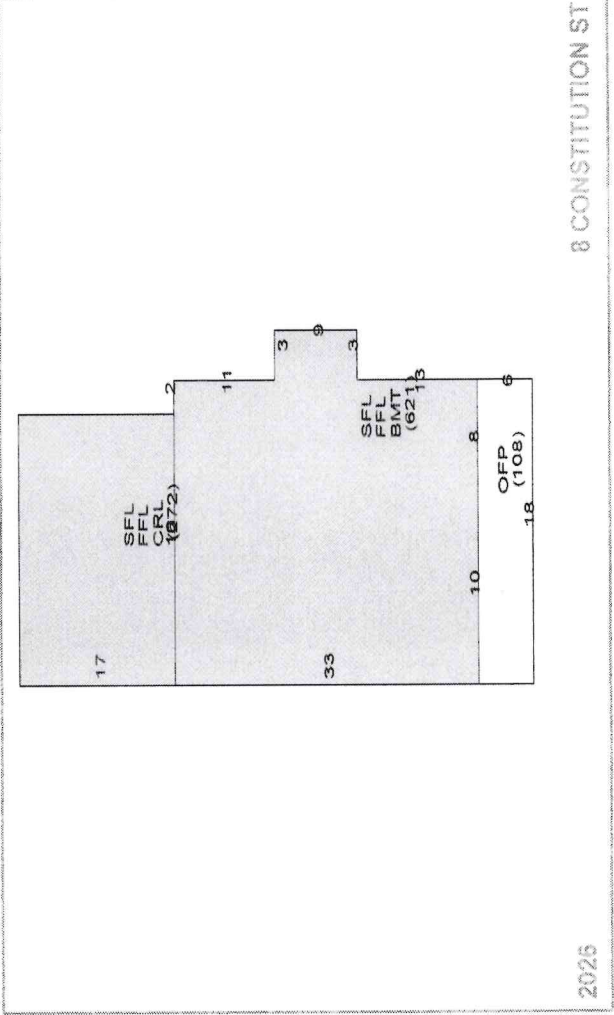
▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	233,100	3,000	0.06	277,200	0	513,300
TOTAL	233,100	3,000	0.06	277,200	0	513,300

Source > Mkt Adj Cost VAL per SQ Unit/Card > 184.18 VAL per SQ Unit/Parcel > 184.18

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	193,000	3,000	0	277,200	0	473,200	473,200
2024	01	133,400	3,000	0	231,000	0	367,400	367,400
2023	01	133,400	3,000	0	231,000	0	367,400	367,400
2022	01	133,400	3,000	0	231,000	0	367,400	367,400
2021	01	98,500	3,000	0	222,000	0	323,500	323,500
2020	01	98,500	3,000	0	222,000	0	323,500	323,500



▶ Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1 01 NR Single I	0.06152	AC	P	1.00	1,842,000	4,505,852	I	Winter View	25					277,200			1.00	0	
2																			
3																			
4																			

Plat/Lot 011-0020-000

Account: 648

LUC 01

Zone R-6

Assessment

\$513,300

Building Information

Table with columns: Description, Story Height, COM Units, BMT Floor, Frame 2, EXT Wall 2, Roof Type 2, Roof Cover 2, INT Wall 2, Floors 2, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Cell HIGHT, Parking Type, EXT View, Quantity, Quality.

Grade

Table with columns: Grade, Q4, Year Built, Alt LUC, Q4, EFF Year, Alt %.

Other Factors

Table with columns: Flood Hazard, Topography, Street, Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Feats, Grade Fac, Neigh Infr, Land Factor, Adj Total, Depreciation, Depr Total.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val.

Visit History

Table with columns: Date, Result, By.

Notes

reshingled roof to code 9-17-13 mcb

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s).

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF, Size, Quality, Condition, Year, Assessed Value.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level.

Other Info.

Table with columns: AFDU, PriorID1c, PriorID2a, PriorID2b, PriorID2c, PriorID3a, PriorID3b, PriorID3c.



8 Constitution - 200' Radius

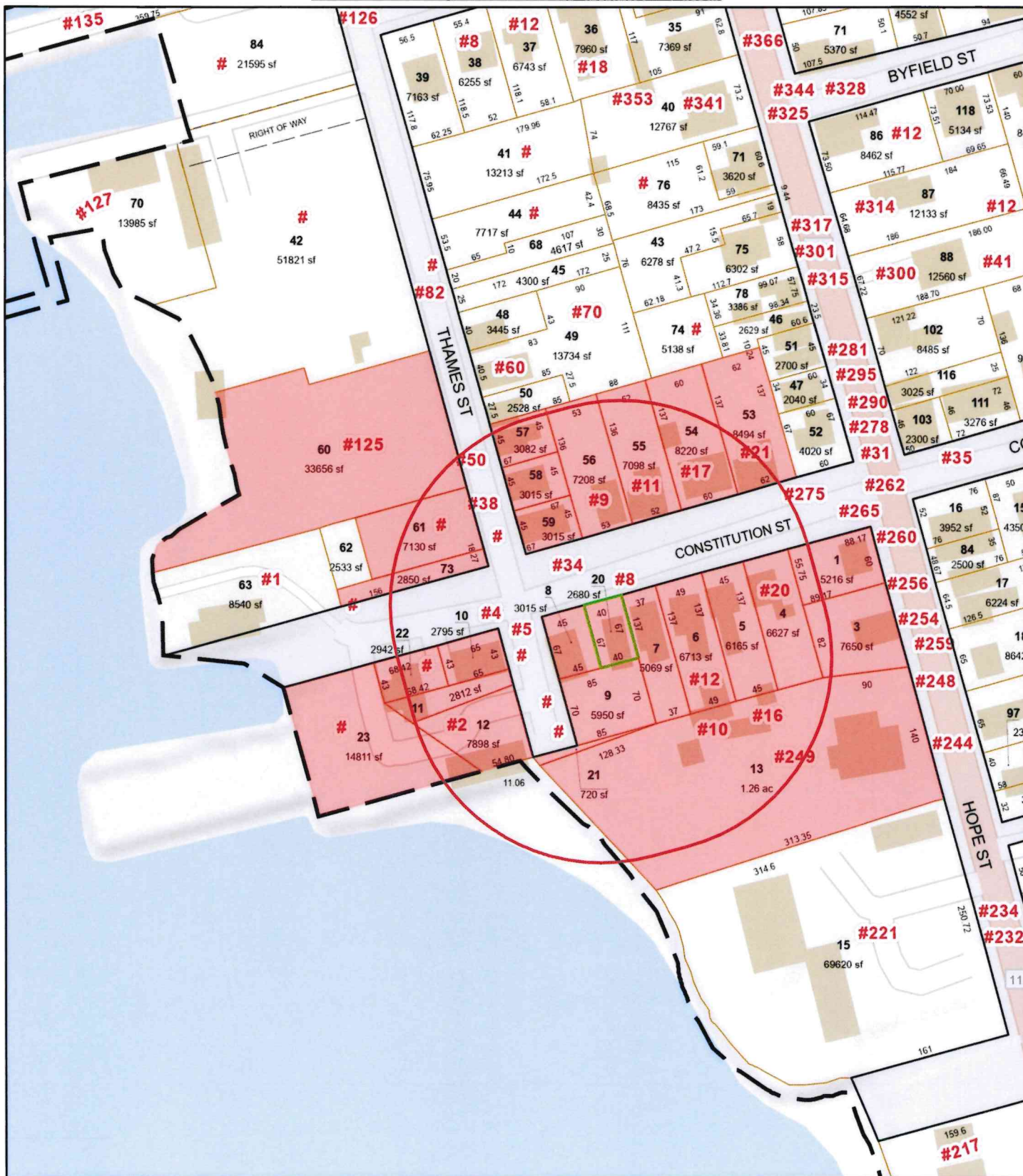
Town of Bristol, RI

1 inch = 141 Feet



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May 11, 2026



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200 feet Abutters List Report

Bristol, RI
May 11, 2026

Subject Property:

Parcel Number: 11-20
CAMA Number: 11-20
Property Address: 8 CONSTITUTION ST

Mailing Address: JM BRISTOL LLC C/O DARROW
EVERETT LLP
1 TURKS HEAD PL, 12TH FL
PROVIDENCE, RI 02903

Abutters:

Parcel Number: 10-53
CAMA Number: 10-53
Property Address: 21 CONSTITUTION ST

Mailing Address: CHACE, RICHMOND N. NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 10-54
CAMA Number: 10-54
Property Address: 17 CONSTITUTION ST

Mailing Address: DEMOPULOS, AMELIA & ABIGAIL TE
2313 COMMONWEALTH AVE
ALEXANDRIA, VA 22301

Parcel Number: 10-55
CAMA Number: 10-55
Property Address: 11 CONSTITUTION ST

Mailing Address: CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 10-56
CAMA Number: 10-56
Property Address: 9 CONSTITUTION ST

Mailing Address: HARTLEY, JOHN P. & PAULA
ARSENAULT HARTLEY TE
9 CONSTITUTION STREET
BRISTOL, RI 02809

Parcel Number: 10-57
CAMA Number: 10-57
Property Address: 50 THAMES ST

Mailing Address: OUELLETTE, DAVID ALAN & BURGIO,
JENNIFER JT
50 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-58
CAMA Number: 10-58
Property Address: 38 THAMES ST

Mailing Address: SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 10-59
CAMA Number: 10-59
Property Address: 34 THAMES ST

Mailing Address: CABRAL, VICTOR G JR MA
122 MT. HOPE AVE
BRISTOL, RI 02809

Parcel Number: 10-60
CAMA Number: 10-60
Property Address: 125 THAMES ST

Mailing Address: BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

Parcel Number: 10-61
CAMA Number: 10-61
Property Address: THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

Parcel Number: 10-73
CAMA Number: 10-73
Property Address: CONSTITUTION ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723



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200 feet Abutters List Report

Bristol, RI
May 11, 2026

Parcel Number: 11-1 CAMA Number: 11-1 Property Address: 265 HOPE ST	Mailing Address: CURTIS, WILLIAM D. & LAUREL A TE 265 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-10 CAMA Number: 11-10 Property Address: 4 CONSTITUTION ST	Mailing Address: KARIAN, ROBIN & ALLISTER, ALEXANDER T. CO-TRUSTEES 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-11 CAMA Number: 11-11 Property Address: THAMES ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-12 CAMA Number: 11-12 Property Address: 2 THAMES ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-13 CAMA Number: 11-13-001 Property Address: 249 HOPE ST	Mailing Address: SYLVIA, ALAN G. & ANN M. TE 13033 PENNINGTON PL UNIT #102 FORT MEYERS, FL 33913
Parcel Number: 11-13 CAMA Number: 11-13-002 Property Address: 249 HOPE ST	Mailing Address: MCCLOSKEY, JOHN A. JR. TRUSTEE 249 HOPE ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-003 Property Address: 249 HOPE ST	Mailing Address: SALESI, PAUL JOHN & MARYANN - TRUSTEES SALESI LIVING TRUST 249 HOPE ST, UNIT 3 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-004 Property Address: 249 HOPE ST	Mailing Address: GATES, ANNE M 4165 S. FOURMILE RUN APT 401 ARLINGTON, VA 22204
Parcel Number: 11-13 CAMA Number: 11-13-005 Property Address: 249 HOPE ST	Mailing Address: MURRAY, ROBERT F 249 HOPE ST UNIT 5 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-006 Property Address: 249 HOPE ST	Mailing Address: SOUSA, MICHAEL 249 HOPE ST UNIT 6 BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-007 Property Address: 249 HOPE ST	Mailing Address: MURRAY ROBERT F TRUSTEE 249 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-13 CAMA Number: 11-13-008 Property Address: 249 HOPE ST	Mailing Address: REICHE, SUSAN 249 HOPE ST, UNIT 8 BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
May 11, 2026

Parcel Number: 11-13 CAMA Number: 11-13-009 Property Address: 249 HOPE ST	Mailing Address: FERREIRA, ROBERT A. BARBARA M. TE 249 HOPE STREET BRISTOL, RI 02809
Parcel Number: 11-20 CAMA Number: 11-20 Property Address: 8 CONSTITUTION ST	Mailing Address: JM BRISTOL LLC C/O DARROW EVERETT LLP 1 TURKS HEAD PL, 12TH FL PROVIDENCE, RI 02903
Parcel Number: 11-21 CAMA Number: 11-21 Property Address: THAMES ST	Mailing Address: GORDON KARIAN IRREVOCABLE TRST ROBIN KARIAN ALLISTER TRUSTEE 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-22 CAMA Number: 11-22 Property Address: CONSTITUTION ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-23 CAMA Number: 11-23 Property Address: CONSTITUTION ST	Mailing Address: USCG FINANCE CENTER P.O. BOX 4109 CHESAPEAKE, VA 23327
Parcel Number: 11-3 CAMA Number: 11-3 Property Address: 259 HOPE ST	Mailing Address: DE RHAM, JEREMIAH & AMY TE 259 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-4 CAMA Number: 11-4 Property Address: 20 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-5 CAMA Number: 11-5 Property Address: 16 CONSTITUTION ST	Mailing Address: JENSEN, LEIF WINGARD, MONICA TE 16 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-6 CAMA Number: 11-6 Property Address: 12 CONSTITUTION ST	Mailing Address: HOLT, ROBERT C & DIANE M TE 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-7 CAMA Number: 11-7 Property Address: 10 CONSTITUTION ST	Mailing Address: RDH REALTY, LLC 12 CONSTITUTION ST BRISTOL, RI 02809
Parcel Number: 11-8 CAMA Number: 11-8 Property Address: 5 THAMES ST	Mailing Address: KARIAN, ROBIN & ALLISTER, ALEXANDER T. CO-TRUSTEES 37 FACTORY POND CIRCLE GREENVILLE, RI 02828
Parcel Number: 11-9 CAMA Number: 11-9 Property Address: THAMES ST	Mailing Address: GORDON KARIAN IRREVOCABLE TRST ROBIN KARIAN ALLISTER TRUSTEE 37 FACTORY POND CIRCLE GREENVILLE, RI 02828



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5/11/2026

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Page 3 of 3

BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

GATES, ANNE M
4165 S. FOURMILE RUN APT 401
ARLINGTON, VA 22204

OUELLETTE, DAVID ALAN &
BURGIO, JENNIFER JT
50 THAMES ST
BRISTOL, RI 02809

BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

GORDON KARIAN IRREVOCABLE
ROBIN KARIAN ALLISTER TRU
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

RDH REALTY, LLC
12 CONSTITUTION ST
BRISTOL, RI 02809

BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

HARTLEY, JOHN P. &
PAULA ARSENAULT HARTLEY
9 CONSTITUTION STREET
BRISTOL, RI 02809

REICHE, SUSAN
249 HOPE ST, UNIT 8
BRISTOL, RI 02809

CABRAL, VICTOR G JR
MA
122 MT. HOPE AVE
BRISTOL, RI 02809

HOLT, ROBERT C &
DIANE M TE
12 CONSTITUTION ST
BRISTOL, RI 02809

SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

JENSEN, LEIF
WINGARD, MONICA TE
16 CONSTITUTION ST
BRISTOL, RI 02809

SALESI, PAUL JOHN & MARYA
SALESI LIVING TRUST
249 HOPE ST, UNIT 3
BRISTOL, RI 02809

CHACE, RICHMOND N.
NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

JM BRISTOL LLC
C/O DARROW EVERETT LLP
1 TURKS HEAD PL, 12TH FL
PROVIDENCE, RI 02903

SOUSA, MICHAEL
249 HOPE ST UNIT 6
BRISTOL, RI 02809

CURTIS, WILLIAM D. &
LAUREL A TE
265 HOPE ST
BRISTOL, RI 02809

KARIAN, ROBIN & ALLISTER,
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

SYLVIA, ALAN G. & ANN M.
13033 PENNINGTON PL
UNIT #102
FORT MEYERS, FL 33913

DE RHAM, JEREMIAH & AMY T
259 HOPE ST
BRISTOL, RI 02809

MCCLOSKEY, JOHN A. JR. TR
249 HOPE ST, UNIT 2
BRISTOL, RI 02809

USCG FINANCE CENTER
P.O. BOX 4109
CHESAPEAKE, VA 23327

DEMOPULOS, AMELIA & ABIGA
2313 COMMONWEALTH AVE
ALEXANDRIA, VA 22301

MURRAY ROBERT F TRUSTEE
249 HOPE ST
BRISTOL, RI 02809

FERREIRA, ROBERT A.
BARBARA M. TE
249 HOPE STREET
BRISTOL, RI 02809

MURRAY, ROBERT F
249 HOPE ST UNIT 5
BRISTOL, RI 02809



Town of Bristol, Rhode Island

Historic District Commission

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

DRAFT

HDC Site Visit May 1, 2026

Minutes

8 Constitution St, Bristol, RI 02809

Meeting Brought to Order 9:00 AM

Members Attending:

Oryann Lima, Chair
John Allen, Vice-Chair
Susan Church, Member
Robert Page, 1st Alternate, Voting as Member
Robert Camara, 2nd Alternate, voting as Member

Attending:

Al Rego, Attorney for Applicant
David Marks, Bristol Town Solicitor
Andrew Teitz, Bristol Town Solicitor
Peter Dyer, Applicant and Contractor
Bob Holt, Neighbor
Robin Allister, Neighbor
Brian Clark, Resident

Meeting Brought to Order 9:00 AM at 8 Constitution St, Bristol, RI

Application 26-26 – Matter on the agenda is a door on the south elevation for garage. Project monitor assigned is Christopher Ponder, no in attendance

Commissioners in attendance reviewed the property line. Garage is within one to two feet of the south lot line. The sliding door being applied for was installed on back of garage, and was not in previously approved plan set or presentation shown to HDC. A fee will be charged for work without a certificate of appropriateness.

Applicant stated that door was added for light in garage building, which will be used for a weight room.

Applicant installed door without returning to HDC for approval. However, a similar door was approved for rear of home under a previous application.

DRAFT



As is standard procedure, commissioners approached the door as if it had not been installed and this was a new application.

Vice Chair Allen did not feel door is appropriate for the garage and would not vote to approve, feels that there should be a window.

Member Page agreed with Vice-Chair Allen.

Member Church stated that she did not like the door, but noted its lesser importance because it was on the rear of the garage.

Member Camara did not find the door to be appropriate and would not approve.

Chair Lima did not feel the door would be appropriate.

Public Comment ensued after discussion.

Bob Holt, neighbor, noted he owned two houses next door. He stated he does not like the entire project.

Robin Allister, of 5 Thames St, stated that they were not in favor of the door. Ms. Allister also objected to the presence of Brian Clark, who sits on the Bristol Planning Board, at the site visit as a resident. Ms. Allister also stated that the HDC should be considering the building code in its decision, which she stated this door did not meet due to proximity to the property line.

At this point, Solicitor Teitz noted that while Mr. Clark was on the Planning Board, that board had no jurisdiction over the site and was in attendance as a member of the Public. There is no conflict in this regard.

A motion was Made by Robert Page:
Seconded by Vice-Chair Allen

To Deny installation of door as it is not fitting for the historic district as constructed.

Secretary of Interior Standards #9 and #10

Members noted that while similar doors are more appropriate for a modern addition, it is not for an existing garage.

Member Church was amenable to the door as it was not visible to the street, and had lost its historic character.

Member Page noted that the door is visible from the waterfront, which is considered the same as street frontage for HDC purposes, and neighbor's property.



DRAFT

A vote was taken after this discussion

Voting in Favor of Denial: Lima, Allen, Church, Page, Camara

Voting in Opposition to Denial: None

Motion passes Unanimously.

Meeting Adjourned at 9:20 AM.

DRAFT

05/06/2026
02:17:31 PM
1 PagesDECISION
Bk: 2320 Pg: 185
Instr: 2026-1040TOWN HALL
10 COURT ST.
BRISTOL, RI
02809
401-253-7000**Bristol Historic District Commission**
Decision Letter

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Deny Installation of sliding door on garage as constructed.

Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

Sincerely,


Nicholas Toth
Planner/HDC Coordinator
Department of Community DevelopmentReceived for record at Bristol, RI
5/6/2026 02:17:31 PM



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-26	Contributing	March 5, 2026
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
8 CONSTITUTION ST , BRISTOL, RI, 02809	011-0020-000

Applicant	Architect/Engineer	Contractor
John Marshall	SM Drafting/Design	Dyer Contracting LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	950 Warren Avenue East Providence RI 02914

Work Category:	Remodeling of Structure(s)
----------------	----------------------------

Description of proposed work:
 Install a 6/0 x 6/8 Andersen Fibrex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan attached.

Property History

Building Survey Data	
RIHPHC ID #:	RIHPHC ID # BRIS00411
HISTORIC NAME:	LeClair, Dr. Eugene, Office
ARCH. STYLE:	Craftsman
ORIGINAL CONSTRUCTION DATE (est.):	1904
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

John Marshall
 Applicant's Digital Signature
 Date: March 5, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 8 CONSTITUTION ST ACRES: 0.0615 PARCEL ID: 011-0020-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: JM BRISTOL LLC CO - OWNER: C/O DARROW EVERETT LLP MAILING ADDRESS: 1 TURKS HEAD PL, 12TH FL ZONING: R-6 PATRIOT ACCOUNT #: 648	BUILDING STYLE: Cottage UNITS: 1 YEAR BUILT: 1910 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Hip ROOF COVER: Asphalt Shin
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 7/25/2024 BOOK & PAGE: 2251-227 SALE PRICE: 300,000 SALE DESCRIPTION: Private Sale SELLER: HALSEY PROPERTIES, LLC	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 5 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 1 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 1856 FINISHED BUILDING AREA: 883 BASEMENT AREA: 611 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$231,000 YARD: \$3,000 BUILDING: \$133,400 TOTAL: \$367,400	
SKETCH	PHOTO



www.cai-tech.com

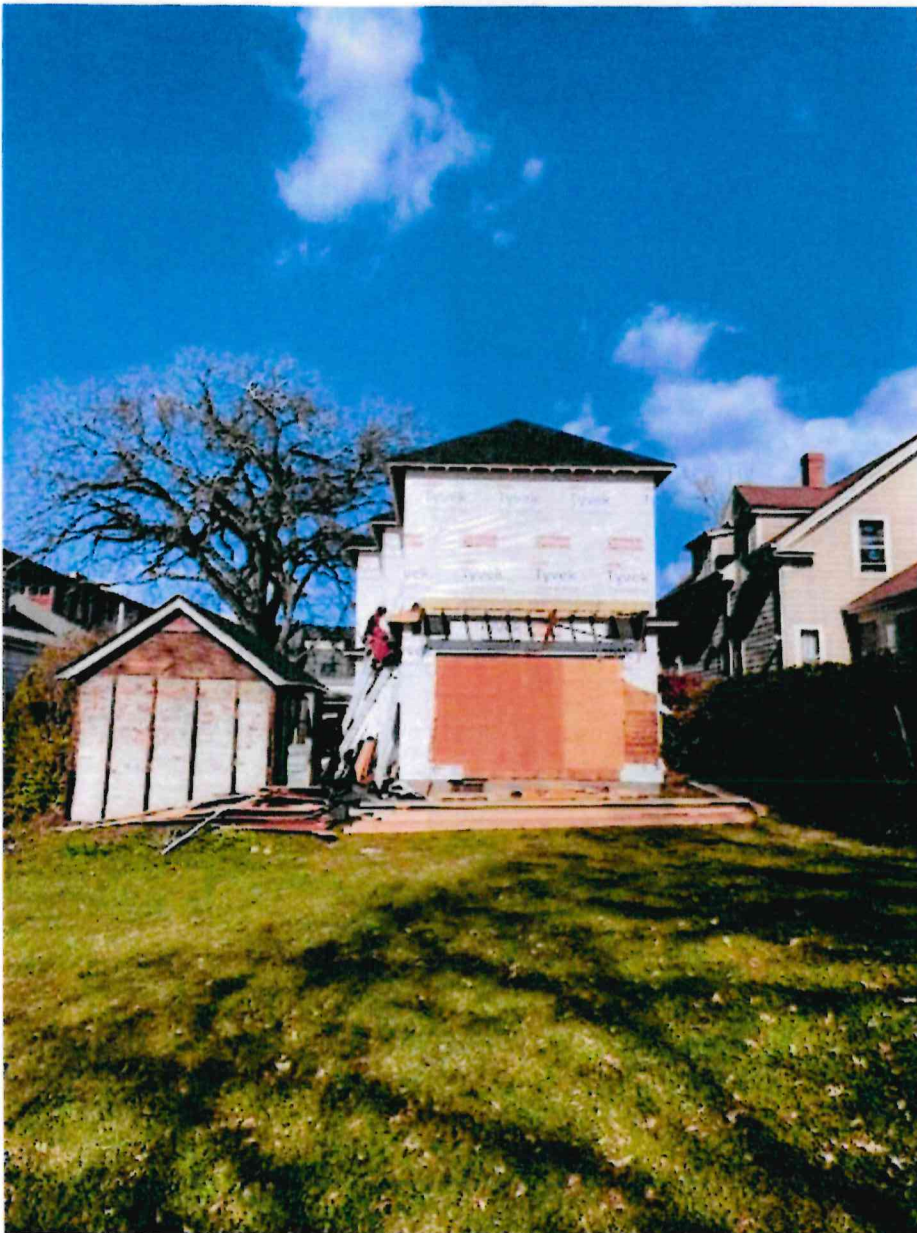
This information is believed to be correct but is subject to change and is not warranted.



Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:06 PM
To: Pete Dyer





Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:03 PM
To: Pete Dyer



SM
Drafting/Design
Riverside, R.I.
smef54@msn.com

Proposed
2nd Floor
Addition
For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 0045
 Drawn By: BM
 Checked By: X
 Issue Date: 3-11-25

Drawing Index:

- Sheet No. Description
 1. Cover Sheet
 2. Existing Floor Plan
 3. Existing Elevations
 4. Proposed Floor Plans
 5. Proposed Elevations
 6. Framing Plans
 7. Cross Section & Details

Revisions	Date	Description
1	3-11-25	

Drawing Title:
Proposed
Floor Plans
 Scale: 1/4" = 1'-0"

Drawing Number

4 of 7

DOOR SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING TYPE
1	2	3'-0" x 6'-8" EXTERIOR DOOR
2	1	2'-8" x 6'-10" 2'-6" x 6'-8" INTERIOR
3	1	2'-10" x 6'-10" 2'-8" x 6'-8" EXTERIOR DOOR
4	2	2'-10" x 6'-10" 2'-8" x 6'-8" INTERIOR
5	1	36" x 66" INTERIOR BARN DOOR
6	2	11'-10" x 6'-10" 11'-9" x 6'-8" SLIDING DOOR
7	1	5'-2" x 6'-10" 5'-0" x 6'-8" INTERIOR

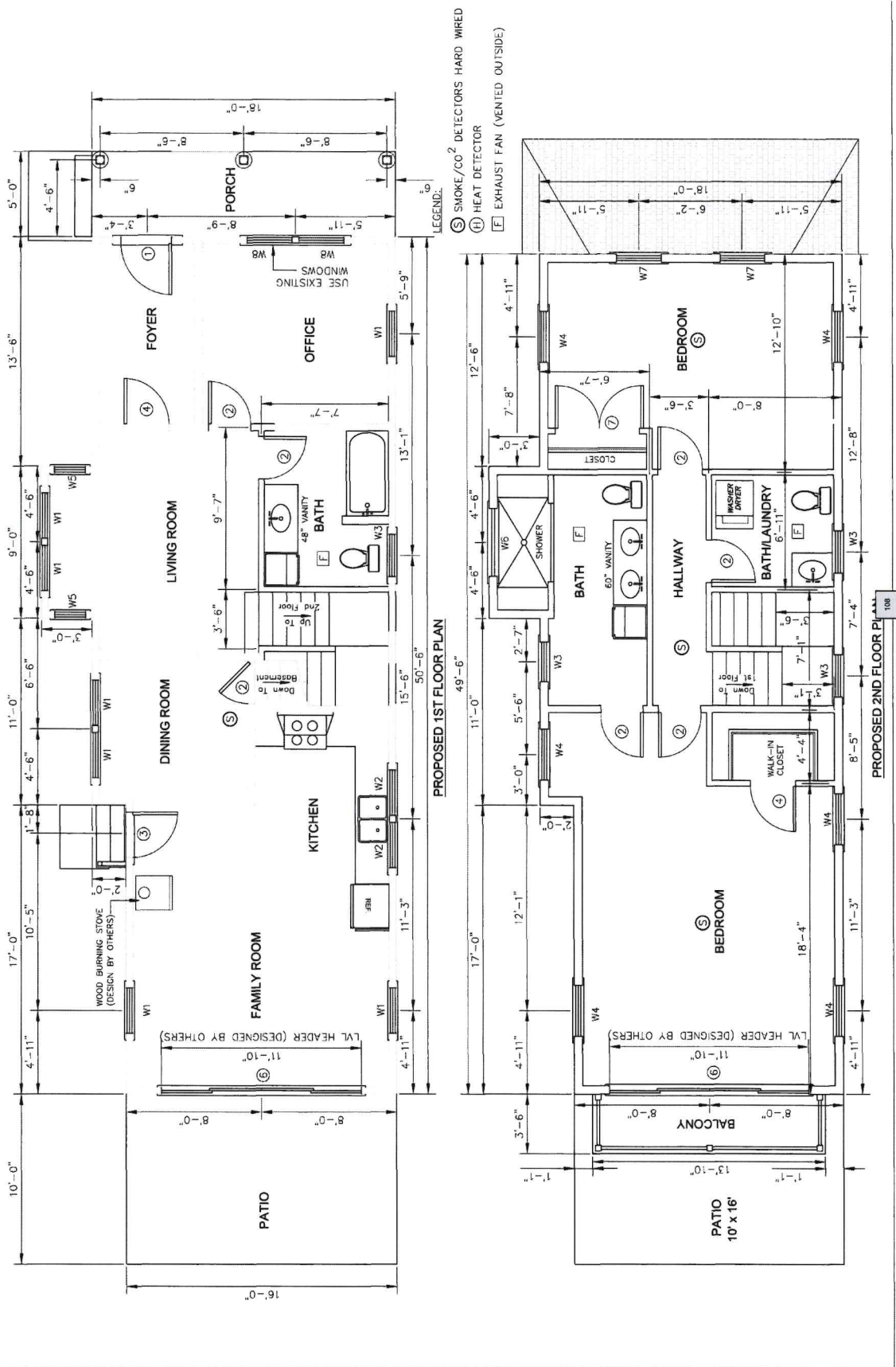
ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING DESIGNATION TYPE
W1	9	2'-8" x 3'-0" TCLDH2850 E Series Double-Hung
W2	2	2'-8" x 3'-4" TCLDH2834 E Series Double-Hung
W3	4	2'-5" x 3'-4" TCLDH2634 E Series Double-Hung
W4	6	3'-0" x 5'-0" TCLDH3050 E Series Double-Hung
W5	2	1'-10" x 5'-0" TCLDH2834 E Series Double-Hung
W6	1	4'-0" x 2'-0" A41 Awning
W7	2	2'-8" x 4'-6" TCLDH2846 E Series Double-Hung
W8	2	32" x 60" EXST.

WINDOWS NOTES:

1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.



LEGEND:
 (S) SMOKE/CO² DETECTORS HARD WIRED
 (H) HEAT DETECTOR
 (F) EXHAUST FAN (VENTED OUTSIDE)

SM
 Drafting/Design
 Riverside, R.I.
 Smeds4@msn.com

**Proposed
 2nd Floor
 Addition
 For:**

JM Bristol LLC
 8 Constitution St.
 Bristol, R.I. 02809
 Map 11 Lot 20

PROJECT NUMBER: 00468
Drawn By: SM
Checked By: X
Issue Date: 3-11-20

Drawing Index:

1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revising No.	Date	Description

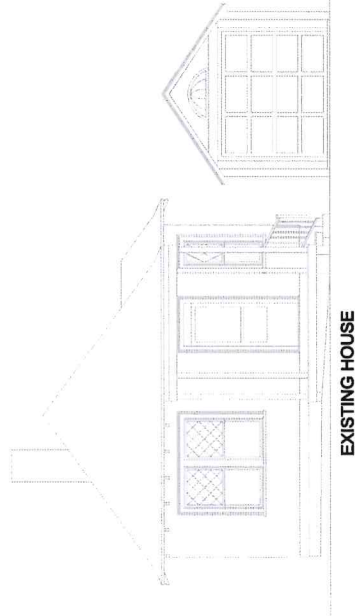
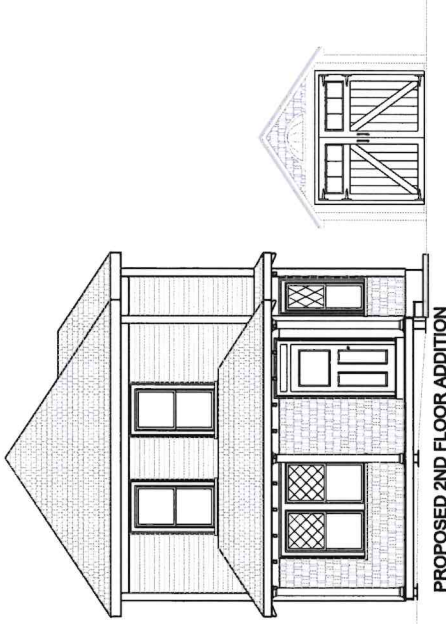
Drawing Title:

Cover Sheet

Scale:

Drawing Number

1 of 7



GENERAL NOTES:

1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE POUR ULTIMATE STRENGTH OF 3000 PSI @ 28 DAYS. PROVIDE TOTAL AIR ENTRAINMENT OF 6% (1.75% FOR ALL CONCRETE EXPOSED TO WEATHER) (SEE AIA 308.2.2) (USE SUPER PLASTICIZER AS REQUIRED FOR WORKABILITY).
2. CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
 FOOTINGS - 3 INCHES
 FOUNDATION WALLS - 2 INCHES
3. ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT MID POINT CONFORMING TO ASTM A-185.
4. ALL CONCRETE FOUNDATIONS MUST BE ON SOIL WITH ASSUMED SAFE BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F.
5. NO FOOTING CONCRETE SHALL BE POURED AGAINST SUB GRADE CONTAINING FREE WATER, FROST, ICE OR MUD.
6. COMPACT FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB ON GRADE TO 98% FLOOR SLAB DENSITY. MAXIMUM DENSITY IN 8" LOOSE LAYERS. ELSEWHERE COMPACT TO 90% OF MAXIMUM DENSITY IN 12" LOOSE LAYERS, EXCEPT FOR TWO 6" LAYERS DIRECTLY OVER PIPES.
7. ALL MASONRY WORK SHALL CONFORM TO NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).
8. ALL MORTAR SHALL BE TYPE M OR S.
9. GROUT SHALL BE INSTALLED IN 4 FOOT LIFTS AND CONSOLIDATED WITH 10 MINUTES OF PLACEMENT. SUCCEEDING LIFTS SHALL FOLLOW AFTER WAITING 15 OR 60 MINUTES TO ALLOW FOR SETTLEMENT AND ABSORPTION OF EXCESS WATER.
10. JOINT REINFORCING SHALL CONFORM TO ASTM A85.
11. NAILING SHALL CONFORM TO TABLE 2305.2 OF RHODE ISLAND STATE BUILDING CODE.
12. STRUCTURAL LUMBER SHALL BE HEMFIR#1 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.

13. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND ANY APPLICABLE STATE, COUNTY, CITY AND FEDERAL REGULATIONS AND JURISDICTION OVER CONSTRUCTION AT THE PROJECT SITE.
14. ALL MECHANICAL, PLUMBING AND ELECTRICAL TRADE WORK WILL BE DESIGN BUILD AND MUST BE COORDINATED WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED TO THE OWNER IMMEDIATELY.
15. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES AND COORDINATE CONSTRUCTION PHASES FOR SMOOTH TRANSITION OF WORK.
17. SITE GRADING TO BE FIELD DETERMINED. PROVIDE MINIMUM POSITIVE DRAINAGE AWAY FROM FOUNDATION WALL.
18. CONFIRM QUANTITY, TYPE AND LOCATION OF SMOKE DETECTORS WITH LOCAL FIRE OFFICIAL OR AUTHORITY HAVING JURISDICTION.
19. CONTRACTOR TO COORDINATE ALL INTERIOR FINISHES, DOOR STYLE, MATERIAL, TRIM, CASING, CLOSET ROD, SHELVING, FLOORING AND ACCESSORIES WITH OWNER.
20. ALL FASTENING OF FRAMING, PLATES, SILLS, SHEATHING AND OTHER WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE BUILDING CODES.
21. ALL ENGINEERED PRODUCTS SUCH AS JOISTS, BEAMS AND TRUSSES ARE DESIGNED AND SPECIFIED BY OTHERS. THE SUPPLIER SHALL PROVIDE THE BUILDING OFFICIAL ANY AND ALL DRAWINGS, CALCULATIONS AND OTHER REQUIRED INFORMATION TO COMPLETE THIS PROJECT.
22. THESE DRAWINGS WERE PREPARED WITH REASONABLE CARE HOWEVER, THE DESIGNER DOES NOT GUARANTEE AGAINST HUMAN ERROR, THEREFORE IT IS IMPERATIVE THAT THE CONTRACTORS CHECK ALL DIMENSIONS, DETAILS AND MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT THE CONSTRUCTION SITE BEFORE ORDERING MATERIALS AND BEGINNING CONSTRUCTION.
23. CONTRACTOR WILL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.
24. ANY DEVIATION FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER WOULD MAKE NULL AND VOID.
25. NOTIFY DESIGNER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN OR IMPLIED ON THE DRAWINGS.
26. THE CONTRACTOR SHALL IDENTIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY. EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
27. BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE STATE OF RHODE ISLAND UTILITIES DEPARTMENT OF ANY DAMAGE PREVENTION SYSTEM (DPS) AT 1-800-225-4977.

SM
 Drafting/Design
 Riverside, R.I.
 Smed54@msn.com

**Proposed
 2nd Floor
 Addition
 For:**

JM Bristol LLC
 8 Constitution St.
 Bristol, R.I. 02809
 Map 11 Lot 20

PROJECT NUMBER: 0400
 Drawn By: SM
 Checked By: X
 Issue Date: 3-11-05

Drawing Index:

- | Sheet No. | Description |
|-----------|-------------------------|
| 1. | Cover Sheet |
| 2. | Existing Floor Plan |
| 3. | Existing Elevations |
| 4. | Proposed Floor Plans |
| 5. | Proposed Elevations |
| 6. | Framing Plans |
| 7. | Cross Section & Details |

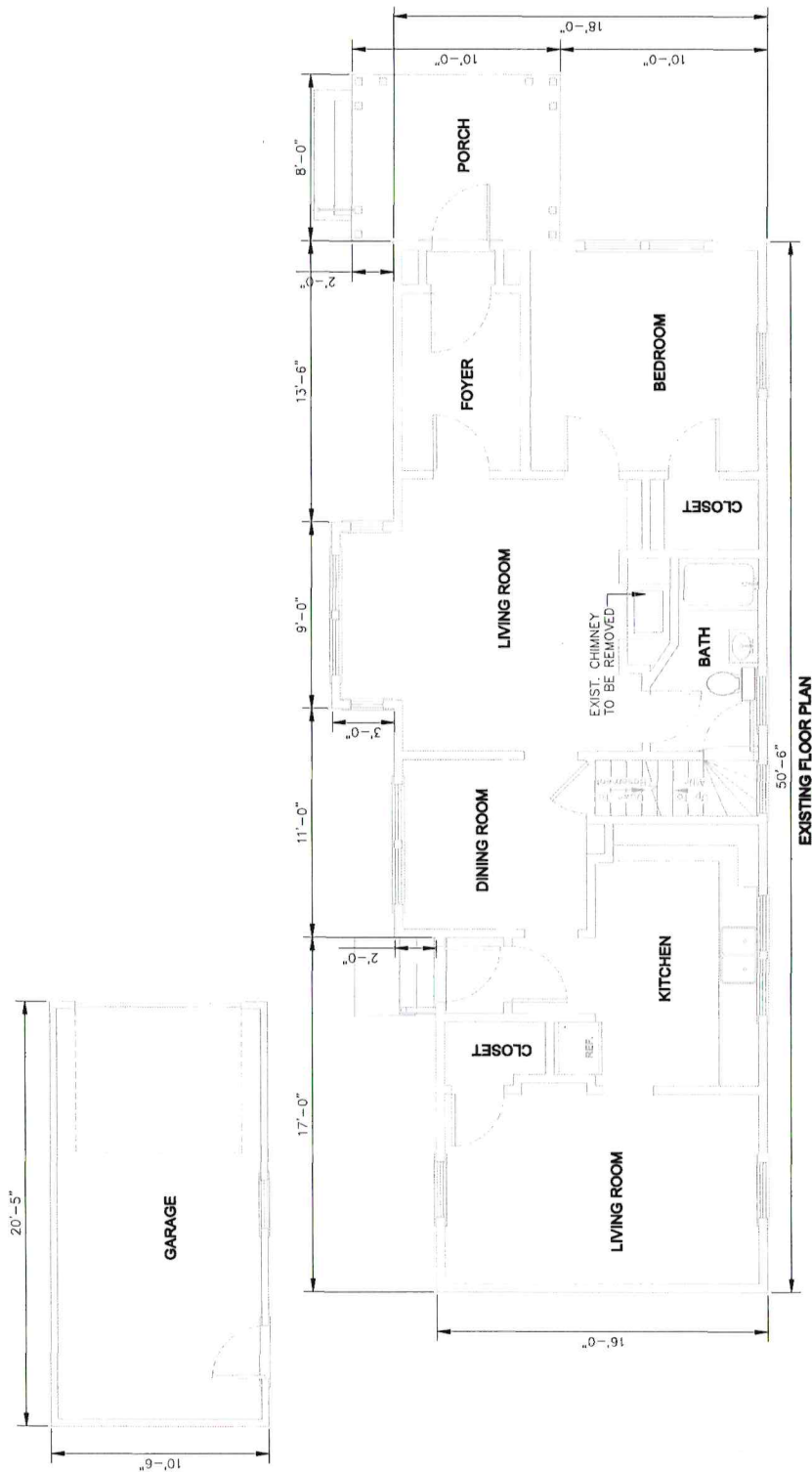
Revising No.	Date	Description

Drawing Title:

Existing Floor Plan

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

Drawing Number



SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

**Proposed
2nd Floor
Addition
For:**
JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 0046
Drawn By: SM
Checked By: X
Issue Date: 3-11-05

Drawing Index:

- | Sheet No. | Description |
|-----------|-------------------------|
| 1. | Cover Sheet |
| 2. | Existing Floor Plan |
| 3. | Existing Elevations |
| 4. | Proposed Floor Plans |
| 5. | Proposed Elevations |
| 6. | Framing Plans |
| 7. | Cross Section & Details |

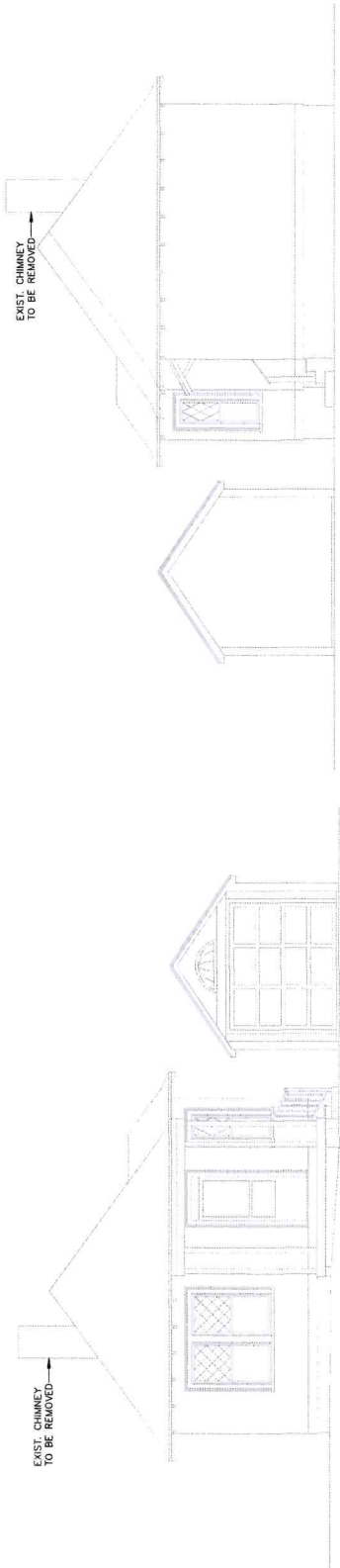
Revision No.	Date	Description

Drawing Title:
Existing Elevations

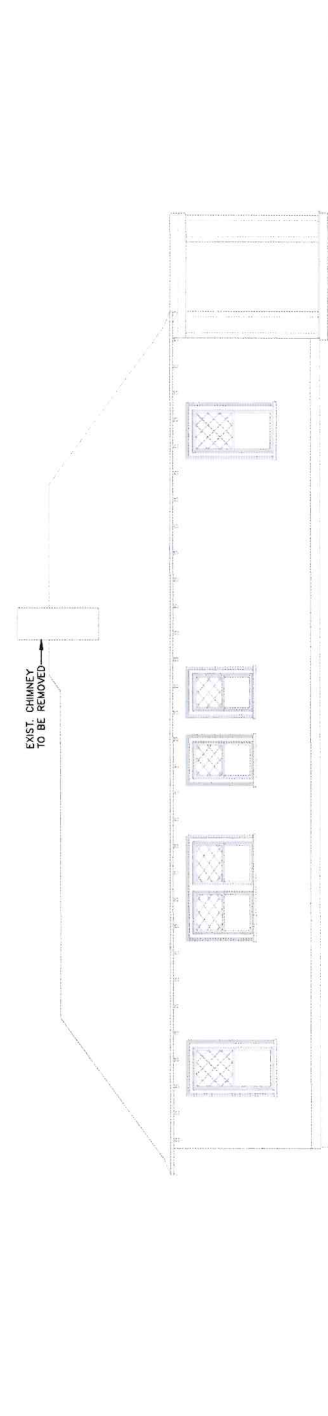
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Drawing Number

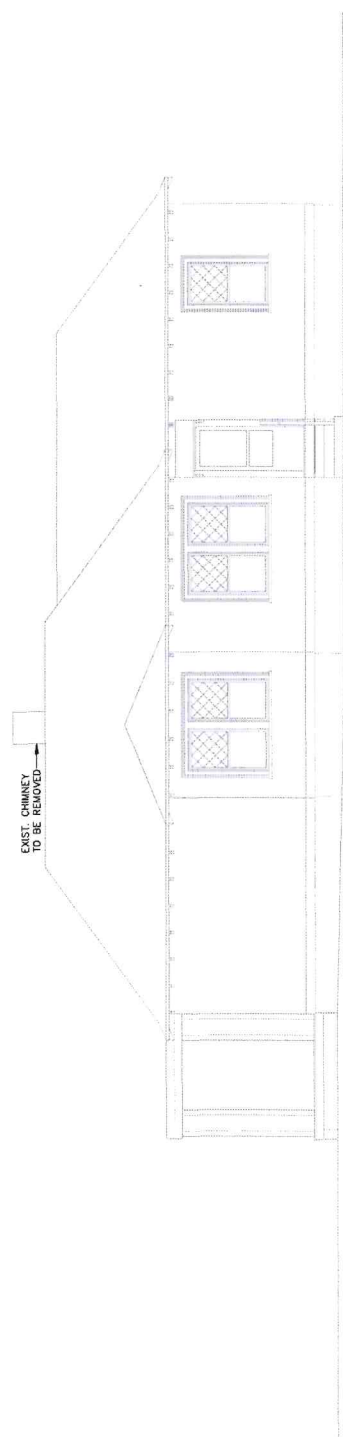
3 of 7



EXISTING REAR ELEVATION



EXISTING RIGHT ELEVATION



SM
Drafting/Design
Riverside, R.I.
Smeds4@msn.com

Proposed
2nd Floor
Addition
For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 0948
Drawn By: SM
Checked By: X
Issue Date: 3-11-20

Drawing Index:
Sheet No. Description
 1. Cover Sheet
 2. Existing Floor Plan
 3. Existing Elevations
 4. Proposed Floor Plans
 5. Proposed Elevations
 6. Framing Plans
 7. Cross Section & Details

Revising No.	Date	Description

Drawing Title:
Proposed
Floor Plans
Scale: 1/4" = 1'-0"

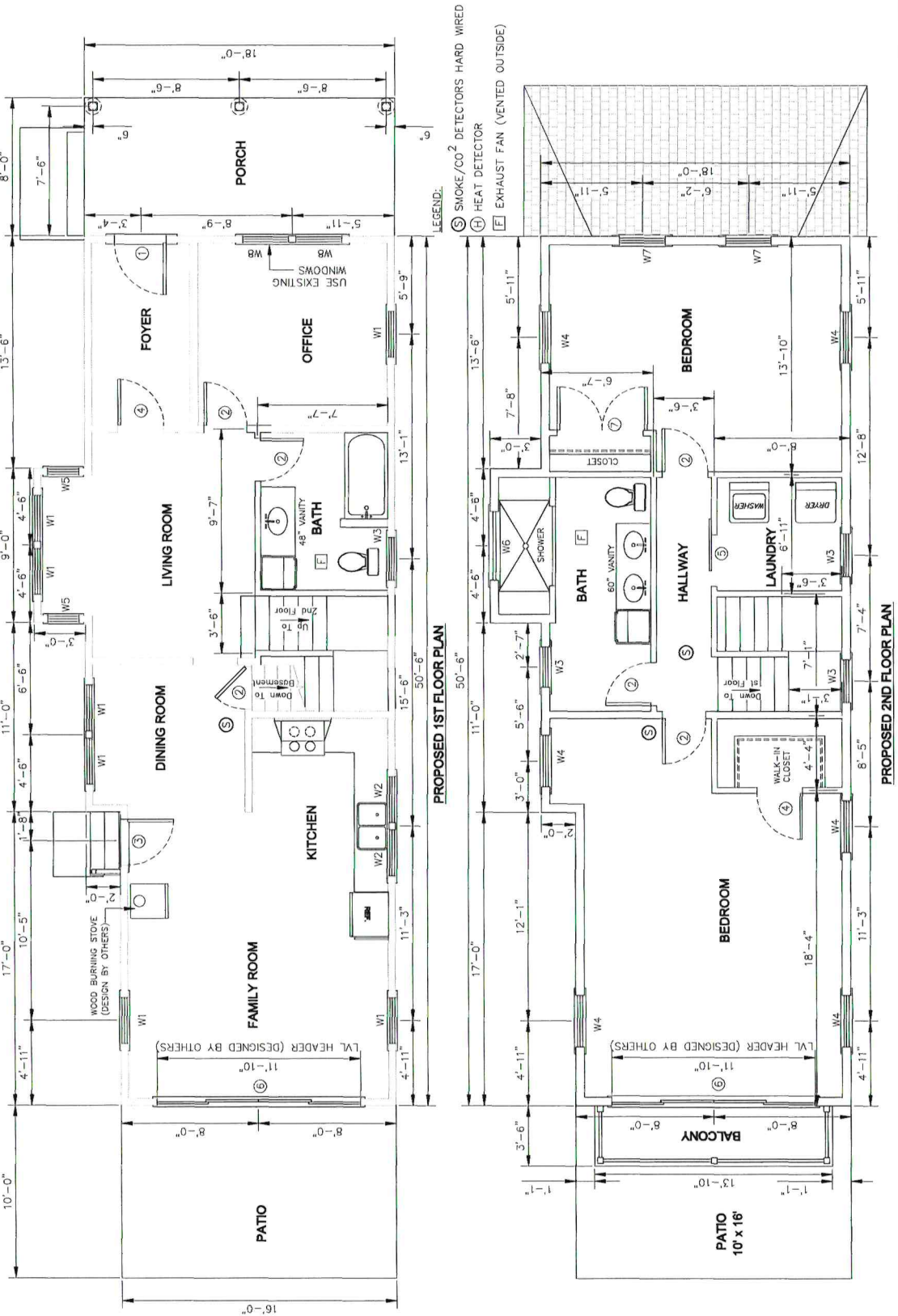
Drawing Number
4 of 7

DOOR SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING TYPE
①	2	3'-0" x 6'-8" INTERIOR DOOR
②	1	2'-6 1/2" x 6'-10 1/2" EXTERIOR DOOR
③	1	2'-10 1/2" x 6'-10 1/2" EXTERIOR DOOR
④	2	2'-10 1/2" x 6'-10 1/2" EXTERIOR DOOR
⑤	1	36" x 96" INTERIOR BARN DOOR
⑥	2	11'-10" x 6'-10 1/2" 11'-9" x 6'-8" SLIDING DOOR
⑦	1	5'-2 1/2" x 6'-8" INTERIOR

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING DESIGNATION TYPE
W1	9	2'-8 1/2" x 5'-0 1/2" TCLDH2850 E Series Double-Hung
W2	2	2'-8 1/2" x 3'-4 1/2" TCLDH2834 E Series Double-Hung
W3	4	2'-6 1/2" x 3'-4 1/2" TCLDH2834 E Series Double-Hung
W4	6	3'-0 1/2" x 5'-0 1/2" TCLDH3050 E Series Double-Hung
W5	2	1'-10 1/2" x 5'-0 1/2" TCLDH2834 E Series Double-Hung
W6	1	4'-0 1/2" x 2'-0 1/2" A41 Awning
W7	2	2'-8 1/2" x 4'-6 1/2" TCLDH2846 E Series Double-Hung
W8	2	32" x 60" EXIST.

DOOR NOTES:
 1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
 2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.

WINDOWS NOTES:
 1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
 2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
 3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
 4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.



PROPOSED 1ST FLOOR PLAN

PROPOSED 2ND FLOOR PLAN

SM
 Drafting/Design
 Riverside, R.I.
 Smed54@msn.com

**Proposed
 2nd Floor
 Addition
 For:**

JM Bristol LLC
 8 Constitution St.
 Bristol, R.I. 02809
 Map 11 Lot 20

PROJECT NUMBER: 0048
Drawn By: SM
Checked By: X
Issue Date: 3-11-20

- Drawing Index:**
 Sheet No. Description
 1. Cover Sheet
 2. Existing Floor Plan
 3. Existing Elevations
 4. Proposed Floor Plans
 5. Proposed Elevations
 6. Framing Plans
 7. Cross Section & Details

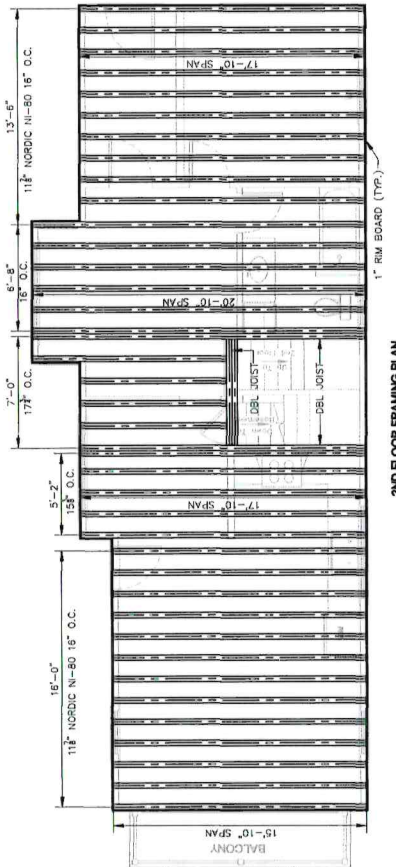
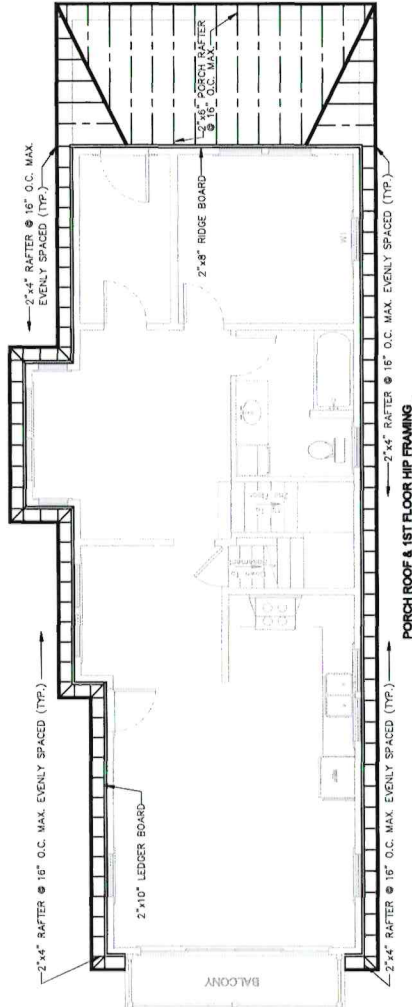
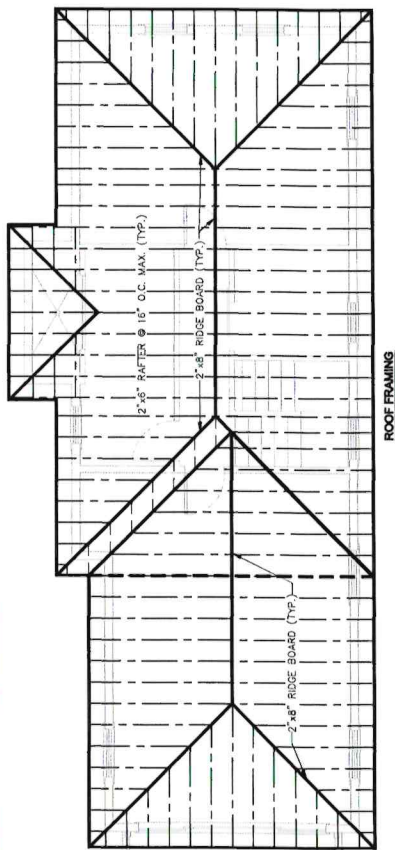
Revisions No.	Date	Description

Drawing Title:
FRAMING PLANS

Scale: 3/16" = 1'-0"

Drawing Number

6 of 7



SM
Drafting/Design
Riverside, R.I.
Smeds4@msn.com

Proposed
2nd Floor
Addition
For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER: 0000
 DRAWN BY: BM
 CHECKED BY: X
 ISSUE DATE: 3-11-25

Drawing Index:

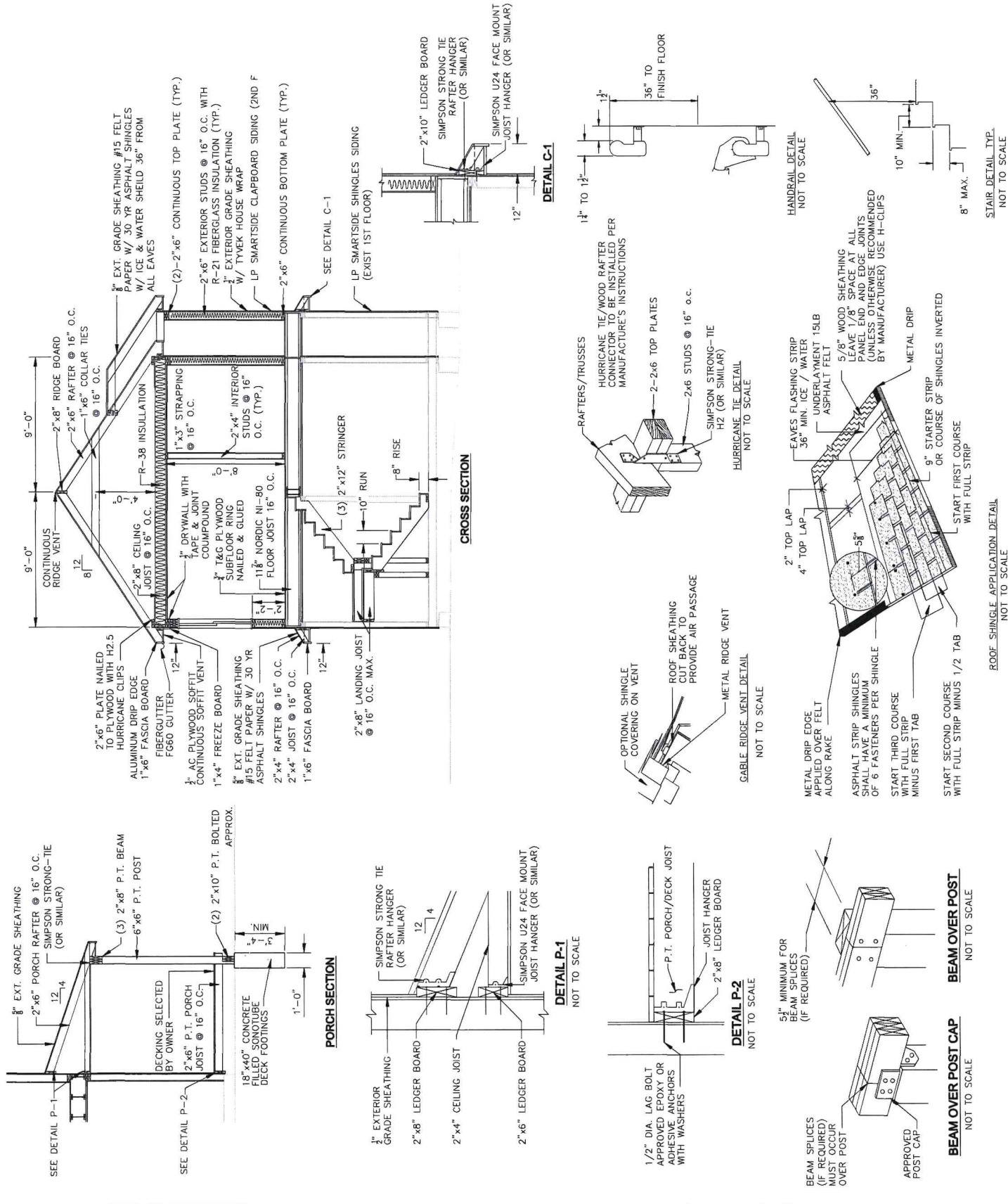
- | Sheet No. | Description |
|-----------|-------------------------|
| 1. | Cover Sheet |
| 2. | Existing Floor Plan |
| 3. | Existing Elevations |
| 4. | Proposed Floor Plans |
| 5. | Proposed Elevations |
| 6. | Framing Plans |
| 7. | Cross Section & Details |

Revision No.	Date	Description

Drawing Title:
Cross Section & Details
 Scale: 1/4" = 1'-0"

Drawing Number

7 of 7



Motion made by Ponder to approve the application as presented to remove the rear chimney that is structurally unsafe and repairing that particular section of the roof. Finding of fact that there is a failed inspection report from the Structural Building Inspector, Steve Greenleaf. It has been altered from its original state; Seconded by Allen.

Voting Yea: Lima, Millard, Page, Ponder, and Allen

Secretary of Interior Standards: #5, 6

Project Monitor: Chris Ponder

Lima: When you get the certificate, please put it in the front of the house where visible.

3I. 25-43: 8 Constitution St, John Marshall Discuss and Act on addition of second story and associated materials.

John Marshall and Cordelia Dawson present.

Marshall: My wife and I are excited to come to Bristol. We met with the neighbors, Elaine and Bob, to discuss the house and showed them the new rendering. We tried to incorporate a lot of the changes that you had suggested along with the materials that you suggested. Cordelia Dawson can present the material list and answer any questions.

Allen: Have you seen this letter?

Dawson: No.

Allen: It is important for you to see it.

Dawson: Would you us to address any of the concerns?

Lima: Present what you came to present first.

Dawson: The property was built in 1904. It is a modest footprint of under 900sqft of living space. John and Vivienne would like to add a second-floor addition to make it more appropriate for modern living standards and to fit their needs. They proposed an addition and we understand we want to preserve the massing of original

home which I believe was determined to be originally a doctor's office. There's also existing single pane, single hung wood windows with a diamond pattern which are on most of the windows, but not all. They're proposing that we save the best and those that are in disrepair and need reglazing and other improvements, but to save the best ones and we will keep them at the front of the house. The second-floor addition will contain new double hung windows, Andersen E series, aluminum clad with true divided light. The owners are open to carrying the diamond pattern on the second floor, but in an effort to distinguish between what was original and what is new, they're currently showing them without any pattern.

Allen: I think that's was we discussed last time.

Dawson: Additionally in order to distinguish what was original verses what was new, they're looking to preserve shingle siding on the first floor and switch to clapboards above. We are proposing LT smart side engineered wood siding which is a siding that is available in both shingles and clapboards, and it is a wood base that has additives and coating which allows it to last much longer. Also available in trim products. It cuts and appears as wood. Additionally, there are details on the existing home which are exposed decorative rafter tails. They would like to preserve them and make new ones out of wood to match on the addition. Additionally, they would like to rebuild the front porch as some of it is in rough shape. They want to go across the front of the house in keeping more with the neighbor's house, they want to add a hipped roof as it currently has a flat roof. This will help to give the first floor a larger presence. It extends the mass and helps the second floor be slightly smaller overall. They also plan to add balcony off rear of the property. The railing materials proposed would be glass for the new addition. Composite decking is proposed for the rear and cedar for the front porch. We also propose new fiberglass doors for the front and side entry and also replacing the existing garage door with a custom-made wood door. The driveway improvement would be to take the existing pavers and reset them into a new crushed stone bed. We have included a photo of what is there currently, but we would try to match that if there wasn't enough. We will lay it out in a more organized manner that will be easier to maintain. I was going to comment on Catherine's letter, but I will wait for your

questions. I will clarify that in the last round there was a room that was marked as a closet, but that was a typo on the plan. It was always intended to be a bedroom at the front of the addition on the second floor.

Lima: How long was it empty for?

Marshall: The tenant vacated the property sometime in October.

Lima: So, it was not owner occupied?

Marshall: No. It has been rented for years. The house is in such disrepair. The bathroom sink had a huge hole in it and the water was pouring on the floor. I spoke with my neighbor, Bob, and he said that the chimney is in such disrepair that bricks were falling off onto the sidewalk almost hitting people. Many of the windows don't work. We're excited to hopefully make it look great and make Bristol proud.

Lima: Thank you.

Dawson: I just wanted to clarify that they intend to demolish the existing chimney, move it, and rebuild it on the west elevation. It would be a new brick chimney.

Allen: I am not in favor of fiberglass door as the entry door on the existing house. So, I'm wondering if we could revisit that at some point. Secondly, I have to agree with what was said at the meeting with Catherine Zipf, that it really is changing this house. It's really taking away from what was a cottage. I have been on this board since 2006 and I can only think of one house that we allowed to build a second story and it's one that fits very nicely. It was an old service station on the northern part of High Street. It's not a big footprint on the second floor. Here, you're taking and adding a pretty large second floor and it's really changing what I think is the historic characteristics of the house. I thought about this for a month, and I am against this. If it could be a smaller addition set back. This is much too large for this particular house.

Marshall: I visited the house you suggested. I can show you the pictures. It doesn't fit with any of the houses next to it at all. It's a completely different style.

Allen: It matched with the house that was previously there which was a stucco house. It was only one story so they went up.

Marshall: The house today was a two bedroom with no door so one of the bedrooms looks directly into the kitchen. For my wife and I that would be a problem. It's only 800sqft.

Allen: just my opinion.

Ponder: When we saw this two months ago, I walked the street and looked at it. I think this plan does change the house, but I think the house is diminutive on that street. So, I'm in favor of doing this. I think looking at this plan for the first time, the extension up is bigger than what I was expecting. I like plan. I like the changes you did to the plan. It makes it more of a livable space on that street. The only comment I would have is that it is a very obvious second floor instead of an adaptive second floor.

Millard: I wasn't here for the last meeting. I can't criticize the plan, but is there some way you could make the second floor a little setback? It would be nicer. It is important to make it livable. I like the diminutive feel. The second floor doesn't fit the character of it. I would like to see the second floor stepped back a little bit.

Marshall: By adding a hipped roof which would be on the front that's what we tried to do. One of things you guys wanted to do was make sure that the second floor didn't look at all like the first floor. I personally love the diamond shape on the windows, and I wanted to do that on the second floor along with the rafters so it would all look gorgeous, but I took your recommendation to make sure the second didn't look at all like the first floor. I think it would great with the diamond windows and the roof rafters. I am more than willing to do that. If we need to change the front door to something else, I am willing to do that as well. It's just my wife and I living in the house, but the house is unlivable currently and we would love to have a second floor. We did do the hipped roof around the entire house to do that.

Page: I'm a yes.

Lima: I agree with Mary that there should be a little more distinction between the second floor and the first floor. There should be a little bit more of a setback differentiating between the two. I think it is okay.

Dawson: I heard you say that stepping it back would make it desirable. Is there any chance of changing roof pitch. There's room there to bring it down and make it less imposing. The ceiling height is 8ft which is not acceptable. It's fairly modest by today's design standards. Given that we need a fair amount of height for inflation with modern energy codes, our buildings are getting bigger. Is there space to alter the roof which is hipped at this point to bring it back. If we were to bring that down to a less steep roof, it would overall diminish the entire height of the addition.

Lima: That wasn't the issue for me. Height is not the issue. I would like to see the separation between what the cottage is and the new addition. Maybe it would if the roof was pitched differently, but if there is a way to step the second floor back a bit.

Ponder: The front of the second floor addition is directly over the first floor. If it was stepped back a foot so it would look a little better.

Dawson: Okay. Setting back one foot is more reasonable than 1/3.

Ponder: Just a small step back. There's a house on Burton that did an extension, and we asked him to step it in just to make sure there was more of a delineation from the new. That's what we're asking for here.

Dawson. Okay. So, setting the front elevation back a foot from the existing and revising door to a wood door.

Ponder: So, the diamond pattern on the windows upstairs I like, but you don't have to.

Marshall: I would love to do diamond windows and the roof rafter.

Page: I actually thought that losing the roof rafters would be unfortunate.

Millard: I like diamond pattern as well.

Dawson: That's what's desired.

Lima: Are there any other questions? Is there anyone in the audience who would like to speak for or against this application? And just for the record, Catherine Zipf's letter has been passed out.

Bob Hope: He showed me the rendering. Mary wasn't here the last time I was here. Yes, it was my great-grandfather's first doctor's office in Bristol. It holds historical value to my family. The biggest problem I have is it is close to my property. We had it surveyed, and I'm worried about water runoff, snow, and it has a dirt foundation. I heard that if he stays the same distance on the property it doesn't have to go to zoning. Is that true?

Lima: I don't know.

Hope: The problem I have is that it is a bungalow. He bought a bungalow for him and his wife. He came into our Town and bought a bungalow. Nice little place. I don't agree with the second floor. The structure he showed me is all square. The neighborhood is changing. Whatever you decide, I'll support it and try to be a good neighbor.

Lima: Thank you.

John McClosky: The house was built in 1902 not 1904. I July of 1971, Lombard Posey did a survey on the house and the historic value listed by Lombard's survey was a 1A. A 1A, I believe, refers to architectural significance to a particular geography at the time. So, there is no question that this house is historic and has extreme historic value to Bristol and to the integrity of the Historic District Commission. I'm sorry 2A is the architectural value and 1A is the historical value. I would urge the HDC to study this and make sure that we're not ruining the fabric of our Town by making these big increases to these homes. It is really unfortunate that people can come in, do their due diligence, buy a 500sqft or 600sqft cottage knowing what they're getting and then decide that they can't live there because it's too small. Thank you very much.

Lima: Thank you. Anyone else? Is there a motion?

Motion made by Ponder to approve the application as presented to add the second story with the modification from the application of having a step back of one foot from the current design, to amend the front door applied for to wood, to change the second floor Constitution Street side windows to a diamond pattern as presented in the original concept review, and the addition of rafter tails on the second floor. All other details in application besides the ones that have been specified are approved as applied for; Seconded by Page.

Voting Yea: Lima, Ponder, Page, and Millard

Opposed: Allen

Lima: Motion carries 4 to 1.

Secretary of Interior Standards: #5, 9

Project Monitor: Chris Ponder

Lima: When you get your certificate, please put it in the front window where visible.

Marshall: Thank you.

3J. 25-44: 132 High St, Dean & Susan Morris Discuss and act on addition on rear elevation, change to windows, repair to siding, windows, and chimney.

Dave Rizzolo and David Andreozzi, architects, present.

Andreozzi: Our clients bought this property, and they want to restore the house and part of that is to modernize inside, but a key part of that is to preserve most of the historic architecture. On the first floor the most important thing is to make a logical, modern kitchen and family room which really can't be done without removing fireplaces and chimneys and things like that. In going through the sketches, we propose a small addition 11'8"x13'10" at the back of the house that cannot be seen from the front. This would give them just enough room to relocate the kitchen and add a small sitting area with a small table and basically modernize the house. We're doing some minor configurations, but the inside of the house is basically being preserved.

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- X 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Chairperson Lima advised Mr. Levy that even though the project was located in the rear yard, he needed to display the certificate of appropriateness in the front where visible, so everyone knew that he had permission from the HDC.

4F. 26-25: 474 Thames St, Daniel Brooks: Discuss and Act on addition of shed to property.

Applicant was not present.

A motion was made by Member Allen to continue application #26-25 to the May 7, 2026 meeting; Seconded by Member Camara.

Voting Yea: Allen, Camara, Millard, and Lima

Opposed: None

Motion carries.

4G. 26-26: 8 Constitution St, John Marshall: Discuss and act on approval of sliding glass door on rear of garage.

Attorney Alfred R. Rego, Jr., John Marshall, and Peter Dwyer were present.

A discussion commenced between the Attorney Rego and the Commission. Member Allen asked Mr. Marshall why the work had been done without coming before the HDC to seek permission first. Attorney Rego stated that conditions were found to the rear of the garage once work was being done. He said there was a series of photographs submitted showing what was found when siding was removed. He wasn't sure the sequence the photographs were in, but it showed that in between each support there was stucco that had collapsed which needed to be replaced. Attorney Rego said the photographs went further to demonstrate the need to replace certain beams and the like which opened up the back side. He said the garage itself was an undersized accessory building and the owner decided that the work needed to be done. He said it wasn't going to be used as a garage but rather as a home gym and storage. Attorney Rego stated the materials that were used mirrored what the Commission previously approved of on

the main structure. He stated that John Marshall and Peter Dwyer could answer the Commission's specific questions. Attorney Rego said that the photographs showed clear evidence of the deteriorated conditions that were found and that he had never seen stucco in between beams.

Member Millard asked if the stucco was on this inside or outside. Attorney Rego approached the Commission and showed the photographs. He said the void was filled with stucco which was crumbling and falling apart. Member Allen asked why a sliding glass door was put in when there wasn't a door there before. Attorney Rego said it was just to fit the look of what the Commission had approved of on the main building itself. He said since it was going to be used as a home gym, the door was just for air flow and light on both ends.

Member Allen asked if it was true that the door was only 20 inches to the property line. Attorney Rego didn't think so. Mr. Marshall thought it was more like 2 feet. Chairperson Lima asked Nick if he was aware of all of this. Nick stated that he was made aware of the fact that it was very close, between 20 inches and 2 feet, that it was a tight distance. Nick said it was the same door as what was put on the house. Member Allen but it wasn't a flat area between the property line and the door. Nick said that the area sloped slightly.

Chairperson Lima asked Nick and Attorney Marks if it was an issue that should be deferred to zoning. Nick said that it would be more of a zoning issue. Chairperson Lima asked Attorney Marks if the Commission should continue the matter until after it was heard at zoning. Attorney Marks didn't think it was something that would go to zoning, but the applicant would have to meet the zoning requirements regardless so whether that required relief from the Zoning Board he didn't feel that the Commission should have to decide that issue. Chairperson Lima said that the Commission only had to decide if the door was appropriate and the rest was out of the Commission's hands. Attorney Marks said that was correct.

Member Allen asked Mr. Marshall if he would be using the door for entry into the garage. Mr. Marshall said the door was strictly for airflow and light in the building. He stated that he was going to landscape the area.

Robin Allister, 5 Thames Street, came forward to speak. Ms. Allister stated that this Committee has been very generous to Mr. Marshall in approving renovations to the property, and now Mr. Marshall was asking the Commission to retroactively approve work that had already been done. Ms. Allister said Mr. Marshall was a commercial and residential real estate developer who knew that any substantive work on a property, especially one in a historic district, required necessary approval and permits. She said the credibility of the Commission was at stake because it had been a contentious community development and the message this would be sending to other Bristol residents was the HDC was nothing more than an afterthought. Ms. Allister felt that it signaled to people that they could change their properties and then come to the HDC after the fact for retroactive approval. Her concerns about the door were three-fold: 1) it was not up to building code. She said building codes required that doors that were either egress or non-egress have 36 inches of landing clearance in the direction of travel. She said by Mr. Marshall's own surveyor's work, there was 1.7 or approximately 20 inches between her property and Mr. Marshall's door, which did not meet applicable building code and as such gives rise to regular trespass. Ms. Allister said the Commission would approve a door that didn't meet building code. She stated it allowed for trespass, introduced a safety hazard creating improper footing which could result in a fall onto the neighbor's property, and that could force the neighbors to accept liability for an accident that originated on Mr. Marshall's property. She urged the Commission to refrain from approving it retroactively.

Chairperson Lima asked Attorney Marks if the Commission should refer the application to the Building Inspector's Office or Code Compliance Office before making a decision. Attorney Marks said the Commission could do so, but the issues were outside of the jurisdiction of the Commission. He agreed with Ms. Allister that there should have been approval first, but he advised the Commission to imagine that the installation hadn't occurred and base the approval on that. Nick said that was the standard procedure. He said in cases where permission wasn't sought, a fee for work without a permit was levied and then it goes forward as if it had not been on the merits of whether or not it would be appropriate had it been brought to the Commission if it did not

exist. He said the Commission should weight the matter as if it hadn't happened and if it was a new project, would the Commission approve it or not.

Chairperson Lima said since she had not visited the property, she wanted to continue the application so the Commission could do a site visit. She felt the Commission could get a better understanding of what happened and whether they should or would have approved it had the project come before them versus just sitting here without having any knowledge of what the Commission was looking at. Member Camara said that just looking at it, didn't make any sense. He asked the rest of the Commission if it was something that would normally be allowed. He would have understood a window, but not a door and suggested a continuance. Member Allen asked Mr. Marshall if it could be changed to a window instead of a door. Chairperson Lima told Mr. Marshall that he didn't have to decide, but he could. Mr. Marshall said he would like to do a site visit.

Member Millard suggested to Mr. Marshall that since he had already put the door in and it was not to code; why not have a carpenter make it into a window. Mr. Marshall said he wasn't sure he could do that. He said he would have to throw the door away. Member Millard said there were a lot of carpenters in town that could make it into a nice window. Mr. Marshall asked if the Commission wanted to do a site visit. Member Allen said if that's what he wanted the Commission to do then they would do so. Mr. Marshall said that was good with him. Chairperson Lima said she would have Nick schedule a site visit after she checked if there was anyone else in the audience who wanted to speak for or against the application. Nick stated he would schedule a time when the Build Official could attend as well.

Dr. Catherine Zipf came forward to speak. Dr. Zipf said that she had not seen the photographs showing what was discovered in the walls. She was troubled to hear that what was found sounded like standard early construction called waddle and dab. Dr. Zipf said it was vertical beams that were filled in with a stucco or stucco-like material. She said it wasn't a common building material in Bristol and, in fact, was very rarely used as it was must more typically used in places like the Caribbean Islands or in the south where a particular type of that construction called Tabby or Adobe. Dr. Zipf said it

would have been nice to have a call placed to the Historical Society so it could have been documented what was there. She wanted it on the record that for future reference if something like this is ever found again, a call should be placed to the Historical Society so it can be properly documented.

A motion was made by Member Allen to continue application #26-26 for a site visit; Seconded by Member Camara.

Voting Yea: Camara, Allen, Millard, and Lima

Opposed: None

Motion carries.

Nick stated that it will be advertised as a meeting and there will be an agenda. Chairperson Lima said that it would be posted online and anyone would be welcome to attend.

4H. 26-28: 9 Court Street, Karen Gieseke: Discuss and Act on installation of sign on front of building.

Karen Gieseke and Ian McCullen were present.

A discussion between the Commission and Ms. Gieseke, and Mr. McCullen was had regarding the installation of a sign at the front of the building at 9 Court Street. Mr. McCullen proposed a recreation in size and scale to the sign that was on the building when it belonged to the Town of Bristol. He said they wanted to keep the sign within the framework that was already familiar and approved. They proposed composite raised lettering on a composite based sign with gold leaf. Mr. McCullen said the sign would have 3/4-inch molding in white all the way around the sign with 1/2-inch lettering which would sit inside of outer molding. He stated they were also adding an element which was a carved relief with a painted surface which would be digitally produced due to its size. Mr. McCullen said that everything on the sign was going to be hand painted. He said it would be acrylic paint with a clear coat over the top. Mr. McCullen said the letters would be made from a composite material with gold leaf and the sides would be finished in a metallic gold paint. He said the sign would be 24 inch wide and 32 inches high and would be affixed to the building with French cleats so there would not be any visible

