



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Tuesday, March 19, 2024 at 10:00 AM

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

A. Pledge of Allegiance

B. New Business

B1. Review and Recommendation to the Zoning Board for application Mott & Chace Sotheby's International Realty - Special Use Permit: to operate a professional real estate office Formula Business use within the Bristol Historic District Overlay Zone. Located at **317 Hope Street**; Assessor's Plat 10, Lot 43; Zone: Downtown (D).

C. Adjourned

Date: March 13, 2024

Posted by: mbw



Town of Bristol, Rhode Island

Department of Community Development

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

March 13, 2024

TO: Technical Review Committee Members

FROM: Diane M. Williamson, Director

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

Diane W.

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

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

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

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

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

6. There shall not be any impacts to the roadway or abutting properties from the loading area.
 7. Advertising, or anything with the corporate logo, may be forbidden to be displayed in the windows.
 8. No signs which are internally illuminated shall be allowed.
- (2) Approval of the formula business establishment will be consistent with the policies and standards of the comprehensive plan and the historic preservation requirements contained in chapter 14 of the Town Code.
- (i) Special use standards for prefabricated relocatable steel buildings, box trailers or shipping or cargo containers (hereafter 'storage containers'). The long-term use of storage containers is discouraged, and the zoning board shall only approve a special use permit for a clearly demonstrated hardship. A storage container special use permit shall expire two years from the date of issuance and may only be extended after reapplication to the zoning board. Containers, whether permitted as temporary structures or permitted by special use permit, shall be subject to the following standards:
- (1) Containers must be located no closer than 25 feet from a lot line abutting a residentially zoned property or residential use.
 - (2) Containers may not be located in the front yard of any property.
 - (3) Containers may not reduce the amount of off-street parking required for the principal use of the property.
 - (4) Containers maintained on a property for more than 60 days must be screened by fence or hedge from public view from the road, unless the zoning board authorizes exception due to the industrial character of the area.
- (j) Special use standards for marine trade industries in W, GB and MMU zones.
- (1) *Purpose.* It is the purpose of this section to promote and preserve Bristol's boat building heritage and marine trade industries, by allowing certain defined uses, "marine trade industries", in certain zones (W, GB, and MMU) outside of the traditional manufacturing (M) zone, pursuant to special use permit. Other than wooden boat building, which is a separately listed use code, actual boat building is not permitted. However, "lighter" industrial uses involving the marine trades, such as the design, fabrication, construction, maintenance, transport, and storage of other marine products, equipment, systems and parts, and the retail and wholesale sale of boats, are permitted with a special use permit. It is the further intent that marine trade industries uses in these zones shall not unreasonably interfere with existing or permitted residential uses.
 - (2) *Retail sales.* Retail sale only (without repair, service, storage, etc.) of marine related products and equipment is permitted as of right where other retail sales are permitted, while retail or wholesale sale of boats themselves (with or without repair, service, storage, etc.) in the W, GB and MMU zones requires a special use permit.
 - (3) *Performance standards.* The applicant for a special use permit shall be required to demonstrate, in advance, plans for conformance with section 28-155 (below) and the noise ordinance (chapter 10 of the Bristol Town Code), and in order to safeguard neighboring property uses, the zoning board may impose stricter standards than are set forth therein.
 - (4) *Outdoor uses.* The applicant shall specify on a plan the location and nature of any proposed outdoor uses, including the seasonal storage of boats and the display of boats for sale, and the zoning board



Town of Bristol, Rhode Island
Zoning Board of Review

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

File #2024-08


PUBLIC HEARING

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

Monday, April 1, 2024
at 7:00 P.M.
Bristol Town Hall
10 Court Street

APPLICANT: **Mott & Chace Sotheby's International Realty**
PROPERTY OWNER: **Thames Street Nashua, LLC**
LOCATION: **317 Hope Street**
PLAT: **10** LOT: **43**
ZONE: **Downtown (D)**

APPLICANT IS REQUESTING A SPECIAL USE PERMIT: to operate a professional real estate office Formula Business use within the Bristol Historic District Overlay Zone.



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, March 28, 2024.



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

TOWN OF BRISTOL
COMMUNITY DEV.

2024 FEB 16 AM 10:31

APPLICATION

File No: 2024-08
Accepted by ZEO: emt 2/16/2024

APPLICANT:	Name: Mott & Chace Sotheby's International Realty		
	Address: 100 Exchange Street		
	City: Providence	State: RI	Zip: 02903
	Phone #: 508-269-0337	Email: ANDREA.CRIVELLARO@mottandchace.com	
PROPERTY OWNER:	Name: Thames St. Nashua LLC c/o Brady Sullivan Properties		
	Address: 670 North Commercial Street		
	City: Manchester	State: NH	Zip: 03101
	Phone #: 603-315-4668	Email: jtobin@bradysullivan.com	

1. Location of subject property: 317 Hope Street

Assessor's Plat(s) #: 10 Lot(s) #: 43

2. Zoning district in which property is located: D, Bristol Historic District

3. Zoning Approval(s) required (check all that apply):

Dimensional Variance(s) Special Use Permit Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?

Dimensional Variance Section(s): _____

Special Use Permit Section(s): Section 28-150(h) formula business in the historic district zone

Use Variance Section(s): _____

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

6. How long have you owned the property? NA

7. Present use of property: N/A

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

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): 462 sqft

10. Proposed use of property: Real estate office

11. Give extent of proposed alterations: Replace in kind.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): N/A

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

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

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

14. Have you submitted plans for the above alterations to the Building Official? _____
 If yes, has he refused a permit? _____
 If refused, on what grounds? _____

15. Are there any easements on your property? _____ (If yes, their location must be shown on site plan)

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

17. Is the property located in the Bristol Historic District or is it an individually listed property? BHD

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

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

Applicant's Signature: Andrea Crivellaro Date: 2-7-24

Print Name: Andrea Crivellaro

Property Owner's Signature: [Signature] Date: 2-13-2024

Print Name: ARTHUR SULLIVAN

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

Name: _____ Phone #: _____

Address: _____



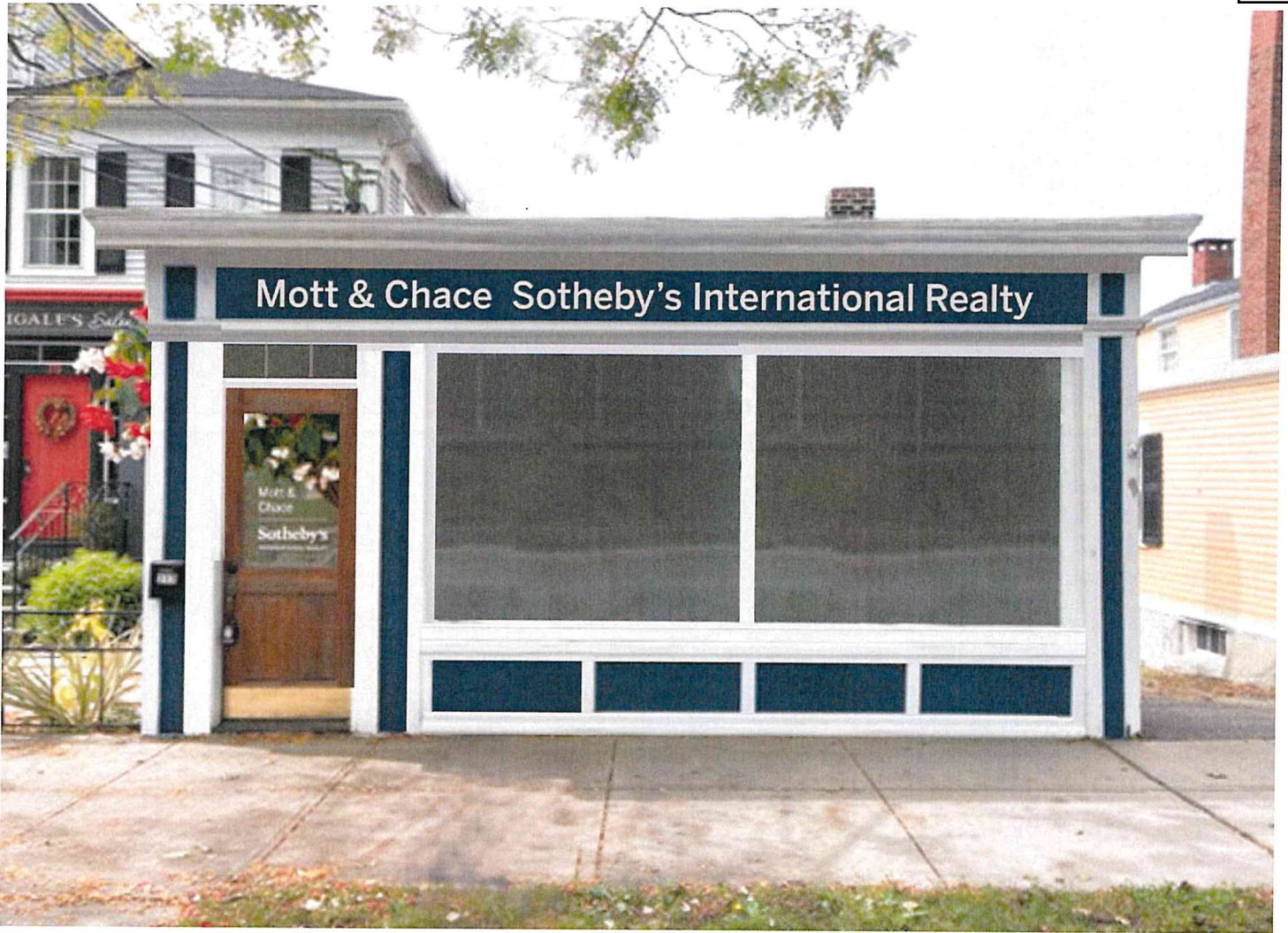
865 Main Road
Westport, Massachusetts 02790
o 508.938.9701
mottandchace.com

To whom it may concern:

Regarding the space at 317 Hope Street, it is our intent to open and operate a real estate office at this location. We are a Sotheby's International Realty affiliate and therefore are required by our brand agreement to maintain our approved company logo (included on signage renderings). Our logo however is the only requirement we are beholden to relative to uniformity across our locations. As with each of our offices, we take the time to ensure we blend in well with the location, rather than stand out. The history of our brand, and the respect we have for the historical significance of many areas in Rhode Island, ensures that we will maintain the integrity of the district. While we are thought of by some to be a franchise, each of our offices are individually owned and operated by our broker/owners, who both live in Rhode Island, and are managed by staff who live in the area. We take great pride in our spaces and are committed to being an asset to the communities we operate in. The interior of our offices are all designed to embrace the feel of each town. Our proposed Bristol office will not be any different. We intend to make this office a space that is not only inviting for the local foot traffic, but also a destination for those seeking a white glove experience when looking to relocate to the many beautiful homes in the area.

Thank you,

Andrea Crivellaro
Mott & Chace Sotheby's International Realty





Owner Account #: _____ % Owned

Owner	Owner Account #	% Owned
Owner 1	THAMES STREET NASHUA, LLC	
Owner 2		
Owner 3		

Address 670 NORTH COMMERCIAL ST SUITE 303, MANCHESTER, NH 03101

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leq Ref	NAL	Deed Type
KARIAN REALTY CO.	04/28/2023	150,000	2208-334		Q
FLEET NATIONAL BANK	12/10/1990	0	392-36		W
FLEET NATIONAL BANK	12/10/1990	0	392-33		Q
FLEET NATIONAL BANK	12/10/1990	0	392-31		
FLEET NATIONAL BANK	12/10/1990	0	392-22		

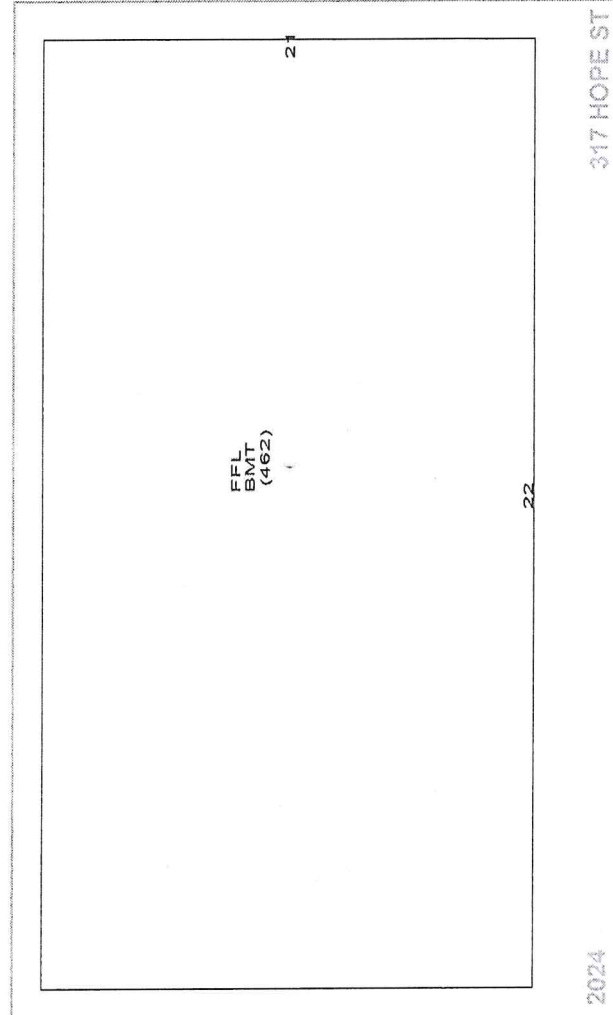
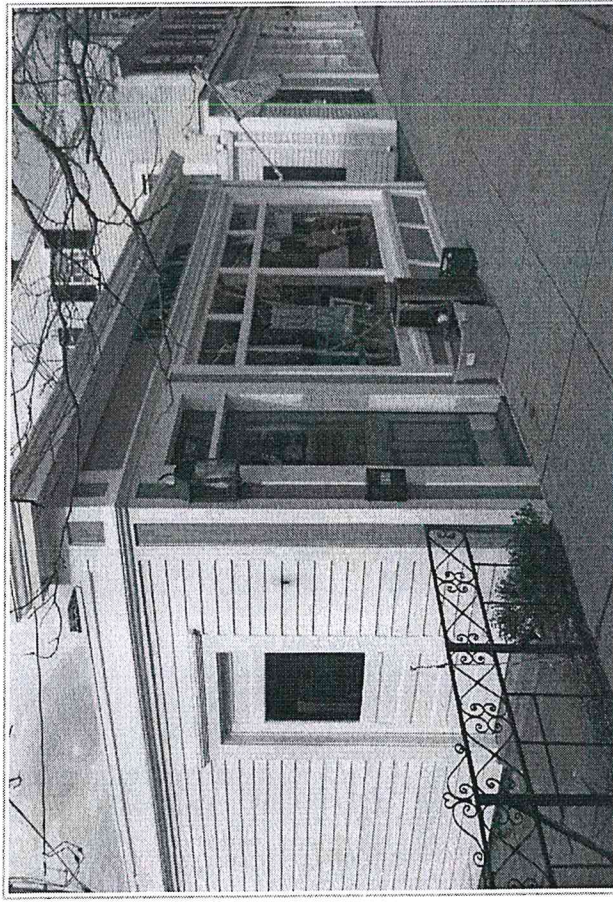
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
06	36,500	0	0.14	184,500	0	221,000
TOTAL	36,500	0	0.14	184,500	0	221,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 239.18 VAL per SQ Unit/Parcel > 239.18

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2023	06	36,500	0	0	184,500	0	221,000	221,000
2022	06	36,500	0	0	184,500	0	221,000	221,000
2021	06	36,500	0	0	190,200	0	226,700	226,700
2020	06	36,500	0	0	190,200	0	226,700	226,700
2019	06	36,500	0	0	190,200	0	226,700	226,700
2018	06	36,400	0	0	180,200	0	216,600	216,600



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 06 Comm 2	0.11478	AC	P	1.00	1,843,000	1,419,237	C11	-20			162,900			1.00	0
2 06 Comm 2	0.02934	AC	R	0.25	1,843,000	736,196	C11	-20			21,600			1.00	0
3															
4															



Building Information

Description	Quantity	Quality
BLDG Type Retail/Stores	1 Story	
RES Units	0	
Foundation	COM Units	
Frame 1	Wood	
EXT Wall 1	Wood Shndl	
Roof Type 1	Flat	
Roof Cover 1	Tar & Gravel	
INT Wall 1	Plaster	
Floors 1	Floors 2	
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Oil	
# Heat Sys	Heat Type	BB Hot Water
% Solar HW	% Heated	100
% COM Wall	% A/C	
Cell HIGHT	% Vacuum	
Parking Type	Ceiling Type	
EXT View	% Sprinkled	

Grade

Grade	Q4	Q4	EFF Year	Alt %	0.00
Year Built	1919				
Alt LUC					

Code	Description	%
Condition	AV - Average	35.0
Functional		0.0
Economic		0.0
Special		0.0
OV		
Total Depreciation % >		35.0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undeep V
FFL	1st FLOOR	462	462	99.98	46,191
BMT	BASEMENT	462	0	15.00	6,930
Total		924	462		53,121

Visit History

Date	Result	By
10/20/2021	REVIEW	AD
4/18/2019	N/C HEARIN'	JH
10/5/2018	REVIEW	JH
8/20/2018	MEASURED	JE
3/6/2008	MEASURE	
3/6/2008	LISTED	

Notes

BP #100-04-E REPAIRS & NEW SVC 100% CMP LR NEW 100 AMP SERVICE - 2010 II
 Deed and redevelopment restrictions recorded Bk 2217 Pg 90 Must be held in
 common ownership with Lots: 32, 41, 42, 44, 49, 50, 60, 61, 62, 66, 71, 73, 74, 76

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
12/12/2023	B57850		BLDG	20,000	0	Closed	repaired rotted wood on storefront and install new insulated glass
05/04/2012	SG22214		SIGN	0		Closed	A SIGN ON DOOR DISPLAYING HOURS AND A 8.5 X 8.2 IN FRONT WINDOW TC
07/16/2010	B28111		BLDG	0		Closed	REPLACE FRONT DOOR, REPLACE ROTTED TRIM ON NORTH SIDE OF BUILT
06/10/2010	E6998		ELEC	0		Closed	INSTALLATION OF A NEW 100 AMP ELECTRICAL SERVICE WITH PIPE MAST F
03/16/2004	E4977		ELEC	0		Closed	MAKE TEMP. REPAIRS AND INSTALL NEW 200 AMP SERVICE
12/19/1991	B37161		BLDG	0		Closed	RE-ROOF

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
xtTermRental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	0	U
2	0	0	
3	0	0	
4	0	0	
Totals	1	0	



317 Hope Street - 200' Radius

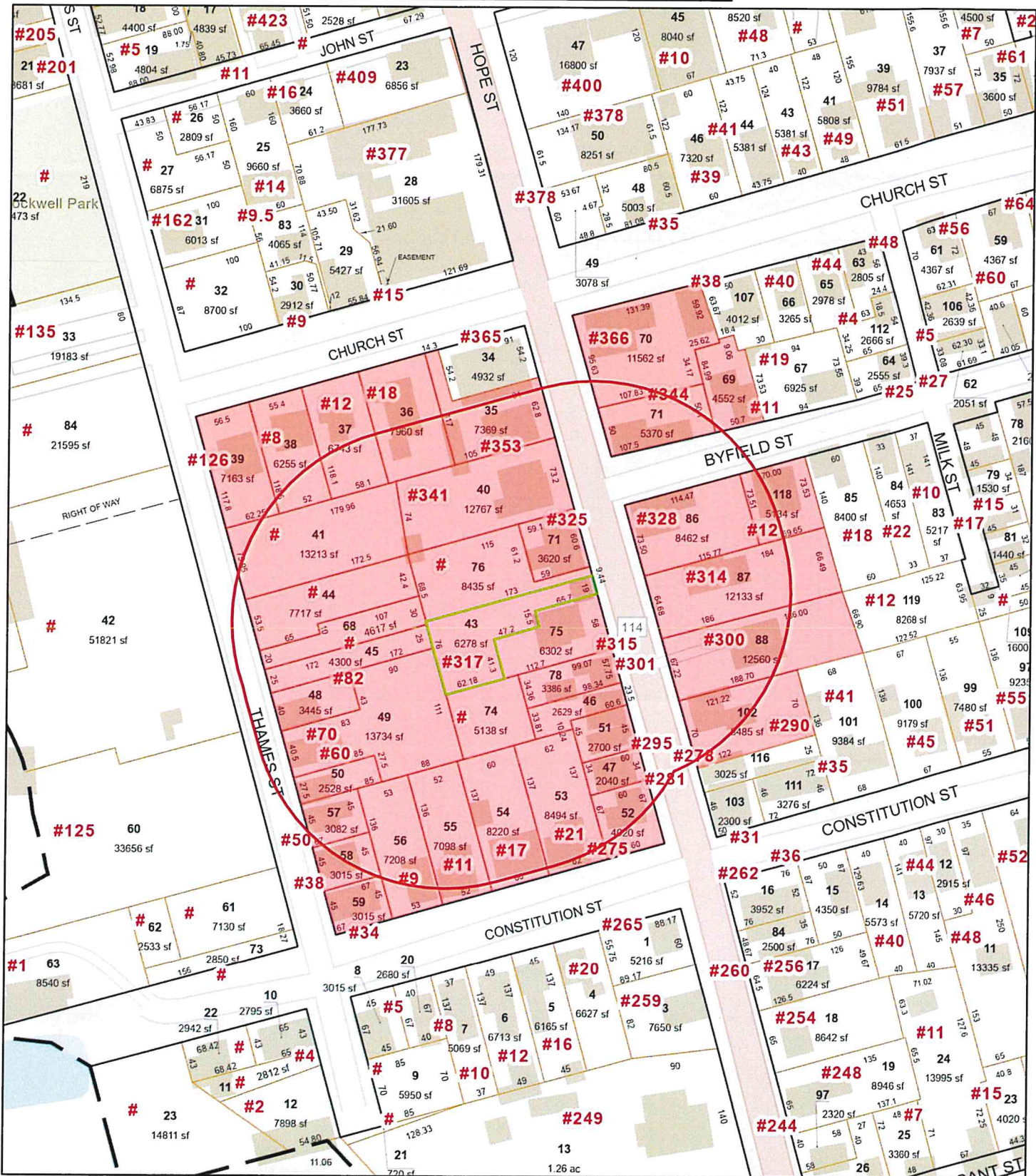
Bristol, RI



1 inch = 141 Feet

www.cai-tech.com

February 23, 2024



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.



200 feet Abutters List Report

Bristol, RI
February 23, 2024

Subject Property:

Parcel Number: 10-43
CAMA Number: 10-43
Property Address: 317 HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Abutters:

Parcel Number: 10-35
CAMA Number: 10-35
Property Address: 353 HOPE ST

Mailing Address: REMIERES, MARY LIFE ESTATE
DONOVAN, SUSAN A. & DEGALLEY,
353 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-36
CAMA Number: 10-36
Property Address: 18 CHURCH ST

Mailing Address: ENGELL, BETH A. TOREY JT
18 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-37
CAMA Number: 10-37
Property Address: 12 CHURCH ST

Mailing Address: PYLE, BARBARA L, TRUSTEE-BARBARA
L PYLE LIVING TRU
12 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-38
CAMA Number: 10-38
Property Address: 8 CHURCH ST

Mailing Address: DEVEAU, DEBRA A & BRAMWELL,
STEVEN M JT
8 CHURCH ST
BRISTOL, RI 02809

Parcel Number: 10-39
CAMA Number: 10-39
Property Address: 126 THAMES ST

Mailing Address: MCQUILKIN, JOHN S. GWENDA J. TE
126 THAMES ST
BRISTOL, RI 02809

Parcel Number: 10-40
CAMA Number: 10-40
Property Address: 341 HOPE ST

Mailing Address: HOLMSTROM, GARRY CATHARINE C.
TRST & GARY & CA
341 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-41
CAMA Number: 10-41
Property Address: THAMES ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, STE 303
MANCHESTER, NH 03101

Parcel Number: 10-43
CAMA Number: 10-43
Property Address: 317 HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-44
CAMA Number: 10-44
Property Address: THAMES ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-45
CAMA Number: 10-45
Property Address: 82 THAMES ST

Mailing Address: BARNES, DANIEL L
82 THAMES ST
BRISTOL, RI 02809



www.cai-tech.com

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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 10-46 CAMA Number: 10-46 Property Address: 297 HOPE ST	Mailing Address: BAER, BANKARD F. RAYNE G. 40 CONSTITUTION STREET BRISTOL, RI 02809
Parcel Number: 10-47 CAMA Number: 10-47 Property Address: 281 HOPE ST	Mailing Address: STEWART, GORDON & BENITZ, MAIJA TE 281 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-48 CAMA Number: 10-48 Property Address: 72 THAMES ST	Mailing Address: PASQUAL, THOMAS A JO-ANN TRUSTEES & THOMAS A & 221 HOPE ST UNIT 9 BRISTOL, RI 02809
Parcel Number: 10-49 CAMA Number: 10-49 Property Address: 70 THAMES ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101
Parcel Number: 10-50 CAMA Number: 10-50 Property Address: 60 THAMES ST	Mailing Address: THAMES STREET NASHUA, LLC 670 NORTH COMMERCIAL ST SUITE 303 MANCHESTER, NH 03101
Parcel Number: 10-51 CAMA Number: 10-51 Property Address: 295 HOPE ST	Mailing Address: RAMOS, MICHAEL A PAULA 289 HOPE ST #1 BRISTOL, RI 02809-2016
Parcel Number: 10-52 CAMA Number: 10-52 Property Address: 275 HOPE ST	Mailing Address: MUHLBACH, LAURIE A. TRUSTEE 275 HOPE ST BRISTOL, RI 02809
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, HAROLD W. TRUST AGREEMENT 3601 WISCONSIN AVE NW, Unit 704 WASHINGTON, DC 20016
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. ET UX PAULA ARSENAULT HARTLEY 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



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2/23/2024

Page 2 of 4



200 feet Abutters List Report

Bristol, RI
February 23, 2024

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: 10-68
CAMA Number: 10-68
Property Address: THAMES ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, STE 303
MANCHESTER, NH 03101

Parcel Number: 10-71
CAMA Number: 10-71
Property Address: 325 HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-74
CAMA Number: 10-74
Property Address: HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-75
CAMA Number: 10-75
Property Address: 315 HOPE ST

Mailing Address: BOOTH, PATRICIA J
316 HOPE ST
BRISTOL, RI 02809

Parcel Number: 10-76
CAMA Number: 10-76
Property Address: HOPE ST

Mailing Address: THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE 303
MANCHESTER, NH 03101

Parcel Number: 10-78
CAMA Number: 10-78
Property Address: 301 HOPE ST

Mailing Address: 301 HOPE STREET,LLC
P.O. BOX 903
BRISTOL, RI 02809

Parcel Number: 14-102
CAMA Number: 14-102
Property Address: 290 HOPE ST

Mailing Address: FOX, GREGORY A. ALISON L
290 HOPE ST
BRISTOL, RI 02809

Parcel Number: 14-118
CAMA Number: 14-118
Property Address: 12 BYFIELD ST

Mailing Address: GARDNER, MATTHEW R (1/3);
GARDNER, STEVEN D & ANN
TRUSTEES-GARDNER TRUST (2/3)
12 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-69
CAMA Number: 14-69
Property Address: 11 BYFIELD ST

Mailing Address: MONAHAN-BELL LIVING TRUST
11 BYFIELD ST
BRISTOL, RI 02809

Parcel Number: 14-70
CAMA Number: 14-70
Property Address: 366 HOPE ST

Mailing Address: LEONARD PLACE LLC
385 HIGH ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
February 23, 2024

Parcel Number: 14-71
CAMA Number: 14-71
Property Address: 344 HOPE ST

Mailing Address: JOHNSON, JOAN D TRUSTEE
344 HOPE STREET
BRISTOL, RI 02809

Parcel Number: 14-86
CAMA Number: 14-86
Property Address: 328 HOPE ST

Mailing Address: REYNOLDS, MARTIN BURTON &
REYNOLDS, LINDA MARIE CO-
TRUSTEES
328 HOPE ST
BRISTOL, RI 02809

Parcel Number: 14-87
CAMA Number: 14-87
Property Address: 314 HOPE ST

Mailing Address: SAFE WAY REALTY, LLC
C/O STEPHEN COELHO PO BOX 210
BRISTOL, RI 02809

Parcel Number: 14-88
CAMA Number: 14-88
Property Address: 300 HOPE ST

Mailing Address: WIRSA, LLC
250 WAMPANOAG TRAIL, STE 102
EAST PROVIDENCE, RI 02915



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2/23/2024

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301 HOPE STREET,LLC
P.O. BOX 903
BRISTOL, RI 02809

FOX, GREGORY A.
ALISON L
290 HOPE ST
BRISTOL, RI 02809

PASQUAL, THOMAS A
JO-ANN TRUSTEES & THOMAS
221 HOPE ST UNIT 9
BRISTOL, RI 02809

BAER, BANKARD F.
RAYNE G.
40 CONSTITUTION STREET
BRISTOL, RI 02809

GARDNER, MATTHEW R (1/3);
TRUSTEES-GARDNER TRUST (2
12 BYFIELD ST
BRISTOL, RI 02809

PYLE, BARBARA L, TRUSTEE-
12 CHURCH ST
BRISTOL, RI 02809

BARNES, DANIEL L
82 THAMES ST
BRISTOL, RI 02809

HARTLEY, JOHN P. ET UX
PAULA ARSENAULT HARTLEY
9 CONSTITUTION STREET
BRISTOL, RI 02809

RAMOS, MICHAEL A
PAULA
289 HOPE ST #1
BRISTOL, RI 02809-2016

BOOTH, PATRICIA J
316 HOPE ST
BRISTOL, RI 02809

HOLMSTROM, GARRY
CATHARINE C. TRST & GARY
341 HOPE ST
BRISTOL, RI 02809

REMIERES, MARY LIFE ESTA
DONOVAN, SUSAN A. & DEGAL
353 HOPE ST
BRISTOL, RI 02809

CABRAL, VICTOR G JR
MA
122 MT. HOPE AVE
BRISTOL, RI 02809

JOHNSON, JOAN D TRUSTEE
344 HOPE STREET
BRISTOL, RI 02809

REYNOLDS, MARTIN BURTON &
REYNOLDS, LINDA MARIE CO-
328 HOPE ST
BRISTOL, RI 02809

CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

LEONARD PLACE LLC
385 HIGH ST
BRISTOL, RI 02809

SAFE WAY REALTY, LLC
C/O STEPHEN COELHO
PO BOX 210
BRISTOL, RI 02809

CHACE, RICHMOND N.
NANCY E. ETUX
21 CONSTITUTION ST
BRISTOL, RI 02809

MCQUILKIN, JOHN S.
GWENDA J. TE
126 THAMES ST
BRISTOL, RI 02809

SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

DEMOPULOS, HAROLD W.
TRUST AGREEMENT
3601 WISCONSIN AVE NW, Unit 704
WASHINGTON, DC 20016

MONAHAN-BELL LIVING TRUST
11 BYFIELD ST
BRISTOL, RI 02809

STEWART, GORDON &
BENITZ, MAIJA TE
281 HOPE ST
BRISTOL, RI 02809

DEVEAU, DEBRA A & BRAMWEL
8 CHURCH ST
BRISTOL, RI 02809

MUHLBACH, LAURIE A. TRUST
275 HOPE ST
BRISTOL, RI 02809

THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST SUITE
303
MANCHESTER, NH 03101

ENGELL, BETH A.
TOREY JT
18 CHURCH ST
BRISTOL, RI 02809

OUELLETTE, DAVID ALAN &
BURGIO, JENNIFER JT
50 THAMES ST
BRISTOL, RI 02809

THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST, STE
303
MANCHESTER, NH 03101

THAMES STREET NASHUA, LLC
670 NORTH COMMERCIAL ST,
SUITE 303
MANCHESTER, NH 03101

WIRSA, LLC
250 WAMPANOAG TRAIL, STE 102
EAST PROVIDENCE, RI 02915