



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Wednesday, August 20, 2025 at 10:30 AM

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

A. Pledge of Allegiance

B. New Business

B1. Review and Recommendation to the Zoning Board for application of Rhode Island Rebar, Inc. - Special Use

Permit: to change a legal nonconforming automotive repair service business use to a nonconforming contract construction business within the Limited Business (LB) zoning district at 255 State Street, Assessor's Plat 30, Lot 37, Zone: LB.

C. Adjournment

Date Posted: August 13, 2025

Posted By: mbw



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-26

255 State Street 030 0037

August 7, 2025

Applicant	
Name of Applicant	Rhode Island Rebar, Inc.
Who is Submitting this Application	Attorney
	If other, Describe:
Owner's Name (If Different than Applicant)	Glenn W. Watkinson

Location for Application			
Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	255 State Street	030	0037

Type of Application	
Application Type	Special Use Permit
Proposed	If other, Detail:
New Building Type	If other, Detail:

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

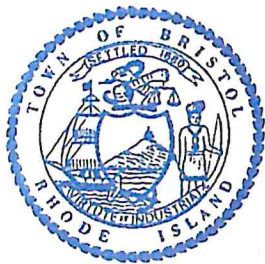
Provisions of Zoning Ordinance (If Known)	
28-218(8)n	
28-409(c)(2)	
28-150(jjj)	

Describe the extent of the proposed alterations and the reasons for the requesting relief
The property is currently in use as an automotive repair facility, a legal nonconforming use. The Applicant is a family owned and operated rebar contractor. This is not a permitted use in the Limited Business zoning district. The Applicant seeks to change the use of the property from non - conforming use to another non-conforming use. The Applicant's intended use of the property is most

closely defined by contract construction services [28-150(jjj)] in the zoning ordinance. The Applicant's intended use of the property is to store vehicles, trailers, and supplies for their contracting business, which storage will be inside of the existing building. There will not be any storage of vehicles or supplies outside of the existing building. Although the Applicant's business has 14 employees, none will work full-time at the property. Of the 14 employees, only 2-3 will have access to the property. The trailer that will be stored in the property will be accessed and used one or twice per month. The property has frontage on and direct vehicular access to State Street. The business does not sell or distribute any goods, nor will any manufacturing occur on the property. The Applicant's intended use will not create any noise, vibration, visual, odor, or other adverse effects. The building will receive a shipment of supplies once or twice per year, which shipment would occur via State Street. In this case, the current use involves the outside storage of vehicles and a business that generates noise, vibration, and odors. The Applicant's intended use will not have any outside storage of vehicles or generate noise, vibration, or odor.

Existing Lot Specifications	
Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	13,875
Lot Frontage	130
Lot Depth	110

Existing Buildings & Structures		
Structure:	Square Footage:	Building/Structure Detail if Other:



TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEVELOPMENT
10 Court Street • Bristol, Rhode Island 02809

July 25, 2025

ZONING CERTIFICATE
for
255 STATE STREET, ASSESSOR'S PLAT 30, LOT 37
BRISTOL, RHODE ISLAND

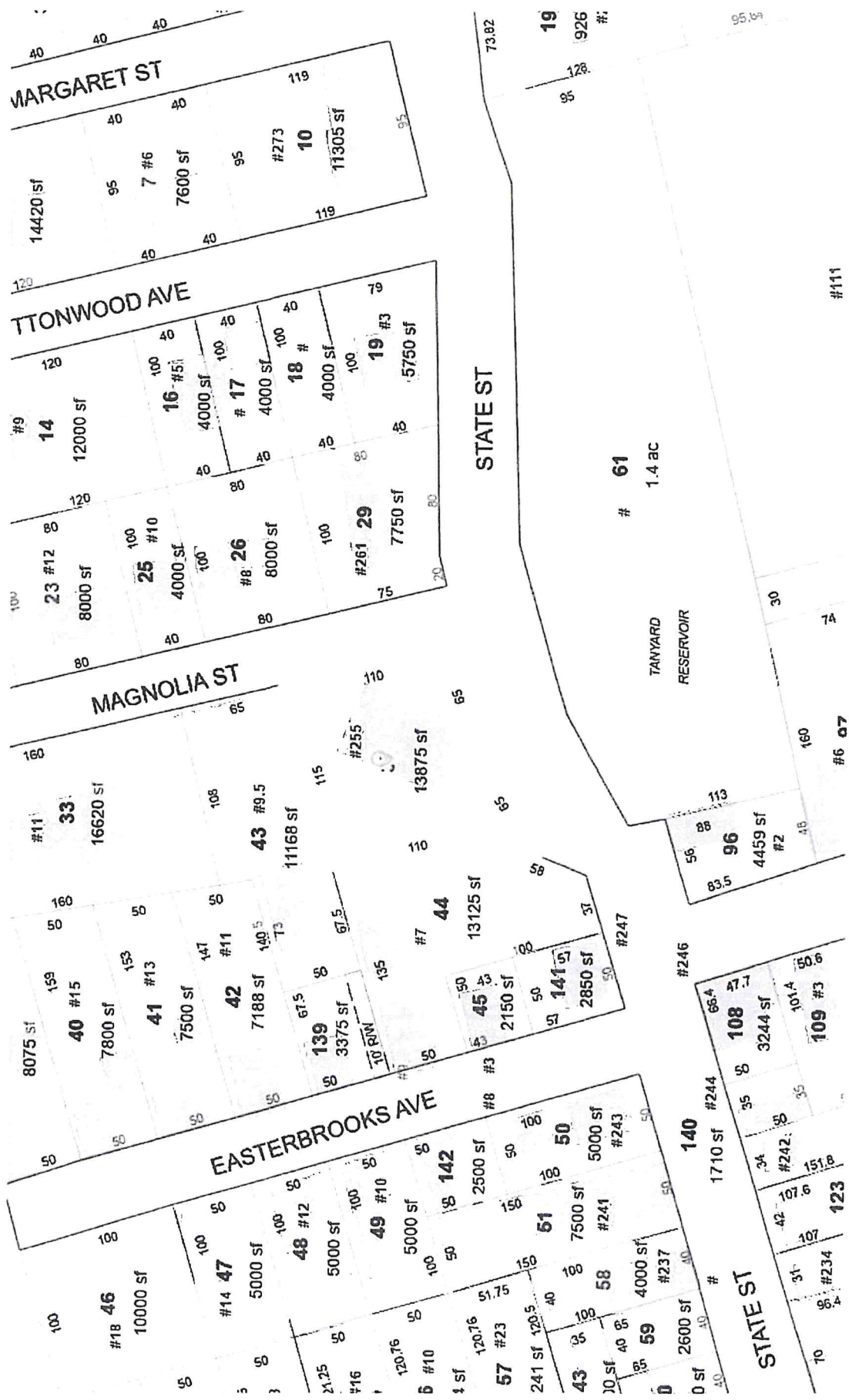
According to Tax Assessor's records, the property referenced above is currently owned by Glenn W. Watkinson. This lot is located on the northerly side of State Street and the westerly side of Magnolia Street within the Limited Business (LB) zoning district. Lot 37 contains approximately 13,875 square feet of land area, and it conforms to the minimum dimensional requirements of Bristol's Zoning Ordinance for a lot in the LB zone. This property is improved with a single-story commercial building that was reportedly constructed in approximately 1960. The structure on this property is currently utilized as an automotive repair facility, and Town records indicate that the building has been utilized as an automotive repair garage and service station since at least the mid 1960's. An automotive repair use is currently permitted in the LB zone via special use permit. Although this property has not received a special use permit, the automotive repair use predates current zoning requirements. As such, the automotive repair use on this property is considered a legal nonconforming use.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

cc: Tax Assessor







► Building Information

Description	CommGrge	Story Height	Description
BLDG Type			1 Story
RES Units	0	COM Units	1
Foundation		BMT Floor	
Frame 1	Masonry	Frame 2	%
EXT Wall 1	Concrete Blk	EXT Wall 2	%
Roof Type 1	Shed	Roof Type 2	%
Roof Cover 1	Tar & Gravel	Roof Cover 2	%
INT Wall 1	Unfin	INT Wall 2	%
Floors 1		Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	Forced Warm Air
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT	12	Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Quantity	Quality
Full Bath	
Ext Full Bath	
Half Bath	
Ext Half Bath	
Ext Fixtures	
Kitchens	
Ext Kitchens	
Fireplaces	
W.S. Flues	

► Room Counts by Floor

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

► Grade

Grade	Q4
Year Built	1960
Alt LUC	Alt %
	0.00

► Depreciation

Code	Description	%
Condition	FR - Fair	40.0
Functional	-	0.0
Economic	-	0.0
Special	-	0.0
OV	-	-
Total Depreciation % > 40.0		

► Remodeling History

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

► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1 06/02/2015	E9631		ELEC	0	100	Closed	CHANGE OUT FLORESCENT LIGHTS
2							
3							
4							
5							
6							
7							
8							
9							

► Condo Data

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

► Other Factors

Flood Hazard	Topography	LEVEL
Street		
Traffic		
Bas \$/SQ	58.00	
Size Adj	1.24	
Constr Adj	0.96	
Adj \$/SQ	68.98	
Othr Feats	0	
Grade Fac	1.00	
Neigh Infl	1.00	
Land Factor	1.00	
Adj Total	176,589	
Depreciation	70,636	
Depr Total	105,953	

► Notes

WATKINSON'S AUTOMOTIVE

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,600	1,600	68.98	110,368
WHS	WAREHOUSE	960	960	68.98	66,221
Total		2,560	2,560		176,589

► Visit History

Date	Result	By
1/13/2025	REVIEW	MP
10/20/2021	REVIEW	
8/1/2018	MEASURED	
7/6/2018	REVIEW	
1/2/2008	MEASURE	
1/2/2008	LISTED	

► 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	
PortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



255 State Street - 200' Radius

Town of Bristol, RI

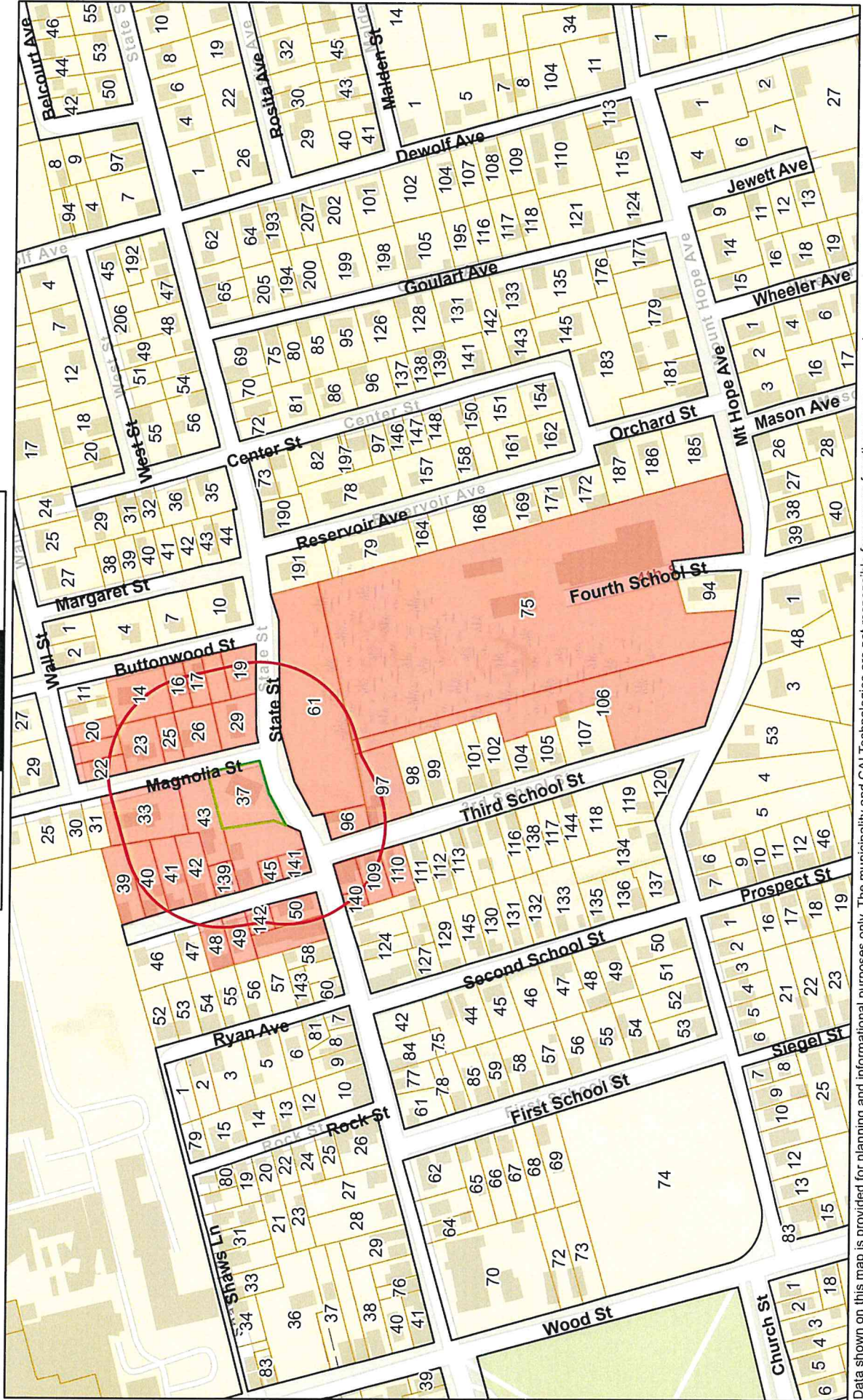
1 inch = 282 Feet

August 12, 2025



Precision Mapping. Geospatial Solutions.

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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
August 12, 2025

Item B1.

Subject Property:

Parcel Number: 30-37
CAMA Number: 30-37
Property Address: 255 STATE ST

Mailing Address: WATKINSON, GLENN W
255 STATE STREET
BRISTOL, RI 02809

Abutters:

Parcel Number: 30-106
CAMA Number: 30-106
Property Address: MT HOPE AVE

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

Parcel Number: 30-108
CAMA Number: 30-108
Property Address: 246 STATE ST

Mailing Address: KREFT, ROBERT M, TRUSTEE-ROBERT
M KREFT TRUSTEE
17 SANDY LN
BRISTOL, RI 02809

Parcel Number: 30-109
CAMA Number: 30-109
Property Address: 3 THIRD SCHOOL ST

Mailing Address: MJV ENTERPRISES, LLC
63 DELLWOOD ROAD
CRANSTON, RI 02920

Parcel Number: 30-110
CAMA Number: 30-110
Property Address: 5 THIRD SCHOOL ST

Mailing Address: LUTHER, FRANCIS DEBORAH
TRUSTEES & FRANCIS &
38 DIVISION ST
BRISTOL, RI 02809

Parcel Number: 30-139
CAMA Number: 30-139
Property Address: 9 EASTERBROOKS AVE

Mailing Address: WOOLHOUSE, PHILLIP DAVID
9 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-14
CAMA Number: 30-14
Property Address: 9 BUTTONWOOD ST

Mailing Address: SYLVESTER, ANDREW & AMANDA TE
9 BUTTONWOOD ST
BRISTOL, RI 02809

Parcel Number: 30-140
CAMA Number: 30-140
Property Address: 244 STATE ST

Mailing Address: RODRIGUES, MARIA
244 STATE STREET
BRISTOL, RI 02809

Parcel Number: 30-141
CAMA Number: 30-141
Property Address: 247 STATE ST

Mailing Address: GONCALVES, LUCIA F
247 STATE ST
BRISTOL, RI 02809

Parcel Number: 30-142
CAMA Number: 30-142
Property Address: 8 EASTERBROOKS AVE

Mailing Address: MARSHALL, THOMAS
55 KINGSWOOD RD
BRISTOL, RI 02809

Parcel Number: 30-16
CAMA Number: 30-16
Property Address: 5 BUTTONWOOD ST

Mailing Address: DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518



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Page 1 of 4



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Item B1.

Parcel Number: 30-17
CAMA Number: 30-17
Property Address: BUTTONWOOD ST

Mailing Address: DELLEMONICO, ADAM
48 WASHINGTON AVE
BURLINGTON, MA 01803-3518

Parcel Number: 30-19
CAMA Number: 30-19
Property Address: 3 BUTTONWOOD ST

Mailing Address: BUTTONWOOD, LLC
35 SUNSET VIEW DR
TIVERTON, RI 02878

Parcel Number: 30-20
CAMA Number: 30-20
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-21
CAMA Number: 30-21
Property Address: 14 MAGNOLIA ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-22
CAMA Number: 30-22
Property Address: WALL ST

Mailing Address: GOULART, JAMES
14 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-23
CAMA Number: 30-23
Property Address: 12 MAGNOLIA ST

Mailing Address: CABRAL, PAUL M. LOURDES C.
12 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-25
CAMA Number: 30-25
Property Address: 10 MAGNOLIA ST

Mailing Address: BOUDREAU, BARRIE (SOLE)
10 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-26
CAMA Number: 30-26
Property Address: 8 MAGNOLIA ST

Mailing Address: ANDRADE, MARIA A. TE
8 MAGNOLIA ST
BRISTOL, RI 02809

Parcel Number: 30-29
CAMA Number: 30-29
Property Address: 261 STATE ST

Mailing Address: SANTOS, EDMUND & SANTOS ELBA M.
LE MEDEIROS, NANCY & SANTOS,
ROBERT J.
261 STATE ST
BRISTOL, RI 02809

Parcel Number: 30-33
CAMA Number: 30-33
Property Address: 11 MAGNOLIA ST

Mailing Address: WARD, TERESA J. DACOSTA, TRACY M
11 MAGNOLIA STREET
BRISTOL, RI 02809

Parcel Number: 30-37
CAMA Number: 30-37
Property Address: 255 STATE ST

Mailing Address: WATKINSON, GLENN W
255 STATE STREET
BRISTOL, RI 02809

Parcel Number: 30-39
CAMA Number: 30-39
Property Address: 17 EASTERBROOKS AVE

Mailing Address: CHILTON WILLIAM CHILTON MEREDITH
17 EASTERBROOKS AVE
Bristol, RI 02809



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Page 2 of 4



200 feet Abutters List Report

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Item B1.

Parcel Number: 30-40
CAMA Number: 30-40
Property Address: 15 EASTERBROOKS AVE

Mailing Address: CIRILLO, LOUIS P. SUSAN E. CO-TRS &
CIRILLO FAM
8513 SEUILLA COURT
NAPLES, FL 34114

Parcel Number: 30-41
CAMA Number: 30-41
Property Address: 13 EASTERBROOKS AVE

Mailing Address: TAVARES, VIRGINIA L & MANUEL A. TE
13 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-42
CAMA Number: 30-42
Property Address: 11 EASTERBROOKS AVE

Mailing Address: BORGES, SILVERIO A. ETUX CONNIE
BORGES TE
147 BAY VIEW AVENUE
BRISTOL, RI 02809

Parcel Number: 30-43
CAMA Number: 30-43
Property Address: 9.5 EASTERBROOKS AVE

Mailing Address: WILLIAM CHILTON CHILTON MEREDITH
.5 9 EASTERBROOKS AVE
Bristol, RI 02809

Parcel Number: 30-44
CAMA Number: 30-44
Property Address: 7 EASTERBROOKS AVE

Mailing Address: BOWEN, GARDINER HUBBARD
35 PROSPECT ST
BRISTOL, RI 02809

Parcel Number: 30-45
CAMA Number: 30-45
Property Address: 3 EASTERBROOKS AVE

Mailing Address: STANZIONE, SELINA ET UX JOHN A.
STANZIONE TE
3 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-48
CAMA Number: 30-48
Property Address: 12 EASTERBROOKS AVE

Mailing Address: GAME MANAGEMENT, LLC
9 JANE LANE
BRISTOL, RI 02809

Parcel Number: 30-49
CAMA Number: 30-49
Property Address: 10 EASTERBROOKS AVE

Mailing Address: MADEIRA, JOAO F. MARIA F. TE
10 EASTERBROOKS AVE
BRISTOL, RI 02809

Parcel Number: 30-50
CAMA Number: 30-50
Property Address: 243 STATE ST

Mailing Address: DILL, DAVID C. & DILL, KAREN F.
TRUSTEES
141 BUSH DR
MIDDLETOWN, RI 02842

Parcel Number: 30-51
CAMA Number: 30-51
Property Address: 241 STATE ST

Mailing Address: STATE STREET L.L.C.
241 STATE ST.
BRISTOL, RI 02809

Parcel Number: 30-61
CAMA Number: 30-61
Property Address: STATE ST

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

Parcel Number: 30-75
CAMA Number: 30-75
Property Address: 111 MT HOPE AVE

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



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8/12/2025

Page 3 of 4



200 feet Abutters List Report

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Item B1.

Parcel Number: 30-96
CAMA Number: 30-96
Property Address: 2 THIRD SCHOOL ST

Mailing Address: TERRA, JOSEPH ,TERRA, KAREN &
TERRA, BRAD JT
135 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 30-97
CAMA Number: 30-97
Property Address: 6 THIRD SCHOOL ST

Mailing Address: SOARES,EDGARDO R BARBARA ETUX
TE
6 THIRD STREET
BRISTOL, RI 02809



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Page 4 of 4

ANDRADE, MARIA A. TE
8 MAGNOLIA ST
BRISTOL, RI 02809

GAME MANAGEMENT, LLC
9 JANE LANE
BRISTOL, RI 02809

SOARES, EDGARDO R
BARBARA ETUX TE
6 THIRD STREET
BRISTOL, RI 02809

BORGES, SILVERIO A. ETUX
CONNIE BORGES TE
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BRISTOL, RI 02809

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BRISTOL, RI 02809

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CHILTON MEREDITH
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