



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, May 4, 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 **April 30th, 2026**.

1. Pledge of Allegiance

2. Approval of Minutes - April 6th, 2026

3. Continued Petitions

3A. ZBR-26-10 The Franklin, LLC - Dimensional Variance (continued from April 6th): to add an additional 24 outdoor dining seats to an existing restaurant use with less than the required number of off-street parking spaces. Located at **195 Franklin Street**; Assessor's Plat 23, Lot 31; Zone: GB

4. New Petitions

4A. ZBR-26-12 Colleen Cavanaugh and King To - Dimensional Variance: to construct an approximate 30ft. x 30ft. garden fence enclosure at a height of 6 feet, portions of which exceed the maximum height for a fence within the front yard on a corner lot. Located at **26 Brookwood Road**; Assessor's Plat 79, Lot 500; Zone: R-10.

4B. ZBR-26-16 Patrick M. Brogan - Dimensional Variances: to construct an 11ft. 8in. x 20ft. accessory storage building structure with less than the required side yard and less than the required front yard on a corner lot. Located at **146 Sunrise Drive**; Assessor's Plat 151, Lot 117; Zone: R-10.

- 4C. ZBR-26-17 David Butera - Dimensional Variances:** to construct a 26ft. x 38ft. accessory garage / accessory dwelling unit (ADU) structure at a size and height greater than permitted for accessory structures in the Residential R-40 zoning district. Located at **133.5 Ferry Road**; Assessor's Plat 165, Lot 4; Zone R-40.
- 4D. ZBR-26-18 Victoria Silva - Special Use Permit:** to convert an existing nonconforming retail / art studio use to a nonconforming retail bookstore / café service business use within a residential zoning district. Located at **674-676 Hope Street**; Assessor's Plat 13, Lot 17; Zone R-6.
- 4E. ZBR-26-19 Donald F. Clukies - Special Use Permit:** to construct a 25ft. x 60ft. single-family dwelling at a height greater than 25 feet above grade within the flood zone. Located at **Wilcox Street**; Assessor's Plat 133, Lot 44; Zone: R-15.
- 4F. ZBR-26-20 Richard A. Gayer - Dimensional Variance:** to demolish an existing single-family dwelling and construct a new 40ft. x 40ft. single-family dwelling with less than the required front yard on a corner lot. Located at **54 Coggeshall Avenue**; Assessor's Plat 148, Lot 14; Zone: R-10.

5. Correspondence

- 5A.** Request for Extension of Variance Approval: Fran Gaynor/Franjelica Properties, Inc., 259 Wood Street, Assessor's Plat 19, Lots 19 & 33, file #2024-13 recorded May 14th, 2024

6. Adjournment

Date Posted: April 16, 2026

Posted By: emt



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-10**

APPLICANT: The Franklin, LLC

LOCATION: 195 Franklin Street

PLAT: 23

LOT: 31

ZONE: General Business (GB)

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Add an additional 24 outdoor dining seats to an existing restaurant use with less than the required number of off-street parking spaces.


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 install an outdoor dining area to expand the existing restaurant use at this property located on the northerly side of Franklin Street within the GB zoning district. The existing building on this property is occupied by The Franklin restaurant. Currently, the dining area is located inside the restaurant, with some limited outdoor waiting and table service located on the front porch. The existing commercial restaurant building was reportedly constructed in 1940, and the use of this property as a restaurant dates back several decades.

The property currently accommodates off street parking for up to seven (7) vehicles. Based upon the size of the building and the number of existing seats, I have determined that Section 28-252 of the zoning ordinance requires a minimum of 10 off street parking spaces for the current restaurant use. Thus, the property is currently considered legal nonconforming by parking. As this property is already nonconforming by parking, additional off-street parking spaces are only required for the proposed addition seating per Section 28-222(1) of the zoning ordinance. The additional outdoor seats require one off-street parking space per four seats per Section 28-252(c)(4) of the zoning ordinance. Thus, for 24 new proposed seats, relief is required for six (6) off-street parking spaces.


Edward M. Tanner, Zoning Officer

3/23/2026



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-10

195 Franklin St 23 31

March 11, 2026

Applicant	
Name of Applicant	The Franklin, LLC
Who is Submitting this Application	Other
	If other, Describe: Director of Operations
Owner's Name (If Different than Applicant)	David Fierabend

Location for Application			
Property Type	Both		
Zoning District	GB		
Address, Plat, Lot	Address	Plat	Lot
	195 Franklin St	23	31

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: 28-252(c) minimum number of of street parking spaces
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	450 feet
Width in Feet	9 feet
Length in Feet	46 feet
Height Above Grade	0 feet
Number of Stories	1

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	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
28-252(c) minimum number of of street parking spaces

Describe the extent of the proposed alterations and the reasons for the requesting relief
We like to add 24 additional seats outside where the current planter box is located. This will not effect current parking.

Existing Lot Specifications

Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	2,162
Lot Frontage	46
Lot Depth	47

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

Dear Zoning Board,

I am writing you today to request a parking variance (section 28-409 c) *standards for relief*) that is necessary to add an additional 24 outdoor dining seats. We are requesting relief from the number of required off street parking spaces. We are requesting to add the proposed seating in what is currently our planter bed. Per section 28-409 c 1) c, this will change or alter the current 7 parking spaces we have now. During construction of the restaurant, we did also add an additional parking space taking them from 6 to 7. When considering our variance, we hope that you will consider the total number of parking spaces available on Franklin Street as there is ample. We have also spoken with Joe Brito and local valet companies and will be adding valet services on busier nights in peak season to accommodate any additional parking needs. Per section 28-409 c 1 a, we are making this request due to requests by local Bristolians to add outdoor dining during peak season (May – December). This proposal is due to hardship of not being able to provide outdoor dining to local clientele. Though we are adding seats we are not necessarily looking to add customers but rather offer an outdoor space to accommodate guest requests. Per section c 1 b, this is not a result of any prior action of the applicant. Per section 28-409 c 1 d 2, not granting the variance would provide guests reasonable enjoyment of the permitted use to which the property is proposed to be devoted. We believe that because of the ample street parking and addition of valet services there will be no effect to parking in the area. Please let me know if I can provide any additional information to assist with our request.

Sincerely,

Todd Renner

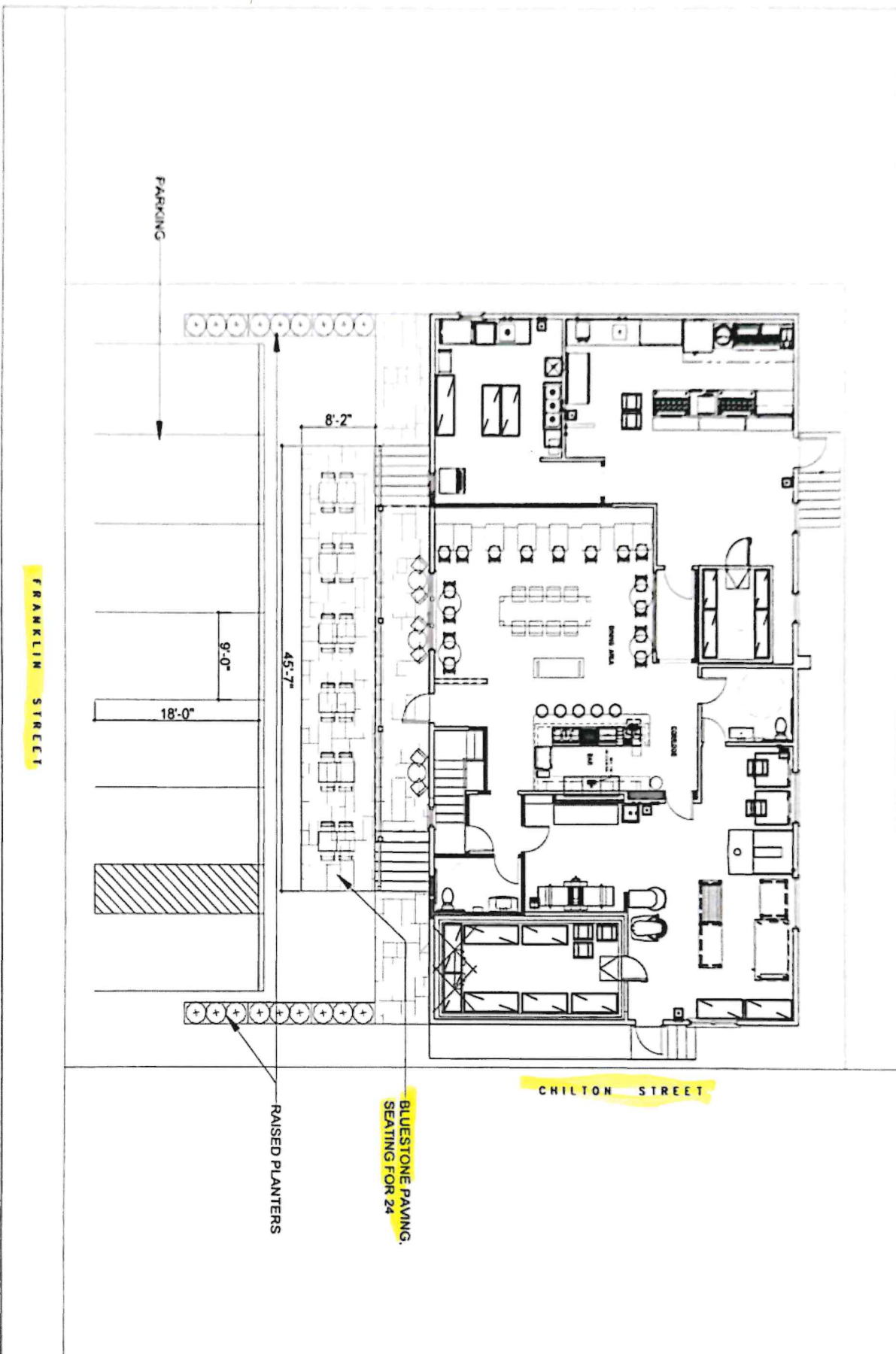
Director of Operations

Groundswell Guild

The Franklin Restaurant

c. 619.933.7102

todd@groundswellcafeandgarden.com



FRANKLIN STREET

CHILTON STREET

RAISED PLANTERS

BLUESTONE PAVING,
SEATING FOR 24

LA1.0



DATE: FEBRUARY 12, 2008
 DRAWN BY: G.A. OR
 SCALE: 1" = 4'-0"
 DESCRIPTION:
 APPROVED BY:
 DATE:

THE FRANKLIN
 195 FRANKLIN STREET
 BRISTOL, RI 02809

GROUNDWELL
 DESIGN GROUP WINDSOR, MA 01890



195 FRANKLIN ST, Bristol, RI



Map/Lot: 23-31

1 inch = 18 Feet

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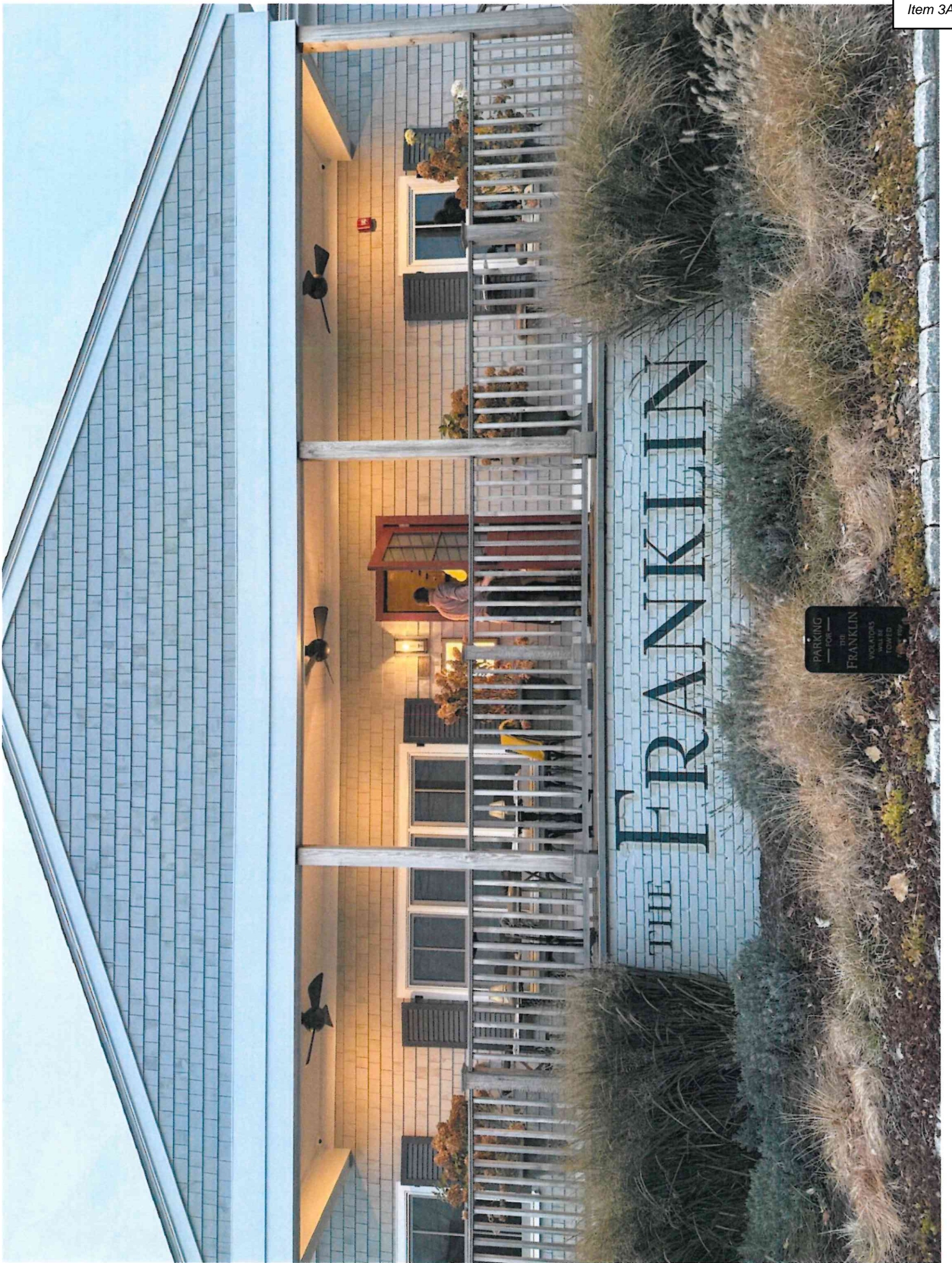
March 16, 2026



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Plat/Lot 023-0031-000

Account: 1696

LUC 06

Zone GB

Assessment

\$585,200

Owner Account #: 50-0099-29

Owner	% Owned
Owner 1 195 FRANKLIN ST, LLC	
Owner 2	
Owner 3	

Address 268 NANAQUAKET RD, TIVERTON, RI 02878

Previous Owners & Sales Information

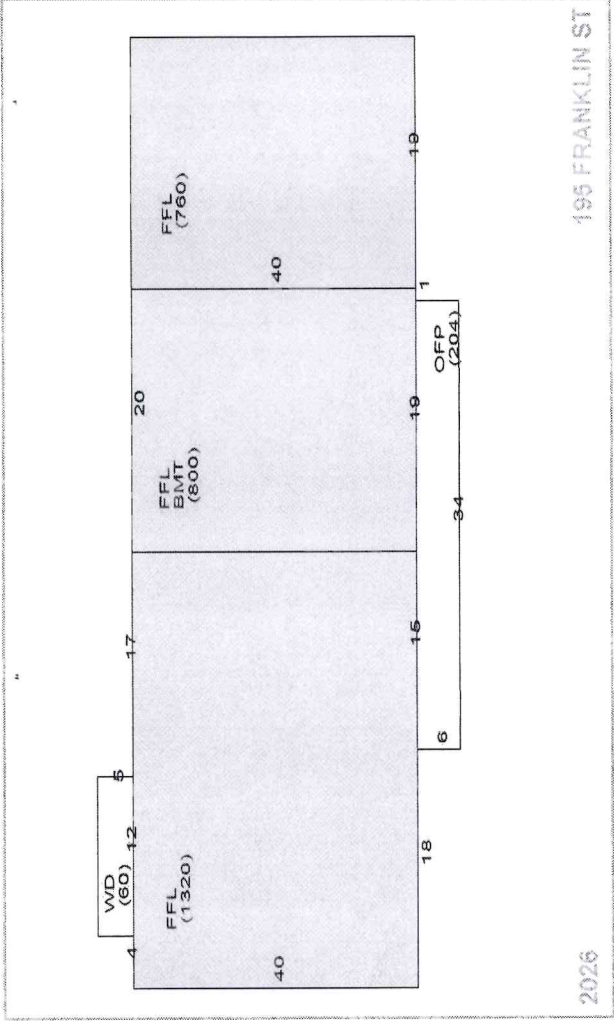
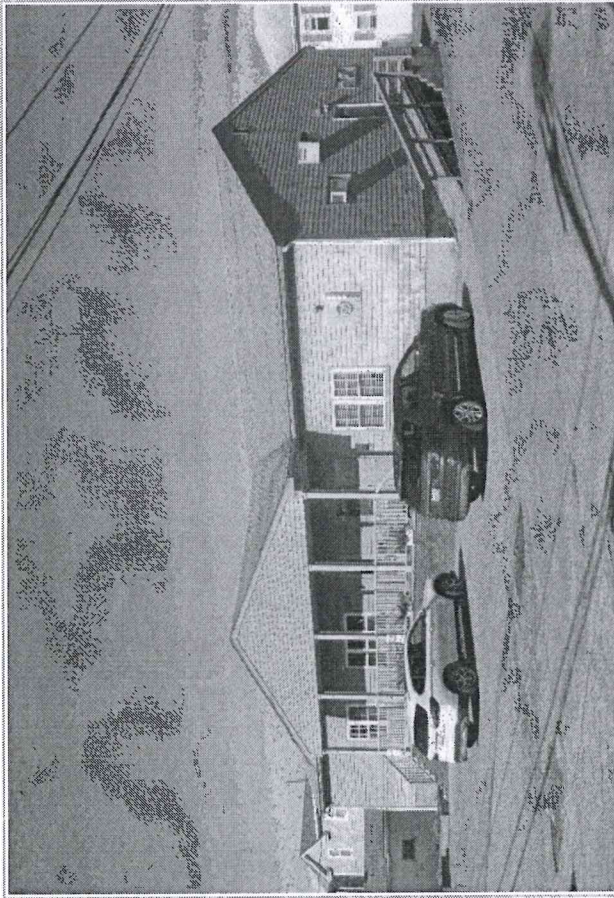
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
TURNBULL, EDWARD G.	05/12/2022	599,900	2172-136		W
KATES, HENRY E.	10/22/2002	0	924-57		
PORTUGUESE, COLONIAL SANTO CRISTO CLUB	09/28/2000	0	755-294		
CHURCH SAINT ELIZABETH OF BRISTOL	04/07/1988	0	315-201		
	01/01/1951	0	120-210		

Source > Mkt Adj Cost VAL per SQ Unit/Card > 148.38 VAL per SQ Unit/Parcel > 148.38

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
06	399,100	6,200	0.18	179,900	0	585,200
TOTAL	399,100	6,200	0.18	179,900	0	585,200

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land Value	AGR Credit	Appraised Value	Assessed Value
2025	06	399,100	6,200	0	179,900	0	585,200	585,200
2024	06	197,900	6,200	0	138,500	0	342,600	342,600
2023	06	279,500	6,200	0	138,500	0	424,200	424,200
2022	06	279,500	6,200	0	138,500	0	424,200	424,200
2021	06	258,000	6,200	0	142,800	0	407,000	407,000
2020	06	258,000	6,200	0	142,800	0	407,000	407,000



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 06 Comm 2	0.17895	AC	P	1.00	800,000	1,005,309	C13
2							
3							
4							

Inf 1 %	Inf 2 %	Inf 3 %	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
						179,900			1.00	0

Plat/Lot 023-0031-000

Account: 1696

LUC 06

Zone GB

Assessment \$585,200

Building Information

Table with columns: 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 HGT, Parking Type, EXT View, 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, Pkg A/C.

Grade

Table with columns: Grade, 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 Infl, 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

ONE NINETY FIVE FRANKLIN LOT 0032 DROPPED INTO THIS LOT BK 1494 PG 98 - NEW BOILER 12/09 EAS re shingle roof 2012 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.

Other Info.

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

Room Counts by Floor

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



195 Franklin St - 300' Radius

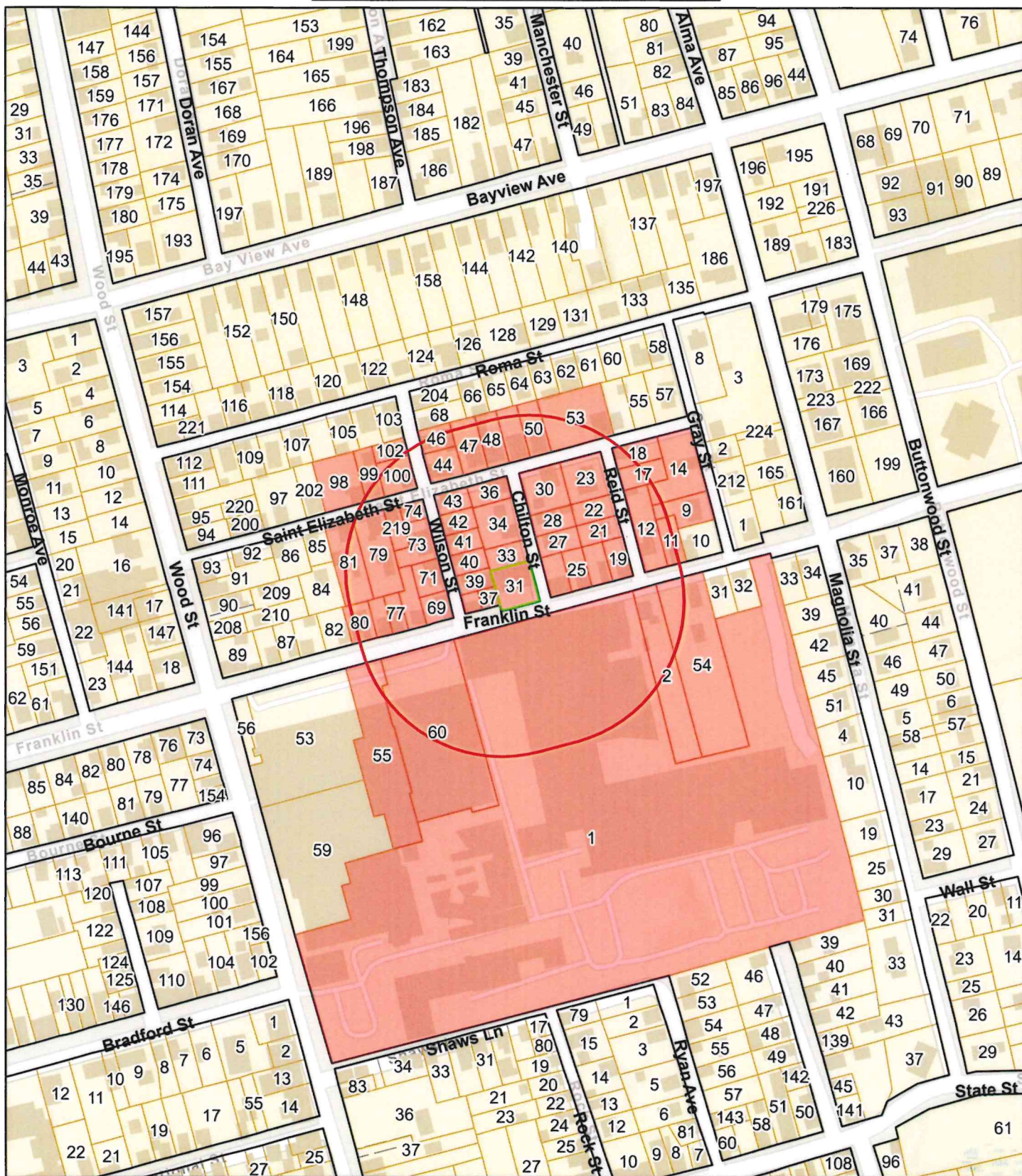
Town of Bristol, RI

1 inch = 282 Feet



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March 12, 2026



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Subject Property:

Parcel Number: 23-31
CAMA Number: 23-31
Property Address: 195 FRANKLIN ST

Mailing Address: 195 FRANKLIN ST, LLC
268 NANAQUAKET RD
TIVERTON, RI 02878

Abutters:

Parcel Number: 23-100
CAMA Number: 23-100
Property Address: 37 ST ELIZABETH ST

Mailing Address: CAMPOS, JOAO MARIA
37 ST ELIZABETH ST.
BRISTOL, RI 02809

Parcel Number: 23-102
CAMA Number: 23-102
Property Address: 15 WILSON ST

Mailing Address: AG ENTERPRISES, INC.
50 RICHMOND ST
BRISTOL, RI 02809

Parcel Number: 23-11
CAMA Number: 23-11
Property Address: 213 FRANKLIN ST

Mailing Address: GARDINER, TIMOTHY A. LORI A.
27 LISA LANE
BRISTOL, RI 02809

Parcel Number: 23-12
CAMA Number: 23-12
Property Address: 211 FRANKLIN ST

Mailing Address: VIEIRA, JOSE M. & MARIA TE
211 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 23-14
CAMA Number: 23-14
Property Address: 9 GRAY ST

Mailing Address: 9 GRAY ST LLC
9 GRAY ST
BRISTOL, RI 02809

Parcel Number: 23-17
CAMA Number: 23-17
Property Address: REID ST

Mailing Address: LABAO, MARY JANE LIFE ESTATE
LABAO, CINDY LEE
10 REID ST
BRISTOL, RI 02809

Parcel Number: 23-18
CAMA Number: 23-18
Property Address: 10 REID ST

Mailing Address: LABAO, MARY JANE LIFE ESTATE
LABAO, CINDY LEE
10 REID ST
BRISTOL, RI 02809

Parcel Number: 23-19
CAMA Number: 23-19
Property Address: 209 FRANKLIN ST

Mailing Address: RIBEIRO MARIA J LE
209 FRANKLIN ST
Bristol, RI 02809

Parcel Number: 23-20
CAMA Number: 23-20
Property Address: 175 FRANKLIN ST

Mailing Address: PEZZULLO, ZACHARY A
471 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 23-21
CAMA Number: 23-21
Property Address: 5 REID ST

Mailing Address: NAPPI, JACOB N
5 REID ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 23-219 CAMA Number: 23-219 Property Address: 34 ST ELIZABETH ST	Mailing Address: ALMEIDA JOSE F RAPOSA & HELENA S TE 7 JENNY LANE BRISTOL, RI 02809
Parcel Number: 23-22 CAMA Number: 23-22 Property Address: REID ST	Mailing Address: DUARTE, JESSICA L & RAYMOND L 10 CHILTON ST BRISTOL, RI 02809
Parcel Number: 23-23 CAMA Number: 23-23 Property Address: 9 REID ST	Mailing Address: CAROTENUTI, JASON 9 REID ST BRISTOL, RI 02809
Parcel Number: 23-25 CAMA Number: 23-25 Property Address: 205 FRANKLIN ST	Mailing Address: OLIVEIRA, MARY E, TRUSTEE, MARY E OLIVEIRA LIVING 9 FRANCESCA LN BRISTOL, RI 02809
Parcel Number: 23-26 CAMA Number: 23-26 Property Address: 2 CHILTON ST	Mailing Address: MONROE, DAVID R & MARCIA M TRUSTEES 297 CHASES LANE MIDDLETOWN, RI 02842
Parcel Number: 23-27 CAMA Number: 23-27 Property Address: 8 CHILTON ST	Mailing Address: SIMAS, PAULO & FILOMENA C LE SIMAS, SAMANTHA & ALYSSA 8 CHILTON ST BRISTOL, RI 02809
Parcel Number: 23-28 CAMA Number: 23-28 Property Address: 10 CHILTON ST	Mailing Address: DUARTE, JESSICA L. RAYMOND L. TC 10 CHILTON ST BRISTOL, RI 02809
Parcel Number: 23-30 CAMA Number: 23-30 Property Address: 58 ST ELIZABETH ST	Mailing Address: VIEIRA, ANTONIO P ERMELINDA ETUX TE 16 DEER RUN RD BRISTOL, RI 02809
Parcel Number: 23-31 CAMA Number: 23-31 Property Address: 195 FRANKLIN ST	Mailing Address: 195 FRANKLIN ST, LLC 268 NANAQUAKET RD TIVERTON, RI 02878
Parcel Number: 23-33 CAMA Number: 23-33 Property Address: 5 CHILTON ST	Mailing Address: ZEITLER, JOHN M. TRUSTEE 38 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 23-34 CAMA Number: 23-34 Property Address: 9 CHILTON ST	Mailing Address: ALMEIDA, RYAN C 9 VILLAGE LN NARRAGANSETT, RI 02882
Parcel Number: 23-36 CAMA Number: 23-36 Property Address: 6 CHILTON ST	Mailing Address: CHILTON ROMA REALTY 17 JESSICA DR BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 23-37 CAMA Number: 23-37 Property Address: 170 FRANKLIN ST	Mailing Address: BENEVIDES, CARMINA C. TRUSTEE 2 WILSON ST BRISTOL, RI 02809
Parcel Number: 23-38 CAMA Number: 23-38 Property Address: 169 FRANKLIN ST	Mailing Address: VLACO, DUANE 11 TROUT WAY WEST WAREHAM, MA 02576
Parcel Number: 23-39 CAMA Number: 23-39 Property Address: 2 WILSON ST	Mailing Address: BENEVIDES, CARMINA C. TRUSTEE 2 WILSON ST BRISTOL, RI 02809
Parcel Number: 23-40 CAMA Number: 23-40 Property Address: 4 WILSON ST	Mailing Address: BORTONE, FABIO 4 Wilson Street Bristol, RI 02809
Parcel Number: 23-41 CAMA Number: 23-41 Property Address: 6 WILSON ST	Mailing Address: SAO REALTY COMPANY 63 POND STREET SOUTH ATTLEBORO, MA 02703
Parcel Number: 23-42 CAMA Number: 23-42 Property Address: WILSON ST	Mailing Address: SAO REALTY COMPANY 63 POND ST SOUTH ATTLEBORO, MA 02703
Parcel Number: 23-43 CAMA Number: 23-43 Property Address: 46 ST ELIZABETH ST	Mailing Address: CAMERON, ROBERT D 46 ST ELIZABETH STREET BRISTOL, RI 02809
Parcel Number: 23-44 CAMA Number: 23-44 Property Address: 49 ST ELIZABETH ST	Mailing Address: MURPHY, WILLIAM H JR 8 MOUNTAIN LAUREL PA MILTON, MA 02186
Parcel Number: 23-46 CAMA Number: 23-46 Property Address: 16 WILSON ST	Mailing Address: CORY, JAMIE ROSS 16 WILSON ST BRISTOL, RI 02809
Parcel Number: 23-47 CAMA Number: 23-47 Property Address: 53 ST ELIZABETH ST	Mailing Address: PACHECO, JOHN M & ROSALIE LE PACHECO, NICOLE S etal TC 53 ST ELIZABETH ST BRISTOL, RI 02809
Parcel Number: 23-48 CAMA Number: 23-48 Property Address: 55 ST ELIZABETH ST	Mailing Address: SALZANO, NICHOLAS 55 ST. ELIZABETH ST BRISTOL, RI 02809
Parcel Number: 23-49 CAMA Number: 23-49 Property Address: 57 ST ELIZABETH ST	Mailing Address: LEB REALTY LIMITED PARTNERSHIP 150 FRANKLIN ST BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 23-50 CAMA Number: 23-50 Property Address: 59 ST ELIZABETH ST	Mailing Address: SHIYU BRISTOL, LLC 111 HORIZON DR TIVERTON, RI 02878
Parcel Number: 23-53 CAMA Number: 23-53 Property Address: 65 ST ELIZABETH ST	Mailing Address: THOW, PHILLIP B & SUSAN TE & THOW, DAVID A 1425 GREEN END AVE MIDDLETOWN, RI 02842
Parcel Number: 23-69 CAMA Number: 23-69 Property Address: 165 FRANKLIN ST	Mailing Address: FERRO, KEVIN J. 165 FRANKLIN ST BRISTOL, RI 02809
Parcel Number: 23-71 CAMA Number: 23-71 Property Address: 1 WILSON ST	Mailing Address: MACHADO REALTY, LLC 22 CENTER STREET BRISTOL, RI 02809
Parcel Number: 23-73 CAMA Number: 23-73 Property Address: 5 WILSON ST	Mailing Address: GIROLAMO, STEPHEN F. C/O DYNAMIC PROPERTY MANAGEMENT 203 WASHINGTON ST, SUITE 316 SALEM, MA 01970
Parcel Number: 23-74 CAMA Number: 23-74 Property Address: 11 WILSON ST	Mailing Address: BASILE, KEITH A 11 WILSON ST BRISTOL, RI 02809
Parcel Number: 23-75 CAMA Number: 23-75 Property Address: 163 FRANKLIN ST	Mailing Address: MEDEIROS, ANDREW J. 163 FRANKLIN STREET BRISTOL, RI 02809
Parcel Number: 23-77 CAMA Number: 23-77 Property Address: 161 FRANKLIN ST	Mailing Address: MONIZ, NELSON J. 2 BORGES ST BRISTOL, RI 02809
Parcel Number: 23-78 CAMA Number: 23-78-007 Property Address: 159 FRANKLIN ST	Mailing Address: RODRIGUES, JOYCE C. 209 HOPE ST BRISTOL, RI 02809
Parcel Number: 23-78 CAMA Number: 23-78-008 Property Address: 159 FRANKLIN ST	Mailing Address: FILIPE, JOAO A. MARIA F. 159 FRANKLIN ST UNIT 8C BRISTOL, RI 02809
Parcel Number: 23-79 CAMA Number: 23-79 Property Address: 32 ST ELIZABETH ST	Mailing Address: ROBERTS, MELANIE F. (1/3) ROBERTS, FRANCES & DEAN 32 ST ELIZABETH ST BRISTOL, RI 02809
Parcel Number: 23-80 CAMA Number: 23-80-001 Property Address: 155 FRANKLIN ST	Mailing Address: HOLTER, DUNCAN 155 FRANKLIN ST, UNIT 1F BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 23-80 CAMA Number: 23-80-002 Property Address: 155 FRANKLIN ST	Mailing Address: SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 1808 MAIN RD TIVERTON, RI 02878
Parcel Number: 23-80 CAMA Number: 23-80-003 Property Address: 155 FRANKLIN ST	Mailing Address: RODRIGUES, JOYCE C. 209 HOPE ST BRISTOL, RI 02809
Parcel Number: 23-80 CAMA Number: 23-80-004 Property Address: 155 FRANKLIN ST	Mailing Address: GARCIA, GILBERT 155 FRANKLIN ST, UNIT 4R BRISTOL, RI 02809
Parcel Number: 23-80 CAMA Number: 23-80-005 Property Address: 155 FRANKLIN ST	Mailing Address: SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 1808 MAIN RD TIVERTON, RI 02878
Parcel Number: 23-80 CAMA Number: 23-80-006 Property Address: 155 FRANKLIN ST	Mailing Address: SULLIVAN, RYAN V. & ZWERGEL, ZACHARY A. & APRILE, LUKE R. TC 155 FRANKLIN ST, UNIT 6R BRISTOL, RI 02809
Parcel Number: 23-81 CAMA Number: 23-81 Property Address: 26 ST ELIZABETH ST	Mailing Address: SHIYU BRISTOL, LLC 111 HORIZON DR TIVERTON, RI 02878
Parcel Number: 23-9 CAMA Number: 23-9 Property Address: 7 GRAY ST	Mailing Address: CABRAL, KEVIN J 7 GRAY ST BRISTOL, RI 02809
Parcel Number: 23-98 CAMA Number: 23-98 Property Address: 29 ST ELIZABETH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 23-99 CAMA Number: 23-99 Property Address: 33 ST ELIZABETH ST	Mailing Address: PESTANA, CANDIDA FREITAS & HUGO TE 33 ST ELIZABETH ST BRISTOL, RI 02809
Parcel Number: 29-1 CAMA Number: 29-1-010 Property Address: 500 WOOD ST	Mailing Address: UNITY PARK LLC 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 29-1 CAMA Number: 29-1-020 Property Address: 500 WOOD ST	Mailing Address: BRISTOL PROPERTIES ASSOC LLC 1 GRACIE TERRACE APT. 11D NEW YORK, NY 10028
Parcel Number: 29-1 CAMA Number: 29-1-021 Property Address: 500 WOOD ST	Mailing Address: UNITY PARK LLC 99 TUPELO ST BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 29-1
CAMA Number: 29-1-030
Property Address: 500 WOOD ST

Mailing Address: UNITY PARK LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 29-1
CAMA Number: 29-1-045
Property Address: 500 WOOD ST

Mailing Address: 23-33 BROADCOMMON LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 29-2
CAMA Number: 29-2
Property Address: 208 FRANKLIN ST

Mailing Address: MARTINS, ANTONIO A. TRUSTEE
ANTONIO A. MARTINS REV LIV TR
208 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 29-54
CAMA Number: 29-54
Property Address: 214 FRANKLIN ST

Mailing Address: 214 FRANKLIN LLC
99 TUPELO ST
BRISTOL, RI 02809

Parcel Number: 29-55
CAMA Number: 29-55
Property Address: 160 FRANKLIN ST

Mailing Address: ELDER CARE TWO, INC.
160 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 29-60
CAMA Number: 29-60
Property Address: 160 FRANKLIN ST

Mailing Address: BRISTOL ASSISTED LIVING, LP C/O
FRANKLIN COURT ASSIST LIV
180 FRANKLIN ST
BRISTOL, RI 02809



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195 FRANKLIN ST, LLC
268 NANAQUAKET RD
TIVERTON, RI 02878

BRISTOL ASSISTED LIVING,
C/O FRANKLIN COURT ASSIST
180 FRANKLIN ST
BRISTOL, RI 02809

ELDER CARE TWO, INC.
160 FRANKLIN ST
BRISTOL, RI 02809

214 FRANKLIN LLC
99 TUPELO ST
BRISTOL, RI 02809

BRISTOL PROPERTIES ASSOC
1 GRACIE TERRACE APT. 11D
NEW YORK, NY 10028

FERRO, KEVIN J.
165 FRANKLIN ST
BRISTOL, RI 02809

23-33 BROADCOMMON LLC
99 TUPELO ST
BRISTOL, RI 02809

CABRAL, KEVIN J
7 GRAY ST
BRISTOL, RI 02809

FILIPE, JOAO A.
MARIA F.
159 FRANKLIN ST UNIT 8C
BRISTOL, RI 02809

9 GRAY ST LLC
9 GRAY ST
BRISTOL, RI 02809

CAMERON, ROBERT D
46 ST ELIZABETH STREET
BRISTOL, RI 02809

GARCIA, GILBERT
155 FRANKLIN ST, UNIT 4R
BRISTOL, RI 02809

AG ENTERPRISES, INC.
50 RICHMOND ST
BRISTOL, RI 02809

CAMPOS, JOAO
MARIA
37 ST ELIZABETH ST.
BRISTOL, RI 02809

GARDINER, TIMOTHY A.
LORI A.
27 LISA LANE
BRISTOL, RI 02809

ALMEIDA JOSE F RAPOSA &
HELENA S TE
7 JENNY LANE
BRISTOL, RI 02809

CAROTENUTI, JASON
9 REID ST
BRISTOL, RI 02809

GIROLAMO, STEPHEN F.
C/O DYNAMIC PROPERTY
MANAGEMENT
203 WASHINGTON ST, SUITE 316
SALEM, MA 01970

ALMEIDA, RYAN C
9 VILLAGE LN
NARRAGANSETT, RI 02882

CHILTON ROMA REALTY
17 JESSICA DR
BRISTOL, RI 02809

HOLTER, DUNCAN
155 FRANKLIN ST, UNIT 1F
BRISTOL, RI 02809

BASILE, KEITH A
11 WILSON ST
BRISTOL, RI 02809

CORY, JAMIE ROSS
16 WILSON ST
BRISTOL, RI 02809

LABAO, MARY JANE LIFE EST
LABAO, CINDY LEE
10 REID ST
BRISTOL, RI 02809

BENEVIDES, CARMINA C. TRU
2 WILSON ST
BRISTOL, RI 02809

DUARTE, JESSICA L & RAYMO
10 CHILTON ST
BRISTOL, RI 02809

LEB REALTY LIMITED PARTNE
150 FRANKLIN ST
BRISTOL, RI 02809

BORTONE, FABIO
4 Wilson Street
Bristol, RI 02809

DUARTE, JESSICA L.
RAYMOND L. TC
10 CHILTON ST
BRISTOL, RI 02809

MACHADO REALTY, LLC
22 CENTER STREET
BRISTOL, RI 02809

MARTINS, ANTONIO A. TRUST
ANTONIO A. MARTINS REV LI
208 FRANKLIN ST
BRISTOL, RI 02809

PEZZULLO, ZACHARY A
471 METACOM AVE
BRISTOL, RI 02809

SULLIVAN, RYAN V. & ZWERG
APRILE, LUKE R. TC
1808 MAIN RD
TIVERTON, RI 02878

MEDEIROS, ANDREW J.
163 FRANKLIN STREET
BRISTOL, RI 02809

RIBEIRO MARIA J LE
209 FRANKLIN ST
Bristol, RI 02809

THOW, PHILLIP B & SUSAN T
THOW, DAVID A
1425 GREEN END AVE
MIDDLETOWN, RI 02842

MONIZ, NELSON J.
2 BORGES ST
BRISTOL, RI 02809

ROBERTS, MELANIE F. (1/3)
32 ST ELIZABETH ST
BRISTOL, RI 02809

UNITY PARK LLC
99 TUPELO ST
BRISTOL, RI 02809

MONROE, DAVID R &
MARCIA M TRUSTEES
297 CHASES LANE
MIDDLETOWN, RI 02842

RODRIGUES, JOYCE C.
209 HOPE ST
BRISTOL, RI 02809

VIEIRA, ANTONIO P
ERMELINDA ETUX TE
16 DEER RUN RD
BRISTOL, RI 02809

MURPHY, WILLIAM H JR
8 MOUNTAIN LAUREL PA
MILTON, MA 02186

SALZANO, NICHOLAS
55 ST. ELIZABETH ST
BRISTOL, RI 02809

VIEIRA, JOSE M. & MARIA T
211 FRANKLIN ST
BRISTOL, RI 02809

NAPPI, JACOB N
5 REID ST
BRISTOL, RI 02809

SAO REALTY COMPANY
63 POND ST
SOUTH ATTLEBORO, MA 02703

VLACO, DUANE
11 TROUT WAY
WEST WAREHAM, MA 02576

NUNES INVESTMENTS, LLC
81 CHESTNUT ST
BRISTOL, RI 02809

SAO REALTY COMPANY
63 POND STREET
SOUTH ATTLEBORO, MA 02703

ZEITLER, JOHN M. TRUSTEE
38 KING PHILLIP AVE
BRISTOL, RI 02809

OLIVEIRA, MARY E, TRUSTEE
9 FRANCESCA LN
BRISTOL, RI 02809

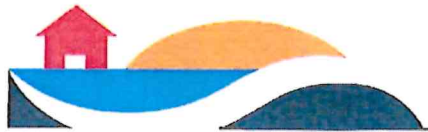
SHIYU BRISTOL, LLC
111 HORIZON DR
TIVERTON, RI 02878

PACHECO, JOHN M & ROSALIE
PACHECO, NICOLE S etal TC
53 ST ELIZABETH ST
BRISTOL, RI 02809

SIMAS, PAULO & FILOMENA C
SIMAS, SAMANTHA & ALYSSA
8 CHILTON ST
BRISTOL, RI 02809

PESTANA, CANDIDA FREITAS
33 ST ELIZABETH ST
BRISTOL, RI 02809

SULLIVAN, RYAN V. & ZWERG
APRILE, LUKE R. TC
155 FRANKLIN ST, UNIT 6R
BRISTOL, RI 02809



EAST BAY COMMUNITY
DEVELOPMENT CORPORATION

TOWN OF BRISTOL
COMMUNITY DEV.

2026 APR 22 PM 12: 23

150 Franklin Street
Bristol, RI 02809
Phone: 401-253-2080
Fax: 401-253-6997

April 21, 2026

Diane Mederos
Executive Director

Board of Directors Town of Bristol
Denise Asciola Zoning Board of Review
President Bristol Town Hall
Catherine Tattrie 10 Court Street
Vice President Bristol, RI 02809

Mary Moreira
Secretary

Vicky White
Treasurer

Bette Walpole

Russ Mello

Josue Canario

Aida Cabral

Kathy Bazinet

Edward Stuart Jr

Dear Board Members:

As Executive Director of East Bay Community Development Corp., I am writing to express concern over the application of The Franklin, LLC for a Dimensional Variance to add 24 outdoor dining seats to the property at 195 Franklin Street. With over 180 apartments at Franklin Court Independent Living and Franklin Court Assisted Living and with a number of our residents operating and needing to park motor vehicles, space is very limited both in our lot and off street in the Franklin Street neighborhood. During the day our lot is monitored and restricted to residents of our property, but this is not always possible in the evening hours.

It is likely that some of those currently frequenting the restaurant are parking in our lot causing our residents to look for other options, which are limited at best. If the owner of the establishment has a plan to locate the patrons' vehicles to an off-site location this would help with the situation. But without a plan for parking, the motor vehicles of an additional 24 more patrons looking for a place to park would likely exacerbate an already difficult situation.

Thank you for your consideration of our concerns.

Very truly yours,

Diane C. Mederos
Executive Director
East Bay Community Development Corp

Ed Tanner

From: Carmina Benevide
Sent: Tuesday, April 7, 2026 3:11 PM
To: Ed Tanner
Subject: Fw: Zoning ordinances

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Tuesday, April 7, 2026, 3:05 PM, Carmina Benevides <carmina@carminabenevide.com> wrote:

Good afternoon Mr. Tanner. I sent you an email last week about the The Franklin applying for an ordinance to allow to serve outside I strongly oppose this as the parking situation on the street is beyond terrible and I strongly object as there is no parking due to where this location is.. I feel it would impact my business as parking is very big issue and would impact my business very negatively. I was hoping to attend the meeting today but I am currently away. Thank you

Sent from Yahoo Mail for iPhone

On Tuesday, March 31, 2026, 10:10 AM, Carmina Benevides <carmina@carminabenevide.com> wrote:

Good morning Ed. Just received a notice for a zoning request from about a request from the Franklin taking place on 4/6 and I'll be away. I have concerns as of the parking situation on the st is terrible at the moment and would adversely affect my business not to mention a safety issue as people driving up and down Franklin drive pretty fast. Wondering if you could give a call
ank you Carmina Benevides



Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-12**

APPLICANT: Coleen Cavanaugh and King To

LOCATION: 26 Brookwood Road

PLAT: 79 LOT: 500 ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct an approximate 30ft. x 30ft. garden fence enclosure at a height of 6 feet, portions of which exceed the maximum height for a fence within the front yard 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 install a 30' x 30' garden enclosure consisting of six foot high wire fencing with wood framing, portion of which would be located within the front yard on this corner lot. This property is located on the northerly side of Fales Road and the easterly side of Brookwood Road. Please note that the fencing that is the subject of this application has been previously installed by the applicant after receiving a permit from the Town in October 2025. The installation of this fence was the subject of an appeal by a neighboring property owner that was heard before the Board on March 2, 2026 (File # ZAPL 25-1). At that time the Board granted the appeal and found that the fence in question had been installed in violation of the zoning ordinance, as it was at a height of greater than four feet within the front yard. The property owners are now requesting a dimensional variance to keep the fence at its existing location and height.

The fence enclosure has been installed around an existing vegetable garden that is located on the southerly Fales Road side of the property. The enclosure is constructed of wood framing with black wire fencing material. Previously, the property owners had a four foot high fence enclosure in this area, but as noted in the variance application narrative, the extra height is now being requested in order to keep deer from entering the garden area. The applicant has noted that the fence enclosure is located approximately 19 feet from the edge of the street pavement at Fales Road. The actual property line is located approximately 12 feet from the edge of pavement. Thus, the fence enclosure extends to within approximately 7 feet of the Fales Road property line and approximately 23 feet of the structure is located within the front yard at Fales Road. Section 28-146(b)(1) of the zoning ordinance permits fences within the front yard to a maximum height of four feet.

 4/28/2026

Edward M. Tanner, Zoning Officer



26 Brookwood Road

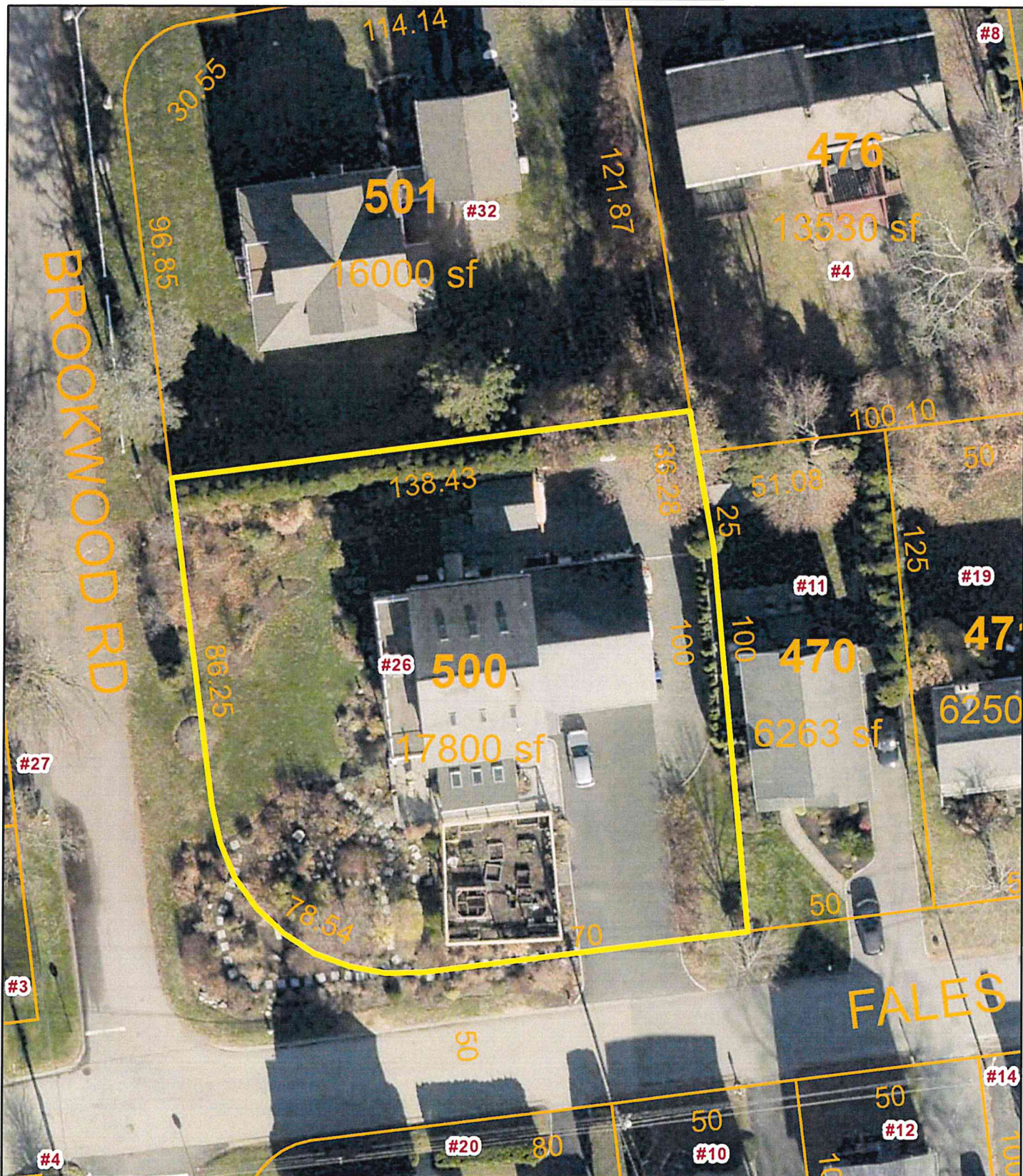
Town of Bristol, RI

1 inch = 36 Feet



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April 28, 2026



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Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-16**

APPLICANT: Patrick M. Brogen

LOCATION: 146 Sunrise Drive

PLAT: 151

LOT: 117

ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:


Construct an 11ft. 8in. x 20ft. accessory storage building structure with less than the required side yard and less than the required front yard 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.

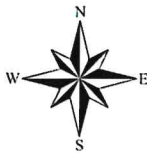
FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is proposing to construct an 11'8" x 20' accessory storage building structure at this property located on the southerly side of Sunrise Drive and the westerly side of Cedar Drive. The proposed structure would be located in the northwesterly corner of the property at the location of an existing carport structure. The existing carport consists of an open pitched roof supported by columns above a concrete slab. The applicant proposes to remove the carport structure and to construct the storage building in its place on the existing concrete slab. As proposed, the storage building structure would be located approximately 15 feet from the front property line at Sunrise Drive, and approximately 5 feet from the westerly side property line. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zone. The zoning ordinance also requires a minimum 6 foot side yard setback for accessory structures in residential zones.



 4/29/2026

 Edward M. Tanner, Zoning Officer



146 Sunrise Drive

Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

April 29, 2026



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Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-17**

APPLICANT: David Butera

LOCATION: 133.5 Ferry Road

PLAT: 165

LOT: 4

ZONE: Residential R-40

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:

Construct a 26ft. x 38ft. accessory garage / accessory dwelling unit (ADU) structure at a size and height greater than permitted for accessory structures in the Residential R-40 zoning district.

COMPREHENSIVE PLAN REVIEW:

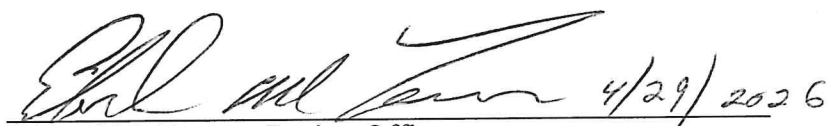
As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

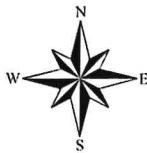
FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting dimensional variances to construct a new accessory garage / accessory dwelling unit structure at this property located on the westerly side of Ferry Road. This property is an undeveloped waterfront parcel containing approximately 1.09 acres of lot area. Recall that in July 2019, the Board approved dimensional variances (File #2019-26) for the creation of this lot with less than the required lot frontage and less than the required lot width for the R-40 zoning district. The applicant was also before the Board in July 2025 (File #2025-22) to construct a new single-family dwelling and accessory structure with less than the required side yard. That application was denied by the Board.

The applicant now proposes construction of a two-story accessory garage structure with an ADU above. This structure would measure 26ft. x 38ft. in size with a three car garage on the first floor and a one bedroom ADU on the second floor. Plans submitted with this application also show a small deck off the second floor. The overall size of the structure would exceed the 26' x 28' maximum size permitted for an accessory structure in the R-40 zone. The proposed accessory structure would also have a height of 22.5 feet from grade to the peak of the roof. The zoning ordinance permits accessory structures to a maximum height of 20 feet in the R-40 zone.

The applicant has applied for and received approval of a building permit application to construct a new single-family dwelling on this lot. The new dwelling was designed to be in conformance with zoning requirements. As this property contains more than 20,000 square feet of lot area, an ADU is permitted by right within a new structure per state law and Section 28-151 of the zoning ordinance. Although the ADU is a permitted use, the proposed accessory structure is subject to all applicable dimensional requirements of the zoning ordinance.


 Edward M. Tanner, Zoning Officer



133.5 Ferry Road

Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

April 29, 2026



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Town of Bristol, Rhode Island Zoning Board of Review

STAFF REPORT FOR:

FILE NO. 2026-18

APPLICANT: Victoria Silva / Novel Pour
 LOCATION: 674 Hope Street
 PLAT: 13 LOT: 17 ZONE: Residential R-6

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Convert an existing nonconforming retail / art studio use to a nonconforming retail bookstore / café service business use within a residential zoning district.


COMPREHENSIVE PLAN REVIEW:

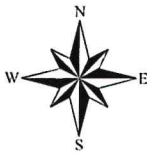
As this application is for a special use permit, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC reviewed this proposal with the applicant at a meeting on April 22, 2026. The TRC voted to recommend approval of the proposed bookstore / café use at this location (see attached memorandum from Diane Williamson).

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a special use permit to operate a retail bookstore and café (to be named Novel Pour) within an existing nonconforming commercial storefront located in a residential zoning district. This property is located on the easterly side of Hope Street and the southerly side of Franklin Street within the R-6 zone. The building on this property is a two to three-story mixed-use structure with commercial space on the first floor and residential dwelling units above. The commercial spaces have historically been occupied by a variety of retail, service business, and professional office uses.

The applicant is proposing to convert the middle commercial space (located between the existing hair salon and the law office) on the first floor into a retail book store that will also operate as a café selling food items and drinks. Drink items would include coffee based drinks; and possibly alcohol, if the Bristol Town Council grants the applicant a liquor license. This commercial unit is relatively small with approximately 420 square feet of public space. The storefront was most recently occupied by a retail art studio, with prior uses being a real estate office and antique store. Section 28-218 of the zoning ordinance regulates buildings and structures that are nonconforming by use. This ordinance requires that within residential zones, a nonconforming use may be changed to another nonconforming use within the same category of the permitted use table, or it may be changed to another use via special use permit. There are no specific standards for this type of special use, however Section 218(8)a. does require the Board to make a determination that the proposed use is more in conformity to the permitted uses in the zoning district for which the property is located. In addition, the general standards for a special use permit found in Section 28-409(c)(2) apply.


 Edward M. Tanner, Zoning Officer 4/29/2026



674-676 Hope Street

Town of Bristol, RI

1 inch = 36 Feet



www.cai-tech.com

April 29, 2026



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Town of Bristol, Rhode Island

Department of Community Development

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

April 22, 2026

TO: Zoning Board

FROM: Diane M. Williamson, Administrative Officer

RE: **Novel Pour**
Special Use Permit ZBR-26-18

The TRC met to review the above application and unanimously passed a motion to recommend approval of the Special Use Permit.



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-19**

APPLICANT: Donald F. Clukies

LOCATION: Wilcox Street

PLAT: 133

LOT: 44

ZONE: Residential R-15

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Construct a 25ft. x 60ft. single-family dwelling at a height greater than 25 feet above grade within the flood zone.

COMPREHENSIVE PLAN REVIEW:

As this application is for a special use permit, it requires 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 April 22, 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:

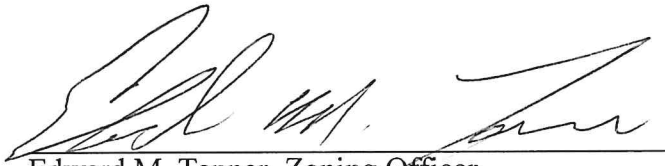
The applicant is requesting a special use permit to construct a new single-family dwelling on an undeveloped waterfront lot located on the easterly side of Wilcox Street. The property consists of a legal nonconforming lot (see attached zoning certificate) containing approximately 7,855 square feet of lot area (per survey plan). The house location plans submitted with this application depict the proposed structure to be in compliance with applicable zoning setbacks for this nonconforming lot.

This property is located within a mapped AE 14 flood zone as determined by FEMA. As such, the new proposed dwelling must be designed to meet current flood zone requirements. The proposed structure will have parking and storage on the lower level with living space on the upper two levels to conform to building requirements for coastal flood zones. The proposed dwelling would have an overall height of approximately 40 feet above existing grade. The zoning ordinance permits principal structures to a maximum height of 35 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 54 feet above existing grade and it would still be in compliance with zoning ordinance building height limits.

EMT

Although no dimensional variance for building height is required for the proposed structure, the 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 principal 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 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 (3) requiring that the minimum front yard setback be the average of parcels within 250 feet on the same side of the street. 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 April 22, 2026 to review this application. At that meeting it was noted that the ordinance requires the dwelling to be located at the average front setback of other structures on the same side of the street. TRC members agreed that the front setback standard is not applicable to this property, as the majority of buildings on this side of the street are located closer to the Kickemuit River shoreline.

 4/29/2026
Edward M. Tanner, Zoning Officer



Wilcox Street, Plat 133, Lot 44

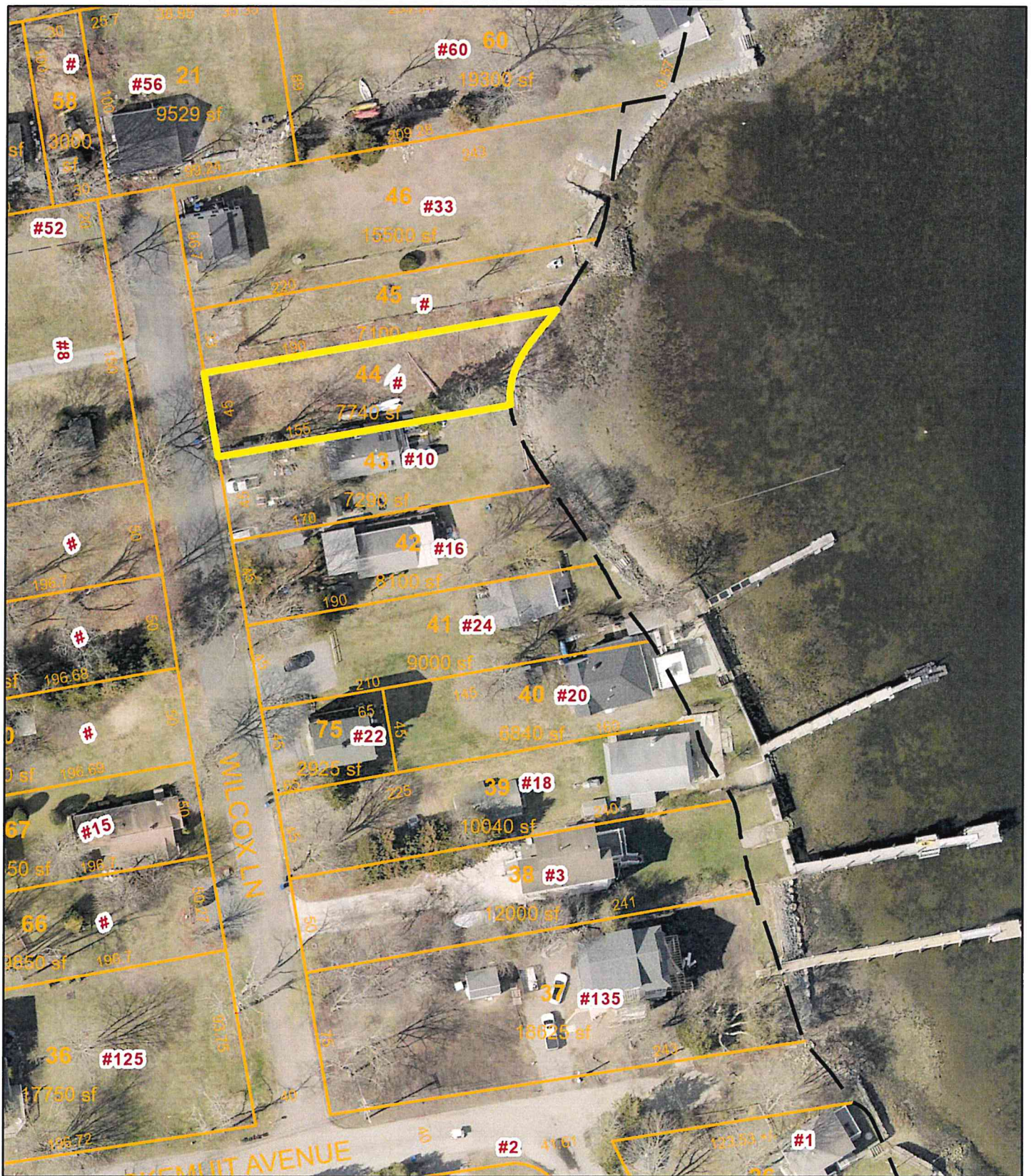
Town of Bristol, RI

1 inch = 71 Feet



www.cai-tech.com

April 29, 2026



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Town of Bristol, Rhode Island

Department of Community Development

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

April 22, 2026

TO: Zoning Board
FROM: Diane M. Williamson, Administrative Officer

**RE: Donald Clukies
Special Use Permit ZBR-26-19**

The TRC met to review the above application and unanimously passed a motion to recommend approval of the Special Use Permit.

Relative to Standard 3 of the Special Use Permit standards, the TRC noted that this front setback standard is not applicable since the majority of the parcels within 250' of the subject property appear to have buildings that are sited much closer to the shoreline.



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

Zoning Certificate

June 5, 2025

TO: WHOM IT MAY CONCERN

RE: Wilcox Street
Assessor's Plat 133, Lot 44
Zoned Residential R-15

According to Tax Assessor's records, the lot referenced above is currently owned by the Manuel V. Peixoto Trust-2009. This lot is a vacant parcel located on the easterly side of Wilcox Street. The parcel contains approximately 7,740 square feet of land; and it was created in 1937 via recorded subdivision plan. This property lacks the required lot area, lot frontage, and lot width for the R-15 zoning district. However, lot 44 is considered a legal nonconforming single lot of record as it was created prior to adoption of Bristol's Zoning Ordinance. **Lot 44 is a buildable lot** and may be improved with a single-family dwelling.

Any construction on lot 44 would be required to connect to public water and sewer and to conform to the following minimum construction setbacks and dimensional requirements:

- Minimum Front Yard Setback: 20 feet*
- Minimum Rear Yard Setback: 20 feet*
- Minimum Side Yard Setbacks: 10 feet*
- Maximum Lot Coverage by Structures: 38 percent*

*per Section 28-221(a)(2)b. of Bristol's Zoning Ordinance and R.I.G.L. §45-24-38

Reference is also made to Section 28-221(a) of Bristol's Zoning Ordinance for additional building and site design requirements for single lots of record.

This property is a waterfront parcel adjacent to the Kickemuit River, and it appears to be located within a mapped FEMA flood zone. As such, any construction on lot 44 would be required to meet applicable building and zoning regulations for development in the flood zone. In addition, any activity adjacent to the coastline would require permitting from the Rhode Island Coastal Resources Management Council.

This determination may be appealed to the Zoning Board in accordance with the provisions of Section 28-410 of the *Zoning Ordinance* within 20 days of the date of this document.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

cc: Tax Assessor



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-20**

APPLICANT: Richard Gayer

LOCATION: 54 Coggeshall Avenue

PLAT: 148

LOT: 14

ZONE: Residential R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

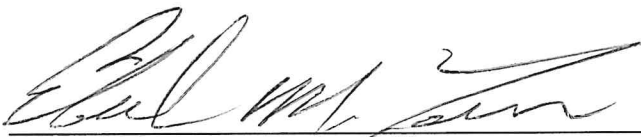
Demolish an existing single-family dwelling and construct a new 40ft. x 40ft. single-family dwelling with less than the required front yard on a corner lot.

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 demolish an existing single-family dwelling and to construct a new dwelling in its place at this property located on the westerly side of Coggeshall Avenue and the northerly side of Platt Street. The proposed dwelling would be located partially within the front yard setback from Platt Street at a location that is similar to the existing dwelling. As proposed, the new dwelling would be located approximately 14.8 feet from the Platt Street property line. Much of the existing dwelling is currently located at that distance from Platt Street, with a portion of the structure extending to within 8.5 feet of the property line. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zone. However, as a nonconforming lot with 8,990 square feet of lot area, setbacks may be reduced to 90% of zoning requirements per Section 28-221(a)(2)b. of the zoning ordinance. Thus, the minimum required front yard setback for this property is 27 feet and 12.2 feet of relief is required. All other dimensional requirements for this proposal appear to be met.


Edward M. Tanner, Zoning Officer 4/29/2026



54 Coggeshall Avenue

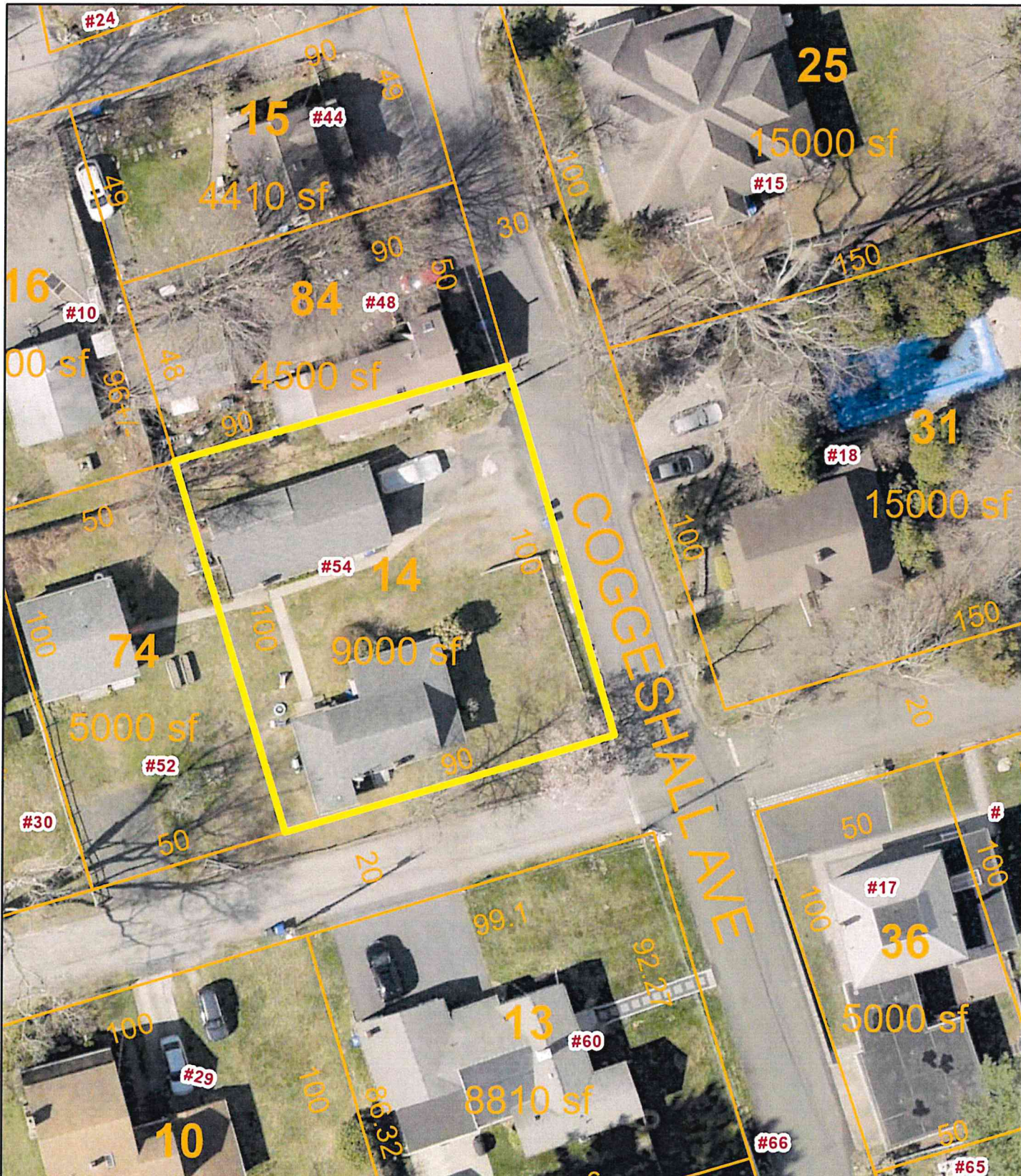
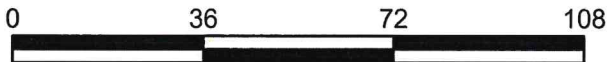
Town of Bristol, RI

1 inch = 36 Feet



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April 29, 2026



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Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-12

26 Brookwood Road 79 500

March 13, 2026

Applicant	
Name of Applicant	Colleen Cavanaugh / King To
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
	26 Brookwood Road	79	500

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: fence enclosure
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	900 feet
Width in Feet	36.7 feet
Length in Feet	28.5 feet
Height Above Grade	6 feet
Number of Stories	0

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	2 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Section 28-146(b)(1). Height of fence within front yard on a corner lot.

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

After receiving permit in nov 2025, a garden enclosure was built to keep out deer. Neighbor's appeal was granted and a committee ruled to bring 6 foot fence to 4 feet. Fence had been built after permit issued. Cost of 10,000. Request variance to have remain as is. (see attached, provided narrative)

Existing Lot Specifications

Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	17,800
Lot Frontage	138
Lot Depth	100

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
------------	-----------------	-------------------------------------

Dear Members of the Bristol Zoning Committee,

I am requesting a variance for an existing garden enclosure at 26 Brookwood Road in Bristol.

After applying for and receiving a permit in November 2025, a garden enclosure was built. The enclosure was built to keep out deer. Deer had jumped over a previous three foot fence and destroyed most of the vegetables (tomatoes, squash, carrots, beets..) as well as pollinator plants within the fenced area. A six foot high fence was built to deter the deer.

One neighbor appealed this permit and the appeal was granted based on the zoning laws. The fence "partially obstructed their view." This enclosure is **open frame**. No other neighbors have objected. Unfortunately the permit issued was not in keeping with the city's zoning laws. This may have been because this is more of a garden enclosure than a fence. The committee ruled to reduce the height of the enclosure to four feet in keeping with zoning laws. Four feet will not deter the deer. The work on this project had been completed in December after the permit was granted and the approximate cost of the project was \$10,000.

We are requesting a variance so that we can keep the garden enclosure in place.

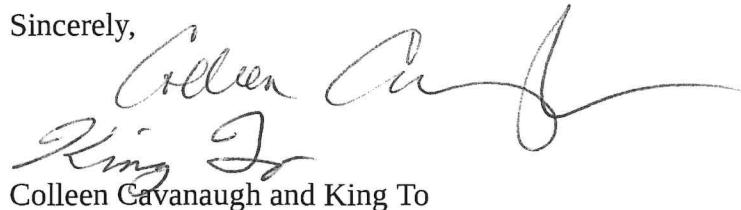
This enclosure is in the same footprint of a previous three foot high enclosure surrounding a vegetable garden. **The new enclosure is a custom-built, open-frame, decorative and protective garden enclosure that is aesthetically pleasing with straight lines and see through black welded wire. It is constructed with open wire panels to maintain visibility and neighborhood character. It is not privacy fencing, not a solid wall panel and not opaque. It is designed for plant protection and architectural continuity.** This garden enclosure is six feet high to keep out deer. There are wooden beams every 5 1/2 to 7 feet. Most of the structure is of black welded wire 2"x4" and 1'x1' which can easily be seen through. There is 6 inches of wire beneath the enclosure to keep out rabbits. The enclosure will weather to a pleasing grey color which will blend into the neighborhood.

I have been a Master Gardener since 2020. I have arranged raised beds for vegetables within the enclosure and have already transferred vulnerable pollinator plants to within the enclosure. Of note, I planted a large pollinator garden on the property in 2020 by adding enriched soil and planting native plants. There is a thriving bee and butterfly population there now. Most neighbors would agree that the yard visually enhances the neighborhood. In the past, neighborhood children have enjoyed picking carrots and snow peas from the garden.

We have attached a drawing to scale of our property and the garden enclosure as well as photos of the garden.

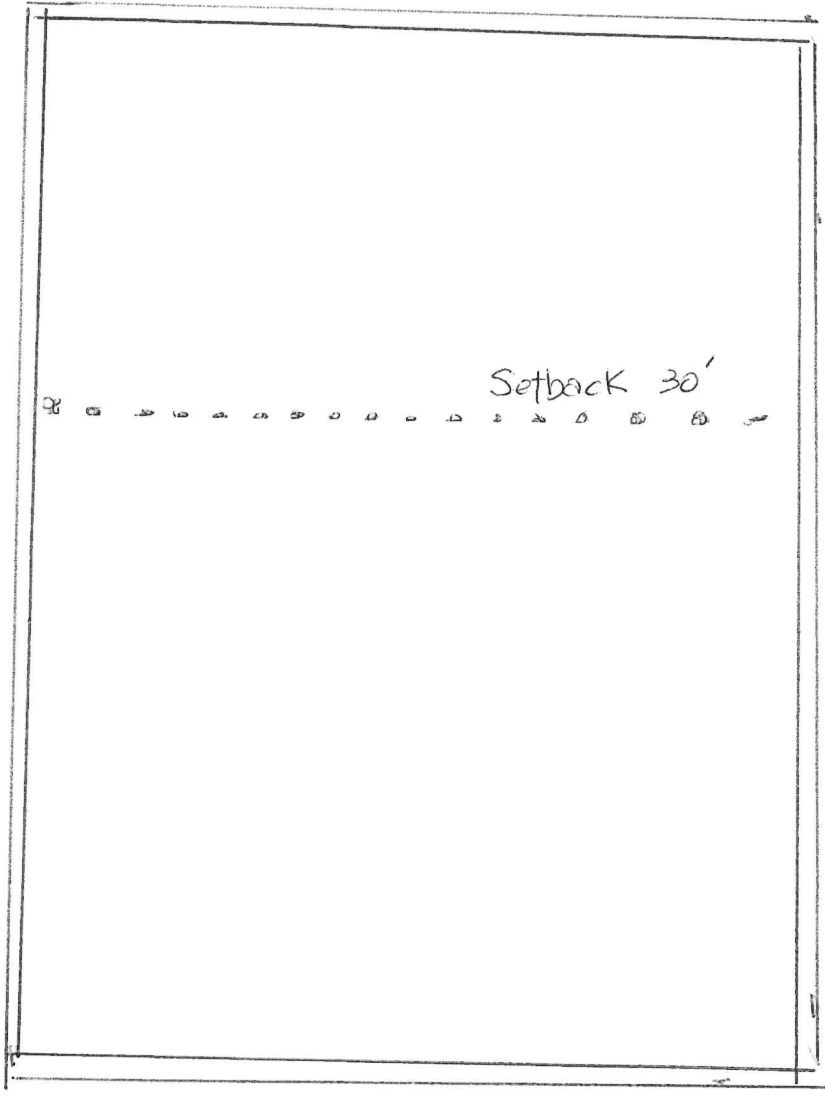
Thank you for your consideration.

Sincerely,



Colleen Cavanaugh and King To

26 BROOKWOOD RD
HOUSE



BROOKWOOD

DRIVEWAY

PROPERTY LINE 12'

Scale 1" = 6.67'

FILES









Plat/Lot 079-0500-000

Account: 4759

LUC 27

Zone R-10

Assessment

\$1,286,000

Owner Account #: 20-1675-00

Owner	% Owned
Owner 1 TO, KING W. TRUSTEE	
Owner 2	
Owner 3	

Address 26 BROOKWOOD RD, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
TO, KING W.	10/02/2024	0	2259-128		W
ESTATE OF CAROLINE SEQUINO	01/27/2010	0	1523-178	D	A
ESTATE OF WILLIAM SEQUINO	01/27/2010	275,000	1523-175		A

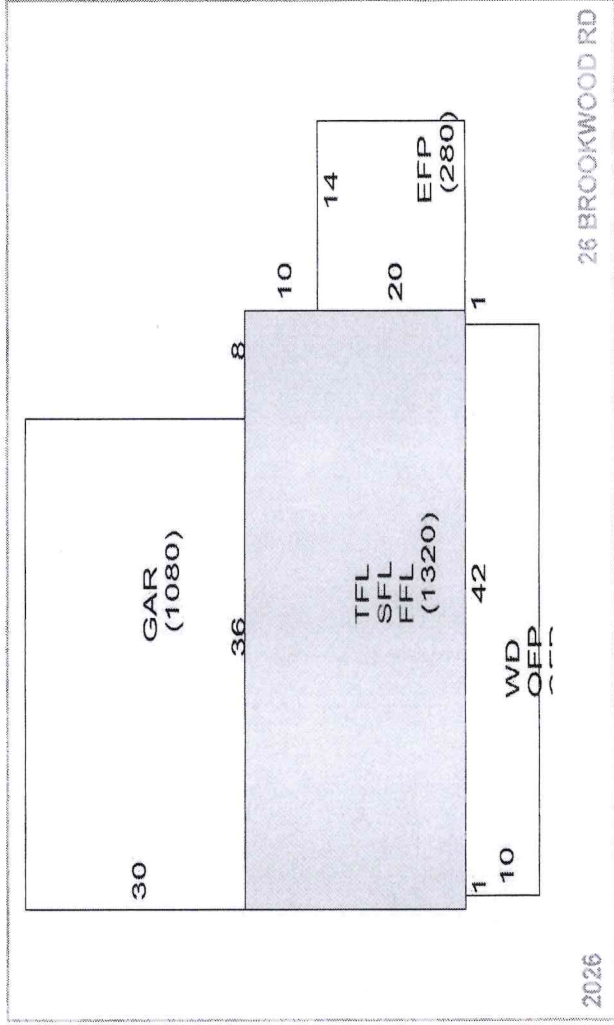
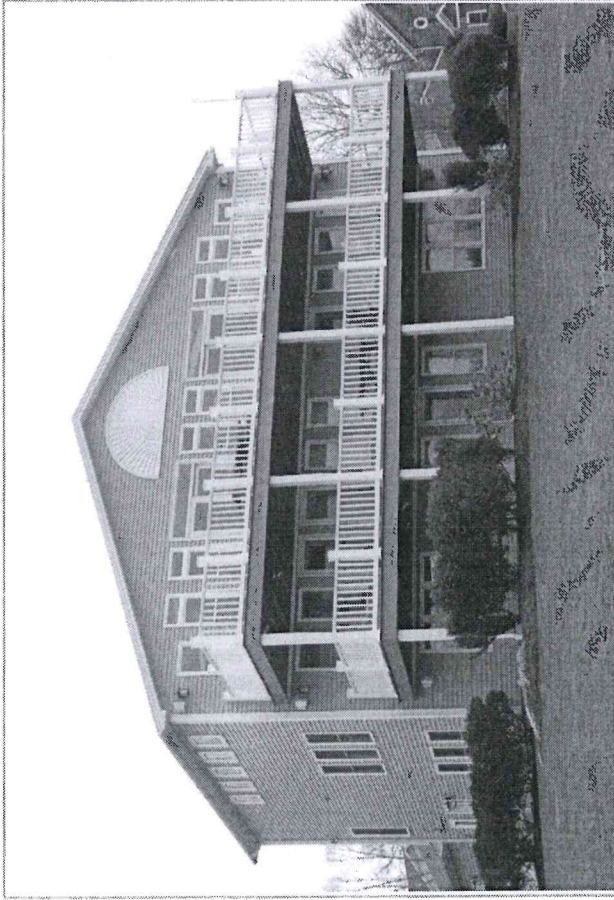
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	987,300	1,600	0.41	297,100	0	1,286,000
TOTAL	987,300	1,600	0.41	297,100	0	1,286,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 195.44 VAL per SQ Unit/Parcel > 195.44

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land Value	AG Credit	Appraised Value	Assessed Value
2025	27	987,300	1,600	0	297,100	0	1,286,000	1,286,000
2024	01	741,300	1,600	0	247,600	0	990,500	990,500
2023	01	738,300	1,600	0	247,600	0	987,500	987,500
2022	01	736,200	1,600	0	247,600	0	985,400	985,400
2021	01	563,900	1,600	0	246,000	0	811,500	811,500
2020	01	563,900	0	0	246,000	0	809,900	809,900



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 F:	0.22957	AC	P	1.00	778,800	1,127,325	F	Winter View	25					258,800			1.00	0
2 27 R Single F:	0.17906	AC	EX	0.20	778,800	213,895	F							38,300			1.00	0
3																		
4																		

Plat/Lot 079-0500-000

Account: 4759

LUC 27

Zone R-10

Assessment \$1,286,00

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 HGT, Parking Type, EXT View. Values include 3 Story, 0, 3, 100, 100, etc.

Grade

Table with columns: Grade, Q3, 2012 EFF Year, Alt LUC, Alt %. Values: Q3, 0.00.

Depreciation

Table with columns: Code, Description, % GD, GD - Good, Condition, Functional, Economic, Special, OV. Values: 9.2, 0.0, 0.0, 0.0, 9.2, etc.

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Othr Feats, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total. Values: 220.00, 0.92, 1.01, 204.69, 54,860, 1.18, 1.00, 1.00, 1,087,346, 100,036, 987,310.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Rows for 1st FLOOR, 2nd FLOOR, 3rd FLOOR, ENCL PORCH, GARAGE, OPEN PORCH, WOOD DECK, Total.

Visit History

Table with columns: Date, Result, By. Rows: 1/30/2025 REVIEW MP, 1/24/2025 REVIEW MP, 11/1/2021 BP, 7/12/2021 REVIEW, 4/11/2019 HEARING NC, 9/21/2018 REVIEW, 9/13/2018 MEASURED, 3/22/2013 MEASURE, 3/22/2013 LISTED.

Notes

PROPERTY SOLD IN 2 ESTATE DEEDS - DEED BK 1523 PGS 175 & 178 RESIDENCE UNDER CONSTRUCTION 12/11 EAS c/o issued 6-6-2012 mcb

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Bath(s). Values: 2022.

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, % Done, Status, Description/Directions. Rows 1-9 with details like MECH, ELEC, BLDG, PLUMB.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value. Rows 1-10 including Shed, AV, etc.

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Values: 1, 6, 3, U.



26 Brookwood Road - 300' Radius

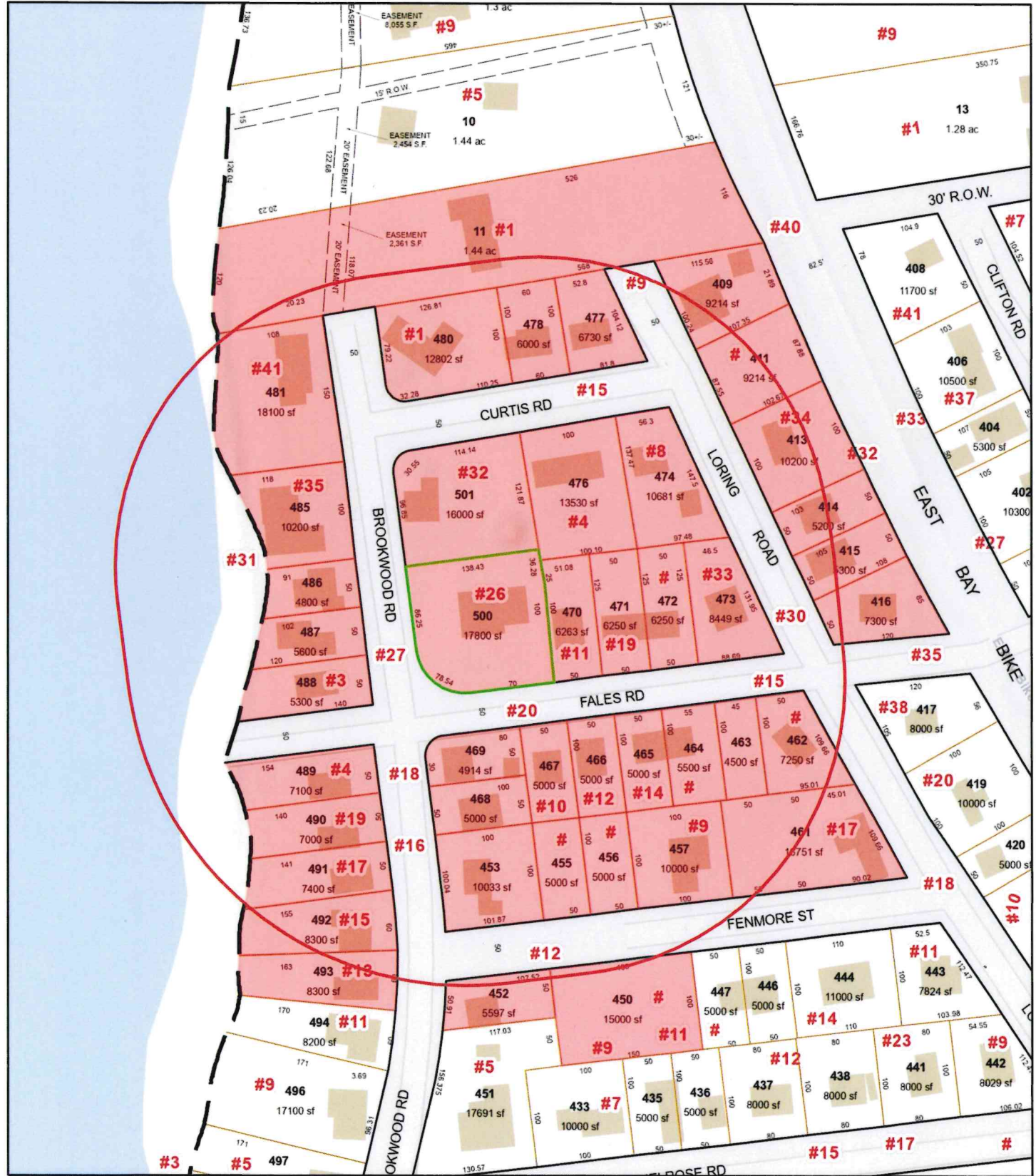


Town of Bristol, RI

1 inch = 141 Feet

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April 15, 2026



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Subject Property:

Parcel Number: 79-500
CAMA Number: 79-500
Property Address: 26 BROOKWOOD RD

Mailing Address: TO, KING W. TRUSTEE
26 BROOKWOOD RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 74-11
CAMA Number: 74-11
Property Address: 1 SHORE RD

Mailing Address: CAMPBELL SANDRA L
1 SHORE RD
BRISTOL, RI 02809

Parcel Number: 79-409
CAMA Number: 79-409
Property Address: 40 LORING RD

Mailing Address: ZAYDON, PAUL TRUSTEE & BISSETT,
AMELIA TRST TC
40 LORING RD
BRISTOL, RI 02809

Parcel Number: 79-411
CAMA Number: 79-411
Property Address: LORING RD

Mailing Address: MELLO, ROBERT W JR. ETUX MELLO,
DONNA A.
16 HILLSIDE RD
BRISTOL, RI 02809

Parcel Number: 79-413
CAMA Number: 79-413
Property Address: 34 LORING RD

Mailing Address: MELLO, ROBERT W ET UX MELLO,
SHEILA C JT
34 LORING ROAD
BRISTOL, RI 02809

Parcel Number: 79-414
CAMA Number: 79-414
Property Address: 32 LORING RD

Mailing Address: CROCKER, STEVEN E TRUSTEE SEVEN
E CROCKER LIVING TRUST
32 LORING RD
BRISTOL, RI 02809

Parcel Number: 79-415
CAMA Number: 79-415
Property Address: 30 LORING RD

Mailing Address: DAUBENEY, GLENN A. MARIA
30 LORING RD
BRISTOL, RI 02809

Parcel Number: 79-416
CAMA Number: 79-416
Property Address: 35 FALES RD

Mailing Address: PLOHR, BRADLEY
4 COX CT
BRISTOL, RI 02809

Parcel Number: 79-450
CAMA Number: 79-450
Property Address: FENMORE RD

Mailing Address: RINALDI, RICHARD & RINALDI, EILEEN
TRUSTEES
80 SHERRY AVE
BRISTOL, RI 02809

Parcel Number: 79-452
CAMA Number: 79-452
Property Address: 12 BROOKWOOD RD

Mailing Address: LEESER, DANIEL L & LILLIAN C
TRUSTEES LILLIAN C LEESER FAMILY
TRUST
11 CRESTWOOD DR
FRAMINGHAM, MA 01701

Parcel Number: 79-453
CAMA Number: 79-453
Property Address: 16 BROOKWOOD RD

Mailing Address: POLULAK, MYRON & JOANN TE
16 BROOKWOOD RD
BRISTOL, RI 02809



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4/15/2026

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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 79-455 CAMA Number: 79-455 Property Address: FENMORE RD	Mailing Address: MCCABE, MARION L. 10 FALES RD BRISTOL, RI 02809
Parcel Number: 79-456 CAMA Number: 79-456 Property Address: FENMORE RD	Mailing Address: KRUSHNOWSKI, ERIC JOHN & CAROL LEE TRUSTEES 9 FENMORE RD BRISTOL, RI 02809
Parcel Number: 79-457 CAMA Number: 79-457 Property Address: 9 FENMORE RD	Mailing Address: KRUSHNOWSKI, ERIC JOHN & CAROL LEE TRUSTEES 9 FENMORE RD BRISTOL, RI 02809
Parcel Number: 79-461 CAMA Number: 79-461 Property Address: 17 LORING RD	Mailing Address: SIMMONS, VIRGINIA TRUST 17 LORING RD BRISTOL, RI 02809
Parcel Number: 79-462 CAMA Number: 79-462 Property Address: LORING RD	Mailing Address: HENRIE, AMY LIPTON & ALEXANDER O'GORMAN TE 15 LORING RD BRISTOL, RI 02809
Parcel Number: 79-463 CAMA Number: 79-463 Property Address: 15 LORING RD	Mailing Address: HENRIE, AMY LIPTON & ALEXANDER O'GORMAN TE 15 LORING RD BRISTOL, RI 02809
Parcel Number: 79-465 CAMA Number: 79-465 Property Address: 14 FALES RD	Mailing Address: PERRY, SCOTT M. JR & JESSICA TE 14 FALES RD BRISTOL, RI 02809
Parcel Number: 79-466 CAMA Number: 79-466 Property Address: 12 FALES RD	Mailing Address: MARTIN, CARLA A TRUSTEE HEATHER A MARTIN IRREVOCABLE TRUST 270 NEWLAND AVE WOONSOCKET, RI 02895
Parcel Number: 79-467 CAMA Number: 79-467 Property Address: 10 FALES RD	Mailing Address: MCCABE, MARION L. 10 FALES RD BRISTOL, RI 02809
Parcel Number: 79-468 CAMA Number: 79-468 Property Address: 18 BROOKWOOD RD	Mailing Address: TO, KING W. TRUSTEE 18 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-469 CAMA Number: 79-469 Property Address: 20 BROOKWOOD RD	Mailing Address: FERREIRA, PAULA E. 52 JENNYS LANE BARRINGTON, RI 02806
Parcel Number: 79-470 CAMA Number: 79-470 Property Address: 11 FALES RD	Mailing Address: CONNELL, ROBIN D. & CONNELL, BYRON J. III, TRUSTEES 11 FALES RD BRISTOL, RI 02809



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4/15/2026

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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 79-471 CAMA Number: 79-471 Property Address: 19 FALES RD	Mailing Address: BABYAK, EDWARD E. JR & JACQUELINE D. TE 19 FALES ROAD BRISTOL, RI 02809
Parcel Number: 79-472 CAMA Number: 79-472 Property Address: FALES RD	Mailing Address: BABYAK, EDWARD E. JR & JACQUELINE D. TE 19 FALES ROAD BRISTOL, RI 02809
Parcel Number: 79-473 CAMA Number: 79-473 Property Address: 33 FALES RD	Mailing Address: PENATZER, JOHN JR & NEWTON, KIMBERLEY JT 33 FALES RD BRISTOL, RI 02809
Parcel Number: 79-474 CAMA Number: 79-474 Property Address: 8 CURTIS RD	Mailing Address: MARISCAL, JUAN 8 CURTIS RD BRISTOL, RI 02809
Parcel Number: 79-476 CAMA Number: 79-476 Property Address: 4 CURTIS RD	Mailing Address: SOUSA, JOSEPH 4 CURTIS RD BRISTOL, RI 02809
Parcel Number: 79-477 CAMA Number: 79-477 Property Address: 9 CURTIS RD	Mailing Address: DAUBENEY, KEITH A 9 CURTIS ST BRISTOL, RI 02809
Parcel Number: 79-478 CAMA Number: 79-478 Property Address: 15 CURTIS RD	Mailing Address: JONES, PAUL T. JR & JONES, LINDA TRUSTEES 15 CURTIS RD BRISTOL, RI 02809
Parcel Number: 79-480 CAMA Number: 79-480 Property Address: 1 CURTIS RD	Mailing Address: ALIX, ALFRED W JR & ANNE L TE 1 CURTIS RD BRISTOL, RI 02809-1204
Parcel Number: 79-481 CAMA Number: 79-481 Property Address: 41 BROOKWOOD RD	Mailing Address: CALVERT, STEVEN L. & PATRICIA L TRUSTEES 41 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-485 CAMA Number: 79-485 Property Address: 35 BROOKWOOD RD	Mailing Address: SWINNEY, JEFFREY D. & SWINNEY, ANNE E. TRUSTEES 35 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-486 CAMA Number: 79-486 Property Address: 31 BROOKWOOD RD	Mailing Address: RIGAMONTI, GIANFRANCO-TRUSTEE GIANFRANCO RIGAMONTI REV TRUST 31 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-487 CAMA Number: 79-487 Property Address: 27 BROOKWOOD RD	Mailing Address: GARCIA, GILBERTO ET UX SUZANNE LEWIS TE 27 BROOKWOOD ROAD BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 79-488 CAMA Number: 79-488 Property Address: 3 FALES RD	Mailing Address: GRABOWSKI, PETER C & ELLEN M T TRUSTEES 3 FALES ROAD BRISTOL, RI 02809
Parcel Number: 79-489 CAMA Number: 79-489 Property Address: 4 FALES RD	Mailing Address: MELLOR, MICHAEL MELLOR, MARY C TE 403 W 1ST ST #202 S BOSTON, MA 02127
Parcel Number: 79-490 CAMA Number: 79-490 Property Address: 19 BROOKWOOD RD	Mailing Address: LUTTMANN, SEAN S. TRUSTEE 19 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-491 CAMA Number: 79-491 Property Address: 17 BROOKWOOD RD	Mailing Address: CRYAN, JOHN J & CRYAN, KAREN L TE 17 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-492 CAMA Number: 79-492 Property Address: 15 BROOKWOOD RD	Mailing Address: SCHULZE, ROBERT M. & SCHULZE, MICHELLE T. TRUSTEES P.O. BOX 46 BRISTOL, RI 02809
Parcel Number: 79-493 CAMA Number: 79-493 Property Address: 13 BROOKWOOD RD	Mailing Address: SCHULZE, ROBERT M. & SCHULZE, MICHELLE T. TRUSTEES P.O. BOX 46 BRISTOL, RI 02809
Parcel Number: 79-500 CAMA Number: 79-500 Property Address: 26 BROOKWOOD RD	Mailing Address: TO, KING W. TRUSTEE 26 BROOKWOOD RD BRISTOL, RI 02809
Parcel Number: 79-501 CAMA Number: 79-501 Property Address: 32 BROOKWOOD RD	Mailing Address: TOYE, MARY P 32 BROOKWOOD RD BRISTOL, RI 02809



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ALIX, ALFRED W JR & ANNE
1 CURTIS RD
BRISTOL, RI 02809-1204

GARCIA, GILBERTO ET UX
SUZANNE LEWIS TE
27 BROOKWOOD ROAD
BRISTOL, RI 02809

MELLO, ROBERT W ET UX
MELLO, SHEILA C JT
34 LORING ROAD
BRISTOL, RI 02809

BABYAK, EDWARD E. JR & JA
19 FALES ROAD
BRISTOL, RI 02809

GRABOWSKI, PETER C & ELLE
3 FALES ROAD
BRISTOL, RI 02809

MELLO, ROBERT W JR. ETUX
MELLO, DONNA A.
16 HILLSIDE RD
BRISTOL, RI 02809

CALVERT, STEVEN L. & PATRI
41 BROOKWOOD RD
BRISTOL, RI 02809

HENRIE, AMY LIPTON &
ALEXANDER O'GORMAN TE
15 LORING RD
BRISTOL, RI 02809

MELLOR, MICHAEL
MELLOR, MARY C TE
403 W 1ST ST #202
S BOSTON, MA 02127

CAMPBELL SANDRA L
1 SHORE RD
BRISTOL, RI 02809

JONES, PAUL T. JR & JONES
15 CURTIS RD
BRISTOL, RI 02809

PENATZER, JOHN JR & NEWTO
33 FALES RD
BRISTOL, RI 02809

CONNELL, ROBIN D. &
CONNELL, BYRON J. III, TR
11 FALES RD
BRISTOL, RI 02809

KRUSHNOWSKI, ERIC JOHN &
9 FENMORE RD
BRISTOL, RI 02809

PERRY, SCOTT M. JR & JESS
14 FALES RD
BRISTOL, RI 02809

CROCKER, STEVEN E TRUSTEE
SEVEN E CROCKER LIVING TR
32 LORING RD
BRISTOL, RI 02809

LEESER, DANIEL L & LILLIA
LILLIAN C LEESER FAMILY T
11 CRESTWOOD DR
FRAMINGHAM, MA 01701

PLOHR, BRADLEY
4 COX CT
BRISTOL, RI 02809

CRYAN, JOHN J &
CRYAN, KAREN L TE
17 BROOKWOOD RD
BRISTOL, RI 02809

LUTTMANN, SEAN S. TRUSTEE
19 BROOKWOOD RD
BRISTOL, RI 02809

POLULAK, MYRON & JOANN TE
16 BROOKWOOD RD
BRISTOL, RI 02809

DAUBENEY, GLENN A.
MARIA
30 LORING RD
BRISTOL, RI 02809

MARISCAL, JUAN
8 CURTIS RD
BRISTOL, RI 02809

RIGAMONTI, GIANFRANCO-TRU
GIANFRANCO RIGAMONTI REV
31 BROOKWOOD RD
BRISTOL, RI 02809

DAUBENEY, KEITH A
9 CURTIS ST
BRISTOL, RI 02809

MARTIN, CARLA A TRUSTEE
HEATHER A MARTIN IRREVOCA
270 NEWLAND AVE
WOONSOCKET, RI 02895

RINALDI, RICHARD &
RINALDI, EILEEN TRUSTEES
80 SHERRY AVE
BRISTOL, RI 02809

FERREIRA, PAULA E.
52 JENNYS LANE
BARRINGTON, RI 02806

MCCABE, MARION L.
10 FALES RD
BRISTOL, RI 02809

SCHULZE, ROBERT M. &
SCHULZE, MICHELLE T. TRUS
P.O. BOX 46
BRISTOL, RI 02809

SCHULZE, ROBERT M. & SCHU
P.O. BOX 46
BRISTOL, RI 02809

SIMMONS, VIRGINIA TRUST
17 LORING RD
BRISTOL, RI 02809

SOUSA, JOSEPH
4 CURTIS RD
BRISTOL, RI 02809

SWINNEY, JEFFREY D. &
SWINNEY, ANNE E. TRUSTEES
35 BROOKWOOD RD
BRISTOL, RI 02809

TO, KING W. TRUSTEE
18 BROOKWOOD RD
BRISTOL, RI 02809

TO, KING W. TRUSTEE
26 BROOKWOOD RD
BRISTOL, RI 02809

TOYE, MARY P
32 BROOKWOOD RD
BRISTOL, RI 02809

ZAYDON, PAUL TRUSTEE &
BISSETT, AMELIA TRST TC
40 LORING RD
BRISTOL, RI 02809

Town of Bristol, Rhode Island
Mr. Ed Tanner
Zoning Officer
Zoning Board of Review
10 Court Street
Bristol, R.I., 02809

TOWN OF BRISTOL
COMMUNITY DEV.

2026 APR 16 PM 2: 24

Re: Garden Fence Variance
Colleen and King W. To
26 Brookwood Rd.
Bristol, R.I., 02809

April 16, 2026

Dear Mr. Ed Tanner and Zoning Board of Review,


Thank you all for all of your efforts and work in maintaining the Town of Bristol's compliance and adherence to planning and zoning issues which assure our safe and beautiful community.

I am writing in regards to my neighbors garden fence located at 26 Brookwood Rd. I live next door at 32 Brookwood Rd and my lot is adjacent to 26 Brookwood Rd. I understand this "Garden Fence Variance" request is on the agenda for your May 4 meeting.

I am in full support of the variance being requested by Colleen and King To for their garden fence that is located on the side of their property. It is a compliment to the lovely bushes and flowers that are enclosed in this gated area. There is nothing obstructive about this finely wired fence area on their property. The area is meticulously maintained with is trimmed shrubs, flowers and trees. This corner lot is an attractive and pleasing scene which contributes to the aesthetic nature of this property and the neighborhood.

I am in full support of the granting of a "variance" for this fence including support of its height and location on the property.

Sincerely,


Mary P. Toye
32 Brookwood Rd
Bristol, R.I., 02809

April 14, 2026

TOWN OF BRISTOL
COMMUNITY DEV.

2026 APR 15 AM 9: 58

Dear Members of the Zoning Committee,

I am writing in support of Dr. Colleen Cavanaugh's request for a variance regarding the existing fence at her property, 26 Brookwood Rd., Bristol, RI.

As a nearby neighbor, I am familiar with her property and have benefited from the care she puts into her garden. The fence in question serves a clear and practical purpose: it protects her garden from deer, which are common in our neighborhood and have a well-known tendency to damage or destroy plantings.

As I understand it, the fence was originally constructed only after receiving approval from the Committee, and was completed in good faith reliance on that decision. The project involved a significant investment, made with the reasonable expectation that all applicable requirements had been satisfied.

While I respect the Committee's role in revisiting concerns brought forward, I believe this situation presents a compelling case for granting the requested variance. The need for the variance arises not from any intentional disregard of zoning regulations, but from a change in interpretation after approval had already been given and acted upon.

In my view, the fence is appropriate in both scale and placement, and it does not negatively impact the surrounding neighborhood. Requiring its alteration or removal would impose an undue hardship on a homeowner who made every effort to follow the proper process.

More broadly, situations like this highlight the importance of clear and consistent application of zoning decisions, so that residents can proceed with confidence when they seek and receive approval.

For these reasons, I respectfully urge the Committee to grant the requested variance and allow the fence to remain as constructed.

Thank you for your time and thoughtful consideration.

Sincerely,



Robin Crocker
32 Loring Rd.
Bristol, RI 02809
201-390-2469

Roar@theOcean@gmail.com

April 14, 2026

Zoning Board of Review
10 Court Street
Bristol, RI 02809

Re: Variance Request Colleen Cavanaugh
26 Brookwood Road
Bristol, RI 02809

I write this letter in support of Ms. Cavanaugh's request for a variance approval pertaining to garden fencing located at 26 Brookwood Road.

Having owned my property at 20 Brookwood Road since 1995, her garden is a welcoming site to our neighborhood. It is not only beneficial to the air quality of our neighborhood, but also acts to assist in managing stormwater runoff and supporting biodiversity.

Many a guest at my home, as well as visitors off the bike path, comment on the beauty of her garden.



Paula E Ferreira(owner)
20 Brookwood Road
Bristol, RI

TOWN OF BRISTOL
COMMUNITY DEV.
2026 APR 23 PM 12: 22

April 22, 2026

TOWN OF BRISTOL
COMMUNITY DEV.

2026 APR 23 PM 3:11

Town of Bristol
Mr. Ed Tanner, Zoning Officer
Zoning Board of Review
10 Court Street
Bristol, RI 02809

RE: Dimensional Variance submitted by Colleen Cavanaugh and King To at 26 Brookwood Road

Mr. Ed Tanner and Zoning Board of Review,

We are neighbors of Colleen Cavanaugh and King To and would like to state we are in **100% agreement with the current design** of the garden enclosure on their property at 26 Brookwood Road Bristol, RI and ask that it remain as constructed.

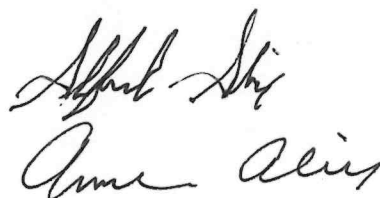
At the first hearing on February 12, 2026 one of the zoning board members made the statement that the height of fences in the current ordinance was to prevent homes from looking like an unwelcoming fortress around homes, keeping the warm welcoming look to our town. It needs to be noted that the structure at 26 Brookwood Road absolutely meets this criterion and should not be considered a "fence" but a "garden enclosure". As a zoning board member, you need to see it for yourself to understand and appreciate the great effort that went into the design and the beautiful outcome of these efforts.

In our opinion the garden enclosure as constructed today, is appropriate in size and scale and does not negatively impact the neighborhood. It poses no "partially obstructed view" in that it is open wire around the footprint.

The pollinator garden is a wonderful enhancement to the neighborhood as many of us walk by and look forward to seeing the progress of the flowers and vegetation throughout the seasons. The aesthetic nature of the garden is enjoyed by so many of us. Great care was made to select materials to construct a pleasing, functional and efficient garden area and the height of the posts are essential to keep the deer out so the garden can remain intact.

We strongly and respectfully urge this Zoning Committee to approve this variance to allow the structure to remain as is. More importantly, the fence was constructed **after** receiving approval from the Zoning Committee and with the proper permit in hand Ms. Cavanaugh completed the project as outlined in the approved design. It is just wrong that she be made to reconstruct what has already been built in compliance with the permit.

Respectfully,
Alfred and Anne Alix
1 Curtis Road Bristol, RI



PARTRIDGE SNOW & HAHN LLP

Michael L. Mineau
 (401) 861-8296
 mmineau@psh.com

April 30, 2026

VIA EMAIL AND FEDERAL EXPRESS

(etanner@bristolri.gov)

Bristol Zoning Board of Review
 c/o Edward Tanner
 10 Court Street
 Bristol, RI 02809

Re: **Opposition to ZBR-26-12 – Application for Dimensional variances for fence height and setback requirements at 26 Brookwood Road, Bristol, RI (the “Application”) filed by Colleen Cavanaugh (the “Applicant”)**

Dear Honorable Zoning Board Members:

On behalf of my clients, Byron and Robin Connell (the “Connells”) who reside at 11 Fales Road, please accept this letter of opposition to the above-referenced Application for dimensional variances, which is scheduled for public hearing on May 4, 2026. The Applicant previously constructed a massive enclosed garden in her front yard abutting Fales Road, which was the subject of an appeal filed by the Connells of the issuance of a building permit; as the Board is well aware, the appeal was sustained, as this structure fails to comply with applicable provisions of the Bristol Zoning Ordinance in regard to both height and front yard setback. The Applicant subsequently submitted the Application as a result of these deficiencies and is now seeking relief which purportedly would cure all such deficiencies. As detailed herein, not only is the requested relief insufficient to cure these deficiencies but, for the reasons provided below, the Application should be denied for failure to satisfy the applicable criteria for the granting of such variances.

Enclosed with this letter for reference are a series of slides and photographs prepared by the Connells, with notes and annotations, which illustrate several issues and also demonstrate that the requested variance constitutes substantial relief, not a minor deviation. First, as illustrated in the attached annotated photographs provided by the Connells, the fence height is as high as 7’ in certain areas despite the Applicant representing that the fence is only 6’ in height. It does not appear that the Applicant has provided evidence to sufficiently confirm the existing fence height, but laser triangulation measurements taken from Fales Road by the Connells evidence that the fence is taller than 6’ in certain areas. Even if the requested 2’ height variance was granted, it would not fully legalize the existing condition.

Second, by both the Connells’ GIS Mapping calculations and the Applicant’s own submitted measurements, this massive fence structure is constructed approximately 7’ from the

Applicant's property line, where a 30' setback is required. This is a 76% encroachment (23') into the required setback zone. The massing of this structure, both horizontally and vertically, is wholly out of character with the neighborhood and is detrimental to the aesthetics and views of not only the Connells but other surrounding properties. Rather than scale down the size of this structure and employ alternative deer deterrence measures that are equally or more effective, which the Connells had attempted to discuss with the Applicant and even had offered to contribute financially to, the Applicant has pursued the requested relief to the significant detriment of the Connells and the neighborhood. While the applicant describes the fence as "open frame" and aesthetically pleasing, its height, massing, and proximity to the street are inconsistent with the established R-10 residential character and setback intent. Even as an open-frame structure, its scale and placement alter the streetscape in a manner the setback requirement is specifically designed to prevent, including disruption of open sight lines and visual continuity along the road. Transparency does not mitigate dimensional noncompliance. As the most directly impacted neighbor, the Connells' primary living spaces now face a structure that significantly exceeds the bulk and scale contemplated by the ordinance for residential front yards. This has a direct and ongoing impact on their enjoyment of their home and the overall character of their property. The overall visual weight and heavy-duty material (e.g., 6' x 6' posts with heavy-gauge galvanized mesh) used in the construction are more consistent with commercial agricultural use than with residential design standards.

Third, a dimensional variance requires that an applicant demonstrate a hardship which arises from the unique physical characteristics of the land (e.g., steep topography, irregular lot shape, or rock outcroppings). The Applicant's stated purpose of protecting a garden reflects a personal use preference rather than a hardship unique to the subject property. This is underscored by the unreasonably massive size of this structure, which, if intended for merely personal gardening, could certainly be reduced in both height and footprint.

Fourth, any alleged hardship, even if it existed, is self-created by the Applicant, who proceeded with constructing a non-confirming structure which exceeded even the represented dimensions provided to the building official in connection with the building permit application (e.g., the height up to 7' in certain areas exceeds the represented 6' height). As noted above, the Connells' appeal of that building permit was successful, and despite making reasonable and neighborly efforts to negotiate and even fully fund a compromise with the Applicant, as further noted in the Connells' attached slides, the Applicant instead is pursuing the Application now before the Board for review. Proposals offered by the Connells included paying for and modifying the structure to a code compliant two-tier fence system (i.e., a 4' primary fence with a simple offset 2' secondary fence which studies from Cornell University show as more effective in deer deterrence than a single 6' fence). Rather than accept a compromise and construct a compliant structure or seek zoning relief for a more appropriately and reasonably sized structure, the Applicant is seeking approval for this massive and unnecessarily-large structure simply based on personal preferences, as opposed to any demonstrated hardship. Reducing the size of this structure would be no more than a mere inconvenience.

Bristol Zoning Board of Review
April 30, 2026
Page 3

PARTRIDGE SNOW & HAHN LLP

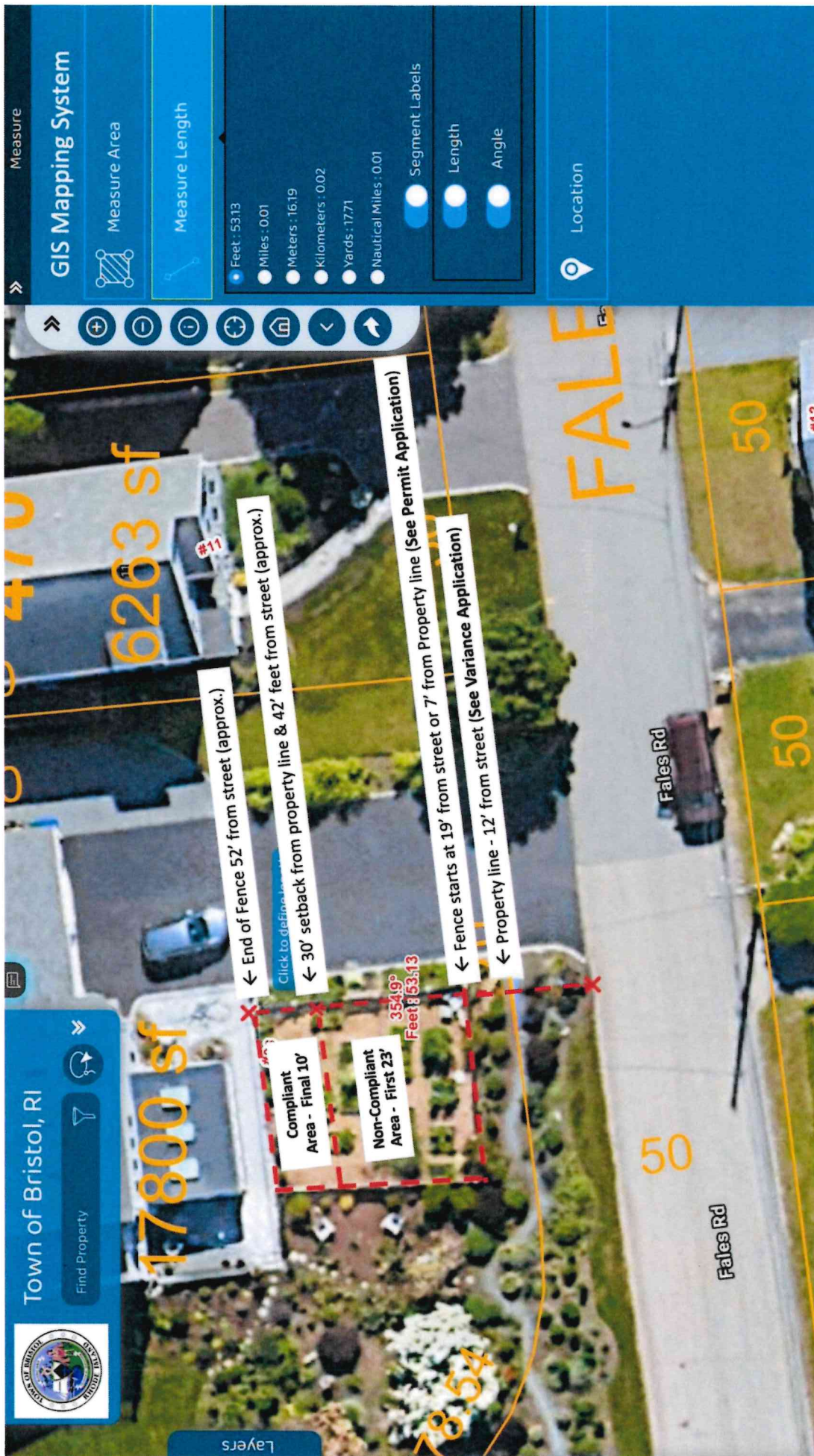
For the foregoing reasons, the Connells respectfully request that the Application be denied.

Sincerely,

/s/ Michael L. Mineau

MLM/tlc
Enclosures

4904-7595-3063



Layers

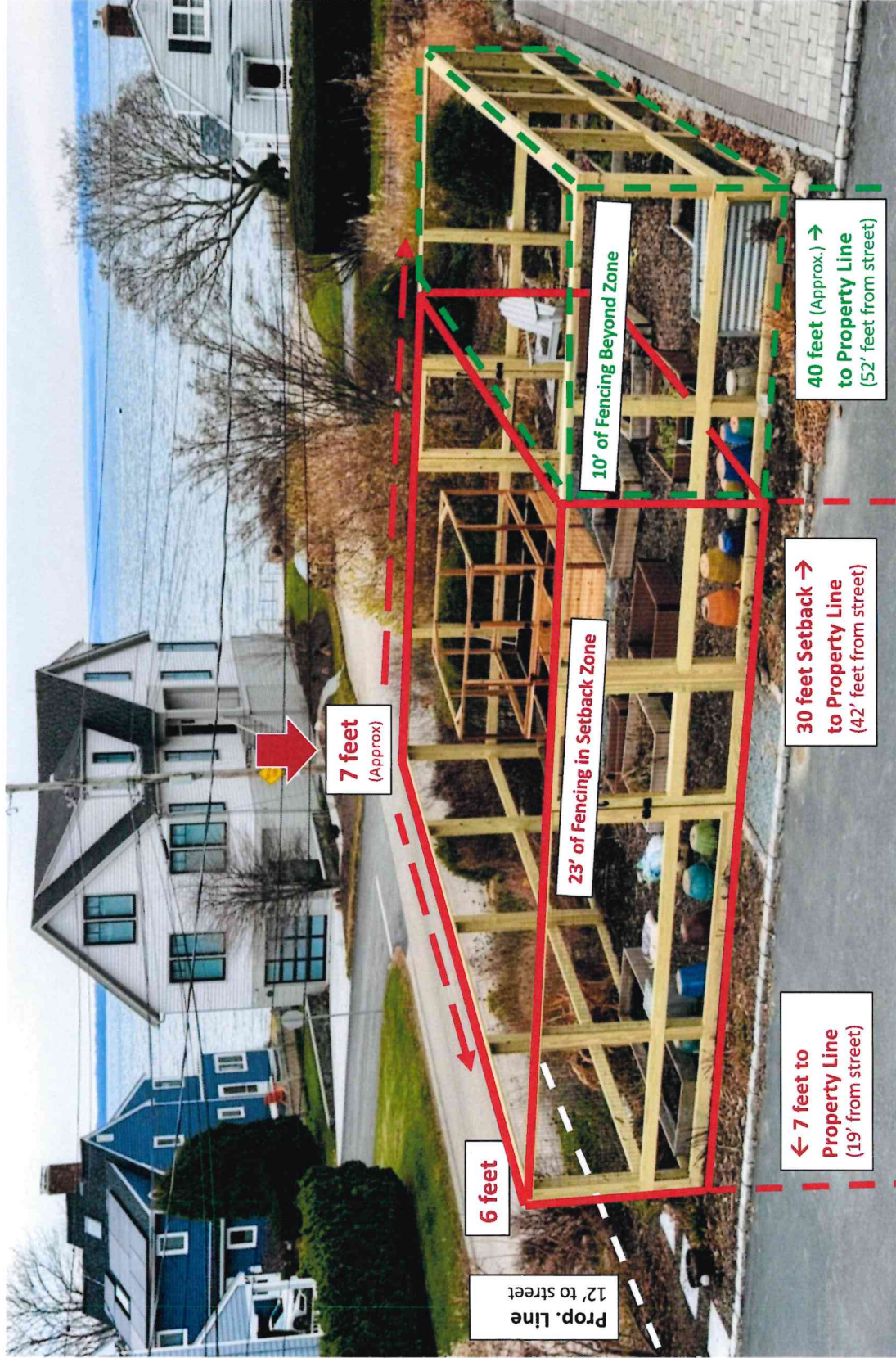
Two Clear Violations of Bristol's Zoning Code Sec. 28-146

1. The maximum allowed fence height in the 30' setback zone of 4 feet is exceeded by 2-3 feet. This applies to 2/3's of the entire fenced area.

2. Due to the chosen fence design and property grade, that drops from 20' to 16' above sea level, the maximum fence height of 6 feet in all "other front yard areas" is also exceeded. As one simple reference point, the left front corner is approximately 7 feet in height. As much as 20-30% of the fence may be above the 6' limit. *

* Height measurement is indirect and based on off-property laser triangulation - a standard technique used in survey work.

* Professional measurement was recommended by the zoning board to verify both setback and height.



Due to construction design and property grade, fence height is up to 7 feet



4-Foot Double Fence Systems

Original Proposal #2

This code complaint alternative is widely recognized as more effective in deer deterrence than a single 6' fence.

Agricultural & Wildlife research consistently show that **double-fence systems (offset)** are significantly more effective at deterring deer than a single 6-foot vertical barrier. While a white-tailed deer can easily clear a 6-foot or even 8-foot fence if they have a clear landing zone, their physiological limitations make the double-fence a much stronger deterrent.



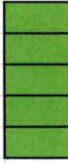
Depth Perception vs. Vertical Height - The primary reason a double-fence system works is by exploiting a deer's **poor depth perception**.

- **The 6-Foot Fence:** A deer can see exactly where the top of a single 6-foot fence is and where the landing zone begins. If motivated by food, they will often attempt the jump and research suggests a single 6-foot fence is only roughly **50–65% effective** over the long term.

- **The 4-Foot Double Fence:** In contrast, these fences are widely cited as **85–95% effective** and often referred to as the "gold standard" for high-value crops like vineyards and small orchards. When two smaller fences are placed roughly 3' apart, it creates a three-dimensional "forbidden zone." Since deer cannot accurately judge the distance between the two barriers, they perceive the obstacle as a wide, solid mass rather than two thin lines and are reluctant to jump into a space where they cannot see a clear, safe landing spot.

* *The secondary barrier can be low-profile (as low as 24") and even constructed from inexpensive chicken-wire, single wire, plastic mesh, or basic garden fencing.*

Comparative Effectiveness in Deer Deterrence

Fence Setup	Success	Visual Rating	Tallest Obstacle	Number of Barriers	Run-up Possible	Clear Landing Zone	Depth Perception Trap	Jump Confidence	Jump Likelihood	Long-Term Success
6' Single Fence	Fair - Deer commonly attempt jumps; protection is inconsistent over the long term		6 ft.	1	Yes	Yes	None	High	High	Fair 50-65%
4' + 2' Double Fence	Good - Deer occasionally attempt jumps; generally good long-term protection		4 ft.	2	No	No	Moderate	Low	Uncommon	Good 75-90%
4' + 3' Double Fence	Very Good - Deer rarely attempt jumps; strong and reliable long-term protection		4 ft.	2	No	No	Strong	Very Low	Rare	Very Good 85-95%

* Our original offer to fully fund this compliant fence design in February, prior to the permit appeal meeting, was declined in favor of keeping the current non-complaint one.

Remove decorative top rail across the structure (with the exception of the gates) and remove two overgrown shrubs around the trellis

A simple, low cost, easy-to-implement solution

The original goal of this proposed compromise, while not compliant with zoning codes, was to soften the visual impact of the structure, and retain a full garden with equal deer deterrence.

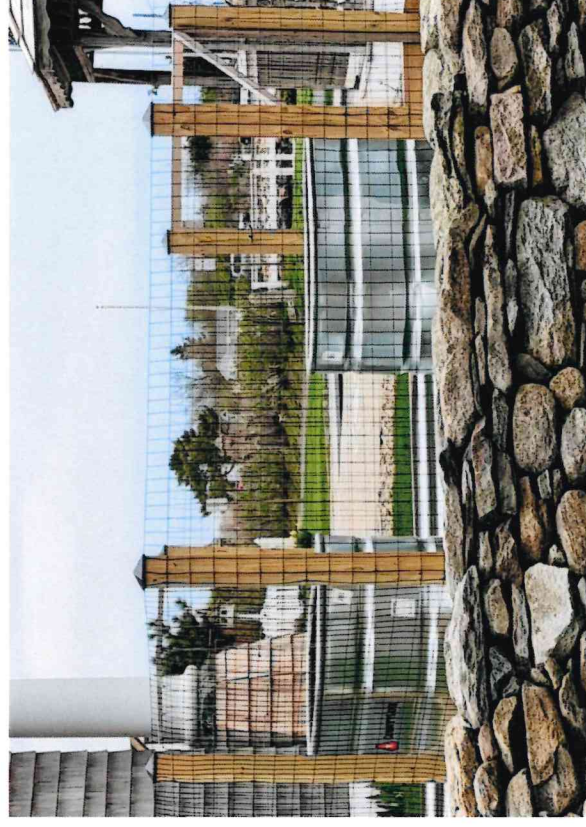
We originally offered to cover all costs related to fence modifications and shrub removal.

Later we also agreed to cover the extra costs of adding decorative post caps, and covering extra planning and communication costs for the fence contractor -- even though the initial estimate was \$2,500 - \$3,500.

- We did not agree to pay for the fence contractor's extra "arbitration" costs as he definitely did not play that neutral role for us.
- This proposal was **rejected on Feb 17th, accepted on Feb 19th, and then rejected again on February 24th.**
- By not accepting this offer, the applicants missed the opportunity to retain a full 6-7' fence for free & avoid both the Permit Appeal & Variance processes.

* While this original proposal, prior to the permit appeal, was not code compliant it would have reduced some of the visual weight & softened the impact on sight lines.

Example



In regards to the petition of:

Owner of Record: King To (Colleen Cavanaugh)

Location: 26 Brookwood Road, Bristol, RI 02809]

Plat: 79 Lot: 500

Zoning District: Residential R-10

To the Honorable Zoning Board of Review:

We fully support our neighbors King To and Colleen Cavanaugh, with respect to the appeal filed by another neighbor. They have maintained and improved that piece of property which has benefitted the entire neighborhood. The plants have added to the ecosystem in the area resulting in thriving plants and improved air quality. It is as though we have a beautiful park in our neighborhood.

The fence, which the town had already approved, is both functional as well as appropriate for the parcel. None of fence is located in the front yard of that property. In addition, it is not a stockade or a fence that obstructs a view. We hope that the Board allows the fence to remain as is on the property.

Thank you.

Sincerely,
Linda and Paul Jones
15 Curtis Rd.
Bristol, RI 02809



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-16
146 Sunrise Dr 151 117
March 24, 2026

Applicant	
Name of Applicant	Patrick M Brogan
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
	146 Sunrise Dr	151	117

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building If other, Detail:
New Building Type	Other If other, Detail: Storage building

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	233 feet
Width in Feet	11.667 feet
Length in Feet	20 feet
Height Above Grade	10 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	15 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	1 feet
Height in Feet	10 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Current ordinance requires 30' front yard setback and 6' right side setback. Proposed building replaces existing carport that has 15' front and 5' right side setbacks presently (same as when the property was purchased in 1984). Left side and rear setbacks are compliant to current zoning ordinance.

Describe the extent of the proposed alterations and the reasons for the requesting relief
It's my intention to use the existing carport's concrete pad to site the proposed building. The southwest corner of the pad is 5' from the property line on the right (west) side. The pad is positioned obliquely such that the northwest corner of the pad is 8' from the west property line. The position of the front (north) edge of the concrete pad is 15' from the front yard property line, which is 25'

setback from the existing Sunrise Dr road pavement, this is about the same setback as the foundation for our residence, from Sunrise Dr.

The existing carport roof overhangs the concrete pad by 1 ft on all sides.

The proposed building will be centered on the existing pad, with a small margin all around, such that no part of the building will be closer to the west boundary than the existing pad. The average setback on the west side will be greater than 6.5 ft. The southwest corner of the building will protrude slightly inside 6 ft, with 5' 4" at the closest point of approach. At this proximity, the new building will be further away from the west property line by more than a foot, compared to the existing carport roof overhang.

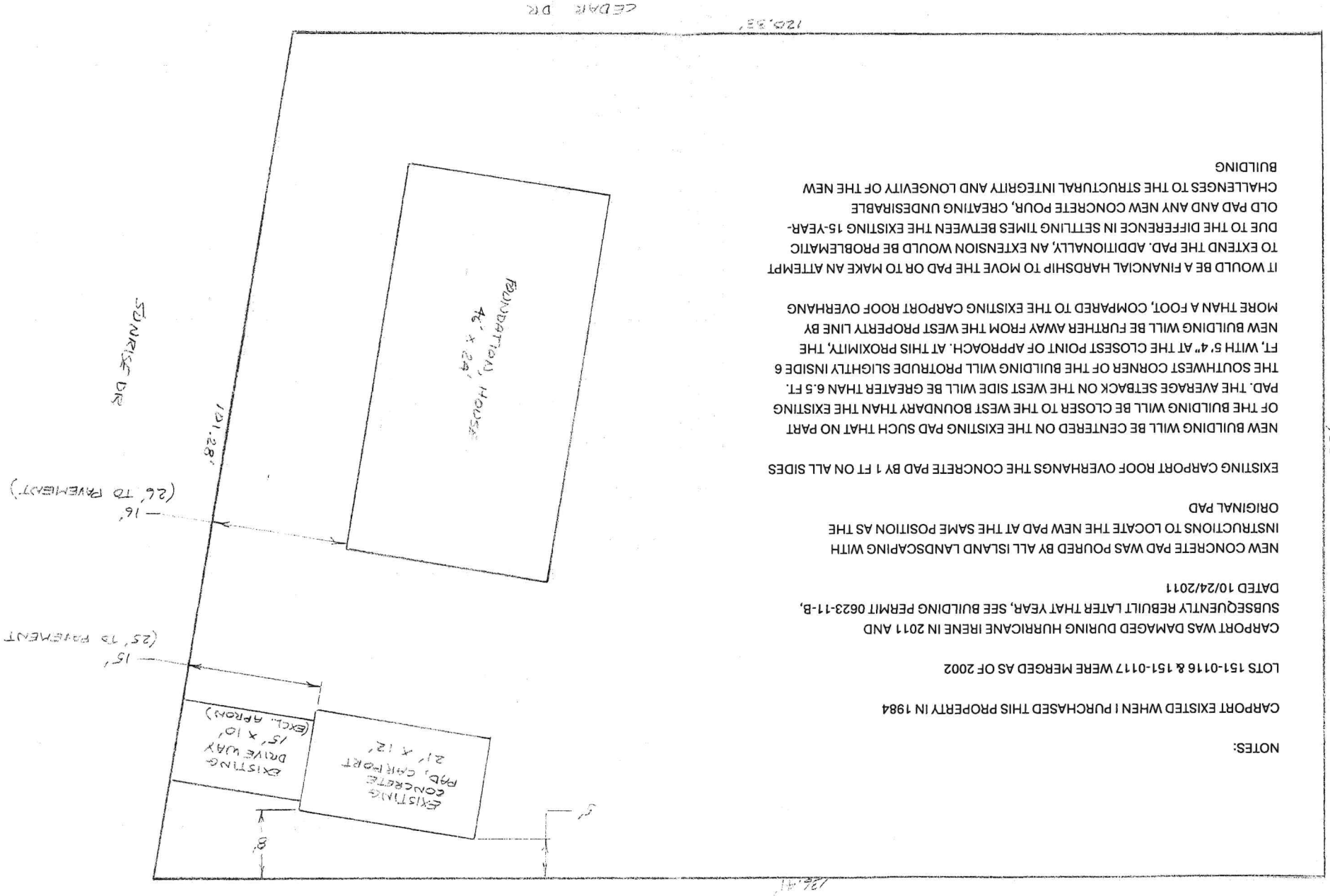
It would be a financial hardship to move the pad or to extend the pad. Additionally, an extension would be structurally problematic due to the difference in settling times between the existing 15-year-old pad and any new concrete pour (existing concrete pad was refurbished and re-poured in 2011 as part of carport refurbishment following hurricane Irene, per building permit 0623-11-B (attached). Mis-matched settling times between two different pads would create undesirable challenges to the structural integrity and longevity of the new building.

Existing Lot Specifications

Current Use of Premises	Residential
Number of Units	If other, explain:
Lot Area	12,837
Lot Frontage	101.28
Lot Depth	136.41

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
------------	-----------------	-------------------------------------



NOTES:

CARPORT EXISTED WHEN I PURCHASED THIS PROPERTY IN 1984

LOTS 151-0116 & 151-0117 WERE MERGED AS OF 2002

CARPORT WAS DAMAGED DURING HURRICANE IRENE IN 2011 AND SUBSEQUENTLY REBUILT LATER THAT YEAR, SEE BUILDING PERMIT 0623-11-B, DATED 10/24/2011

NEW CONCRETE PAD WAS POURED BY ALL ISLAND LANDSCAPING WITH INSTRUCTIONS TO LOCATE THE NEW PAD AT THE SAME POSITION AS THE ORIGINAL PAD

EXISTING CARPORT ROOF OVERHANGS THE CONCRETE PAD BY 1 FT ON ALL SIDES

NEW BUILDING WILL BE CENTERED ON THE EXISTING PAD SUCH THAT NO PART OF THE BUILDING WILL BE CLOSER TO THE WEST BOUNDARY THAN THE EXISTING PAD. THE AVERAGE SETBACK ON THE WEST SIDE WILL BE GREATER THAN 6.5 FT. THE SOUTHWEST CORNER OF THE BUILDING WILL PROTRUDE SLIGHTLY INSIDE 6 FT, WITH 5'4" AT THE CLOSEST POINT OF APPROACH. AT THIS PROXIMITY, THE NEW BUILDING WILL BE FURTHER AWAY FROM THE WEST PROPERTY LINE BY MORE THAN A FOOT, COMPARED TO THE EXISTING CARPORT ROOF OVERHANG

IT WOULD BE A FINANCIAL HARSHIP TO MOVE THE PAD OR TO MAKE AN ATTEMPT TO EXTEND THE PAD. ADDITIONALLY, AN EXTENSION WOULD BE PROBLEMATIC DUE TO THE DIFFERENCE IN SETTLING TIMES BETWEEN THE EXISTING 15-YEAR-OLD PAD AND ANY NEW CONCRETE POUR, CREATING UNDESIRABLE CHALLENGES TO THE STRUCTURAL INTEGRITY AND LONGEVITY OF THE NEW BUILDING

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STATE OF RHODE ISLAND
BUILDING PERMIT APPLICATION
 MUNICIPALITY BRISTOL ISSUED 10/24/11 NUMERICAL CODE 100 PERMIT NO. UB23-117
 APPLICATION DATE 10/24/11 CENSUS TRACT. FEE REC. \$ 100 AND BOND
 1. STREET LOCATION 146 SUNRISE 2. ZONING DISTRICT _____
 3.4.5. PARCEL ID PLAT 151 LOT 117 (2116) 6. AREA 12837 7. REHAB CODE (Circle) Yes No
 8. USE OF STRUCTURE: PREVIOUS CAR PORT PROPOSED CAR PORT REPAIR
 9. OWNER PATRICK BROGAN ET AL TEL. NO. 253-5018
 10. CONTRACTOR SELF IN-STATE? Yes No TEL. NO. _____
 11. CONTRACTOR ADDRESS SAME AS ABOVE 12. REG # N/A 13. EXP. _____
 14. ARCH. OR ENG. ADDRESS _____ 16. LIC # _____ 17. EXP. _____
 15. LEAD LICENSE NAME _____ 20. Certificate of Occupancy Required Yes No
 18. RHODE ISLAND REG. NO. _____ 22. USE OF EACH FLOOR _____
 21. DESCRIPTION OF WORK TO BE PERFORMED
REPAIR CARPORT ROOF DAMAGED FROM HURRICANE IRENE
NO CHANGE TO FOOT PRINT, ORIGINALLY
CONSTRUCTED IN 1961

CODE EDITION: _____

A. TYPE OF IMPROVEMENT
 1. NEW STRUCTURE _____
 2. ADDITION TO EXISTING _____
 3. MODIFICATION TO EXISTING _____
 4. FOUNDATION ONLY _____

B. OWNERSHIP
 PUBLIC _____ PRIVATE _____
 1. STATE _____ 4. 16 NAILS/SHINGLES
 2. CITY OR TOWN _____ 5. ICE AND WATER
 3. OTHER, SPECIFY: _____ MEMBRANE REQUIRED

C. PRINCIPAL TYPE OF CONSTRUCTION
 (CONSTRUCTION CLASS (Check one))

D. PROPOSED USE RESIDENTIAL

1. R-1 HOTELS	13. _____ I-1 INSTITUTIONAL SUPERVISED
2. R-2 APARTMENTS	14. _____ I-2 INSTITUTIONAL INCAPACITATED
3. R-3 One and Two Family Attached	15. _____ I-3 INSTITUTIONAL RESTRAINED
4. R-4 ASSISTED LIVING 9-16	16. _____ I-4 INSTITUTIONAL DAYCARE
5. GARAGE	17. _____ M MERCANTILE
6. CARPORT	18. _____ S-1 STORAGE (mod haz)
7. MANUFACTURED HOME	19. _____ S-2 STORAGE LOW HAZARD
8. SWIMMING POOL	20. _____ U UTILITY
9. One and Two Family Detached	21. _____ OTHER _____
10. FIREPLACE	SPECIFY _____
11. OTHER _____	_____
SPECIFY _____	_____

E. PROPOSED USE NON-RESIDENTIAL

1. _____ A-1 THEATRES	13. _____ I-1 INSTITUTIONAL SUPERVISED
2. _____ A-2 RESTAURANT/ NIGHT CLUB	14. _____ I-2 INSTITUTIONAL INCAPACITATED
3. _____ A-3 ASSEMBLY	15. _____ I-3 INSTITUTIONAL RESTRAINED
4. _____ A-4 ARENAS	16. _____ I-4 INSTITUTIONAL DAYCARE
5. _____ B BUSINESS	17. _____ M MERCANTILE
6. _____ F-1 FACTORY(mod haz)	18. _____ S-1 STORAGE (mod haz)
7. _____ F-2 FACTORY(low haz)	19. _____ S-2 STORAGE LOW HAZARD
8. _____ H-1 HIGH HAZARD DETONATION DEFAGRATION	20. _____ U UTILITY
9. _____ H-2 HIGH HAZARD DEFAGRATION	21. _____ OTHER _____
10. _____ H-3 HIGH HAZARD PHYSICAL HAZARD	SPECIFY _____
11. _____ H-4 HIGH HAZARD CORROSIVE TOXIC	_____
12. _____ H-5 HIGH HAZARD - HPM	22. _____ MIXED USE

G. FOUNDATION SETS BACK FROM PROPERTY LINES

1. FRONT 15
 2. REAR 65
 3. LEFT SIDE 82
 4. RIGHT SIDE 6

H. DIMENSIONS
 1. No. of Stories 1 2. Basement: Yes No
 3. Height of Construction Ft. 9 MAX. WIDTH 14 MAX. DEPTH 20
 4. Total Floor Area Sq. Ft. w/o Basement _____

J. FLOOD HAZARD AREA-1. YES NO

1. Elev. (MSL) of lowest floor incl. basement _____
 2. Elev. (MSL) of 100 year flood _____

L. NUMBER OF OFF-STREET PARKING SPACES
 1. ENCLOSED _____
 2. OUTDOORS _____

K. TYPES OF SEWAGE DISPOSAL
 1. PUBLIC 2. PRIVATE SYSTEM DATE _____
 3. ISDS NO. _____

M. TYPE OF WATER SUPPLY N. EQUIPMENT
 1. PUBLIC 1. INCINERATOR
 2. PRIVATE 2. ELEVATOR (Enter Number) _____
 3. INDIVIDUAL WELL _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the owner of this building and the undersigned agree to conform to all applicable codes and ordinances of this jurisdiction.

APPLICANT'S SIGNATURE Patrick H. Brogan DATE 10/23/11 TEL. NO. 253-5018

BUILDING OFFICIAL'S SIGNATURE _____

TOTAL PERMIT FEE \$ 1000.00

1. GENERAL COST \$ 1000.00
 TO BE INSTALLED BUT NOT INCLUDED IN THE ABOVE COST

2. ELECTRICAL \$ _____
 3. PLUMBING AND PIPING \$ _____
 4. HEATING, AIR COND. \$ _____
 5. FIRE SUPPRESSION \$ _____
 6. OTHER, ELEVATOR, ETC. \$ _____

O. FEES
 RADON FEE \$ _____
 MUNICIPAL BUILDING PERMIT FEE \$ NIC
 CE/ADA FEE \$ 1-

TOTAL PERMIT FEE \$ 1-
 1 & 2 FAMILY DWELLING LIMITED TO CE/ADA FEE OF \$50.00
 BUILDING OFFICIAL'S SIGNATURE _____

POST THIS CARD SO IT IS VISIBLE FROM STREET

BUILDING PERMIT

Fee Billed: \$1.00
 Fee Paid: \$ 1.00
 Received By: BRISTOL Building Department
 Date Granted: 10/24/2011
 Numerical Code: 02
 Permit Number: 0623-11-B

THIS CERTIFIES THAT BROGAN, PATRICK & MARY BCRB No. (if Applicable) Reg. Expires:

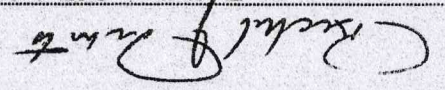
has permission to REPAIR CARPORT ROOF DAMAGED FROM HURRICANE IRENE
 NO CHANGE TO FOOT PRINT

Located at 146 SUNRISE DRIVE

PlatMap 151-0117

Provided that the person accepting this Permit shall in every respect conform to the terms of the application on file in this office and to the provisions of the States and Ordinances relating to Zoning, Construction, Alteration and Maintenance of Buildings in the municipality and shall begin work on said building within 6 MONTHS from the date hereof and prosecute the work thereon to a speedy Completion.

Any person who shall violate any of the Statutes and Ordinances relating to Zoning, Construction, Alteration, and Maintenance in the municipality shall be punished by penalties imposed by the State Building Code and Local Zoning Ordinances.


 Building Official

BUILDING INSPECTION APPROVALS:

Work shall not proceed until the inspector has approved the various stages of construction

STAGE OF CONSTRUCTION	SIGNATURE	STAGE OF CONSTRUCTION	SIGNATURE
1. _____	_____	5. _____	_____
2. _____	_____	6. _____	_____
3. _____	_____	7. _____	_____
4. _____	_____	8. _____	_____

This Permit must be returned for Certificate of Occupancy.
 On remote sites this card may be kept within the contractor's vehicle, readily available for inspection.

Building Information

Description	Value
BLDG Type	Colonial
RES Units	1
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Wood Shngl
EXT Wall 2	EXT Wall 2
Roof Type 1	Gable
Roof Cover 1	Asphalt Shr
INT Wall 1	Drywall
Floors 1	Hardwood
Floors 2	Carpet
BMT Garages	Plumbing
Insulation	INT vs EXT
Heat Fuel	Oil
# Heat Sys	% Heated 100
% Solar HW	% A/C
% COM Wall	% Vacuum
Cell Hght	Ceiling Type
Parking Type	% Sprinkled

Room Counts by Floor

Floor Level	Units	# Rooms	# Bedrooms
1	1	1	8
2	1	1	4
3			
4			
5			
6			
7			
8			
9			
10			

Room Counts by Floor

Floor Level	Units	# Rooms	# Bedrooms
1	1	1	8
2	1	1	4
3			
4			
5			
6			
7			
8			
9			
10			

Grade

Grade	Q4
Year Built	1964
Alt LUC	0.00
Alt %	

Depreciation

Bas \$/SQ	211.00
Size Adj	0.97
Condition	AV - Average
AV	35.0
Constr Adj	1.01
Adj \$/SQ	205.54
Other Feats	31,500
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	656,525
Depreciation	229,784
Depr Total	426,741
Total Depreciation %	> 35.0

Remodeling History

Plumbing	Electric	Heating	General
Interior	Exterior	Kitchen	Baths
Tot Units	# Floors	Bldg Seq	
Complex	Location		

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
04/10/2024	B58556		BLDG	2,267	100	Closed	Change entrance to basement, replace existing overhead door with convector
04/06/2023	S56106		SLR	25,097	100	Closed	One or Two Family Dwelling
11/08/2019	F49635		FNC	1,000	100	Closed	Fence along side yard, on western property line only, 126.6 feet line, 5 ft tall ch
10/18/2016	657-16-B	12/31/2016	BLDG	2,800	100	Closed	INSULATE AND SHEETROCK ATTIC STORAGE AREA
10/18/2016	B30484		BLDG	0	100	Closed	INSTALL INSULATION AND SHEET ROCK TO ATTIC STORAGE SPACE
12/11/2015	E8302		ELEC	0	100	Closed	WIRE MUD ROOM ADDITION FOR LIGHTS AND OUTLETS
10/30/2015	B29931		BLDG	0	100	Closed	REMOVE EXISTING DECK AND 18' X 11' SUNROOM, RESHINGLE ROOF, SIDIN
10/24/2011	B34612		BLDG	0	100	Closed	REPAIR CARPORT ROOF DAMAGED FROM HURRICANE IRENE NO CHANGE
03/13/2009	M11132		MECH	0	100	Closed	INSTALL WOOD BURNING APPLANCE

Special Features & Yard Items

Use	Description	A	V/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
Shed		1	Y	1			80	0	AV	1964	0
Gas Fireplac		1	S	1			4	4	GV	2016	2,300
Solar P		1	Y				0	0			0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
SFL	2nd FLOOR	1,196	1,196	205.54	245,826
FFL	1st FLOOR	1,104	1,104	205.54	226,916
HST	HALF STORY	552	552	205.54	113,458
WD	WOOD DECK	88	0	19.64	1,728
BMT	BASEMENT	1,104	0	30.83	34,036
ENCL PORCH		160	0	19.13	3,061
EFP		4,204	2,852	625.025	
Total					

Notes

LOT 0116 MERGED INTO THIS LOT 8/04, VIEW.

Other Info.

AFDU	0
InterMedental	2,300
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	



146 Sunrise Drive - 300' Radius

Town of Bristol, RI

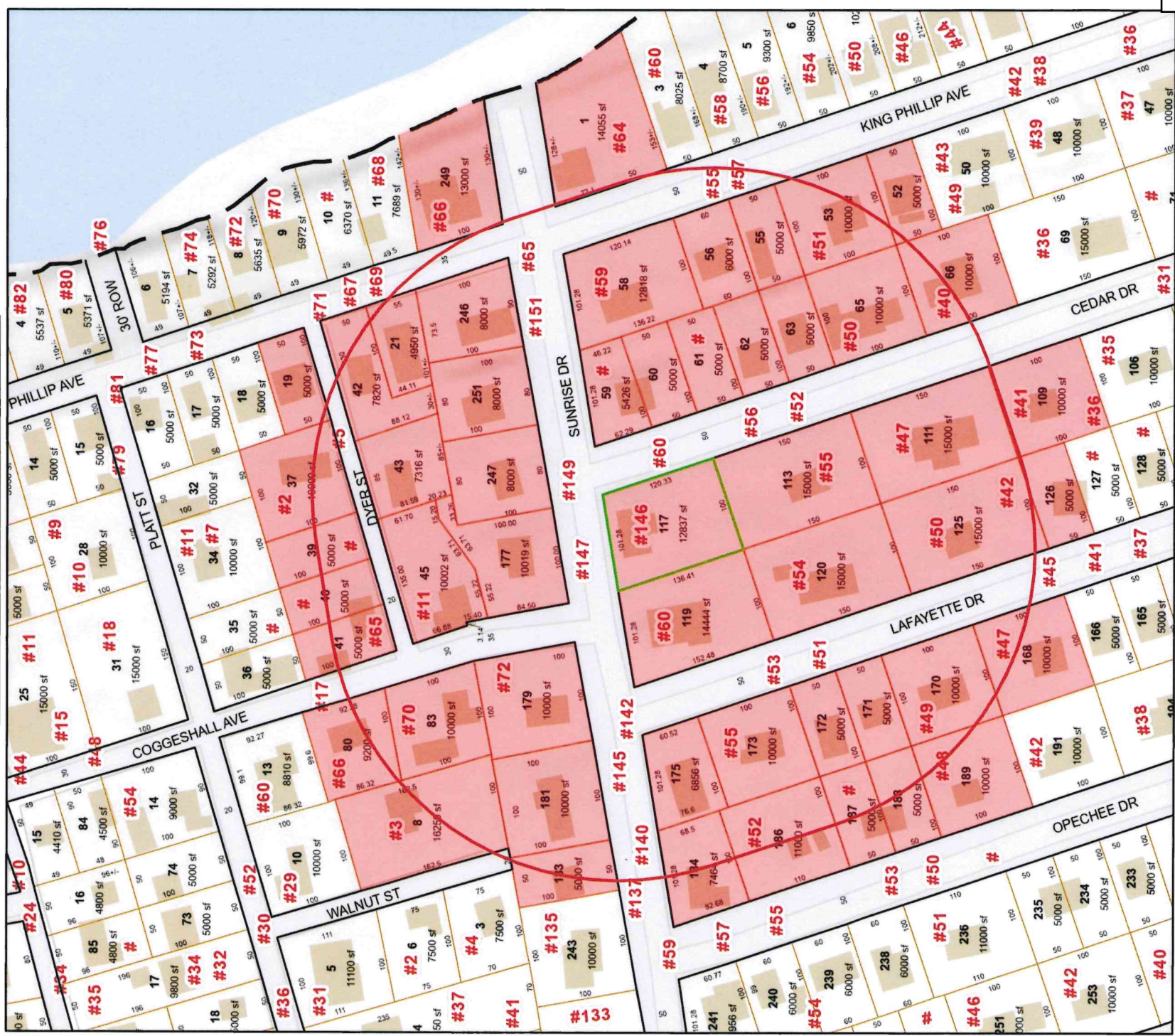
1 inch = 141 Feet

0 141 282 423

April 15, 2026



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Subject Property:

Parcel Number: 151-117
CAMA Number: 151-117
Property Address: 146 SUNRISE DR

Mailing Address: BROGAN, PATRICK M MEDEIROS, MARY
E TRST
146 SUNRISE DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 147-19
CAMA Number: 147-19
Property Address: 71 KING PHILLIP AVE

Mailing Address: LABRANCHE, KYLE & MEGHAN
80 FISHER RD #63
CUMBERLAND, RI 02864

Parcel Number: 147-21
CAMA Number: 147-21
Property Address: 67 KING PHILLIP AVE

Mailing Address: GIOGLIO, CHARLES L. & MARY R.
TRUSTEES GIOGLIO FAMILY TRUST
6427 KLEIN LANE
MELBOURNE, FL 32940

Parcel Number: 147-37
CAMA Number: 147-37
Property Address: 2 DYER ST

Mailing Address: STANDISH, ADAM M ERICA L TE
2 DYER ST
BRISTOL, RI 02809

Parcel Number: 147-39
CAMA Number: 147-39
Property Address: DYER ST

Mailing Address: FOSTER, KENNETH R.
65 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-40
CAMA Number: 147-40
Property Address: DYER ST

Mailing Address: FOSTER, KENNETH R.
65 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-41
CAMA Number: 147-41
Property Address: 65 COGGESHALL AVE

Mailing Address: FOSTER, KENNETH R.
65 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-42
CAMA Number: 147-42
Property Address: 69 KING PHILLIP AVE

Mailing Address: BENKERY, EMILY
454 HOLLADAY AVE.
SAN FRANCISCO, CA 94110

Parcel Number: 147-43
CAMA Number: 147-43
Property Address: 5 DYER ST

Mailing Address: SYLVIA, PATRICIA ANN ETUX TE
KRAWCZAK, TOMASZ A.
5 DYER ST
BRISTOL, RI 02809

Parcel Number: 147-45
CAMA Number: 147-45
Property Address: 11 DYER ST

Mailing Address: BISBANO, JOSEPH J III & AMATO,
JILLIAN JT
11 DYER ST
BRISTOL, RI 02809

Parcel Number: 148-8
CAMA Number: 148-8
Property Address: 3 WALNUT ST

Mailing Address: ELLISON, SKYLAR R & COSTA, BRIANNA
R JT
3 WALNUT ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 148-80
CAMA Number: 148-80
Property Address: 66 COGGESHALL AVE

Mailing Address: COSTA, DAVID J & TINA A TRUSTEES
TC
66 COGGESHALL AVENUE
BRISTOL, RI 02809

Parcel Number: 148-83
CAMA Number: 148-83
Property Address: 70 COGGESHALL AVE

Mailing Address: HYLAND, ERIC S & GIBEAU, TIMOTHY
DAVID JT
16 FELLSSWAY W, UNIT 1
SOMERVILLE, MA 02145

Parcel Number: 151-1
CAMA Number: 151-1
Property Address: 64 KING PHILLIP AVE

Mailing Address: AMARAL, MARIA HELENA TRUSTEE A &
M AMARAL IRR TRST
c/o JOSEPH AMARAL 12 WARREN BLVD
WARREN, RI 02885

Parcel Number: 151-109
CAMA Number: 151-109
Property Address: 41 CEDAR DR

Mailing Address: CAROMILE, PAUL JR.
35 CEDAR DR
BRISTOL, RI 02809

Parcel Number: 151-111
CAMA Number: 151-111
Property Address: 47 CEDAR DR

Mailing Address: COREY, MARIA PAPPAS
47 CEDAR DR
BRISTOL, RI 02809

Parcel Number: 151-113
CAMA Number: 151-113
Property Address: 55 CEDAR DR

Mailing Address: SMITH, BARBARA L & JOSEPH M TE
55 CEDAR DRIVE
BRISTOL, RI 02809

Parcel Number: 151-117
CAMA Number: 151-117
Property Address: 146 SUNRISE DR

Mailing Address: BROGAN, PATRICK M MEDEIROS,
MARY E TRST
146 SUNRISE DR
BRISTOL, RI 02809

Parcel Number: 151-119
CAMA Number: 151-119
Property Address: 60 LAFAYETTE DR

Mailing Address: DASILVA, CONSTANTINO MARIE T.
TRUSTEES
60 LAFAYETTE DR
BRISTOL, RI 02809

Parcel Number: 151-120
CAMA Number: 151-120
Property Address: 54 LAFAYETTE DR

Mailing Address: HUGHES, JOHNNY D.
54 LAFAYETTE DRIVE
BRISTOL, RI 02809

Parcel Number: 151-125
CAMA Number: 151-125
Property Address: 50 LAFAYETTE DR

Mailing Address: SOUSA, ALAN A. LE SOUSA, JAMIE &
SOUSA ALAN M. JT
50 LAFAYETTE DR
BRISTOL, RI 02809

Parcel Number: 151-126
CAMA Number: 151-126
Property Address: 42 LAFAYETTE DR

Mailing Address: CAROMILE CONSTRUCTION, INC.
35 CEDAR DR
BRISTOL, RI 02809

Parcel Number: 151-168
CAMA Number: 151-168
Property Address: 47 LAFAYETTE DR

Mailing Address: DUARTE, GEORGE DAVID, JR &
MURPHY, KERRIANN TE
47 LAFAYETTE DR
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number:	151-170	Mailing Address:	ESTRELA, FATIMA - TRUSTEE FATIMA ESTRELA TRUST 49 LAFAYETTE DR BRISTOL, RI 02809
CAMA Number:	151-170		
Property Address:	49 LAFAYETTE DR		
Parcel Number:	151-171	Mailing Address:	MCPMAHON, JOHN J JR & LANIE C TE 51 LAFAYETTE DR BRISTOL, RI 02809
CAMA Number:	151-171		
Property Address:	51 LAFAYETTE DR		
Parcel Number:	151-172	Mailing Address:	CINTOLO, JOHN P & DOROTHY M LE WARD, BRITT M. & WARD, ERIN A. TRUSTEES 53 LAFAYETTE DR BRISTOL, RI 02809
CAMA Number:	151-172		
Property Address:	53 LAFAYETTE DR		
Parcel Number:	151-173	Mailing Address:	MULLEN, JAMES J & CHRISTINE A CO- TRUSTEES 55 LAFAYETTE DR BRISTOL, RI 02809
CAMA Number:	151-173		
Property Address:	55 LAFAYETTE DR		
Parcel Number:	151-175	Mailing Address:	SANCHEZ, ARQUIMEDES & MARIA TE 142 SUNRISE DR BRISTOL, RI 02809
CAMA Number:	151-175		
Property Address:	142 SUNRISE DR		
Parcel Number:	151-177	Mailing Address:	BALLARD, WILLIAM D SANDMAN, CARRIE N TE 147 SUNRISE DR BRISTOL, RI 02809
CAMA Number:	151-177		
Property Address:	147 SUNRISE DR		
Parcel Number:	151-179	Mailing Address:	RAPOSA, JOSEPH 72 COGGESHALL AVE BRISTOL, RI 02809
CAMA Number:	151-179		
Property Address:	72 COGGESHALL AVE		
Parcel Number:	151-181	Mailing Address:	SPANGENBERG, JOANN F LE SPANGENBERG, ARTHUR 145 SUNRISE DR BRISTOL, RI 02809
CAMA Number:	151-181		
Property Address:	145 SUNRISE DR		
Parcel Number:	151-183	Mailing Address:	SLATTERY, MICHAEL P ETUX MARIA N. SLATTERY TE 137 SUNRISE DRIVE BRISTOL, RI 02809
CAMA Number:	151-183		
Property Address:	137 SUNRISE DR		
Parcel Number:	151-184	Mailing Address:	CARREIRO, STEVEN & ROSEMARIE TRUSTEES 140 SUNRISE DRIVE BRISTOL, RI 02809
CAMA Number:	151-184		
Property Address:	140 SUNRISE DR		
Parcel Number:	151-186	Mailing Address:	RAMOS, STEPHEN MICHELLE TE 52 OPECHEE DR BRISTOL, RI 02809
CAMA Number:	151-186		
Property Address:	52 OPECHEE DR		
Parcel Number:	151-187	Mailing Address:	ESTEVES, JOHN A & NATELIA TE 50 OPECHEE DR BRISTOL, RI 02809
CAMA Number:	151-187		
Property Address:	OPECHEE DR		



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 151-188
 CAMA Number: 151-188
 Property Address: 50 OPECHEE DR

Parcel Number: 151-189
 CAMA Number: 151-189
 Property Address: 48 OPECHEE DR

Parcel Number: 151-246
 CAMA Number: 151-246
 Property Address: 65 KING PHILLIP AVE

Parcel Number: 151-247
 CAMA Number: 151-247
 Property Address: 149 SUNRISE DR

Parcel Number: 151-249
 CAMA Number: 151-249
 Property Address: 66 KING PHILLIP AVE

Parcel Number: 151-251
 CAMA Number: 151-251
 Property Address: 151 SUNRISE DR

Parcel Number: 151-52
 CAMA Number: 151-52
 Property Address: 49 KING PHILLIP AVE

Parcel Number: 151-53
 CAMA Number: 151-53
 Property Address: 51 KING PHILLIP AVE

Parcel Number: 151-55
 CAMA Number: 151-55
 Property Address: 55 KING PHILLIP AVE

Parcel Number: 151-56
 CAMA Number: 151-56
 Property Address: 57 KING PHILLIP AVE

Parcel Number: 151-58
 CAMA Number: 151-58
 Property Address: 59 KING PHILLIP AVE

Parcel Number: 151-59
 CAMA Number: 151-59
 Property Address: CEDAR DR

Mailing Address: ESTEVES, JOHN A & NATELIA TE
 50 OPECHEE DR
 BRISTOL, RI 02809

Mailing Address: ESTRELA, FATIMA & JOAQUIM M &
 MARIA L JT
 49 Lafayette Dr
 BRISTOL, RI 02809

Mailing Address: GOVEDNIK, BRIAN T & JANE C TE
 24 JANE LN
 BRISTOL, RI 02809

Mailing Address: LAVIGNE, RYAN & DIPOLITO, MICHAEL
 TC
 149 SUNRISE DR
 BRISTOL, RI 02809

Mailing Address: NERONE, AUGUSTINE B SUSAN V. TE
 66 KING PHILIP AVE
 BRISTOL, RI 02809

Mailing Address: CORDEIRO, JOSHUA ROBERT &
 SIMEONE, MARISSA ELIZABETH JT
 151 SUNRISE DR
 BRISTOL, RI 02809

Mailing Address: TEMPESTINI, RODRIGO & GOULD,
 MELISSA JT
 49 KING PHILLIP AVE
 BRISTOL, RI 02809

Mailing Address: THIELE, KEVIN M & DEANGELIS-TH
 COURTNEY A TE
 51 KING PHILLIP AVE.
 BRISTOL, RI 02809

Mailing Address: ANGELL, DAVID S.
 55 KING PHILLIP AVE
 BRISTOL, RI 02809

Mailing Address: COSTA, LENORE & CABRAL, PAULA JT
 57 KING PHILLIP AVE
 BRISTOL, RI 02809

Mailing Address: FOX, GREGORY J & DANIELLE B TE
 59 KING PHILLIP AVE
 BRISTOL, RI 02809

Mailing Address: SILVA, DACIANO ET UX JUVENELIA TE
 60 CEDAR DRIVE
 BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 151-60
CAMA Number: 151-60
Property Address: 60 CEDAR DR

Mailing Address: SILVA, DACIANO ET UX JUVENELIA TE
60 CEDAR DRIVE
BRISTOL, RI 02809

Parcel Number: 151-61
CAMA Number: 151-61
Property Address: CEDAR DR

Mailing Address: SILVA, DACIANO ET UX JUVENELIA TE
60 CEDAR DRIVE
BRISTOL, RI 02809

Parcel Number: 151-62
CAMA Number: 151-62
Property Address: 56 CEDAR DR

Mailing Address: MARSHALL, STEVEN A. & MARY TE
56 CEDAR DRIVE
BRISTOL, RI 02809

Parcel Number: 151-63
CAMA Number: 151-63
Property Address: 52 CEDAR DR

Mailing Address: MASSA, KATHLEEN A. & ROBERT J. SR
CO-TRUSTEES LE
52 CEDAR DR
BRISTOL, RI 02809

Parcel Number: 151-65
CAMA Number: 151-65
Property Address: 50 CEDAR DR

Mailing Address: SOUZA, NORMAN J
50 CEDAR DR
BRISTOL, RI 02809

Parcel Number: 151-66
CAMA Number: 151-66
Property Address: 40 CEDAR DR

Mailing Address: GALLISON, NATHAN M & JENNIFER V
TE
40 CEDAR DR
BRISTOL, RI 02809



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AMARAL, MARIA HELENA TRUS
A & M AMARAL IRR TRST
c/o JOSEPH AMARAL
12 WARREN BLVD
WARREN, RI 02885

CORDEIRO, JOSHUA ROBERT &
SIMEONE, MARISSA ELIZABET
151 SUNRISE DR
BRISTOL, RI 02809

FOSTER, KENNETH R.
65 COGGESHALL AVE
BRISTOL, RI 02809

ANGELL, DAVID S.
55 KING PHILLIP AVE
BRISTOL, RI 02809

COREY, MARIA PAPPAS
47 CEDAR DR
BRISTOL, RI 02809

FOX, GREGORY J & DANIELLE
59 KING PHILLIP AVE
BRISTOL, RI 02809

BALLARD, WILLIAM D
SANDMAN, CARRIE N TE
147 SUNRISE DR
BRISTOL, RI 02809

COSTA, DAVID J &
TINA A TRUSTEES TC
66 COGGESHALL AVENUE
BRISTOL, RI 02809

GALLISON, NATHAN M &
JENNIFER V TE
40 CEDAR DR
BRISTOL, RI 02809

BENKERY, EMILY
454 HOLLADAY AVE.
SAN FRANCISCO, CA 94110

COSTA, LENORE & CABRAL, P
57 KING PHILLIP AVE
BRISTOL, RI 02809

GIOGLIO, CHARLES L. & MAR
GIOGLIO FAMILY TRUST
6427 KLEIN LANE
MELBOURNE, FL 32940

BISBANO, JOSEPH J III &
AMATO, JILLIAN JT
11 DYER ST
BRISTOL, RI 02809

DASILVA, CONSTANTINO
MARIE T. TRUSTEES
60 LAFAYETTE DR
BRISTOL, RI 02809

GOVEDNIK, BRIAN T & JANE
24 JANE LN
BRISTOL, RI 02809

BROGAN, PATRICK M
MEDEIROS, MARY E TRST
146 SUNRISE DR
BRISTOL, RI 02809

DUARTE, GEORGE DAVID, JR
MURPHY, KERRI ANN TE
47 LAFAYETTE DR
BRISTOL, RI 02809

HUGHES, JOHNNY D.
54 LAFAYETTE DRIVE
BRISTOL, RI 02809

CAROMILE CONSTRUCTION, IN
35 CEDAR DR
BRISTOL, RI 02809

ELLISON, SKYLAR R & COSTA
3 WALNUT ST
BRISTOL, RI 02809

HYLAND, ERIC S & GIBEAU,
16 FELLSWAY W, UNIT 1
SOMERVILLE, MA 02145

CAROMILE, PAUL JR.
35 CEDAR DR
BRISTOL, RI 02809

ESTEVEZ, JOHN A & NATELIA
50 OPECHEE DR
BRISTOL, RI 02809

LABRANCHE, KYLE &
MEGHAN
80 FISHER RD #63
CUMBERLAND, RI 02864

CARREIRO, STEVEN &
ROSEMARIE TRUSTEES
140 SUNRISE DRIVE
BRISTOL, RI 02809

ESTRELA, FATIMA - TRUSTEE
FATIMA ESTRELA TRUST
49 LAFAYETTE DR
BRISTOL, RI 02809

LAVIGNE, RYAN & DIPOLITO,
149 SUNRISE DR
BRISTOL, RI 02809

CINTOLO, JOHN P & DOROTHY
WARD, BRITT M. & WARD, ER
53 LAFAYETTE DR
BRISTOL, RI 02809

ESTRELA, FATIMA & JOAQUIM
49 Lafayette Dr
BRISTOL, RI 02809

MARSHALL, STEVEN A. & MAR
56 CEDAR DRIVE
BRISTOL, RI 02809

MASSA, KATHLEEN A. & ROB
52 CEDAR DR
BRISTOL, RI 02809

SOUSA, ALAN A. LE
SOUSA, JAMIE & SOUSA ALAN
50 LAFAYETTE DR
BRISTOL, RI 02809

MCMAHON, JOHN J JR &
LANIE C TE
51 LAFAYETTE DR
BRISTOL, RI 02809

SOUZA, NORMAN J
50 CEDAR DR
BRISTOL, RI 02809

MULLEN, JAMES J &
CHRISTINE A CO-TRUSTEES
55 LAFAYETTE DR
BRISTOL, RI 02809

SPANGENBERG, JOANN F LE
SPANGENBERG, ARTHUR
145 SUNRISE DR
BRISTOL, RI 02809

NERONE, AUGUSTINE B
SUSAN V. TE
66 KING PHILIP AVE
BRISTOL, RI 02809

STANDISH, ADAM M
ERICA L TE
2 DYER ST
BRISTOL, RI 02809

RAMOS, STEPHEN
MICHELLE TE
52 OPECHEE DR
BRISTOL, RI 02809

SYLVIA, PATRICIA ANN ETUX
KRAWCZAK, TOMASZ A.
5 DYER ST
BRISTOL, RI 02809

RAPOSA, JOSEPH
72 COGGESHALL AVE
BRISTOL, RI 02809

TEMPESTINI, RODRIGO &
GOULD, MELISSA JT
49 KING PHILLIP AVE
BRISTOL, RI 02809

SANCHEZ, ARQUIMEDES & MAR
142 SUNRISE DR
BRISTOL, RI 02809

THIELE, KEVIN M & DEANGEL
51 KING PHILLIP AVE.
BRISTOL, RI 02809

SILVA, DACIANO ET UX
JUVENELIA TE
60 CEDAR DRIVE
BRISTOL, RI 02809

SLATTERY, MICHAEL P ETUX
MARIA N. SLATTERY TE
137 SUNRISE DRIVE
BRISTOL, RI 02809

SMITH, BARBARA L & JOSEPH
55 CEDAR DRIVE
BRISTOL, RI 02809



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-17

133.5 Ferry Road 165 4

March 29, 2026

Applicant	
Name of Applicant	David Butera
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-40		
Address, Plat, Lot	Address	Plat	Lot
	133.5 Ferry Road	165	4

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	Other
	If other, Detail: 3 car garage with ADU

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	988 feet
Width in Feet	26 feet
Length in Feet	38 feet
Height Above Grade	22.5 feet
Number of Stories	3

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	10 feet
Height in Feet	2.5 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Auxillary Structure Dimensional Relief Sought

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

We would like to combine a three-car garage and an Accessory Dwelling Unit (ADU) into a single structure.

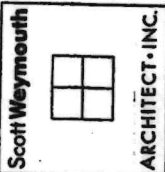
While the town zoning code currently allows for both of these uses, dimensionally and functionally it requires them to be in separate buildings. To reduce the overall impact on the lot, we would like to propose a single building that serves both purposes. This would create more open space and a more appealing aesthetic for the neighborhood.

Existing Lot Specifications

Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	47,626
Lot Frontage	62
Lot Depth	530

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
------------	-----------------	-------------------------------------



79 ALFRED DROWN ROAD
BARRINGTON, R.I. 02806
401-415-9110

PROJECT
BUTER A
RESIDENCE

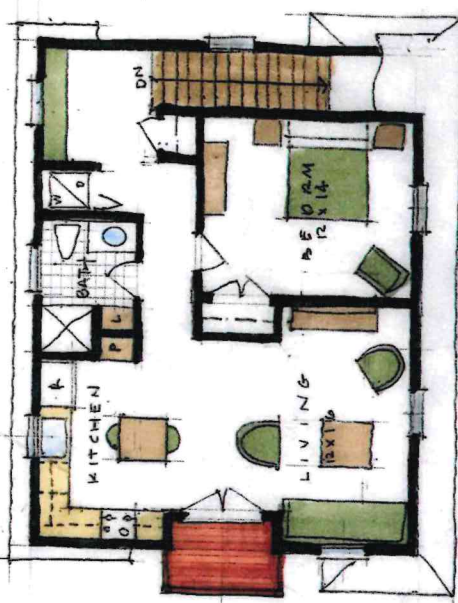
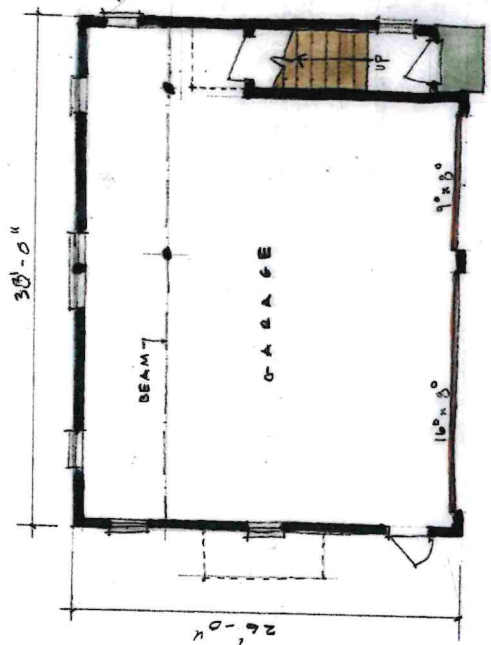
FERRY
ROAD

BOSTON
R.I.

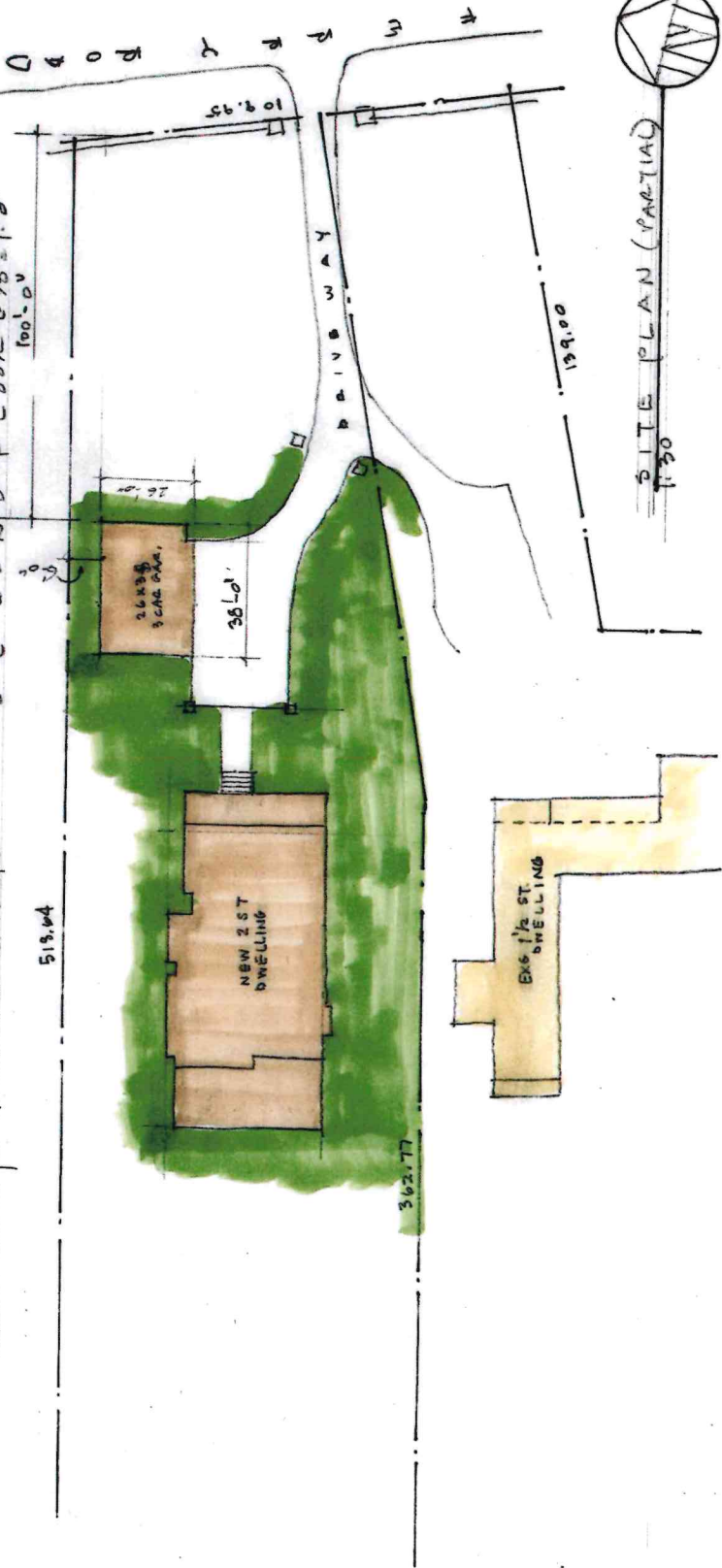
SHEET TITLE
GARAGE
SITE PLAN
FLOOR PLANS

SCALE
NOTED

DATE
2.17.24



FIRST FLOOR 519.64
SECOND FLOOR 100.00





79 ALFRED BROWN ROAD
BARRINGTON, R.I. 02806
401.415-8110

PROJECT
DUTELA
RESIDENCE

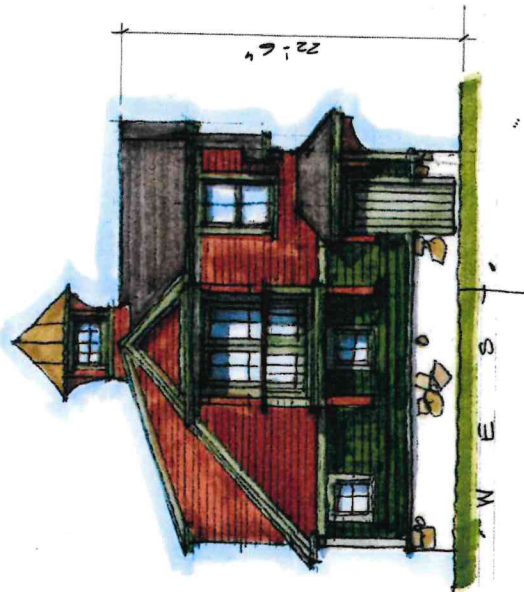
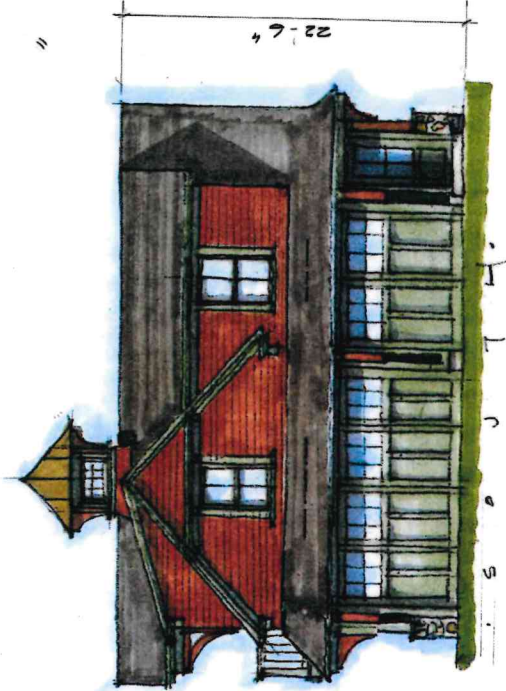
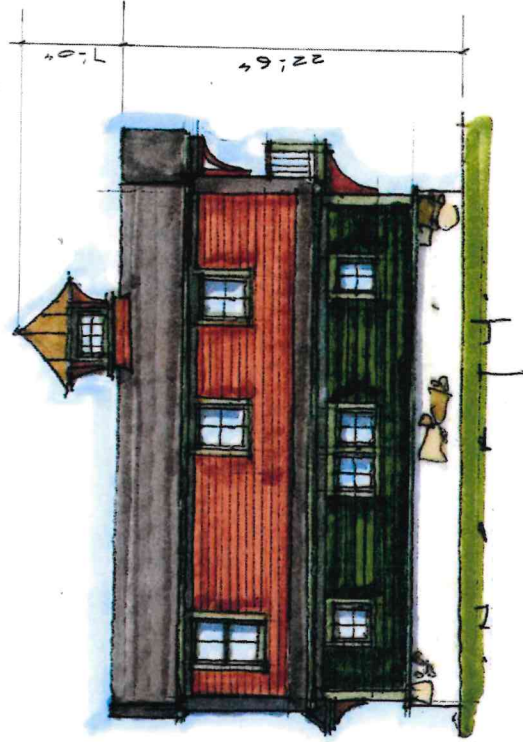
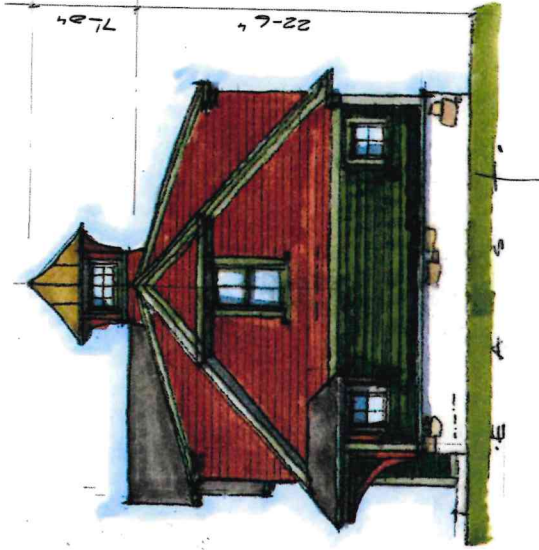
PERCY

BRISTOL

SHEET TITLE
GARAGE
ELEVATIONS

SCALE
1/8" = 1'-0"

DATE
2-17-26



▶ Plat/Lot 165-0004-000

▶ Account: 9549

LUC 13

Zone R-40

▶ Assessment

\$1,211,000

▶ Owner ▶ Owner Account #: 50-0045-77

Owner 1 BUTERA, DAVID TRUSTEE

Owner 2 C/O BUTERA BUILDING

Owner 3

Address 275 NYATT RD, BARRINGTON, RI 02806

% Owned

▶ Previous Owners & Sales Information

Grantor OLSON, CHRISTOPHER P TRUSTEE

Date 10/23/2023

Sale Price 0

Leg Ref 2066-151

Deed Type O

▶ Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
13	0	0	1.09	1,211,000	0	1,211,000
TOTAL	0	0	1.09	1,211,000	0	1,211,000

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

▶ Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	13	0	0	1	1,211,000	0	1,211,000	1,211,000
2024	13	0	0	1	1,121,400	0	1,121,400	1,121,400
2023	13	0	0	1	1,121,400	0	1,121,400	1,121,400
2022	13	0	0	1	1,121,400	0	1,121,400	1,121,400
2021	13	0	0	1	829,100	0	829,100	829,100

▶ 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	13 Res Vacant	0.91827	AC	P	1.00	478,800	1,294,173	M	WF	200	Easement	-10			1,188,400			1.00	0
2	13 Res Vacant	0.17505	AC	EX	0.20	478,800	129,106	M			Easement	-10			22,600			1.00	0
3																			
4																			

2026

133.5 FERRY RD

Plat/Lot 165-0004-000

Account: 9549

LUC 13

Zone R-40

Assessment

\$1,211,000

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, Quantity, Quality.

Grade

Table with columns: Grade, Year Built, Alt LUC, EFF Year, Alt %, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Feats, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total.

Other Factors

Table with columns: Flood Hazard, Topography, Street, Traffic, LEVEL, PAVED.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val.

Visit History

Table with columns: Date, Result, By.

Notes

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.



133.5 Ferry Road - 300' Radius

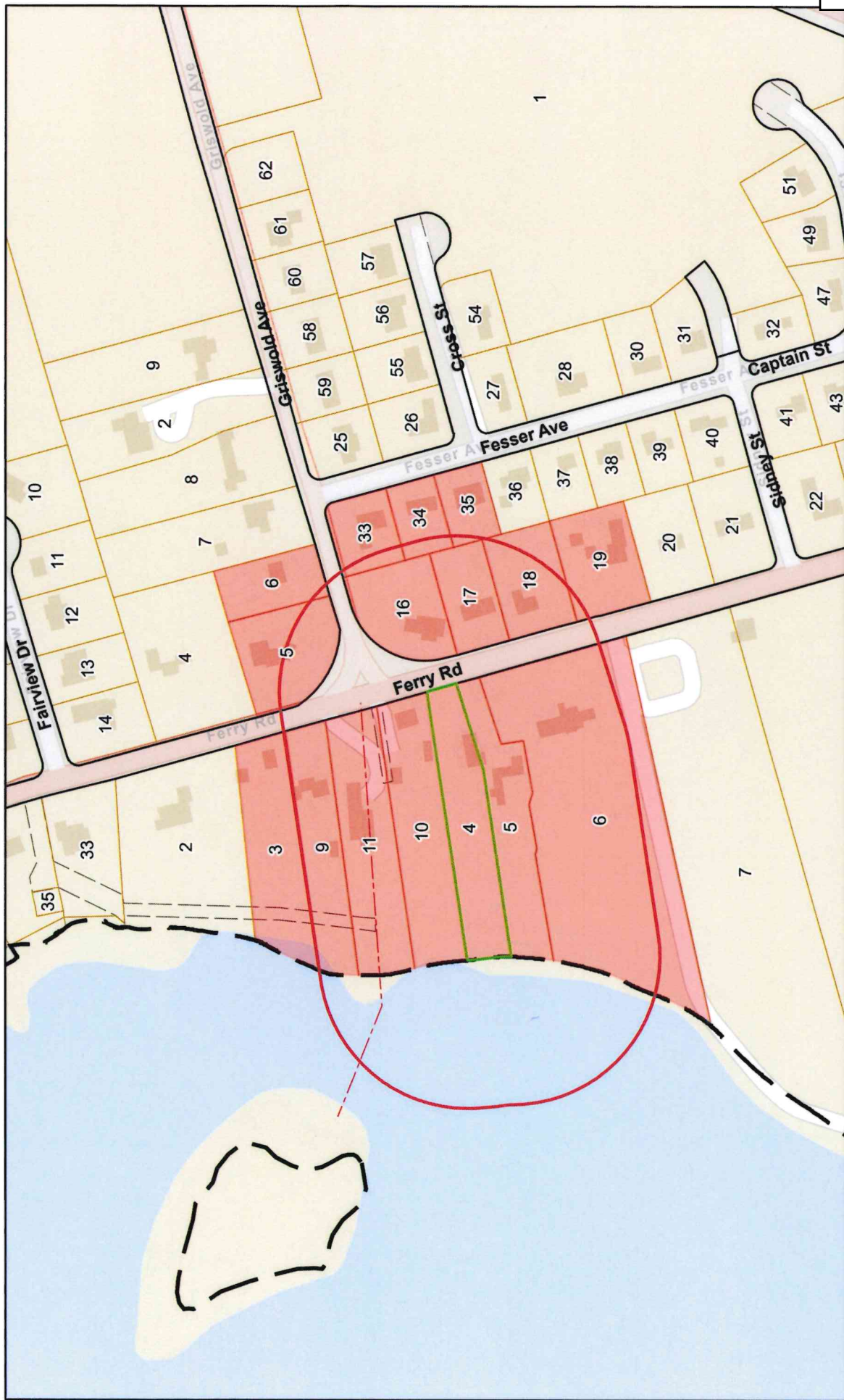
Town of Bristol, RI

1 inch = 282 Feet

April 15, 2026



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Subject Property:

Parcel Number: 165-4	Mailing Address: BUTERA, DAVID TRUSTEE C/O BUTERA BUILDING
CAMA Number: 165-4	275 NYATT RD
Property Address: 133.5 FERRY RD	BARRINGTON, RI 02806

Abutters:

Parcel Number: 162-5	Mailing Address: MCSOLEY, JANE M
CAMA Number: 162-5	142 FERRY RD
Property Address: 142 FERRY RD	BRISTOL, RI 02809
Parcel Number: 162-6	Mailing Address: SCHROTH, FERD & SCHROTH ANN M. TRUSTEES
CAMA Number: 162-6	5 GRISWOLD AVE
Property Address: 5 GRISWOLD AVE	BRISTOL, RI 02809
Parcel Number: 163-16	Mailing Address: LIGEIRO, ELEANOR, TRUSTEE
CAMA Number: 163-16	130 FERRY RD
Property Address: 130 FERRY RD	BRISTOL, RI 02809
Parcel Number: 163-17	Mailing Address: EDDY, DONALD SCOTT & O' DONNELL, SUSAN E. JT
CAMA Number: 163-17	126 FERRY RD
Property Address: 126 FERRY RD	BRISTOL, RI 02809
Parcel Number: 163-18	Mailing Address: SIMANSKI, MERSINA
CAMA Number: 163-18	195 COLONIAL DR
Property Address: 120 FERRY RD	TIVERTON, RI 02878
Parcel Number: 163-19	Mailing Address: TENTE, WILLIAM E & DONNA M TE
CAMA Number: 163-19	114 FERRY RD
Property Address: 114 FERRY RD	BRISTOL, RI 02809
Parcel Number: 163-33	Mailing Address: CANDELMO, DOLORES A. LIFE EST
CAMA Number: 163-33	BLAZKA, DEENA C.
Property Address: 1 FESSER AVE	PO BOX 2
	BRISTOL, RI 02809
Parcel Number: 163-34	Mailing Address: NUGENT, JANE E.
CAMA Number: 163-34	3 FESSER AVENUE
Property Address: 3 FESSER AVE	BRISTOL, RI 02809
Parcel Number: 163-35	Mailing Address: CHELLEL, SANDRA TRUSTEE SANDRA CHELLEL 2019 TRUST
CAMA Number: 163-35	5 FESSER AVE
Property Address: 5 FESSER AVE	BRISTOL, RI 02809
Parcel Number: 165-10	Mailing Address: KILLION, PAUL S. & KILLION, BETTINA W. TRUSTEES TC
CAMA Number: 165-10	135 FERRY RD
Property Address: 135 FERRY RD	BRISTOL, RI 02809



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4/15/2026

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Page 1 of 2



300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 165-11
CAMA Number: 165-11
Property Address: 137 FERRY RD

Mailing Address: TROMP, THOMAS A. & TIJA Z.TE
137 FERRY RD
BRISTOL, RI 02809

Parcel Number: 165-4
CAMA Number: 165-4
Property Address: 133.5 FERRY RD

Mailing Address: BUTERA, DAVID TRUSTEE C/O BUTERA
BUILDING
275 NYATT RD
BARRINGTON, RI 02806

Parcel Number: 165-5
CAMA Number: 165-5
Property Address: 133 FERRY RD

Mailing Address: ANDERSEN, JODI & SPEN, ALAN TE
133 FERRY RD
BRISTOL, RI 02809

Parcel Number: 165-6
CAMA Number: 165-6
Property Address: 131 FERRY RD

Mailing Address: PAYSON, RAYMOND P. TRUSTEE (50%)
& BLOUNT, MARCIA L. TRUSTEE (50%)
131 FERRY RD
BRISTOL, RI 02809

Parcel Number: 165-9
CAMA Number: 165-9
Property Address: 141 FERRY RD

Mailing Address: YANYAR, VIRGINIA M. LIFE EST REV LT
VIRGINIA M. YANYAR
141 FERRY RD
BRISTOL, RI 02809



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ANDERSEN, JODI & SPEN, AL
133 FERRY RD
BRISTOL, RI 02809

SCHROTH, FERD & SCHROTH A
5 GRISWOLD AVE
BRISTOL, RI 02809

BUTERA, DAVID TRUSTEE
C/O BUTERA BUILDING
275 NYATT RD
BARRINGTON, RI 02806

SIMANSKI, MERSINA
195 COLONIAL DR
TIVERTON, RI 02878

CANDELMO, DOLORES A. LIFE
BLAZKA, DEENA C.
PO BOX 2
BRISTOL, RI 02809

TENTE, WILLIAM E & DONNA
114 FERRY RD
BRISTOL, RI 02809

CHELLEL, SANDRA TRUSTEE
SANDRA CHELLEL 2019 TRUST
5 FESSER AVE
BRISTOL, RI 02809

TROMP, THOMAS A. & TIJA Z
137 FERRY RD
BRISTOL, RI 02809

EDDY, DONALD SCOTT &
O' DONNELL, SUSAN E. JT
126 FERRY RD
BRISTOL, RI 02809

YANYAR, VIRGINIA M. LIFE
REV LT VIRGINIA M. YANYAR
141 FERRY RD
BRISTOL, RI 02809

KILLION, PAUL S. & KILLIO
135 FERRY RD
BRISTOL, RI 02809

LIGEIRO, ELEANOR, TRUSTEE
130 FERRY RD
BRISTOL, RI 02809

MCSOLEY, JANE M
142 FERRY RD
BRISTOL, RI 02809

NUGENT, JANE E.
3 FESSER AVENUE
BRISTOL, RI 02809

PAYSON, RAYMOND P. TRUSTE
BLOUNT, MARCIA L. TRUSTEE
131 FERRY RD
BRISTOL, RI 02809



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-18

676 Hope Street 13 17

March 30, 2026

Applicant	
Name of Applicant	Victoria Silva
Who is Submitting this Application	Other
	If other, Describe: Tenant
Owner's Name (If Different than Applicant)	Silva Seven Inc.

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	676 Hope Street	13	17

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)

Section 28-218(8)a. Buildings and structures nonconforming by use. Change of use in residential zones.

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

The applicants propose to establish Novel Pour, a small independent bookstore and café, within the existing building. The use will include retail book sales and a service counter offering beverages such as coffee, as well as beer, wine, and potentially spirits depending on the type of liquor license approved by the Town of Bristol. Depending on the licensing approvals obtained, limited food service may also be offered.

The proposed alterations to the premises are minimal and primarily interior in nature, consisting of improvements necessary to accommodate bookstore retail space and a small beverage service counter. No significant structural changes to the building are anticipated.

Relief is being requested because the property is located within a residential zoning district (R-6), and the proposed bookstore and café use requires approval in order to operate within this zone.

Existing Lot Specifications

Current Use of Premises	Mixed Use
	If other, explain:
Number of Units	
Lot Area	530
Lot Frontage	14.67
Lot Depth	36.13

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
------------	-----------------	-------------------------------------

SILVA SEVEN, INC.

March 31, 2026

Bristol Zoning Board

RE: Novel Pour

Dear Sir or Madam:

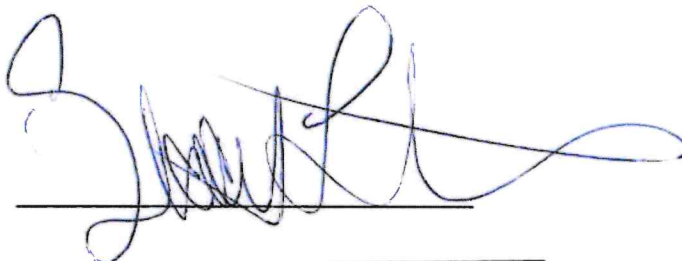
As landlord of the premises located at 674-676 Hope Street, I give Novel Pour my permission to apply for approval from the Bristol Zoning Board for a Special Use Permit.

Very truly yours,
Silva Seven, Inc.,



Paul Silva, President

Subscribed and sworn to before me this 31st day of March, 2025.



STACY L. FOUST
Notary Public, State of Rhode Island
My Commission Expires APR. 28, 2026
Commission # 56847

674 Hope Street, Bristol, RI 02809

Owner Account #: 19-1077-40

Owner	% Owned
Owner 1 SILVA SEVEN, INC	0.00
Owner 2	0.00
Owner 3	0.00

Address 674 HOPE ST, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

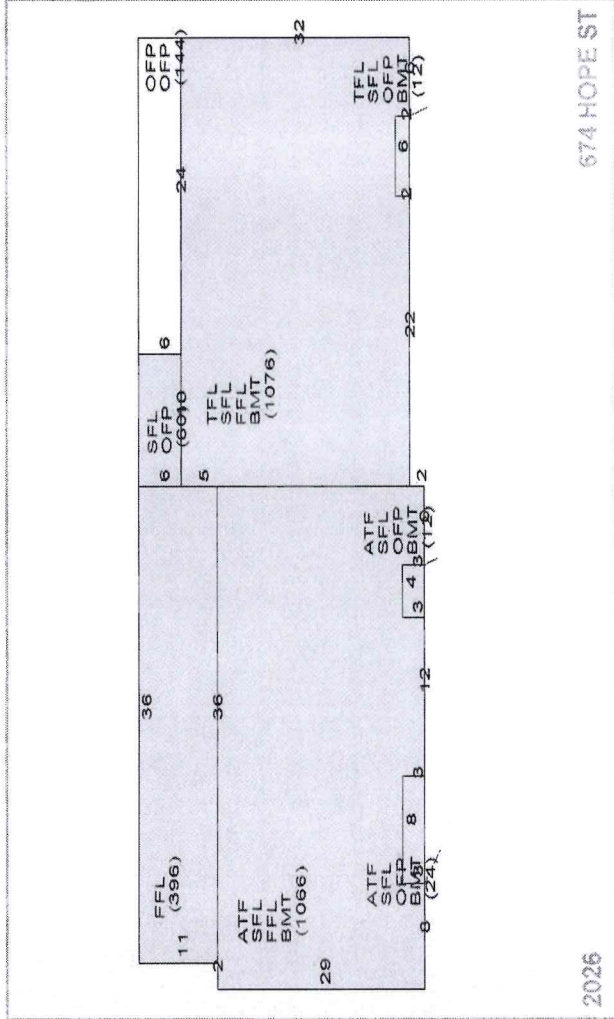
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
FRANKLIN REALTY INC.	05/16/2003	0	1000-202		
FRANKLIN REALTY, INC.	09/08/1977	0	216-154		W
GUEVREMONT, WILLIAM R.	09/08/1977	0	216-151		
GUEVREMONT, WILLIAM R.	01/01/1968	0	169-1100		
NUSSENFELD, LEO	01/01/1968	0	169-1098		

Source > Mkt Adj Cost VAL per SQ Unit/Card > 67.70 VAL per SQ Unit/Parcel > 67.70

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
04	411,200	0	0.07	191,500	0	602,700
TOTAL	411,200	0	0.07	191,500	0	602,700

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	04	411,200	0	0	191,500	0	602,700	602,700
2024	04	301,600	0	0	147,100	0	448,700	448,700
2023	04	301,600	0	0	147,100	0	448,700	448,700
2022	04	301,600	0	0	147,100	0	448,700	448,700
2021	04	306,000	0	0	151,600	0	457,600	457,600
2020	04	308,400	0	0	151,600	0	460,000	460,000



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 04 Combo	0.07406	AC	P	1.00	2,400,000	2,585,741	C11	-25			191,500			1.00	0
2															
3															
4															

Plat/Lot 013-0017-000

Account: 753

LUC 04

Zone R-6

Assessment \$602,700

Building Information

Table with columns: Description, Mixed Use, Story Height, COM Units, BMT Floor, Frame 2, 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. Values include 3 Story, 3, 50, etc.

Grade

Table with columns: Grade, Q4, 1920 EFF Year, Alt LUC, Q4, Alt %. Values: 1920, 0.00.

Other Factors

Table with columns: Flood Hazard, Topography, Street, Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Othr Feats, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total. Values: 102.00, 0.95, 0.94, 90.88, 20,000, 1.00, 1.00, 1.00, 630,006, 220,502, 409,504.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Rows include 1st FLOOR, 2nd FLOOR, 3rd FLOOR, FIN ATTIC, OPEN PORCH, BASEMENT, Total.

Notes

REMODELED 1S + ATTIC LEFT SIDE LEFT SIDE BASEMENT 6 FOOT PHOTO? PAUL SILVA ATTORNEY AT LAW/DRITY BLOND SALON STUDIO D LOUIS

Visit History

Table with columns: Date, Result, By. Rows include 1/14/2025 BP, 1/10/2025 REVIEW, 10/20/2021 REVIEW, 9/28/2018 MEASURED, 8/29/2018 REVIEW, 11/13/2007 LISTED, 10/31/2007 MEASURED.

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, Status, Description/Directions. Rows include B58418, B51821, E50874, 252-17-E, E1028, P21947, SG222010, 8-16-B, SG222196.

Special Features & Yard Items

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

Room Counts by Floor

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



674-676 Hope Street - 200' Radius

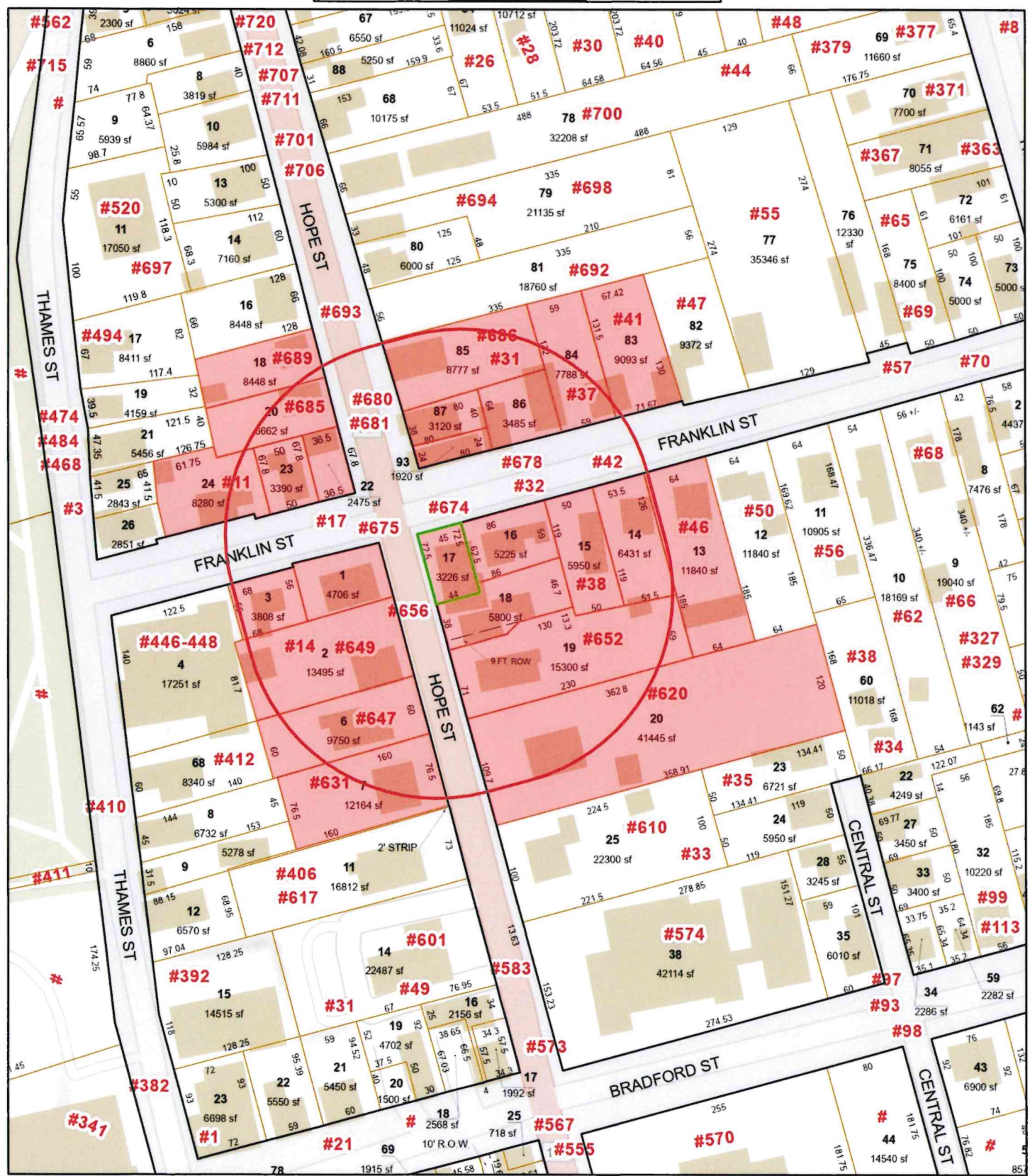


Town of Bristol, RI

1 inch = 141 Feet

www.cai-tech.com

April 15, 2026



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200 feet Abutters List Report

Bristol, RI
April 15, 2026

Subject Property:

Parcel Number:	13-17	Mailing Address:	SILVA SEVEN, INC
CAMA Number:	13-17		674 HOPE ST
Property Address:	674 HOPE ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	12-83	Mailing Address:	FARIA, KEVIN & SAMANTHA L TE
CAMA Number:	12-83		41 FRANKLIN ST
Property Address:	41 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	12-84	Mailing Address:	BRERETON, ANDREW & CUNNINGHAM, LINDA L TE
CAMA Number:	12-84		37 FRANKLIN ST
Property Address:	37 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	12-85	Mailing Address:	DAPONTE, STEPHEN
CAMA Number:	12-85		1231 Irving St NE
Property Address:	686 HOPE ST		Washington, DC 20017-2428

Parcel Number:	12-86	Mailing Address:	TEIXEIRA, JOSE C. & DOLORES A. TE
CAMA Number:	12-86		2 DOLLY DR
Property Address:	31 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	12-87	Mailing Address:	E BAY MENTAL HEALTH CENTER INC
CAMA Number:	12-87		C/O EAST BAY CENTER, INC.
Property Address:	680 HOPE ST		19 BROADWAY NEWPORT, RI 02840

Parcel Number:	12-93	Mailing Address:	MT HOPE LIQUORS INC
CAMA Number:	12-93		678 HOPE STREET
Property Address:	678 HOPE ST		BRISTOL, RI 02809

Parcel Number:	13-13	Mailing Address:	CONTI, ANGELO J LIFE ESTATE
CAMA Number:	13-13		CONTI, DIANE M. & MICHAEL A.TC
Property Address:	46 FRANKLIN ST		46 FRANKLIN ST BRISTOL, RI 02809

Parcel Number:	13-14	Mailing Address:	OBRIEN, JONATHAN R. SUZANNE R. TE
CAMA Number:	13-14		42 FRANKLIN ST
Property Address:	42 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	13-15	Mailing Address:	BARREIRA, MICHELLE
CAMA Number:	13-15		38 FRANKLIN ST
Property Address:	38 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	13-16	Mailing Address:	PROTO, CECILIA LIFE EST SANDO A.& MARY J BIA
CAMA Number:	13-16		11 KAREN ANN DR
Property Address:	32 FRANKLIN ST		BRISTOL, RI 02809



www.cai-tech.com

4/15/2026

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 3



200 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 13-17 CAMA Number: 13-17 Property Address: 674 HOPE ST	Mailing Address: SILVA SEVEN, INC 674 HOPE ST BRISTOL, RI 02809
Parcel Number: 13-18 CAMA Number: 13-18 Property Address: 656 HOPE ST	Mailing Address: LAVELLE, JASON & LAVELLE, BETH A. CO-TRUSTEES, TC 656 HOPE ST BRISTOL, RI 02809
Parcel Number: 13-19 CAMA Number: 13-19 Property Address: 652 HOPE ST	Mailing Address: REGO, DAVID E. ETAL JT FERNANDA P. REGO IRREV LIV FA 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 13-20 CAMA Number: 13-20 Property Address: 620 HOPE ST	Mailing Address: MILLARD, MARY C & CHARLES E JR - TRUSTEES MARY C MILLARD & CHARLES E MILLARD JR TRUSTS 620 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-18 CAMA Number: 8-18 Property Address: 689 HOPE ST	Mailing Address: YOUNIS, JOHN D & KATHRYN TE 689 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-20 CAMA Number: 8-20 Property Address: 685 HOPE ST	Mailing Address: ZAMIL, JAMES M & CHERYL A TE 685 HOPE ST BRISTOL, RI 02809
Parcel Number: 8-22 CAMA Number: 8-22 Property Address: 681 HOPE ST	Mailing Address: HOWLETT, JANE F. 865 HOPE ST. BRISTOL, RI 02809
Parcel Number: 8-23 CAMA Number: 8-23 Property Address: 17 FRANKLIN ST	Mailing Address: MONIZ, NELSON J. 2 BORGES ST BRISTOL, RI 02809
Parcel Number: 8-24 CAMA Number: 8-24 Property Address: 11 FRANKLIN ST	Mailing Address: REGO, DAVID E. FERNANDA P REGO IRREV LIV TRS 652 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-1 CAMA Number: 9-1 Property Address: 675 HOPE ST	Mailing Address: BOSI PRIME PROPERTIES LLC 675 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-2 CAMA Number: 9-2 Property Address: 649 HOPE ST	Mailing Address: CROMWELL, CATHARINE M. 649 HOPE ST BRISTOL, RI 02809
Parcel Number: 9-3 CAMA Number: 9-3 Property Address: 14 FRANKLIN ST	Mailing Address: DELMAGE, MARTHA & COLLEEN N JT 14 FRANKLIN ST BRISTOL, RI 02809



www.cai-tech.com

4/15/2026

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Page 2 of 3



200 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 9-6
CAMA Number: 9-6
Property Address: 647 HOPE ST

Mailing Address: BRAZIL, ALFRED
647 HOPE ST
BRISTOL, RI 02809

Parcel Number: 9-7
CAMA Number: 9-7
Property Address: 631 HOPE ST

Mailing Address: HEWITT, NOEL T & KLONER, CHRISTINE
K TE
631 HOPE ST
BRISTOL, RI 02809



www.cai-tech.com

BARREIRA, MICHELLE
38 FRANKLIN ST
BRISTOL, RI 02809

HEWITT, NOEL T &
KLONER, CHRISTINE K TE
631 HOPE ST
BRISTOL, RI 02809

SILVA SEVEN, INC
674 HOPE ST
BRISTOL, RI 02809

BOSI PRIME PROPERTIES LLC
675 HOPE ST
BRISTOL, RI 02809

HOWLETT, JANE F.
865 HOPE ST.
BRISTOL, RI 02809

TEIXEIRA, JOSE C. & DOLOR
2 DOLLY DR
BRISTOL, RI 02809

BRAZIL, ALFRED
647 HOPE ST
BRISTOL, RI 02809

LAVELLE, JASON & LAVELLE,
656 HOPE ST
BRISTOL, RI 02809

YOUNIS, JOHN D & KATHRYN
689 HOPE ST
BRISTOL, RI 02809

BRERETON, ANDREW & CUNNIN
37 FRANKLIN ST
BRISTOL, RI 02809

MILLARD, MARY C & CHARLES
MARY C MILLARD & CHARLES
620 HOPE ST
BRISTOL, RI 02809

ZAMIL, JAMES M & CHERYL A
685 HOPE ST
BRISTOL, RI 02809

CONTI, ANGELO J LIFE ES
CONTI, DIANE M. & MICHAEL
46 FRANKLIN ST
BRISTOL, RI 02809

MONIZ, NELSON J.
2 BORGES ST
BRISTOL, RI 02809

CROMWELL, CATHARINE M.
649 HOPE ST
BRISTOL, RI 02809

MT HOPE LIQUORS INC
678 HOPE STREET
BRISTOL, RI 02809

DAPONTE, STEPHEN
1231 Irving St NE
Washington, DC 20017-2428

OBRIEN, JONATHAN R.
SUZANNE R. TE
42 FRANKLIN ST
BRISTOL, RI 02809

DELMAGE, MARTHA &
COLLEEN N JT
14 FRANKLIN ST
BRISTOL, RI 02809

PROTO, CECILIA
LIFE EST SANDO A. & MARY J
11 KAREN ANN DR
BRISTOL, RI 02809

E BAY MENTAL HEALTH CENTE
C/O EAST BAY CENTER, INC.
19 BROADWAY
NEWPORT, RI 02840

REGO, DAVID E.
FERNANDA P REGO IRREV LIV
652 HOPE ST
BRISTOL, RI 02809

FARIA, KEVIN & SAMANTHA L
41 FRANKLIN ST
BRISTOL, RI 02809

REGO, DAVID E. ETAL JT
FERNANDA P. REGO IRREV LI
652 HOPE ST
BRISTOL, RI 02809



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-19

Wilcox Street 133 44

March 31, 2026

Applicant	
Name of Applicant	Donald F. Clukies
Who is Submitting this Application	Architect
	If other, Describe:
Owner's Name (If Different than Applicant)	Donald Clukies

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	Wilcox Street	133	44

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)
28-150 (eee)

Describe the extent of the proposed alterations and the reasons for the requesting relief
please see attached narrative

Existing Lot Specifications	
Current Use of Premises	Residential

If other, explain:

Number of Units	
Lot Area	7,855.97
Lot Frontage	45
Lot Depth	219.25

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
------------	-----------------	-------------------------------------

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

Zoning Code Seeking Relief for 28-150. – Special Use Permit Standards for Various Uses, (eee) Special use permit standards for structures in residential zones in the flood zone greater than 25 feet above grade.

The property at 0 Wilcox Street is located within an AE Flood Zone with a Base Flood Elevation of 14 feet. In accordance with state building code requirements for construction in flood hazard areas, the structure must be elevated above the required flood protection level. To meet these regulations, we have set the lowest structural member of the home at elevation 18. This elevation ensures that the building remains protected from potential flooding and allows adequate clearance for mechanical systems to be located outside of the flood zone. By elevating the structure to this required level it has significantly reduced the vertical space available making the 25 foot height limit infeasible. Maintaining compliance with the height restriction and the lowest minimum roof pitch of 4:12 would result in reduced ceiling heights less than 7 feet tall which does not create a habitable space per the building code. For this reason we are seeking a variance to the height restriction listed in section 28-150 (eee).

When measuring the building from the Design Flood Elevation the proposed building height is 26'-11". The allowable building height in a R-15 zone is 35'-0". The proposed building height is within the allowable building height for the zone, but due to the nature of the lot being located within a flood zone and the town restriction of a height limit of 25 feet, the home becomes unbuildable if a variance is not granted.

The requested relief is necessary to reconcile zoning height limitations with mandatory floodplain construction requirements. The proposed design is otherwise compliant with the following zoning requirements listed in section 28-150 (eee). The project adheres to state building code requirements for flood zones, maintains a roof pitch greater than 4:12, does not exceed allowable lot coverage, proposes a gross floor area that is appropriate for the site, and includes a deck that remains within permitted limits. Given these considerations, the requested height relief represents a reasonable and necessary accommodation to ensure both code compliance and the creation of a safe, functional dwelling.

We are also requesting a variance for 28-150 (eee)(3). The code section states "For lots with rear lot lines abutting a coastal feature, the minimum front yard shall be the average setback of those parcels within 250 feet of the parcel on the same side of the street". There are several existing homes on the same side of the street that do not abide to

the CRMC coastal feature and coastal buffer setbacks and/or have deeper lots which places their homes closer to the water than what is allowed, resulting in unusually deep setbacks from the street. If an average front yard setback was to be applied that would make the lot unbuildable. The average front setback would place the house so far towards the coastal setback line that there would be no buildable area available. Given these existing neighborhood conditions, we are seeking relief from this provision. The proposed design sets the house 34 feet from the front property line, exceeding the 20-foot setback required by zoning.

Proposed Gross Floor Area (GFA):

- **Existing Lot Area: 7,855.67 sq ft**
- **Proposed First Floor: 1,411 sq ft**
- **Proposed Second Floor: 864 sq ft**

Maximum Allowable Gross Floor Area = Lot area x Floor Area Ratio

Floor Area Ratio = 0.30

$7,855.67 \times 0.30 = 2,356.7$ sq ft

Footprint of first floor shall be no greater than 60% of GFA

Gross Floor Area x 0.60 = allowable first floor

$2,356.7 \times 0.60 = 1,414$ sq ft allowable first floor GFA

Proposed First Floor: 1,411 sq ft

Footprint of second floor shall be no greater than 40% of GFA

Gross Floor Area x 0.40 = allowable second floor

$2,356.7 \times 0.40 = 942.6$ sq ft allowable second floor GFA

Proposed Second Floor: 864 sq ft

Footprint of decks shall be no greater than 15% of GFA

Gross Floor Area x 0.15 = allowable deck square footage

$2,356.7 \times .15 = 353.5$ sq ft

Proposed deck size = 300 sq ft

OWNER AUTHORIZATION LETTER

Date: 3-31-26

This letter is to certify that I, Donald F Clarkes,

authorize Spencer McCombe to submit my

Special Use Permit Application for my property address at,

0 Wilcox Street on my behalf.

By signing this letter I, the property owner, understand that I, or my legal attorney must be present at the Special Use Permit meeting where my application scheduled to be heard.

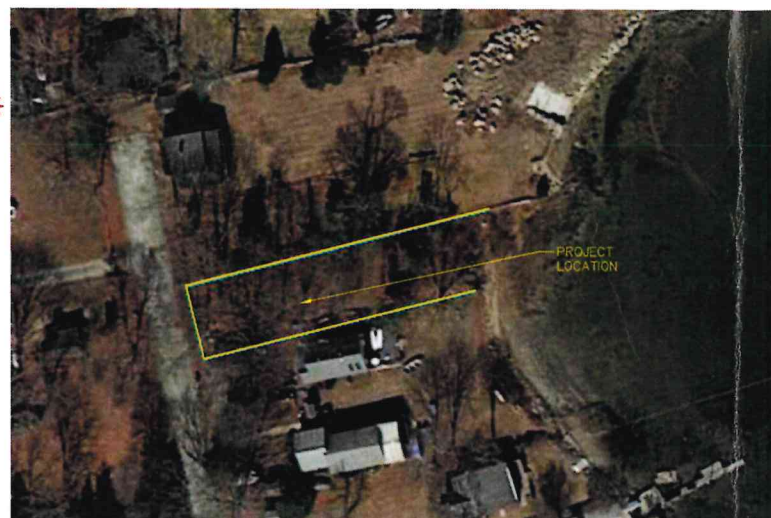
D. Clarkes
Property Owner Signature

Property Owner Name
D. Clarkes

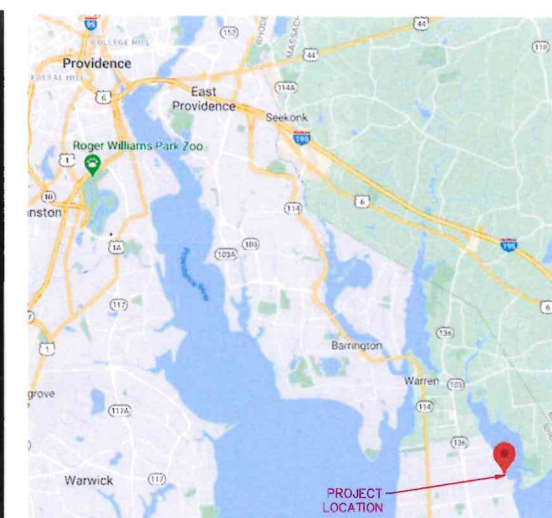
Property Owner Phone Number
401 - 855 - 6641

EROSION CONTROL NOTES

1. THIS PROJECT PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING.
2. PRIOR TO START AND AT END OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY TOWN OF BRISTOL BUILDING OFFICIAL.
3. EXCAVATION WORK WILL INVOLVE APPROX. 0 CYDS OF CUT AND APPROX. 75 CYDS OF FILL.
4. IT IS EXPECTED THAT CONSTRUCTION WILL TAKE 9-12 MONTHS.
5. AT ALL TIMES DURING CONSTRUCTION EROSION CONTROL MEASURES ARE TO BE IN PLACE IN ACCORDANCE WITH THIS PLAN.
6. PRIOR TO COMPLETION OF THE PROJECT ANY DRAINAGE MITIGATION MEASURES SHALL BE IN PLACE. (NOT APPLICABLE TO THIS PROJECT)
7. AN EROSION CONTROL BARRIER IS TO BE IN PLACE AND PROPERLY MAINTAINED DURING ALL EXCAVATION WORK. THE EXTENT OF THE BARRIER IS SHOWN ON SITE PLAN. THE EXTENT OF DISTURBANCE WILL BE LIMITED TO THE CONFINES OF THE BARRIER.
8. INSTALLATION REQUIREMENTS FOR THE BARRIER SHALL BE IN STRICT ACCORDANCE WITH THE DETAIL. THE BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN FINISHED GRADED AND STABILIZED WITH LOAM AND SEED. ANY AREAS THAT WILL REMAIN DISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.
9. A CONSTRUCTION ENTRANCE IS SHOWN ON THE PLAN. TRUCK TRAFFIC IS TO BE CONFINED TO THE CONSTRUCTION ENTRANCE AREA.
10. IF ENTRANCE SLOPES TOWARDS ROAD, PLACE HAY BALES AT ENTRANCE AT END OF DAY.
11. THE ANTICIPATED TEMPORARY STOCKPILE AREA IS INDICATED ON THE SITE PLAN. THE CONTRACTOR MAY ADJUST THE LOCATION OF THE AREA AS MAY BE CONVENIENT FOR OPERATION PURPOSES. THE LOCATION MAY BE ANYWHERE WITHIN THE AREA PROTECTED BY THE EROSION CONTROL BARRIER. SHOULD THE CONTRACTOR DECIDE TO STOCKPILE OUTSIDE OF THE PROTECTED AREA, A SEPARATE EROSION CONTROL BARRIER MUST BE INSTALLED AND MAINTAINED ON THE DOWN GRADIENT SIDE OF THE STOCKPILE.
12. UPON COMPLETION OF SITE WORK, ALL DISTURBED AREAS SHALL BE STABILIZED WITH LOAM AND SEED. IN ADDITION, A LAYER OF STRAW MULCH SHALL BE PROVIDED.



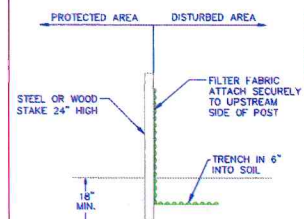
AERIAL PHOTO
NOT TO SCALE



PROJECT LOCATION
NOT TO SCALE

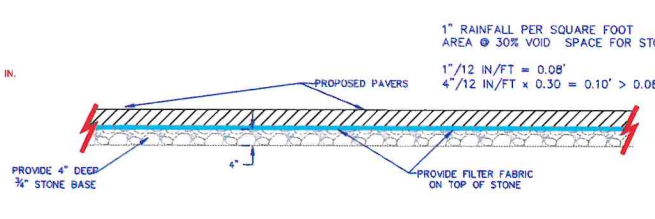


BRISTOL, RI PLAT MAP #133
NOT TO SCALE



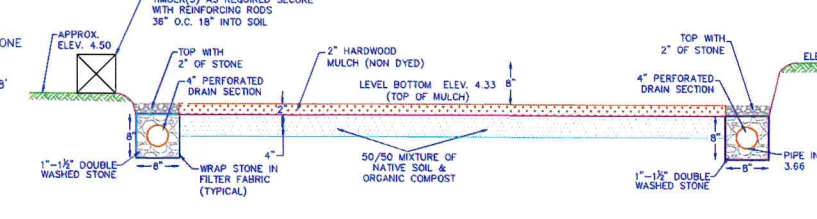
SEDIMENT CONTROL BARRIER DETAIL
NOT TO SCALE

NOTE:
USE OF SILT FENCE REQUIRES TRENCHING IN OR COVERING INSIDE FLAP WITH EARTH. UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE LEFT WITHOUT TRENCHING IN.

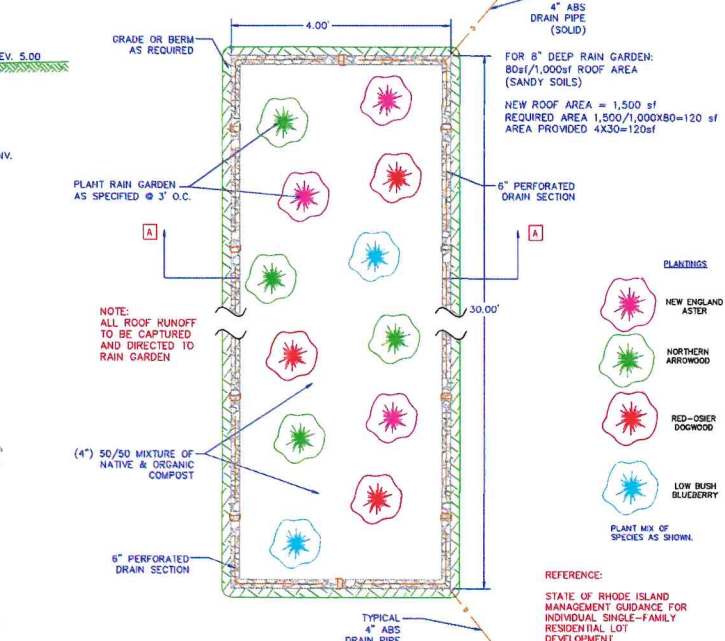


POROUS PAVERS DETAIL
NOT TO SCALE

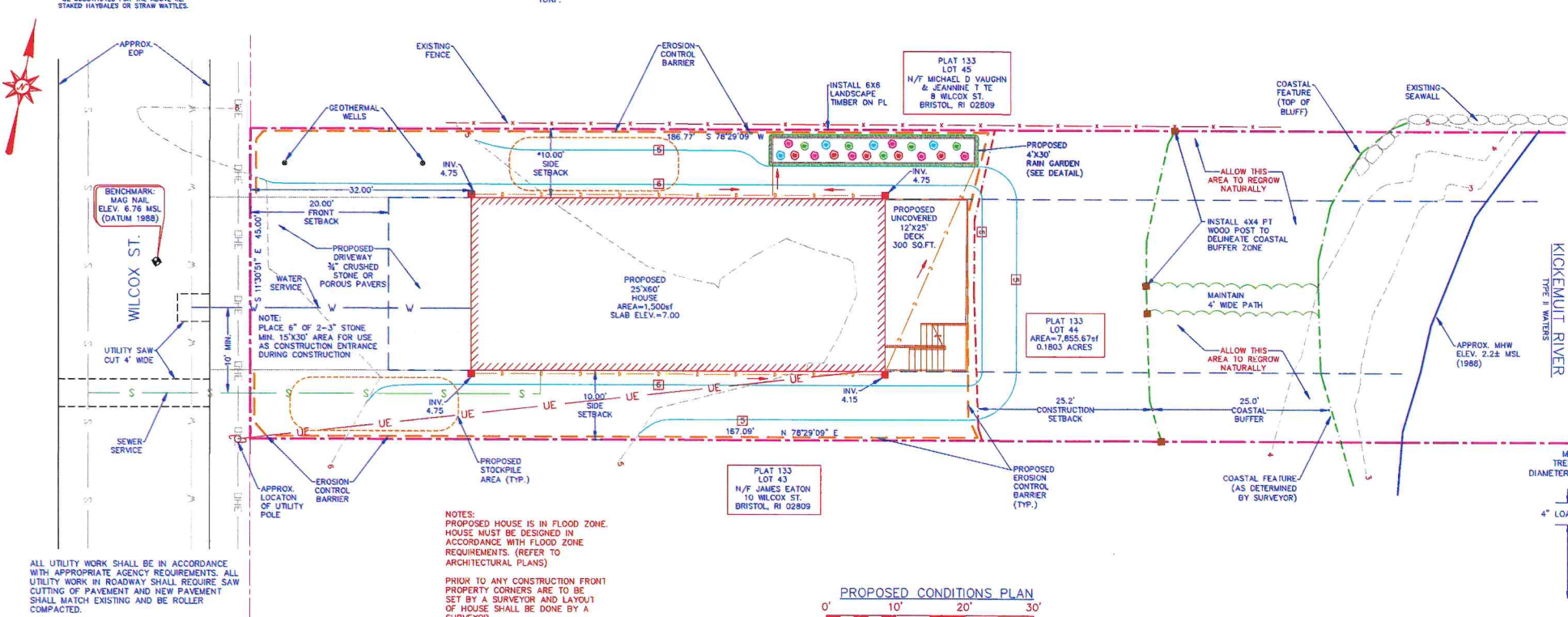
PAVERS SHALL BE PERMEABLE BLOCKS, SOLID BLOCK WITH OPEN CELL JOINTS, OR OPEN CELL GRIDS FILLED WITH GRAVELLY SOIL, OR SOIL PLANTED WITH TURF.



SECTION A-A
NOT TO SCALE



RAIN GARDEN DETAIL
NOT TO SCALE



PROPOSED CONDITIONS PLAN
SCALE: 1" = 10'

ZONE: R-15
MIN. 15000 SF
LOT FRONTAGE - 100.00'
MIN. LOT WIDTH - 100.00'

ZONE: R-6
MIN. 6000 SF
LOT FRONTAGE - 100.00'
MIN. LOT WIDTH - 100.00'

SETBACKS:
FRONT - 35.00'
REAR - 35.00'
SIDE - 20.00'
MAX. LOT COVERAGE - 25%

LOT COVERAGE:
1,750sf (TOTAL BUILDING FOOTPRINT) / 7,855sf (LOT SIZE)
= 22%

SETBACKS:
FRONT - 20.00'
REAR - 20.00'
SIDE - 10.00'
MAX. LOT COVERAGE - 30%

F.I.R.M. #44001C0012H
EFFECTIVE DATE:
JULY 7, 2017
ZONES: AE (ELEV. 14)

MAP REFERENCE &
SITE ELEVATION DATUM
NAVD 1988

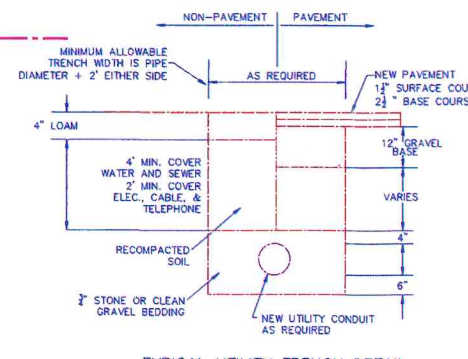
CRMC BUFFER REQUIREMENTS
TYPE II WATERS
REQUIRED BUFFER < 10,000 = 25'
TOTAL AREA OF LOT 7,855.67sf (0.1803 ACRES)

SOILS INFO:
MIRMA (MERRIMAC)
HYDROLOGIC GROUP A
SANDY SOILS

- LEGEND**
- PROPERTY LINE
 - ZONING SETBACK
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EDGE OF PAVEMENT (EOP)
 - SEWER
 - WATER
 - OVERHEAD ELECTRIC
 - UNDERGROUND ELECTRIC
 - DRAIN LINE
 - FOUNDATION DRAIN
 - TOP/BOTTOM OF BANK
 - CRMC BUFFER ZONE
 - CONSTRUCTION SETBACK
 - EROSION CONTROL BARRIER
 - IRON ROD
 - COASTAL BUFFER MARKER
 - DOWN SPOUT
 - PITCH TO DRAIN
 - EXISTING UTILITY POLE

REFERENCE PLANS:
-SURVEY PLAN
"ASSESSOR'S PLAT 133, LOT 44,
WILCOX ST., IN BRISTOL, RHODE
ISLAND"
& ELECTRONIC FILE RECEIVED
11/16/2020
BY: STEPHEN M. MURGO
PLS # 1663
DATED: NOVEMBER 16, 2020

-ARCHITECTURAL PLANS
CLUKIES RESIDENT
0 WILCOX ST. BRISTOL
BY: CORDTSEN DESIGN
ARCHITECTURE
DATED: DECEMBER 5, 2025



TYPICAL UTILITY TRENCH DETAIL
NOT TO SCALE

UTILITY NOTE

ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT MARK OUT THE LOCATIONS OF UTILITIES FOR SURVEYS. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING DIG SAFE AT 1-888-344-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

1. UNDERGROUND UTILITIES SHOWN ARE A COMPILATION OF FIELD AND RECORD INFORMATION. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.

2. SITE ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED.

3. BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.

DISCLAIMER:
THIS SITE PLAN WAS DEVELOPED FROM THE CITED REFERENCE PLAN AND IS NOT A RESULT OF ANY SURVEY WORK BY SEI.

OWNER INFO:
DONALD CLUKIES
173 HEIDI DRIVE
PORTSMOUTH RI 02871

RON T. BLANCHARD
No. 6016
REGISTERED PROFESSIONAL ENGINEER

SCALE: AS SHOWN
(SHEET 1 OF 2)
SP-1

SEI
SITE ENGINEERING INC.
CIVIL • COASTAL • STRUCTURAL

75 WOOD ST
BRISTOL, RI 02809
PHONE: (401) 253-8231

CRMC SITE PLAN
DRAINAGE & EROSION CONTROL PLAN
PLAT 133, LOT 44
WILCOX ST.

BRISTOL, RHODE ISLAND

NO.	DATE	DESCRIPTION	SYMBOL	DATE	APP'G
001	2/7/26	PREP DISCUSSION WITH ARCHITECT			
002	2/27/26	PREPARE PER ARCHITECT			
DSGN.	RB				
DR.	PG				
CHK.	RB				
DATE:	1/27/26				



CORDTSEN
DESIGN
ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689



REVISIONS:

DESCRIPTION:

SCALE:

DATE: March 31st, 2026

CLUKIES RESIDENCE
0 WILCOX STREET
BRISTOL, RHODE ISLAND

CORDTSEN
DESIGN
ARCHITECTURE

42 West Main Road
Middletown, RI 02842

CordtsenDesign.com
401.619.4689



CLUKIES RESIDENCE

0 WILCOX STREET
BRISTOL, RI 02809

Special Use Permit Application:
March 31st, 2026

DRAWING LIST

ARCHITECTURAL DRAWINGS

- A0.1 ARCHITECTURAL SITE PLAN
- A1.0 GROUND + FIRST FLOOR PLANS
- A1.1 SECOND FLOOR + ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS

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**CORDISEN
DESIGN
ARCHITECTURE**
42 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.819.4689

REVISIONS:

DESCRIPTION:
ARCHITECTURAL SITE PLAN

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

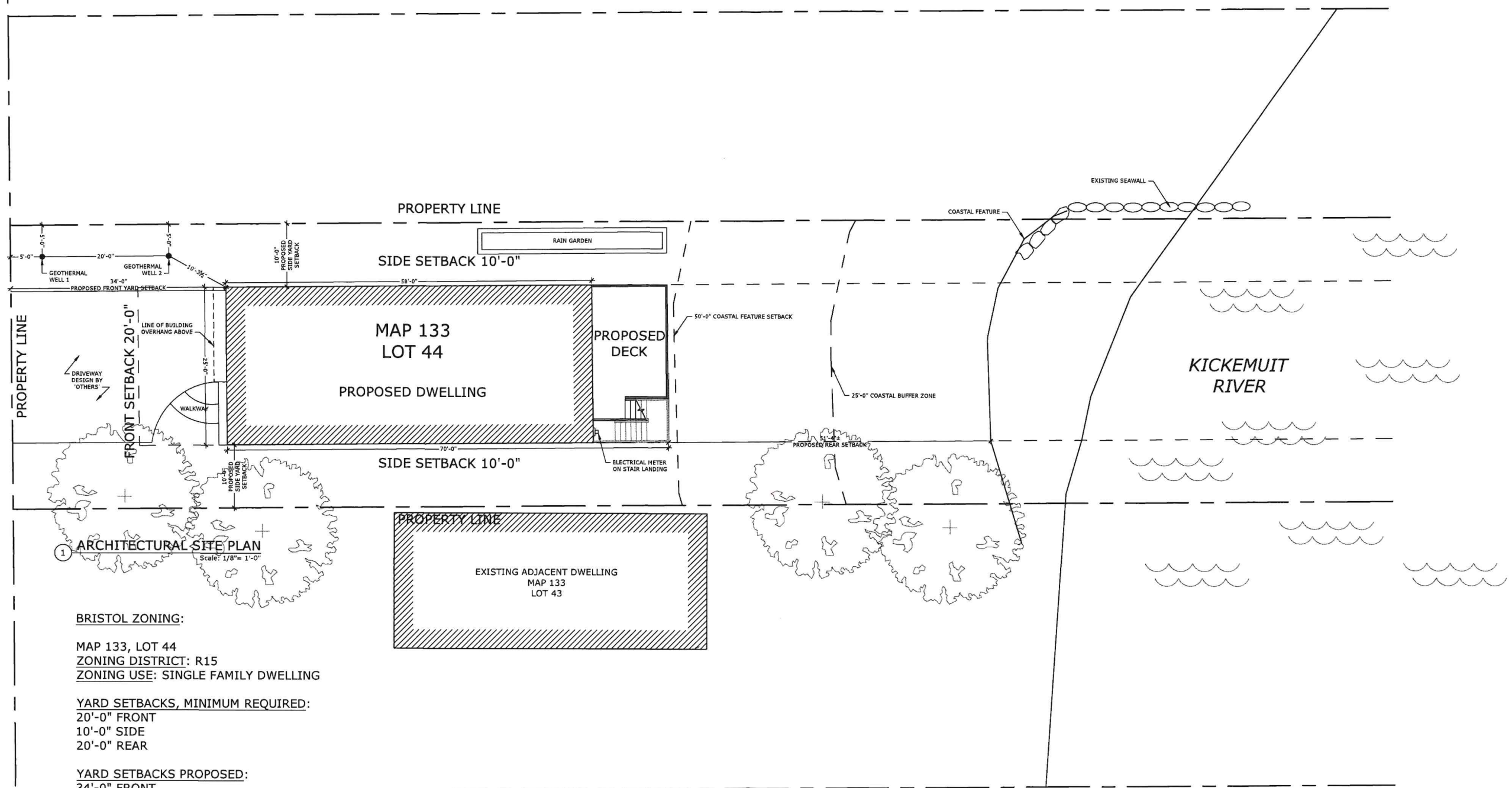
DATE: March 31st, 2026

CLUKIES RESIDENCE
0 WILCOX STREET
BRISTOL, RHODE ISLAND

A0.1

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WILCOX STREET



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

BRISTOL ZONING:
MAP 133, LOT 44
ZONING DISTRICT: R15
ZONING USE: SINGLE FAMILY DWELLING

YARD SETBACKS, MINIMUM REQUIRED:
20'-0" FRONT
10'-0" SIDE
20'-0" REAR

YARD SETBACKS PROPOSED:
34'-0" FRONT
10'-0" SIDE
51'-4"± REAR

LOT COVERAGE, ALLOWED: 38% OF 7,855.67 SF= 2,985.15 SF
LOT COVERAGE, PROPOSED: 1,750 SQ FT= 22%

SITE PLAN NOTES:

- THIS IS AN ARCHITECTS SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS THE ARCHITECTS BEST OF KNOWLEDGE AND WAS OBTAINED FROM A SURVEY PREPARED BY:
STEPHEN M. MURGO SR., PROFESSIONAL LAND SURVEYOR
19 KINNICUTT AVE, WARREN, RHODE ISLAND 02885
DATED: NOVEMBER 17, 2020





CORDISEN
DESIGN
ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.819.4889

REVISIONS:

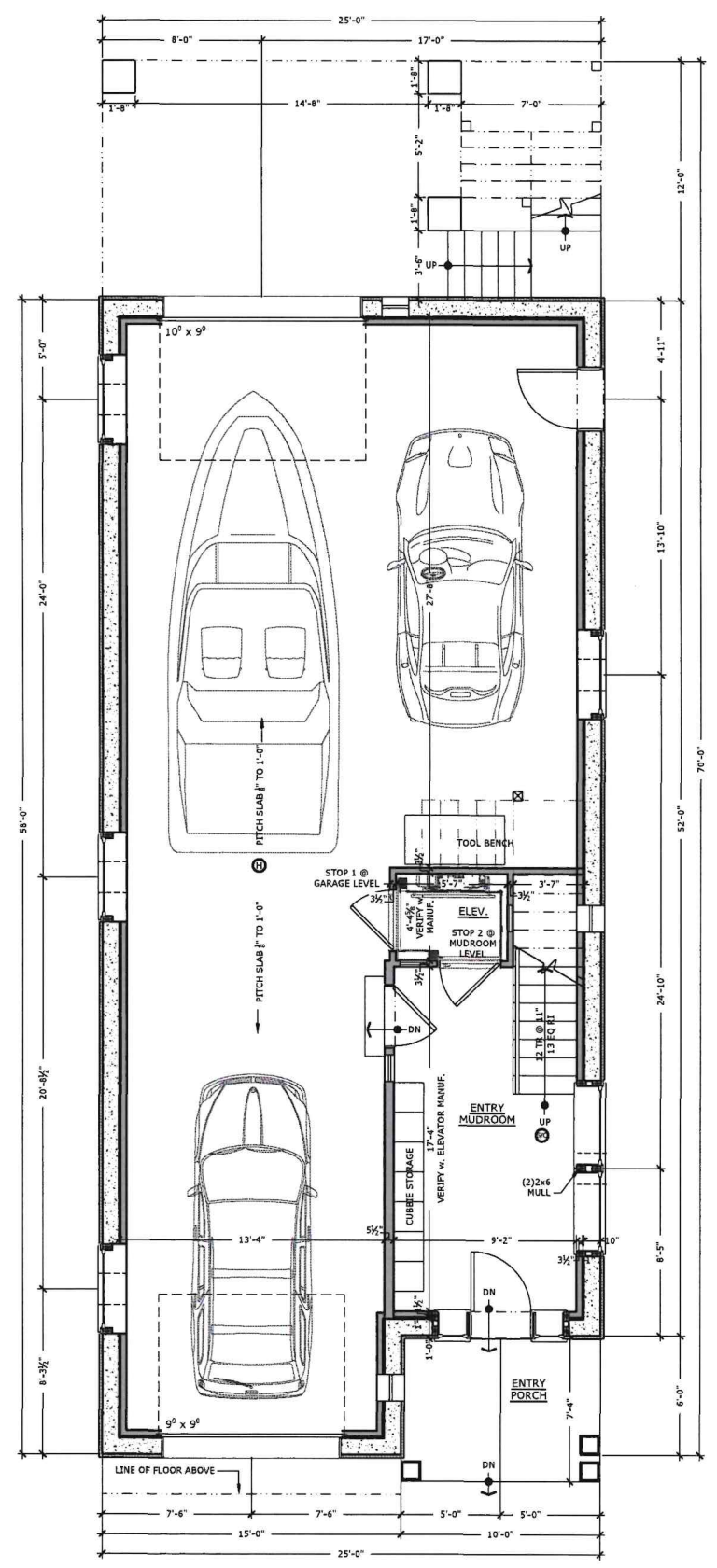
DESCRIPTION:
PROPOSED FLOOR PLANS

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

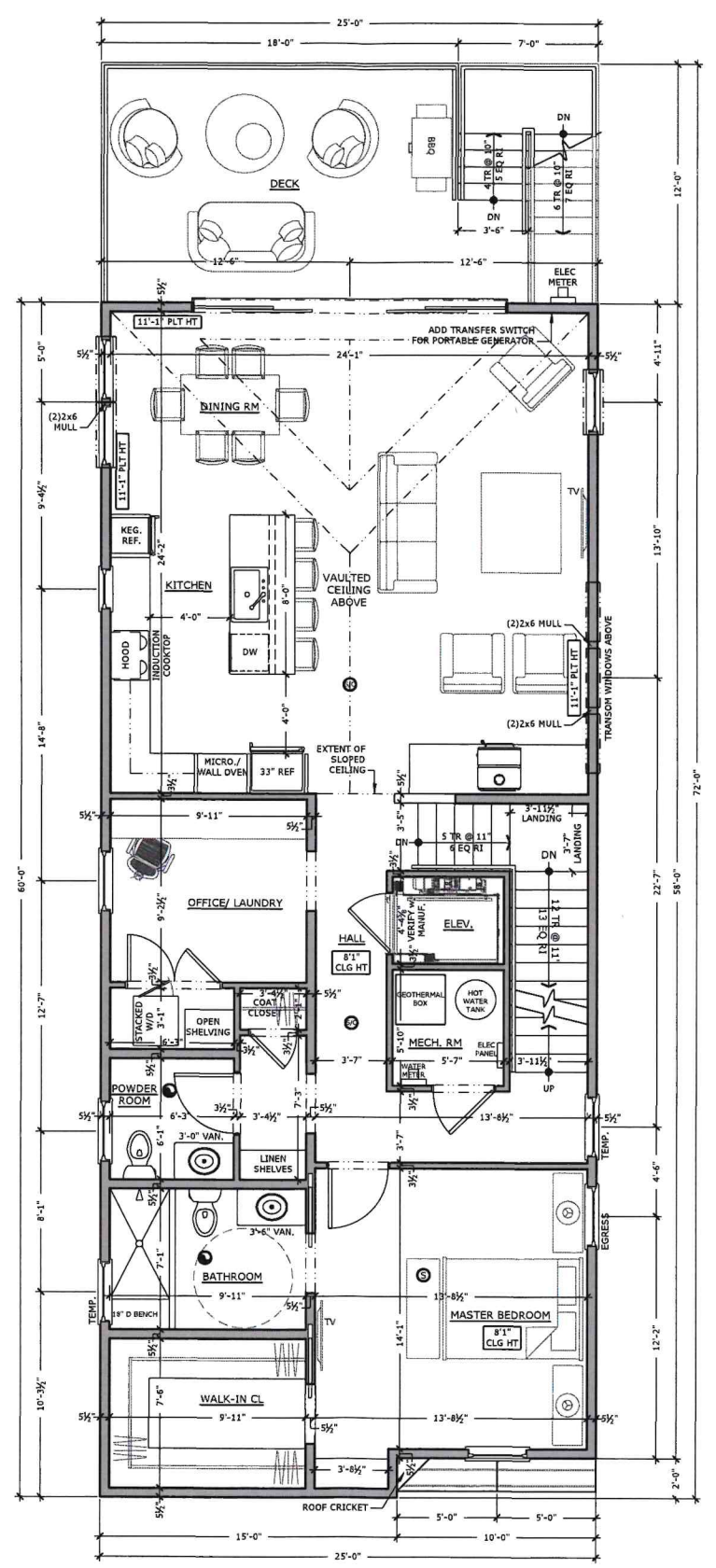
DATE: March 31st, 2026

CLUKIES RESIDENCE
0 WILCOX STREET
BRISTOL, RHODE ISLAND

A1.0



1 GROUND FLOOR PLAN
Scale: 1/4"=1'-0"



2 FIRST FLOOR PLAN
Scale: 1/4"=1'-0"



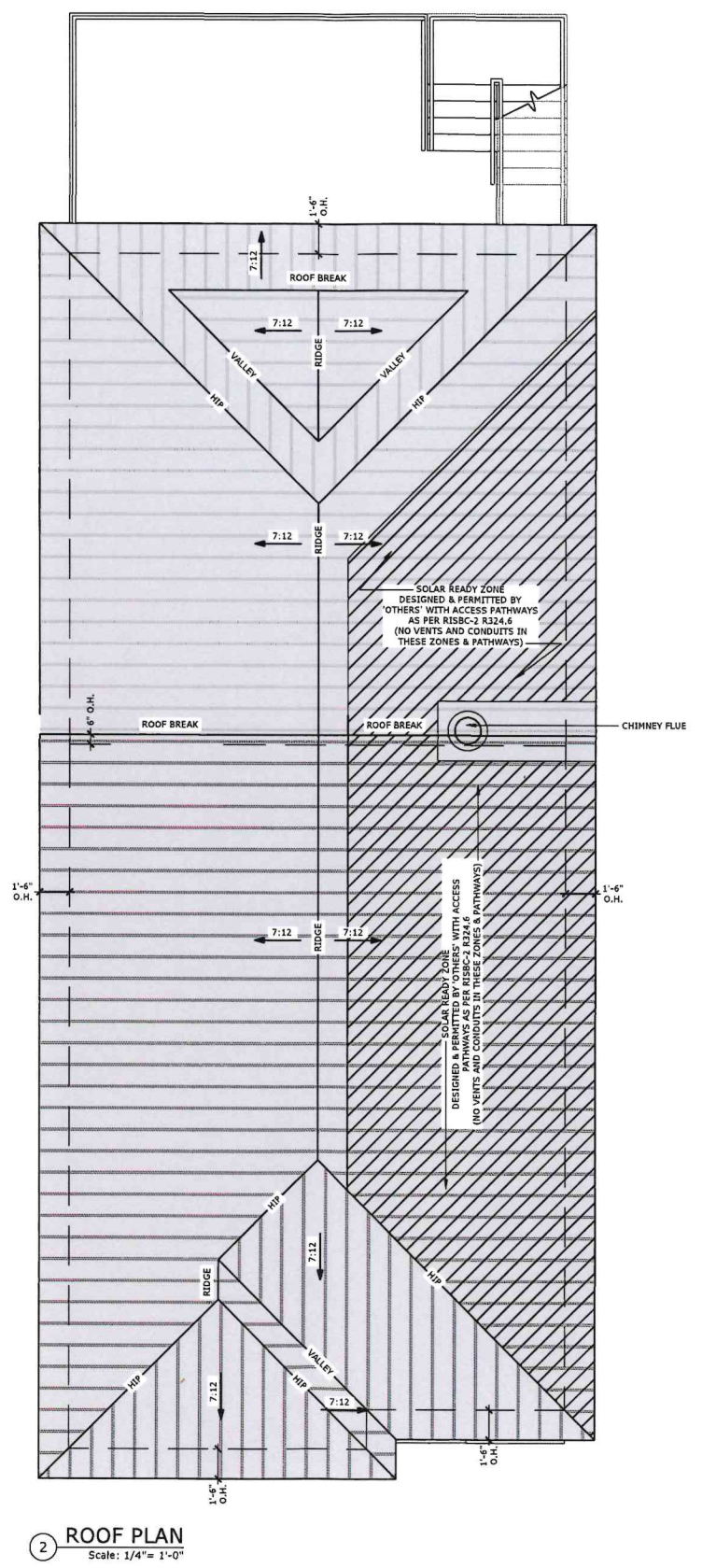
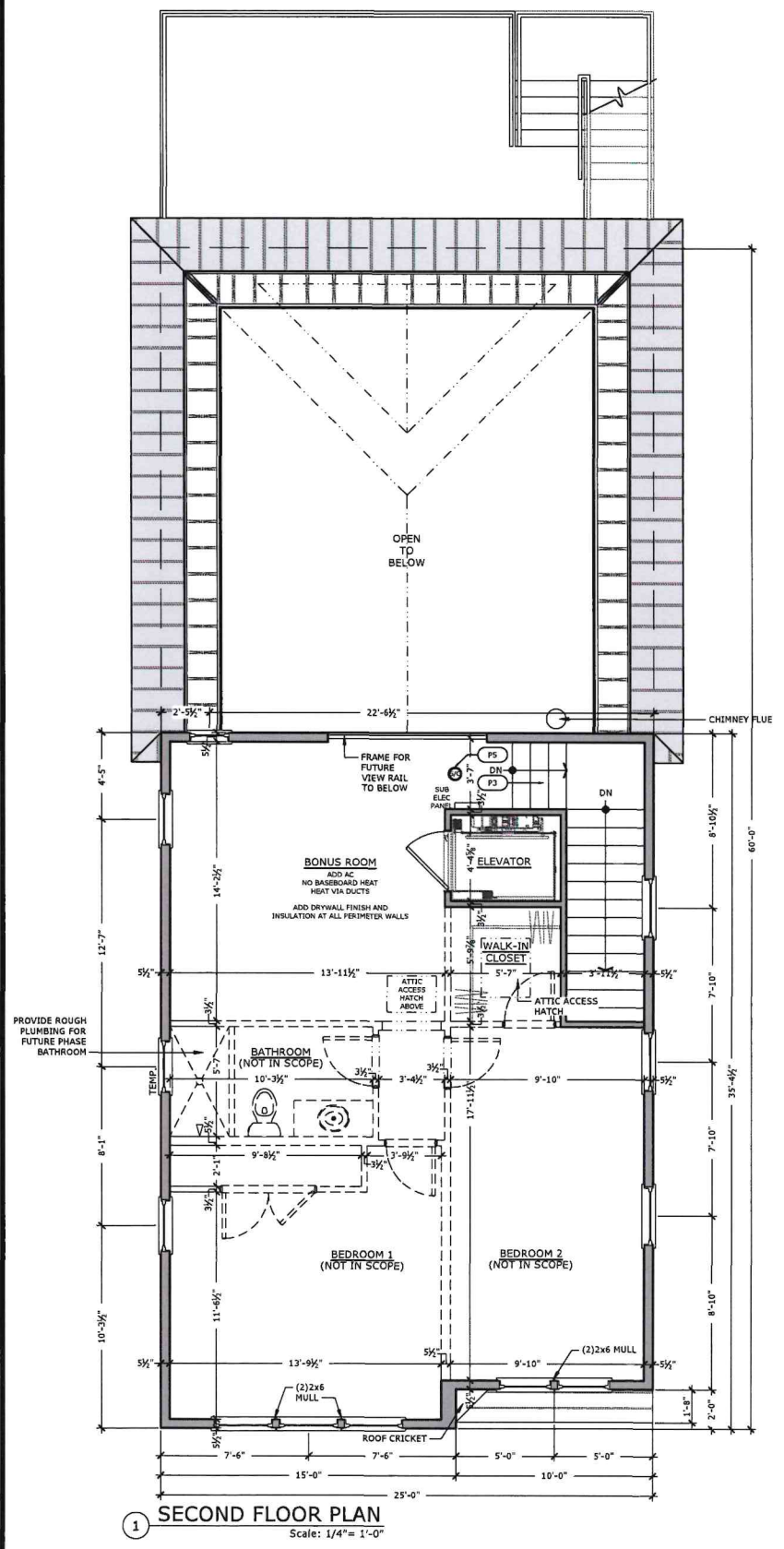
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REVISIONS:

DESCRIPTION:	SECOND FLOOR PLAN
SCALE:	1/4"=1'-0"
DATE:	March 31st, 2026

CLUKIES RESIDENCE
 0 WILCOX STREET
 BRISTOL, RHODE ISLAND

A1.1



NOT TO BE USED FOR CONSTRUCTION OF ANY BUILDING WITHOUT FIRST CONSULTING THE ARCHITECT AND ENGINEER FOR ANY CHANGES TO THE ORIGINAL DESIGN AND SPECIFICATIONS.



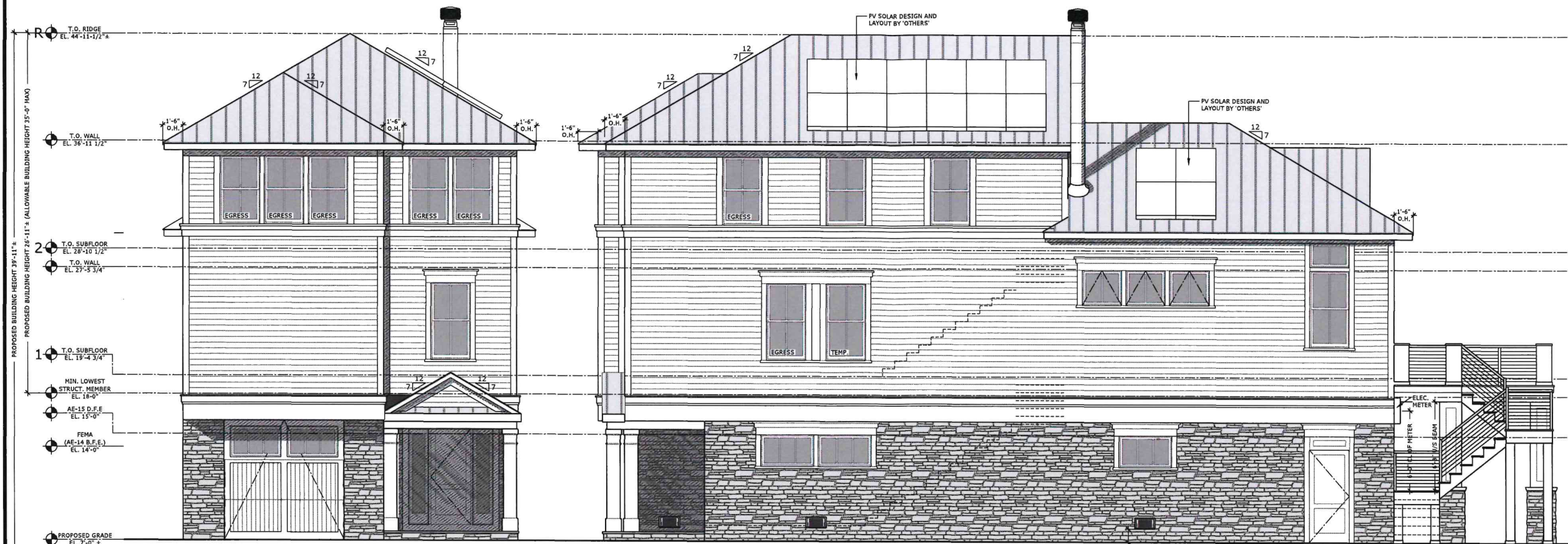
REVISIONS:

DESCRIPTION: EXTERIOR ELEVATION
 SCALE: 1/4" = 1'-0"
 DATE: March 31st, 2026

CLUKIES RESIDENCE
 0 WILCOX STREET
 BRISTOL, RHODE ISLAND

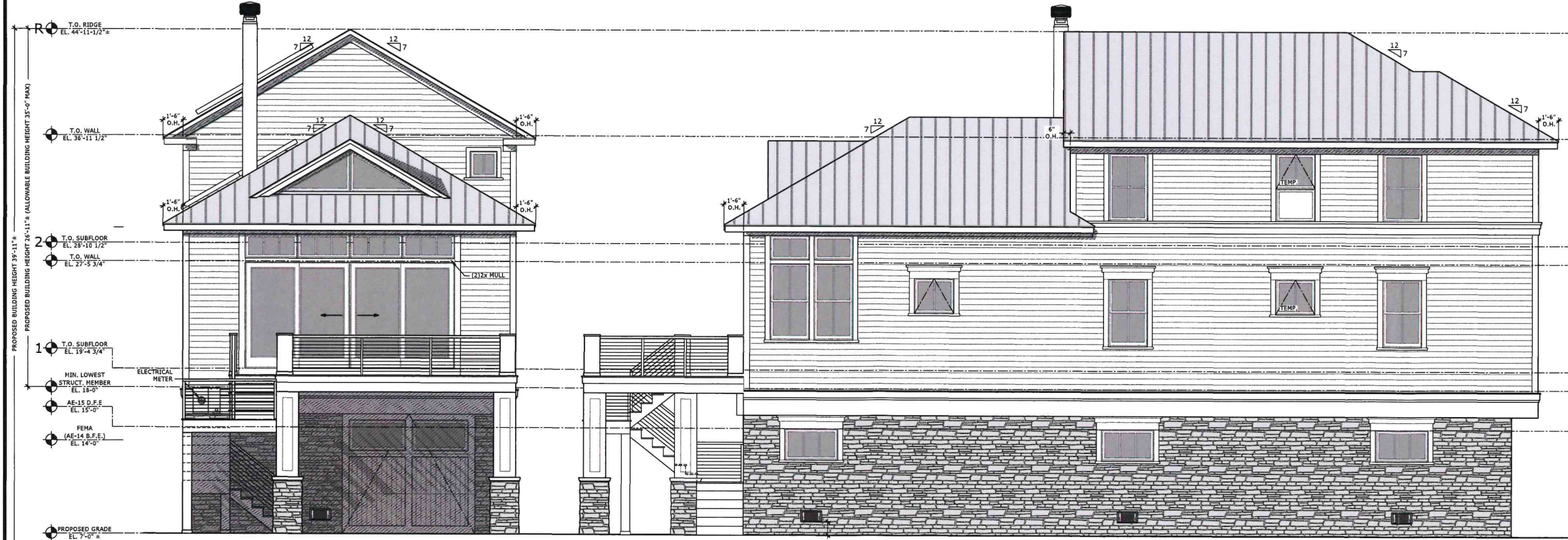
A2.0

ONLY A COMMITMENT TO THE CLIENT AND NOT A GUARANTEE OF ANY RESULTS OR PERFORMANCE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



1 WEST ELEVATION
 Scale: 1/4" = 1'-0"

2 SOUTH ELEVATION
 Scale: 1/4" = 1'-0"



3 EAST ELEVATION
 Scale: 1/4" = 1'-0"

4 NORTH ELEVATION
 Scale: 1/4" = 1'-0"

PROPOSED BUILDING HEIGHT 39'-11"
 PROPOSED BUILDING HEIGHT 26'-11" (ALLOWABLE BUILDING HEIGHT 35'-0" MAX)
 T.O. RIDGE EL. 44'-11-1/2"
 T.O. WALL EL. 36'-11-1/2"
 T.O. SUBFLOOR EL. 28'-10-1/2"
 T.O. WALL EL. 27'-5-3/4"
 T.O. SUBFLOOR EL. 19'-4-3/4"
 MIN. LOWEST STRUCT. MEMBER EL. 18'-0"
 AE-15 D.F.E. EL. 15'-0"
 FEMA (AE-14 B.F.E.) EL. 14'-0"
 PROPOSED GRADE EL. 7'-0"
 EXISTING AVERAGE GRADE EL. 5'-0"

PROPOSED BUILDING HEIGHT 39'-11"
 PROPOSED BUILDING HEIGHT 26'-11" (ALLOWABLE BUILDING HEIGHT 35'-0" MAX)
 T.O. RIDGE EL. 44'-11-1/2"
 T.O. WALL EL. 36'-11-1/2"
 T.O. SUBFLOOR EL. 28'-10-1/2"
 T.O. WALL EL. 27'-5-3/4"
 T.O. SUBFLOOR EL. 19'-4-3/4"
 MIN. LOWEST STRUCT. MEMBER EL. 18'-0"
 AE-15 D.F.E. EL. 15'-0"
 FEMA (AE-14 B.F.E.) EL. 14'-0"
 PROPOSED GRADE EL. 7'-0"
 EXISTING AVERAGE GRADE EL. 5'-0"

Bristol

WILCOX ST

Card of



Plat/Lot 133-0044-000

Account: 6997

LUC 13

Zone R-15

Assessment

\$474,500

Owner 1 CLUKIES, DONALD F.

Owner 2

Owner 3

Address 173 HEIDI DR, PORTSMOUTH, RI 02871

Owner Account #: 16-1477-61

% Owned

Previous Owners & Sales Information

Grantor

PEIXOTO, MANUEL V., TRUSTEE

PEIXOTO, MANUEL V.

Date

06/17/2025

09/10/2009

Sale Price

375,000

0

Leg Ref

2285-70

1504-229

Deed Type

T

Q

NAL

A

Q

Assessment

Use Code	Bldg Value	SF/Y1	Value	Land Size	Land Value	AG Credit	Assessed Value
13	0	0	0	0.18	474,500	0	474,500
TOTAL	0	0	0	0.18	474,500	0	474,500

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

Previous Assessments

Year	LUC	Building	SF/Y1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	13	0	0	0	474,500	0	474,500	474,500
2024	13	0	0	0	395,400	0	395,400	395,400
2023	13	0	0	0	395,400	0	395,400	395,400
2022	13	0	0	0	395,400	0	395,400	395,400
2021	13	0	0	0	317,200	0	317,200	317,200
2020	13	0	0	0	317,200	0	317,200	317,200

2026

WILCOX ST

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
13 Res Vacant	0.17769	AC	P	1.00	774,000	2,670,381	B	WF	200					474,500			1.00	0
2																		
3																		
4																		



0 Wilcox Street - 300' Radius

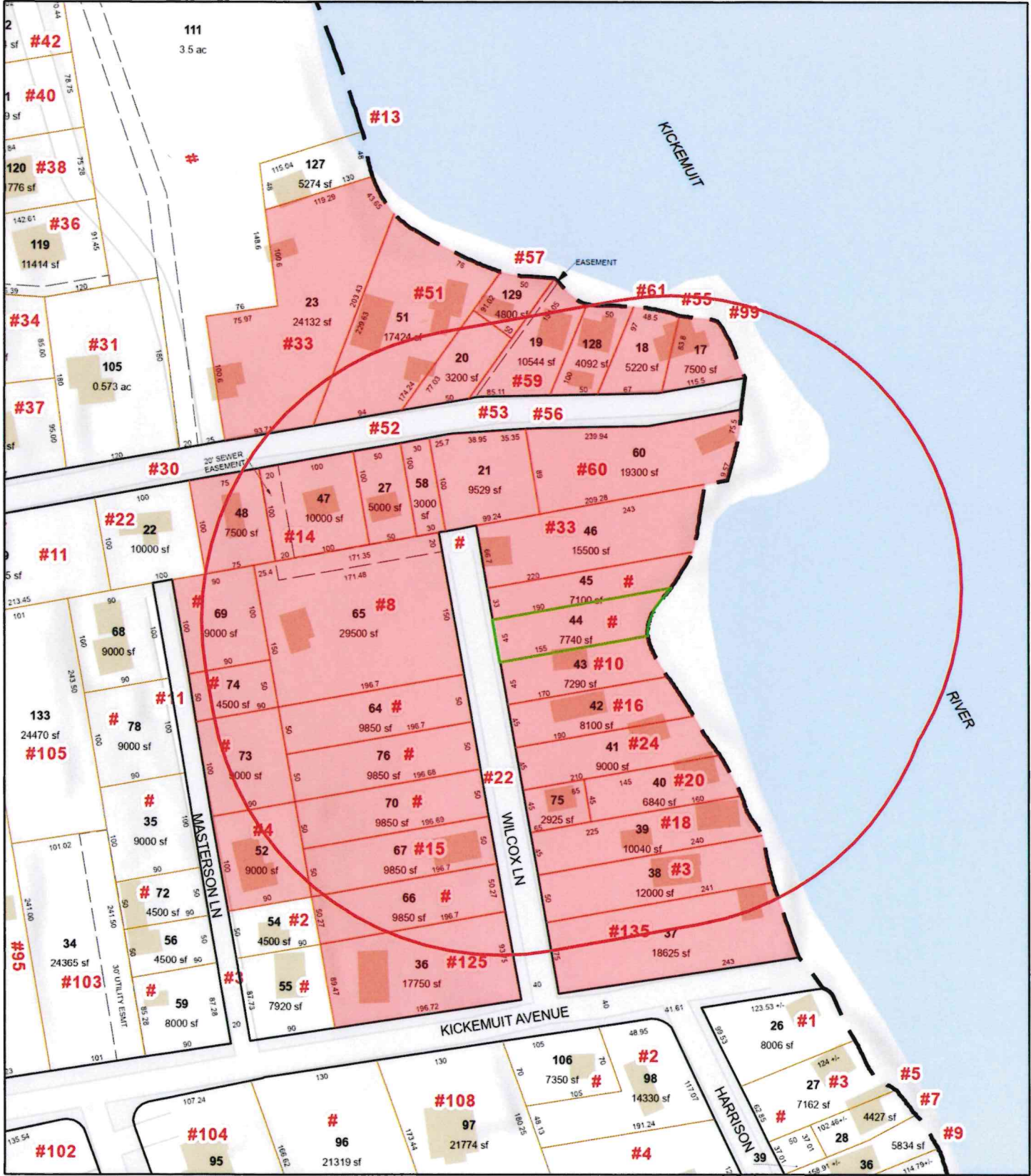
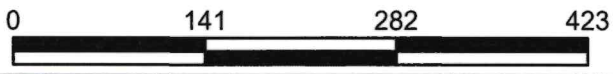
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

April 15, 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
April 15, 2026

Subject Property:

Parcel Number: 133-44
CAMA Number: 133-44
Property Address: WILCOX ST

Mailing Address: CLUKIES, DONALD F.
173 HEIDI DR
PORTSMOUTH, RI 02871

Abutters:

Parcel Number: 133-128
CAMA Number: 133-128
Property Address: 61 SMITH ST

Mailing Address: DAHL, DOUGLAS M & SUSAN E TE
C/O DOUGLAS DAHL 84 BAY STATE RD
WESTON, MA 02493

Parcel Number: 133-129
CAMA Number: 133-129
Property Address: 57 SMITH ST

Mailing Address: GUERRERA, MATTHEW S
220 MORRISON AVE
MIDDLETOWN, RI 02842

Parcel Number: 133-17
CAMA Number: 133-17
Property Address: 99 SMITH ST

Mailing Address: JANICKI, THEODORE P.
99 SMITH ST
BRISTOL, RI 02809-0063

Parcel Number: 133-18
CAMA Number: 133-18
Property Address: 55 SMITH ST

Mailing Address: MATRONE, CHRISTINE F & RICHARD M
TE
104 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 133-19
CAMA Number: 133-19
Property Address: 59 SMITH ST

Mailing Address: BIELECKI DENNIS D JANET MAY TE
570 MADISON AVE
ANGOLA, NY 14006

Parcel Number: 133-20
CAMA Number: 133-20
Property Address: 53 SMITH ST

Mailing Address: BIELECKI, DENNIS & JANET TE
53 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-21
CAMA Number: 133-21
Property Address: 56 SMITH ST

Mailing Address: DAHL, DOUGLAS SUSAN
84 BAY STATE RD
WESTON, MA 02493

Parcel Number: 133-23
CAMA Number: 133-23
Property Address: 33 SMITH ST

Mailing Address: JOHNSON, KEITH N. DEANNE M., CO
TRST & KEITH N
547 WOONSOCKET HILL RD
NORTH SMITHFIELD, RI 02896

Parcel Number: 133-27
CAMA Number: 133-27
Property Address: 52 SMITH ST

Mailing Address: NYBERG, PETER H. ET UX DINGEE,
SANDRA M.
52 SMITH ST.
BRISTOL, RI 02809

Parcel Number: 133-36
CAMA Number: 133-36
Property Address: 125 KICKEMUIT AVE

Mailing Address: WEBSTER, DENISE
125 KICKEMUIT AVE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 133-37 CAMA Number: 133-37 Property Address: 135 KICKEMUIT AVE	Mailing Address: MCCONAGHY, JEANINE P. & DANIEL P. TE 135 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 133-38 CAMA Number: 133-38 Property Address: 3 WILCOX ST	Mailing Address: RYAN, JOHN J & ROSEMARY D AS TRUSTEES IRREVOC TRUST JULY 1, 2015 3 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-39 CAMA Number: 133-39 Property Address: 18 WILCOX ST	Mailing Address: SAOBENTO, KRIS MARIE STEVEN A 35 MONMOUTH DR RIVERSIDE, RI 02915
Parcel Number: 133-40 CAMA Number: 133-40 Property Address: 20 WILCOX ST	Mailing Address: MELLO ANTHONY S & MARIA C CO-TRUSTEES 10 MEADOW CT. SEEKONK, MA 02771
Parcel Number: 133-41 CAMA Number: 133-41 Property Address: 24 WILCOX ST	Mailing Address: QUINN, ROSWELL 24 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-42 CAMA Number: 133-42 Property Address: 16 WILCOX ST	Mailing Address: CALISE, CAROL A. LE TIROCCHI, LAURIE J. 16 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-43 CAMA Number: 133-43 Property Address: 10 WILCOX ST	Mailing Address: EATON, JAMES STEVEN TRUSTEE 10 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-44 CAMA Number: 133-44 Property Address: WILCOX ST	Mailing Address: CLUKIES, DONALD F. 173 HEIDI DR PORTSMOUTH, RI 02871
Parcel Number: 133-45 CAMA Number: 133-45 Property Address: WILCOX ST	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-46 CAMA Number: 133-46 Property Address: 33 WILCOX ST	Mailing Address: KICKEMUIT COVE, LLC c/o Susan Dahl 84 Bay State Road Weston, MA 02493-2172
Parcel Number: 133-47 CAMA Number: 133-47 Property Address: 14 SMITH ST	Mailing Address: ROCHA NORMA TRUSTEE ROCHA FAMILY REVOOCABLE TRUST 100 BEECHWOOD DRIVE CRANSTON, RI 02921
Parcel Number: 133-48 CAMA Number: 133-48 Property Address: 30 SMITH ST	Mailing Address: RZEGOCKI, JANE E 133 MIDDLE RD PORTSMOUTH, RI 02871



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 133-51 CAMA Number: 133-51 Property Address: 51 SMITH ST	Mailing Address: PRINCIPE, ELIN A LE MASSA, MELONIE E 51 SMITH ST BRISTOL, RI 02809
Parcel Number: 133-52 CAMA Number: 133-52 Property Address: 4 MASTERSON LN	Mailing Address: MELLO, JEROME R. ET AL MARY E. OCONNELL 4 MASTERSON LANE BRISTOL, RI 02809
Parcel Number: 133-58 CAMA Number: 133-58 Property Address: SMITH ST	Mailing Address: DAHL, DOUGLAS & SUSAN TE 84 BAY STATE RD WESTN, MA 02493
Parcel Number: 133-60 CAMA Number: 133-60 Property Address: 60 SMITH ST	Mailing Address: GRAY, ELANIE M. TRUSTEE P.O. BOX 812340 WELLESLEY, MA 02482
Parcel Number: 133-64 CAMA Number: 133-64 Property Address: WILCOX ST	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-65 CAMA Number: 133-65 Property Address: 8 WILCOX ST	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-66 CAMA Number: 133-66 Property Address: WILCOX ST	Mailing Address: CAMARA, THOMAS A. & JOANNE C. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-67 CAMA Number: 133-67 Property Address: 15 WILCOX ST	Mailing Address: CAMARA, THOMAS A. & JOANNE C. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
Parcel Number: 133-69 CAMA Number: 133-69 Property Address: MASTERSON LN	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-70 CAMA Number: 133-70 Property Address: WILCOX ST	Mailing Address: SAOBENTO, KRIS MARIE STEVEN A 35 MONMOUTH DR RIVERSIDE, RI 02915
Parcel Number: 133-73 CAMA Number: 133-73 Property Address: MASTERSON LN	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809
Parcel Number: 133-74 CAMA Number: 133-74 Property Address: MASTERSON LN	Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE T TE 8 WILCOX LANE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 133-75
CAMA Number: 133-75
Property Address: 22 WILCOX ST

Mailing Address: JENSEN, ROBERT S. DENISE R. TE
94 SAND PIPER DR.
S KINGSTOWN, RI 02879

Parcel Number: 133-76
CAMA Number: 133-76
Property Address: WILCOX ST

Mailing Address: VAUGHN, MICHAEL D ET UX JEANNINE
T TE
8 WILCOX LANE
BRISTOL, RI 02809



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4/15/2026

BIELECKI DENNIS D
JANET MAY TE
570 MADISON AVE
ANGOLA, NY 14006

GUERRERA, MATTHEW S
220 MORRISON AVE
MIDDLETOWN, RI 02842

PRINCIPE, ELIN A LE
MASSA, MELONIE E
51 SMITH ST
BRISTOL, RI 02809

BIELECKI, DENNIS & JANET
53 SMITH ST
BRISTOL, RI 02809

JANICKI, THEODORE P.
99 SMITH ST
BRISTOL, RI 02809-0063

QUINN, ROSWELL
24 WILCOX ST
BRISTOL, RI 02809

CALISE, CAROL A. LE
TIROCCHI, LAURIE J.
16 WILCOX ST
BRISTOL, RI 02809

JENSEN, ROBERT S.
DENISE R. TE
94 SAND PIPER DR.
S KINGSTOWN, RI 02879

ROCHA NORMA TRUSTEE
ROCHA FAMILY REVOOCABLE T
100 BEECHWOOD DRIVE
CRANSTON, RI 02921

CAMARA, THOMAS A. & JOANN
15 WILCOX ST
BRISTOL, RI 02809

JOHNSON, KEITH N.
DEANNE M., CO TRST & KEIT
547 WOONSOCKET HILL RD
NORTH SMITHFIELD, RI 02896

RYAN, JOHN J & ROSEMARY D
IRREVOC TRUST JULY 1, 201
3 WILCOX ST
BRISTOL, RI 02809

CLUKIES, DONALD F.
173 HEIDI DR
PORTSMOUTH, RI 02871

KICKEMUIT COVE, LLC
c/o Susan Dahl
84 Bay State Road
Weston, MA 02493-2172

RZEGOCKI, JANE E
133 MIDDLE RD
PORTSMOUTH, RI 02871

DAHL, DOUGLAS
SUSAN
84 BAY STATE RD
WESTON, MA 02493

MATRONE, CHRISTINE F & RI
104 KICKEMUIT AVE
BRISTOL, RI 02809

SAOBENTO, KRIS MARIE
STEVEN A
35 MONMOUTH DR
RIVERSIDE, RI 02915

DAHL, DOUGLAS & SUSAN TE
84 BAY STATE RD
WESTN, MA 02493

MCCONAGHY, JEANINE P. & D
135 KICKEMUIT AVE
BRISTOL, RI 02809

VAUGHN, MICHAEL D ET UX
JEANNINE T TE
8 WILCOX LANE
BRISTOL, RI 02809

DAHL, DOUGLAS M &
SUSAN E TE
C/O DOUGLAS DAHL
84 BAY STATE RD
WESTON, MA 02493

MELLO ANTHONY S &
MARIA C CO-TRUSTEES
10 MEADOW CT.
SEEKONK, MA 02771

WEBSTER, DENISE
125 KICKEMUIT AVE
BRISTOL, RI 02809

EATON, JAMES STEVEN TRUST
10 WILCOX ST
BRISTOL, RI 02809

MELLO, JEROME R. ET AL
MARY E. OCONNELL
4 MASTERTON LANE
BRISTOL, RI 02809

GRAY, ELANIE M. TRUSTEE
P.O. BOX 812340
WELLESLEY, MA 02482

NYBERG, PETER H. ET UX
DINGEE, SANDRA M.
52 SMITH ST.
BRISTOL, RI 02809



Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-20

54 Coggeshall Ave 148 14

April 10, 2026

Applicant	
Name of Applicant	Richard Gayer
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
	54 Coggeshall Ave	148	14

Type of Application	
Application Type	Dimensional Variance
Proposed	New Building
	If other, Detail:
New Building Type	One Family Dwelling
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,596 feet
Width in Feet	40 feet
Length in Feet	40 feet
Height Above Grade	26 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	12.2 feet
Right Side Yard in Feet	0 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Section 28-111 Residential Dimensional Table. Front yard setback on corner lot.

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

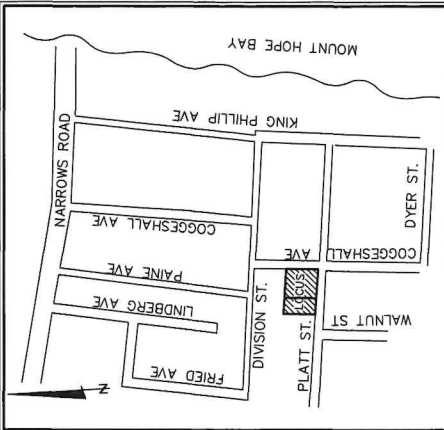
renovation/rebuilding of home on 54 Coggeshall ave that I have owned for roughly eight years, the current home as it is does not fit with long term age in place plans, and i would like to rebuild as shown on attached plans, I am seeking relief for a corner lot with two front yards, I would ask for relief to call my frontage on Platt Street to be considered my left side yard, as it has been since the home was built some time ago. The new side yard/2nd front on Platt Street would be 14.8 foot from lot line. Thank you for your consideration for my family. Richard Gayer

Existing Lot Specifications

Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	9,000
Lot Frontage	100
Lot Depth	90

Existing Buildings & Structures

Structure:	Square Footage:	Building/Structure Detail if Other:
------------	-----------------	-------------------------------------

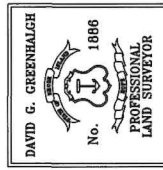


CERTIFICATION:
 THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
 DATE SURVEYED: 10/10/2023
 MEASUREMENT SPECIFICATION: 1
 DATA ACCUMULATION SPECIFICATION: 3
 MEASUREMENT SPECIFICATION: 3

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 SHOW ASSESSORS PLAT 148 LOTS 14 & 74;
 EXISTING LOT LINES, OCCUPATION LINES, AND VISIBLE IMPROVEMENTS

FOR REVIEW

BY: DAVID G. GREENHAUGH PLS#1886
 COA No. 4485
 DATE: 10-17-2023



THIS SITE IS LOCATED IN ZONE "X"
 (AREA OF MINIMAL CHANGE OF FLOOD)
 AS SHOWN ON FEMA PANEL 44007C002H
 DATE 07/07/2014

FOR THE SUBJECT PROPERTY ONLY,
 I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE SUBJECT PROPERTY ARE SHOWN AS THEY EXIST ON THE DATE OF THIS SURVEY. THE LINES OF THE SUBJECT PROPERTY ARE SHOWN AS THEY EXIST ON THE DATE OF THIS SURVEY. THE LINES OF THE SUBJECT PROPERTY ARE SHOWN AS THEY EXIST ON THE DATE OF THIS SURVEY. THE LINES OF THE SUBJECT PROPERTY ARE SHOWN AS THEY EXIST ON THE DATE OF THIS SURVEY.

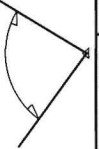
"GAYER PLAT"

**EXISTING CONDITIONS
 PLAN OF LAND
 52 PLATT STREET &
 54 COGGESHALL AVENUE
 BRISTOL, RHODE ISLAND**

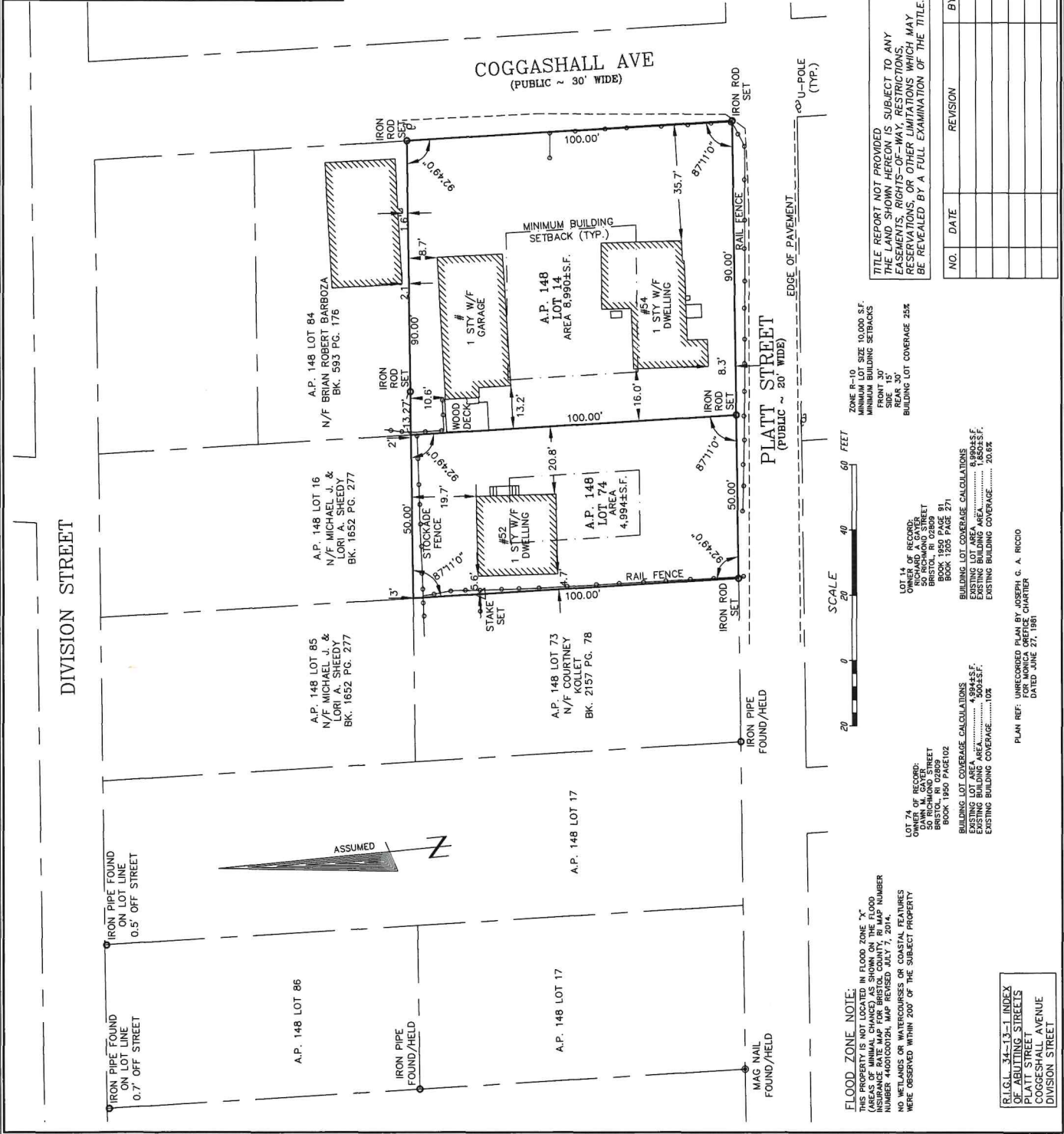
**SURVEYED FOR
 RICHARD & DAWN GAYER**

Turning Point Survey Company, Inc.

100 Broad Common Road
 Bristol, RI 02809
 Ph. 401.338.7925
 Turningpointsurvey.com



OCT. 17, 2023 A.P. 148 LOTS 14 & 74
 SCALE: 1" = 20'
 Proj. #23-112-01
 SHEET 1 OF 1



TITLE REPORT NOT PROVIDED
 THIS PLAN IS SUBJECT TO ANY
 EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS,
 RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY
 BE REVEALED BY A FULL EXAMINATION OF THE TITLE.

NO.	DATE	REVISION	BY

ZONE R-10
 MINIMUM LOT SIZE 10,000 S.F.
 MINIMUM BUILDING SETBACKS
 FRONT 30'
 REAR 30'
 BUILDING LOT COVERAGE 25%

SCALE 0 20 40 60 FEET

OWNER OF RECORD:
 RICHARD A. GAYER
 50 RICHMOND STREET
 BRISTOL, RI 02809
 BOOK 1890 PAGE 271
 BUILDING LOT COVERAGE CALCULATIONS
 EXISTING BUILDING AREA.....1,803±S.F.
 EXISTING BUILDING COVERAGE.....20.6%

OWNER OF RECORD:
 RICHARD A. GAYER
 50 RICHMOND STREET
 BRISTOL, RI 02809
 BOOK 1890 PAGE 102
 BUILDING LOT COVERAGE CALCULATIONS
 EXISTING BUILDING AREA.....1,803±S.F.
 EXISTING BUILDING COVERAGE.....20.6%

PLAN REF: UNRECORDED PLAN BY JOSEPH G. A. RICCIO
 DATED JUNE 21, 1981

FLOOD_ZONE NOTE:
 THIS PROPERTY IS NOT LOCATED IN FLOOD_ZONE "X"
 (AREAS OF MINIMAL CHANGE) AS SHOWN ON THE FLOOD
 INSURANCE RATE MAP FOR BRISTOL COUNTY, RI MAP NUMBER
 NUMBER 4403 COGZ14, MAP REVISION DATE: JULY 17, 2014. THESE
 LINES WERE OBSERVED WITHIN 200' OF THE SUBJECT PROPERTY

R.I.G.L. 34-13-1 INDEX
 OF ABUTTING STREETS
 PLATT STREET
 COGGESHALL AVENUE
 DIVISION STREET

DRAWING No. C1

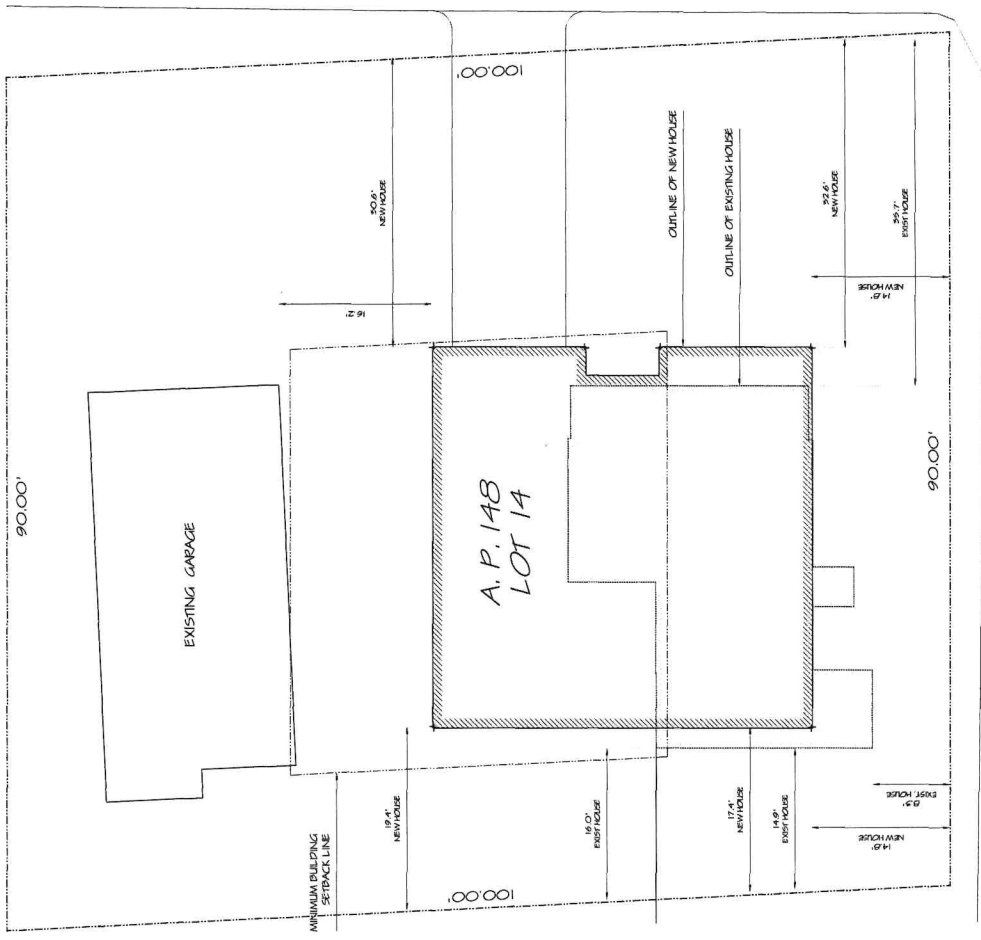
SITE PLAN
DETAILS AND NOTES

Renovation / Address to:
RICHARD & DAWN GAYER RESIDENCE
54 COGGESHALL AVENUE
BRISTOL, RHODE ISLAND

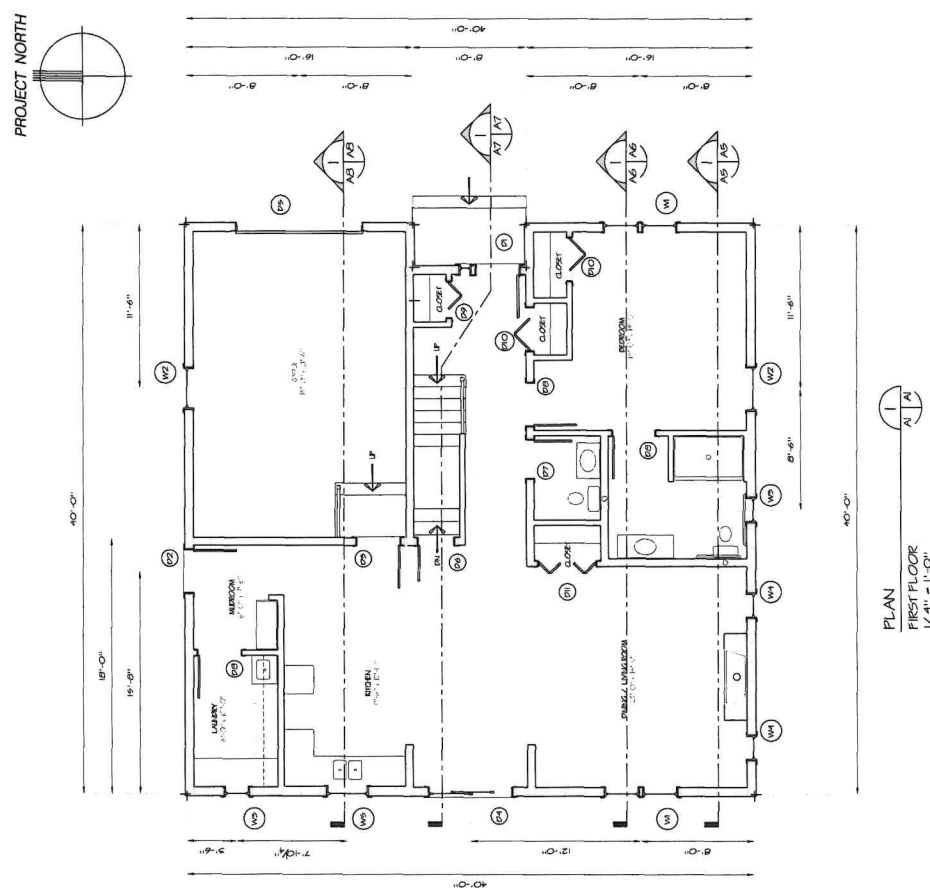
Proj. No. 26-01
Design By: MDF
Drawn By: MDF
Date: 10 APRIL 2026



COGGESHALL AVENUE

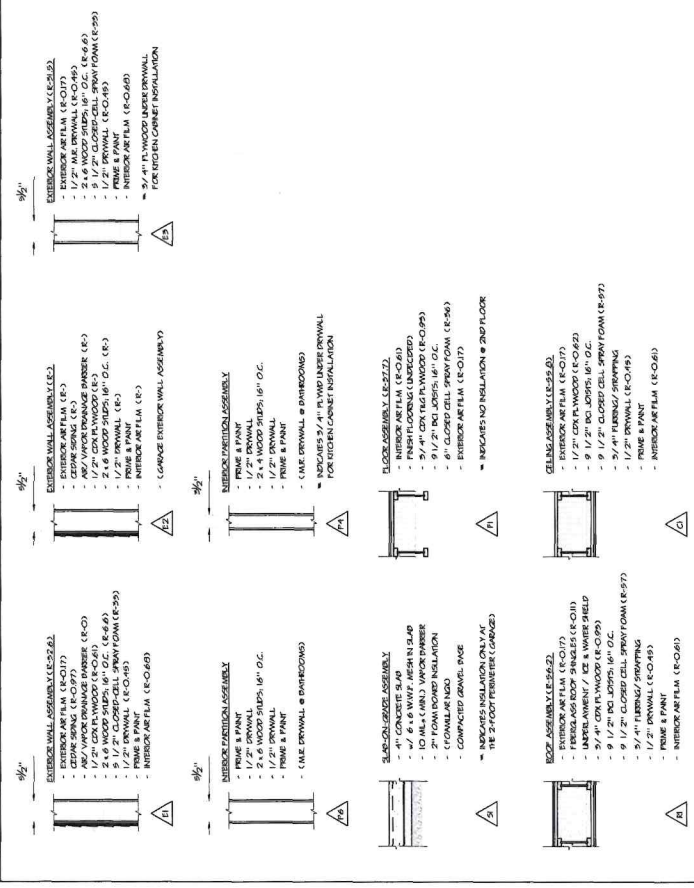


PLATT STREET



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

CONSTRUCTION ASSEMBLY TYPES

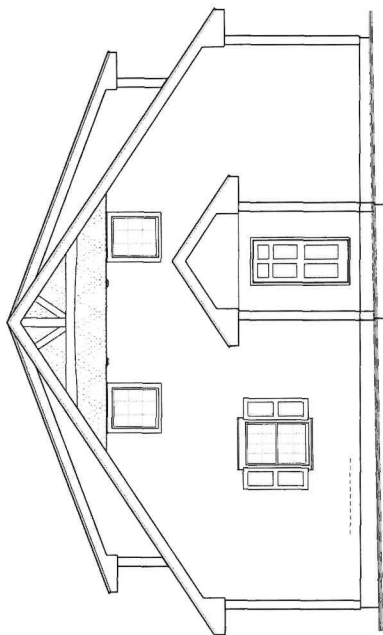


No.	SIZE	MANUF.	TYPE	MODEL	REMARKS
W1	30 x 55	ANDERSEN	PR-HANG	HW246	MAINTNS & SCREEN DR. 3/6 MILLION
W2	30 x 55	ANDERSEN	PR-HANG	HW246	MAINTNS & SCREEN
W3	21 x 41	ANDERSEN	PR-HANG	HW222	MAINTNS & SCREEN
W4	22 x 57	ANDERSEN	PR-HANG	HW246	MAINTNS & SCREEN
W5	26 x 41	ANDERSEN	PR-HANG	HW202	MAINTNS & SCREEN
W6	26 x 41	ANDERSEN	MINNS	A555	EZESES, MAINTNS, SCREEN
W7	24 x 24	ANDERSEN	MINNS	A01	MAINTNS & SCREEN
W8	29 x 52	ANDERSEN	MINNS	A02H	MAINTNS & SCREEN
W9	29 x 52	ANDERSEN	MINNS	A02H	DR. 3/6 MILLION

No.	SIZE	MANUF.	TYPE	MODEL	REMARKS
D1	36 x 60	X	ENTRY	X0000X	SCREEN & SCREEN DOOR
D2	36 x 60	X	ENTRY	X0000X	SCREEN DOOR
D3	36 x 60	X	ENTRY	X0000X	---
D4	72 x 60	ANDERSEN	GLSNG	FW6 / GOR	SCREEN / PANEL
D5	36 x 60	HW5	GARAGE	X0000X	INSULATED
D6	36 x 60	X	INRZED	X0000X	---
D7	36 x 60	X	INRZED	X0000X	---
D8	36 x 60	X	INRZED	X0000X	---
D9	36 x 60	X	INRZED	X0000X	---
D10	36 x 60	X	INRZED	X0000X	---
D11	36 x 60	X	INRZED	X0000X	---
D12	36 x 60	X	INRZED	X0000X	---

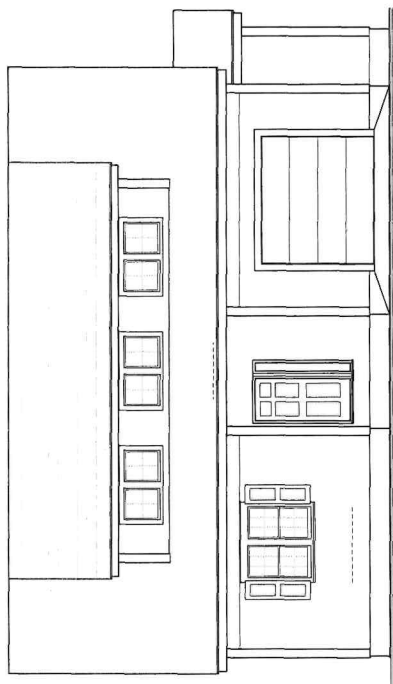
4-00 SERIES 1/2" WASH DOUBLES HANG WINDOWS
4-00 SERIES MINNS WINDOWS

BASE STORAGE ACCESS



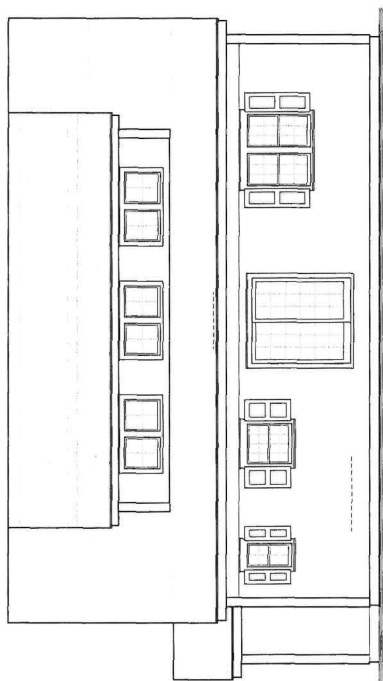
2

ELEVATION
NORTH FACADE
1/4" = 1'-0"



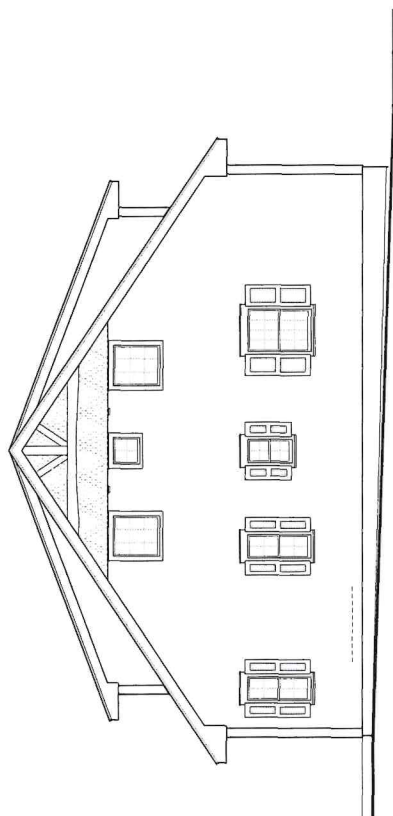
1

ELEVATION
EAST FACADE
1/4" = 1'-0"



4

ELEVATION
WEST FACADE
1/4" = 1'-0"



3

ELEVATION
SOUTH FACADE
1/4" = 1'-0"

Plat/Lot 148-0014-000

Account: 7459

Zone R-10

Assessment

\$303,600

Owner

Owner 1	GAYER, RICHARD A	% Owned	0.00
Owner 2		% Owned	0.00
Owner 3		% Owned	0.00

Address 50 RICHMOND ST, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
OLOUGHLIN, ELIZABETH A TRUSTEE	08/01/2018	200,000	1950-91	L	T
JGR, LLC	06/01/2018	0	1941-213	A	W

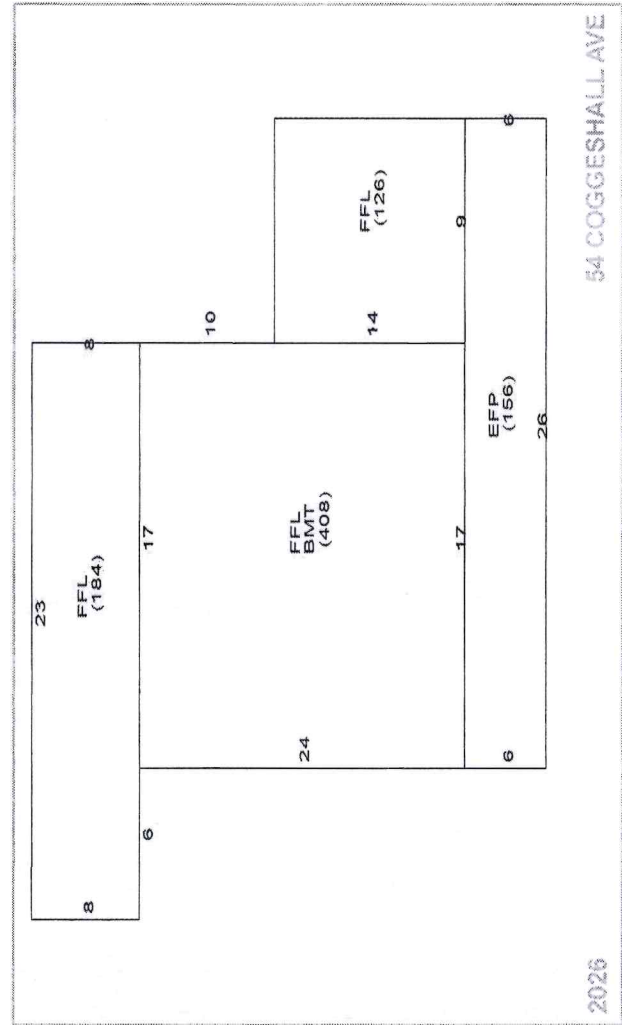
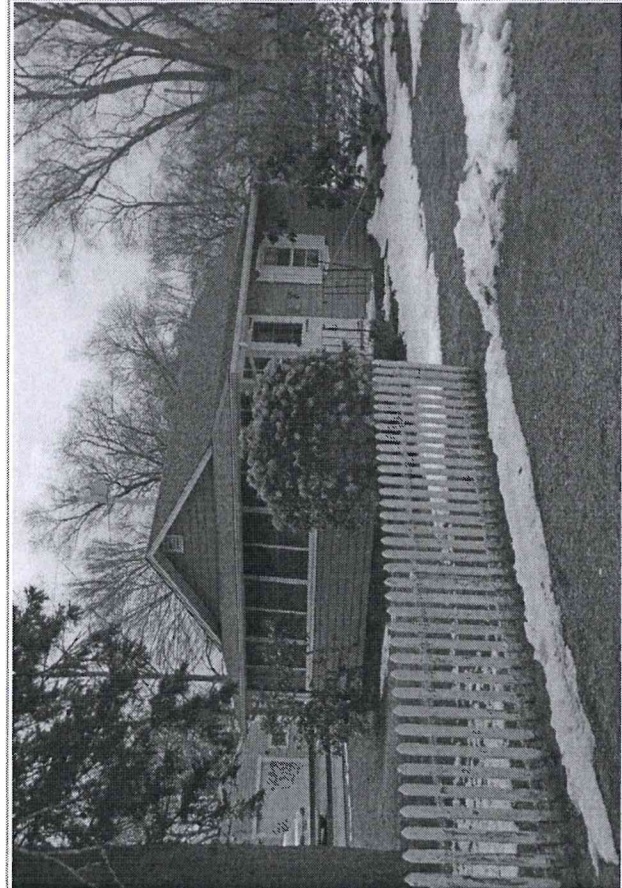
Assessment

Use Code	Bldg Value	SFY1 Value	Land Size	Land Value	AG Credit	Assessed Value
01	120,900	13,300	0.21	169,400	0	303,600
TOTAL	120,900	13,300	0.21	169,400	0	303,600

Source > Mkt Adj Cost VAL per SQ Unit/Card > 236.82 VAL per SQ Unit/Parcel > 236.82

Previous Assessments

Year	LUC	Building	SFY1	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	120,900	13,300	0	169,400	0	303,600	303,600
2024	01	84,900	13,300	0	141,200	0	239,400	239,400
2023	01	84,900	13,300	0	141,200	0	239,400	239,400
2022	01	84,900	13,300	0	141,200	0	239,400	239,400
2021	01	66,300	13,300	0	130,000	0	209,600	209,600
2020	01	66,300	13,300	0	130,000	0	209,600	209,600



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2	Inf 3	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 NR Single I	0.20638	AC	P	1.00	756,000	820,816	N							169,400			1.00	0

Play/Lot 148-0014-000

Account: 7459

LUC 01

Zone R-10

Assessment

\$303,600

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 HGHT, Parking Type, EXT View. Includes details like 1 Story, 0 Concrete, Wood, Wood Shngl, Gable, Asphalt Shir, Drywall, Hardwood, Color, Electrical, INT vs EXT, Heat Type, % Heated, % A/C, % Vacuum, Ceiling Type, % Sprinkled.

Grade

Table with columns: Grade, Q5+, Year Built, Alt LUC, Q5+, EFF Year, Alt %. Values: 1932, 0.00.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Rows include 1st FLOOR, BASEMENT, ENCL PORCH, and Total.

Visit History

Table with columns: Date, Result, By. Rows include 3/27/2025 HEARING C, 1/13/2025 REVIEW, 12/30/2024 REVIEW, 8/16/2021 REVIEW, 10/20/2018 LISTED, 5/25/2018 REVIEW, 5/18/2018 MEASURED, 7/7/2007 LISTED, 7/7/2007 CALL BACK.

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. Values include 209.00, 1.47, 1.01, 309.68, 24,500, 0.80, 1.00, 1.00, 215,047, 94,191, 120,856.

Remodeling History

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

Condo Data

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

Notes

Notes section, currently empty.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, % Done, Status, Description/Directions. Row 1: 02/18/2024, E56237, ELEC, 900, 100, Closed, Add new service to existing detached garage.

Special Features & Yard Items

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

Room Counts by Floor

Table with columns: Units, # Rooms, # Bedrooms, Floor Level. Totals: 1, 6, 3, U.

Item 4G.



54 Coggeshall Ave. - 300' Radius

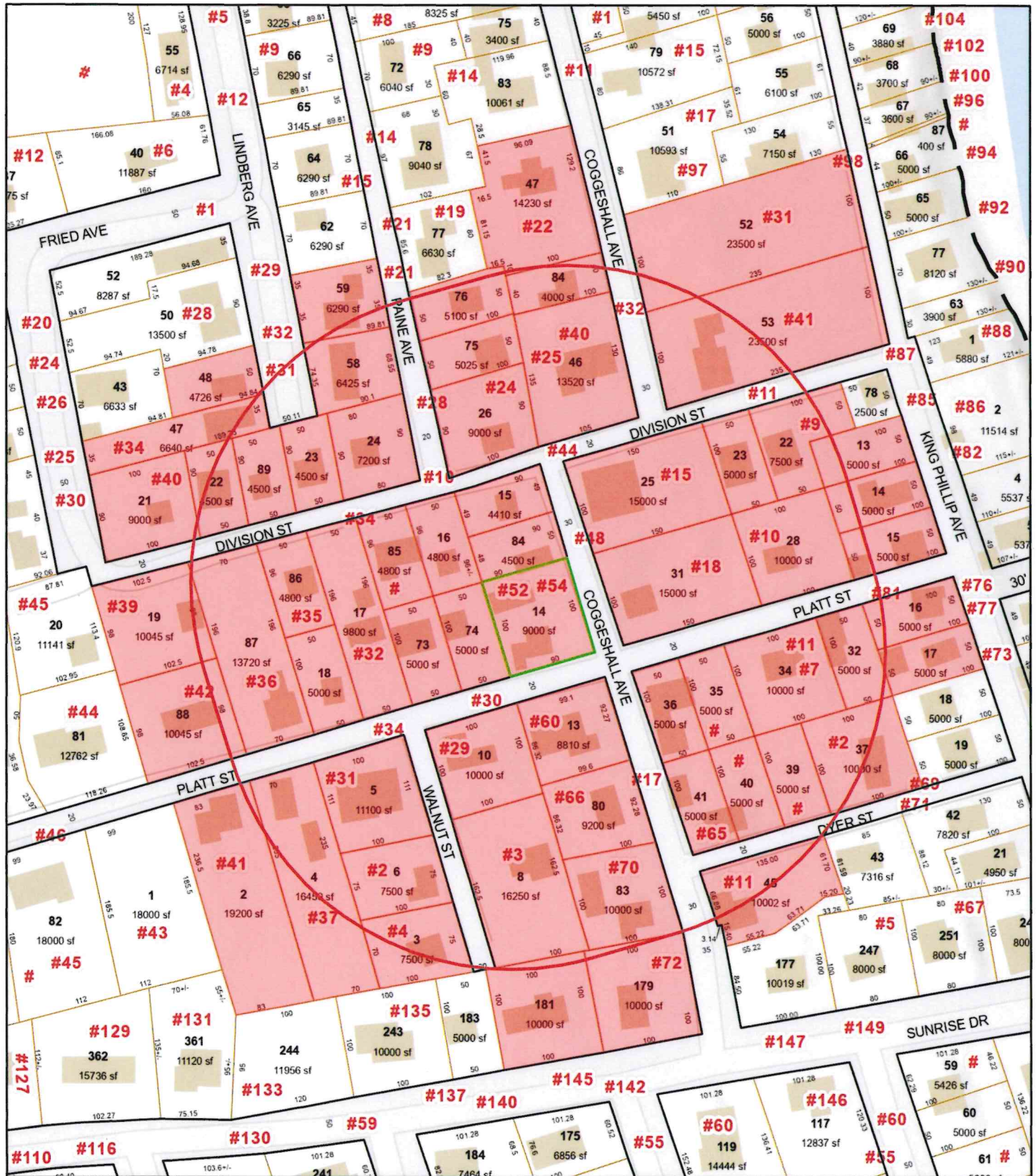
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

April 15, 2026



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Subject Property:

Parcel Number: 148-14
CAMA Number: 148-14
Property Address: 54 COGGESHALL AVE

Mailing Address: GAYER, RICHARD A
50 RICHMOND ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 147-13
CAMA Number: 147-13
Property Address: 85 KING PHILLIP AVE

Mailing Address: 85 KING PHILLIP LLC
165 WALCOTT ROAD
NORTH ATTLEBORO, MA 02760

Parcel Number: 147-14
CAMA Number: 147-14
Property Address: 83 KING PHILLIP AVE

Mailing Address: FURTADO KERRI R
83 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 147-15
CAMA Number: 147-15
Property Address: 81 KING PHILLIP AVE

Mailing Address: MACIEL, JOHN A.
PO BOX 227 81 KING PHILLIP AVENUE
BRISTOL, RI 02809

Parcel Number: 147-16
CAMA Number: 147-16
Property Address: 79 KING PHILLIP AVE

Mailing Address: BAYVIEW PARK REALTY, LLC C/O M.
SOLOW
12 BROOKRIDGE ROAD
NEW ROCHELLE, NY 10804

Parcel Number: 147-17
CAMA Number: 147-17
Property Address: 77 KING PHILLIP AVE

Mailing Address: LOMBARDI, SEAN E & NICOLE R TE
77 KING PHILLIP AVE
BRISTOL, RI 02809

Parcel Number: 147-22
CAMA Number: 147-22
Property Address: 9 DIVISION ST

Mailing Address: DATTELO, ANNE MARIE
9 DIVISION ST
BRISTOL, RI 02809

Parcel Number: 147-23
CAMA Number: 147-23
Property Address: 11 DIVISION ST

Mailing Address: CASSATA, MARA S & MICHAEL J TE
11 DIVISION ST
BRISTOL, RI 02809

Parcel Number: 147-25
CAMA Number: 147-25
Property Address: 15 DIVISION ST

Mailing Address: REZENDES, MARK F.
15 DIVISION ST
BRISTOL, RI 02809

Parcel Number: 147-28
CAMA Number: 147-28
Property Address: 10 PLATT ST

Mailing Address: LOURIA, DAVID W & WALKER, DVORA J
JT
10 PLATT ST
BRISTOL, RI 02809

Parcel Number: 147-31
CAMA Number: 147-31
Property Address: 18 PLATT ST

Mailing Address: REZENDES, MARK F.
15 DIVISION ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 147-32 CAMA Number: 147-32 Property Address: 7 PLATT ST	Mailing Address: BROCCOLI DAVIDE C FRANCIS GABRIEL 7 PLATT ST Bristol, RI 02809
Parcel Number: 147-34 CAMA Number: 147-34 Property Address: 11 PLATT ST	Mailing Address: MCGRATH, DANIEL J & BARARA L 11 PLATT ST BRISTOL, RI 02809
Parcel Number: 147-36 CAMA Number: 147-36 Property Address: 17 PLATT ST	Mailing Address: SCHNEIDER, KAREN 17 PLATT ST BRISTOL, RI 02809
Parcel Number: 147-37 CAMA Number: 147-37 Property Address: 2 DYER ST	Mailing Address: STANDISH, ADAM M ERICA L TE 2 DYER ST BRISTOL, RI 02809
Parcel Number: 147-39 CAMA Number: 147-39 Property Address: DYER ST	Mailing Address: FOSTER, KENNETH R. 65 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-40 CAMA Number: 147-40 Property Address: DYER ST	Mailing Address: FOSTER, KENNETH R. 65 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-41 CAMA Number: 147-41 Property Address: 65 COGGESHALL AVE	Mailing Address: FOSTER, KENNETH R. 65 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-45 CAMA Number: 147-45 Property Address: 11 DYER ST	Mailing Address: BISBANO, JOSEPH J III & AMATO, JILLIAN JT 11 DYER ST BRISTOL, RI 02809
Parcel Number: 147-46 CAMA Number: 147-46 Property Address: 40 COGGESHALL AVE	Mailing Address: BENEVIDES, KENNETH A. & MARY LOU TE 9 BURKE ROAD BRISTOL, RI 02809
Parcel Number: 147-47 CAMA Number: 147-47 Property Address: 22 COGGESHALL AVE	Mailing Address: ANDERSON, ANSEL K 22 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-52 CAMA Number: 147-52 Property Address: 31 COGGESHALL AVE	Mailing Address: BRANCA-SANTOS, PAULA & SANTOS RICHARD JR TE 135 REMSEN RD YONKERS, NY 10710
Parcel Number: 147-53 CAMA Number: 147-53 Property Address: 41 COGGESHALL AVE	Mailing Address: PIRES, EDMUND A JR, TRUSTEE-PIRES TRUST ARMITAGE-BRISTOW, MARSHA; TRUSTEE, ARMITAGE-BRISTOW 41 COGGESHALL AVE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 147-84 CAMA Number: 147-84 Property Address: 32 COGGESHALL AVE	Mailing Address: PICCIRILLI, MARIA E. 32 COGGESHALL AVENUE BRISTOL, RI 02809
Parcel Number: 148-10 CAMA Number: 148-10 Property Address: 29 PLATT ST	Mailing Address: PALAZIO, JAMES J GERTRUDE A. TRUSTEES 29 PLATT STREET BRISTOL, RI 02809
Parcel Number: 148-13 CAMA Number: 148-13 Property Address: 60 COGGESHALL AVE	Mailing Address: VIERRA, JAMES M. & VIERRA, JEAN CO- TRUSTEES 60 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 148-14 CAMA Number: 148-14 Property Address: 54 COGGESHALL AVE	Mailing Address: GAYER, RICHARD A 50 RICHMOND ST BRISTOL, RI 02809
Parcel Number: 148-15 CAMA Number: 148-15 Property Address: 44 COGGESHALL AVE	Mailing Address: REZENDES, ALFRED J 44 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 148-16 CAMA Number: 148-16 Property Address: 10 DIVISION ST	Mailing Address: SHEEDY, MICHAEL J. LORI A. TE 10 DIVISION ST BRISTOL, RI 02809
Parcel Number: 148-17 CAMA Number: 148-17 Property Address: 32 PLATT ST	Mailing Address: MILOT, DANIEL G & SADIE M TE 32 PLATT ST BRISTOL, RI 02809
Parcel Number: 148-18 CAMA Number: 148-18 Property Address: 34 PLATT ST	Mailing Address: NORDSTROM, MICHAEL G & GRONO, WALTER J JT 34 PLATT ST BRISTOL, RI 02809
Parcel Number: 148-19 CAMA Number: 148-19 Property Address: 39 DIVISION ST	Mailing Address: FRASER, JANET 39 DIVISION ST BRISTOL, RI 02809
Parcel Number: 148-2 CAMA Number: 148-2 Property Address: 41 PLATT ST	Mailing Address: CAVALIERI, ANTHONY 366 WOOD ST BRISTOL, RI 02809
Parcel Number: 148-21 CAMA Number: 148-21 Property Address: 40 DIVISION ST	Mailing Address: GABLINSKE, JOHN A ET UX DONNA M 40 DIVISION STREET BRISTOL, RI 02809
Parcel Number: 148-22 CAMA Number: 148-22 Property Address: 38 DIVISION ST	Mailing Address: LUTHER, FRANCIS DEBORAH TRUSTEES & FRANCIS & 38 DIVISION ST BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 148-23 CAMA Number: 148-23 Property Address: 34 DIVISION ST	Mailing Address: CORDEIRO, JOHN GILDA LE 34 DIVISION ST BRISTOL, RI 02809
Parcel Number: 148-24 CAMA Number: 148-24 Property Address: 28 PAINE AVE	Mailing Address: MCCAFFERTY, MARGARET M 28 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-26 CAMA Number: 148-26 Property Address: 24 DIVISION ST	Mailing Address: RAYMOND, JOHN A. JR. CELIA R. TE 24 DIVISION ST BRISTOL, RI 02809
Parcel Number: 148-3 CAMA Number: 148-3 Property Address: 4 WALNUT ST	Mailing Address: BURKE, BRIAN C. BURKE, ADRIENNE 4 WALNUT ST BRISTOL, RI 02809
Parcel Number: 148-4 CAMA Number: 148-4 Property Address: 37 PLATT ST	Mailing Address: ADAMS, THOMAS M. JR & BRITTANY A. TE 37 PLATT ST BRISTOL, RI 02809
Parcel Number: 148-47 CAMA Number: 148-47 Property Address: 34 LINDBERG AVE	Mailing Address: LEBLANC, MILADYS D. GARY E. ETUX 34 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-48 CAMA Number: 148-48 Property Address: 32 LINDBERG AVE	Mailing Address: 1199 HOPE STREET, LLC 443 HOPE ST BRISTOL, RI 02809
Parcel Number: 148-5 CAMA Number: 148-5 Property Address: 31 PLATT ST	Mailing Address: BENEVIDES, JOSEPH F. & SUSAN T. TE 31 PLATT STREET BRISTOL, RI 02809
Parcel Number: 148-58 CAMA Number: 148-58 Property Address: 31 LINDBERG AVE	Mailing Address: MARTIN, BRIAN A. & MARTIN, BRIAN A. JR TRUSTEES 31 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-59 CAMA Number: 148-59 Property Address: 29 LINDBERG AVE	Mailing Address: KEMMY, MICHAEL D 29 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-6 CAMA Number: 148-6 Property Address: 2 WALNUT ST	Mailing Address: GUIMOND, WILLIAM ET UX ANDREA TE 2 WALNUT ST. BRISTOL, RI 02809
Parcel Number: 148-73 CAMA Number: 148-73 Property Address: 30 PLATT ST	Mailing Address: KOLLET, COURTNEY 70 METROPOLITAN PARK DR RIVERSIDE, RI 02915



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4/15/2026

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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 148-74 CAMA Number: 148-74 Property Address: 52 PLATT ST	Mailing Address: GAYER, DAWN M 50 RICHMOND ST BRISTOL, RI 02809
Parcel Number: 148-75 CAMA Number: 148-75 Property Address: 25 PAINE AVE	Mailing Address: DEBRONZO, JEAN E. 25 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-76 CAMA Number: 148-76 Property Address: 21 PAINE AVE	Mailing Address: KITTELL, LISA M. 21 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-8 CAMA Number: 148-8 Property Address: 3 WALNUT ST	Mailing Address: ELLISON, SKYLAR R & COSTA, BRIANNA R JT 3 WALNUT ST BRISTOL, RI 02809
Parcel Number: 148-80 CAMA Number: 148-80 Property Address: 66 COGGESHALL AVE	Mailing Address: COSTA, DAVID J & TINA A TRUSTEES TC 66 COGGESHALL AVENUE BRISTOL, RI 02809
Parcel Number: 148-83 CAMA Number: 148-83 Property Address: 70 COGGESHALL AVE	Mailing Address: HYLAND, ERIC S & GIBEAU, TIMOTHY DAVID JT 16 FELLSWAY W, UNIT 1 SOMERVILLE, MA 02145
Parcel Number: 148-84 CAMA Number: 148-84 Property Address: 48 COGGESHALL AVE	Mailing Address: BARBOZA, BRIAN ROBERT 48 COGGEGSHALL AVE. BRISTOL, RI 02809
Parcel Number: 148-85 CAMA Number: 148-85 Property Address: DIVISION ST	Mailing Address: SHEEDY, MICHAEL J. LORI A. TE 10 DIVISION ST BRISTOL, RI 02809
Parcel Number: 148-86 CAMA Number: 148-86 Property Address: 35 DIVISION ST	Mailing Address: VASQUEZ, CHRISTOPHER PAUL & EDEN VICTORIA TE 35 DIVISION ST BRISTOL, RI 02809
Parcel Number: 148-87 CAMA Number: 148-87 Property Address: 36 PLATT ST	Mailing Address: SALINARO, CYNTHIA TRUSTEE C/O CHARTIER, MONICA 36 PLATT ST BRISTOL, RI 02809
Parcel Number: 148-88 CAMA Number: 148-88 Property Address: 42 PLATT ST	Mailing Address: SILVA, JAMES B. SANDRA J. ETAL JT 42 PLATT ST BRISTOL, RI 02809
Parcel Number: 148-89 CAMA Number: 148-89 Property Address: 36 DIVISION ST	Mailing Address: IANNUCELLI, ANTHONY TODD ICE, MARISA A. TE 36 DIVISION ST BRISTOL, RI 02809



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4/15/2026

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300 feet Abutters List Report

Bristol, RI
April 15, 2026

Parcel Number: 151-179
CAMA Number: 151-179
Property Address: 72 COGGESHALL AVE

Mailing Address: RAPOSA, JOSEPH
72 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 151-181
CAMA Number: 151-181
Property Address: 145 SUNRISE DR

Mailing Address: SPANGENBERG, JOANN F LE
SPANGENBERG, ARTHUR
145 SUNRISE DR
BRISTOL, RI 02809



www.cai-tech.com

1199 HOPE STREET, LLC
443 HOPE ST
BRISTOL, RI 02809

BROCCOLI DAVIDE C
FRANCIS GABRIEL
7 PLATT ST
Bristol, RI 02809

FRASER, JANET
39 DIVISION ST
BRISTOL, RI 02809

85 KING PHILLIP LLC
165 WALCOTT ROAD
NORTH ATTLEBORO, MA 02760

BURKE, BRIAN C.
BURKE, ADRIENNE
4 WALNUT ST
BRISTOL, RI 02809

FURTADO KERRI R
83 KING PHILLIP AVE
BRISTOL, RI 02809

ADAMS, THOMAS M. JR &
BRITTANY A. TE
37 PLATT ST
BRISTOL, RI 02809

CASSATA, MARA S &
MICHAEL J TE
11 DIVISION ST
BRISTOL, RI 02809

GABLINSKE, JOHN A ET UX
DONNA M
40 DIVISION STREET
BRISTOL, RI 02809

ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

CAVALIERI, ANTHONY
366 WOOD ST
BRISTOL, RI 02809

GAYER, DAWN M
50 RICHMOND ST
BRISTOL, RI 02809

BARBOZA, BRIAN ROBERT
48 COGEGSHALL AVE.
BRISTOL, RI 02809

CORDEIRO, JOHN
GILDA LE
34 DIVISION ST
BRISTOL, RI 02809

GAYER, RICHARD A
50 RICHMOND ST
BRISTOL, RI 02809

BAYVIEW PARK REALTY, LLC
12 BROOKRIDGE ROAD
NEW ROCHELLE, NY 10804

COSTA, DAVID J &
TINA A TRUSTEES TC
66 COGGESHALL AVENUE
BRISTOL, RI 02809

GUIMOND, WILLIAM ET UX
ANDREA TE
2 WALNUT ST.
BRISTOL, RI 02809

BENEVIDES, JOSEPH F. & SUS
31 PLATT STREET
BRISTOL, RI 02809

DATTELO, ANNE MARIE
9 DIVISION ST
BRISTOL, RI 02809

HYLAND, ERIC S & GIBEAU,
16 FELLSWAY W, UNIT 1
SOMERVILLE, MA 02145

BENEVIDES, KENNETH A. & M
9 BURKE ROAD
BRISTOL, RI 02809

DEBRONZO, JEAN E.
25 PAINE AVE
BRISTOL, RI 02809

IANNUCELLI, ANTHONY TODD
ICE, MARISA A. TE
36 DIVISION ST
BRISTOL, RI 02809

BISBANO, JOSEPH J III &
AMATO, JILLIAN JT
11 DYER ST
BRISTOL, RI 02809

ELLISON, SKYLAR R & COSTA
3 WALNUT ST
BRISTOL, RI 02809

KEMMY, MICHAEL D
29 LINDBERG AVE
BRISTOL, RI 02809

BRANCA-SANTOS, PAULA &
SANTOS RICHARD JR TE
135 REMSEN RD
YONKERS, NY 10710

FOSTER, KENNETH R.
65 COGGESHALL AVE
BRISTOL, RI 02809

KITTELL, LISA M.
21 PAINE AVE
BRISTOL, RI 02809

KOLLET, COURTNEY
70 METROPOLITAN PARK DR
RIVERSIDE, RI 02915

NORDSTROM, MICHAEL G & GR
34 PLATT ST
BRISTOL, RI 02809

SHEEDY, MICHAEL J.
LORI A. TE
10 DIVISION ST
BRISTOL, RI 02809

LEBLANC, MILADYS D.
GARY E. ETUX
34 LINDBERG AVE
BRISTOL, RI 02809

PALAZIO, JAMES J
GERTRUDE A. TRUSTEES
29 PLATT STREET
BRISTOL, RI 02809

SILVA, JAMES B.
SANDRA J. ETAL JT
42 PLATT ST
BRISTOL, RI 02809

LOMBARDI, SEAN E &
NICOLE R TE
77 KING PHILLIP AVE
BRISTOL, RI 02809

PICCIRILLI, MARIA E.
32 COGGESHALL AVENUE
BRISTOL, RI 02809

SPANGENBERG, JOANN F LE
SPANGENBERG, ARTHUR
145 SUNRISE DR
BRISTOL, RI 02809

LOURIA, DAVID W &
WALKER, DVORA J JT
10 PLATT ST
BRISTOL, RI 02809

PIRES, EDMUND A JR, TRUST
ARMITAGE-BRISTOW, MARSHA;
41 COGGESHALL AVE
BRISTOL, RI 02809

STANDISH, ADAM M
ERICA L TE
2 DYER ST
BRISTOL, RI 02809

LUTHER, FRANCIS
DEBORAH TRUSTEES & FRANCI
38 DIVISION ST
BRISTOL, RI 02809

RAPOSA, JOSEPH
72 COGGESHALL AVE
BRISTOL, RI 02809

VASQUEZ, CHRISTOPHER PAUL
35 DIVISION ST
BRISTOL, RI 02809

MACIEL, JOHN A.
PO BOX 227
81 KING PHILLIP AVENUE
BRISTOL, RI 02809

RAYMOND, JOHN A. JR.
CELIA R. TE
24 DIVISION ST
BRISTOL, RI 02809

VIERRA, JAMES M. & VIERRA
60 COGGESHALL AVE
BRISTOL, RI 02809

MARTIN, BRIAN A. &
MARTIN, BRIAN A. JR TRUST
31 LINDBERG AVE
BRISTOL, RI 02809

REZENDES, ALFRED J
44 COGGESHALL AVE
BRISTOL, RI 02809

MCCAFFERTY, MARGARET M
28 PAINE AVE
BRISTOL, RI 02809

REZENDES, MARK F.
15 DIVISION ST
BRISTOL, RI 02809

MCGRATH, DANIEL J & BARAR
11 PLATT ST
BRISTOL, RI 02809

SALINARO, CYNTHIA TRUSTEE
C/O CHARTIER, MONICA
36 PLATT ST
BRISTOL, RI 02809

MILOT, DANIEL G & SADIE M
32 PLATT ST
BRISTOL, RI 02809

SCHNEIDER, KAREN
17 PLATT ST
BRISTOL, RI 02809

TOWN OF BRISTOL
COMMUNITY DEV.

Fran Gaynor/Franjelica's Properties, Inc.

8 Stephen Dr.
Bristol, R.I. 02809
(401) 573-7315



2025 MAR 23 AM 8:43

20th March 2026

Zoning Board

Attn. Ed Tanner

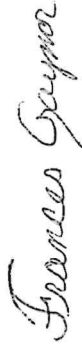
Town of Bristol R.I
235 High St.
Bristol, R.I. 02809

I am writing to formally request an extension on the special use permit that was granted to me for 259 Wood St. Unfortunately, there were some unforeseen circumstances that set progress back, but at this time I am ready to proceed.

Sincerely,

Fran Gaynor

Franjelica Properties Inc.



Fran Gaynor

Franjelica Properties Inc.



Town of Bristol, Rhode Island Zoning Board of Review

05/14/2024
09:32:42 AM
2 Pages



DECISION
Bk: 2244 Pg: 10
Instr: 2024-974

FILE # 2024-13

DECISION FOR VARIANCE AND SPECIAL USE PERMIT

RE: Application of: **Fran Gaynor / Franjelica Properties, Inc.**

For property located at **259 Wood Street**, in Bristol, Rhode Island (Tax Assessor’s Plat 19, Lots 33 & 19) in the following zoning district: **Limited Business (LB)**.

This matter was heard before the Board at a public hearing on **April 1, 2024** upon the Applicant’s request for: a **SPECIAL USE PERMIT** to operate a restaurant use in the Limited Business zone; and **DIMENSIONAL VARIANCES** to construct an approximate 594 square foot single-story restaurant addition to the rear of an existing mixed-use structure with less than the required rear yard, greater than permitted lot coverage by structures, greater than permitted lot coverage by structures and pavement, and less than the required number of off-street parking spaces.

After due consideration of the requested **special use permit**, (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 proposed special use of the property as a charcuterie and wine restaurant establishment is specifically authorized in Section 28-82(d) Use Regulations, Permitted Use Table of the Zoning Ordinance in the Limited Business (LB) zoning district. Reference to “restaurant, cafe or deli with or without liquor sales” has been updated within the zoning ordinance per the 2023 legislation amendments and became effective on January 1, 2024.
2. This request for a Special Use Permit meets all of the Standards set forth in the Section 28-150(dd) of Zoning Ordinance, with the exception of the one standard for which the applicant is requesting a dimensional variance. This standard requires a 25 foot landscape buffer adjacent to residential properties, which, because of the configuration of the property cannot be met on all sides but will be satisfied with a buffer as outlined in a memorandum by the Technical Review Committee (TRC). The Board incorporates into this decision the recommendations of the TRC in a memorandum dated March 20, 2024 by Director Williamson that outlines the buffer requirements. An exception to these recommendations is that the Board has provided additional guidance on the location of the two refuse dumpsters that will be required - one for the retail store and one for the proposed restaurant business. The Board also incorporates a response to Mr. Tanner dated March 21, 2024 from Corttsen Design Architecture, Inc. of Middletown, Rhode Island that identifies how those requirements are going to be met by the applicant; and those requirements need to be met prior to the issuance of the special use permit.
3. The granting of a Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol as the proposed use will fit quite well into the surrounding business environment in that general location.

Therefore the Board voted 5 to 0 to **approve** the Special Use Permit to operate a restaurant use at this location in the Limited Business zone.

Voting to Approve :	Asciola; Simoes; Burke; 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.	

Continued on Next Page



Town of Bristol, Rhode Island Zoning Board of Review

FILE # 2024-13

DECISION FOR VARIANCE AND SPECIAL USE PERMIT

RE: Application of: **Fran Gaynor / Franjelica Properties, Inc.**

For property located at **259 Wood Street**, in Bristol, Rhode Island (Tax Assessor's Plat 19, Lots 33 & 19) in the following zoning district: **Limited Business (LB)**.

After due consideration of the requested **dimensional variances**, (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, and not due to an economic disability of the applicant. The applicant's proposed addition for a restaurant use requires dimensional relief for the proposed structure as well as a variance for off-street parking. The approximate 594 square foot addition would result in a total property lot coverage by structures of 43% versus a by right requirement of 35%. The proposed lot coverage by structure and pavement combined would be 88% and the ordinance permits a maximum of 60%. In addition to that there is a rear setback variance where the proposed setback to the new kitchen addition would be 18 feet where 30 feet is required. A parking variance is also required for the property, which includes a mix of commercial and residential uses, as 12 off street spaces are required and only 9 exist. The proposed kitchen addition would be located to the rear of the existing building and will in-fill an area between two sections of the building. The Board has received and reviewed a memorandum and supporting documents by the TRC and the Board has heard testimony indicating that there is no other way to add a kitchen to the property that will serve the proposed business without this relief.
2. The hardship is not the result of any prior action on the part of the applicant. The Board heard testimony from the applicant that she acquired the mixed-use property relatively recently and the current building and lot coverage exists as it does today.
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. A restaurant use such as is proposed is allowed per the Zoning Ordinance, and after hearing from the neighbors the Board has made some recommendations to the applicant to provide additional enhancements to the parking environment in front of the property.
4. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. The applicant has a structure that needs to be renovated; and in order to expand it to a reasonable use a kitchen needs to be added to service the business.

Therefore the Board voted 5 to 0 to **approve** dimensional variances permitting the construction of an approximate 594 square foot single-story kitchen addition to the rear of the existing building.

Voting to **Approve:** Asciola; Simoes; Burke; 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 14th day of May, 2024.


Diane M. Williamson, Director of Community Development

Received for record at Bristol, RI
5/14/2024 09:32:42 AM

