TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

***Amended Agenda**
Monday, November 2, 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 **October 29th, 2026.**

1. Pledge of Allegiance

2. Approval of Minutes - October 5, 2026

3. Sitting as Board of Appeal - Continued Petitions

3A. **ZAPL-26-5 John J. Marshall – Appeal** (continued from July 13th): of a decision of the Bristol Historic District Commission denying installation of a sliding door on an existing accessory garage structure. Located at **8 Constitution Street**; Assessor's Plat 11, Lot 20; Zone: R-6. Public Hearing is closed, vote on formal decision only.

4. Sitting as Board of Review - Continued Petitions

4A. **ZBR-26-30 Sarah Miller – Dimensional Variances** (continued from September 14th): to construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 zoning district. Applicant has revised plans and is now proposing to construct a 24ft. x 36ft. attached two-story garage and ADU structure with less than the required front yard. Located at **169 Fatima Drive**; Assessor's Plat 123, Lot 33; Zone: R-10.

4B. **ZBR-26-39 Keith N. Johnson – Special Use Permit** (continued from October 5th): to construct an approximate 32ft. x 62ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone. Located at **13.5 Smith Street**; Assessor's Plat 133, Lot 127; Zone: R-15.

4C. **ZBR-26-40 Laura Orrell – Special Use Permit and Dimensional Variance** (continued from October 5th): to construct an approximate 26ft. x 34ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone;

and with less than the required front yard. Located at **4 Bay Street**; Assessor's Plat 12, Lot 36; Zone: R-6.

4D. ***ZBR-26-44 Michael Lancaster – Dimensional Variance** (continued from October 5th): to construct a 21ft. x 25ft. accessory pool cabana structure with greater than permitted lot coverage by structures. Located at **5 Knowlton Court**; Assessor's Plat 103, Lot 88; Zone: R-10.

5. Sitting as Board of Review - New Petitions

5A. **ZBR-26-47 Jose Antonio Figueroa Serra - Dimensional Variance**: to construct a 10ft. x 12ft. accessory shed structure with less than the required front yard on a corner lot. Located at **112 Narrows Road**; Assessor's Plat 148, Lot 70; Zone: R-10.

5B. **ZBR-26-49 Mark A. and Kristine M. Wilcox – Dimensional Variance**: to construct an approximate 36ft. x 61ft. two-story garage and pool cabana addition to an existing single-family dwelling with less that the required rear yard. Located at **159 Poppasquash Road**; Assessor's Plat 182, Lot 28; Zone: R-40.

5C. **ZBR-26-50 Yvonne Posa – Dimensional Variance**: to remove existing rear decks and construct an approximate 19ft. x 26ft. rear deck addition to an existing single family dwelling with less than the required left side yard. Located at **17 Shore Road**; Assessor's Plat 74, Lot 18; Zone: R-20.

5D. **ZBR-26-51 Thomas A. and Tija Z. Tromp – Special Use Permit and Dimensional Variances**: to operate a short-term rental within a residential zoning district; with a dwelling having six bedrooms and a requested capacity for up to 12 renters. Located at **137 Ferry Road**; Assessor's Plat 165, Lot 11; Zone: R-40.

6. Adjournment

Date Posted: October 22, 2026

Amended Date: October 28, 2026

Posted By: emt

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Chairperson Lima advised Mr. Levy that even though the project was located in the rear yard, he needed to display the certificate of appropriateness in the front where visible, so everyone knew that he had permission from the HDC.

4F. 26-25: 474 Thames St, Daniel Brooks: Discuss and Act on addition of shed to property.

Applicant was not present.

A motion was made by Member Allen to continue application #26-25 to the May 7, 2026 meeting; Seconded by Member Camara.

Voting Yea: Allen, Camara, Millard, and Lima

Opposed: None

Motion carries.

4G. 26-26: 8 Constitution St, John Marshall: Discuss and act on approval of sliding glass door on rear of garage.

Attorney Alfred R. Rego, Jr., John Marshall, and Peter Dwyer were present.

A discussion commenced between the Attorney Rego and the Commission. Member Allen asked Mr. Marshall why the work had been done without coming before the HDC to seek permission first. Attorney Rego stated that conditions were found to the rear of the garage once work was being done. He said there was a series of photographs submitted showing what was found when siding was removed. He wasn't sure the sequence the photographs were in, but it showed that in between each support there was stucco that had collapsed which needed to be replaced. Attorney Rego said the photographs went further to demonstrate the need to replace certain beams and the like which opened up the back side. He said the garage itself was an undersized accessory building and the owner decided that the work needed to be done. He said it wasn't going to be used as a garage but rather as a home gym and storage. Attorney Rego stated the materials that were used mirrored what the Commission previously approved of on

the main structure. He stated that John Marshall and Peter Dwyer could answer the Commission's specific questions. Attorney Rego said that the photographs showed clear evidence of the deteriorated conditions that were found and that he had never seen stucco in between beams.

Member Millard asked if the stucco was on this inside or outside. Attorney Rego approached the Commission and showed the photographs. He said the void was filled with stucco which was crumbling and falling apart. Member Allen asked why a sliding glass door was put in when there wasn't a door there before. Attorney Rego said it was just to fit the look of what the Commission had approved of on the main building itself. He said since it was going to be used as a home gym, the door was just for air flow and light on both ends.

Member Allen asked if it was true that the door was only 20 inches to the property line. Attorney Rego didn't think so. Mr. Marshall thought it was more like 2 feet. Chairperson Lima asked Nick if he was aware of all of this. Nick stated that he was made aware of the fact that it was very close, between 20 inches and 2 feet, that it was a tight distance. Nick said it was the same door as what was put on the house. Member Allen but it wasn't a flat area between the property line and the door. Nick said that the area sloped slightly.

Chairperson Lima asked Nick and Attorney Marks if it was an issue that should be deferred to zoning. Nick said that it would be more of a zoning issue. Chairperson Lima asked Attorney Marks if the Commission should continue the matter until after it was heard at zoning. Attorney Marks didn't think it was something that would go to zoning, but the applicant would have to meet the zoning requirements regardless so whether that required relief from the Zoning Board he didn't feel that the Commission should have to decide that issue. Chairperson Lima said that the Commission only had to decide if the door was appropriate and the rest was out of the Commission's hands. Attorney Marks said that was correct.

Member Allen asked Mr. Marshall if he would be using the door for entry into the garage. Mr. Marshall said the door was strictly for airflow and light in the building. He stated that he was going to landscape the area.

Robin Allister, 5 Thames Street, came forward to speak. Ms. Allister stated that this Committee has been very generous to Mr. Marshall in approving renovations to the property, and now Mr. Marshall was asking the Commission to retroactively approve work that had already been done. Ms. Allister said Mr. Marshall was a commercial and residential real estate developer who knew that any substantive work on a property, especially one in a historic district, required necessary approval and permits. She said the credibility of the Commission was at stake because it had been a contentious community development and the message this would be sending to other Bristol residents was the HDC was nothing more than an afterthought. Ms. Allister felt that it signaled to people that they could change their properties and then come to the HDC after the fact for retroactive approval. Her concerns about the door were three-fold: 1) it was not up to building code. She said building codes required that doors that were either egress or non-egress have 36 inches of landing clearance in the direction of travel. She said by Mr. Marshall's own surveyor's work, there was 1.7 or approximately 20 inches between her property and Mr. Marshall's door, which did not meet applicable building code and as such gives rise to regular trespass. Ms. Allister said the Commission would approve a door that didn't meet building code. She stated it allowed for trespass, introduced a safety hazard creating improper footing which could result in a fall onto the neighbor's property, and that could force the neighbors to accept liability for an accident that originated on Mr. Marshall's property. She urged the Commission to refrain from approving it retroactively.

Chairperson Lima asked Attorney Marks if the Commission should refer the application to the Building Inspector's Office or Code Compliance Office before making a decision. Attorney Marks said the Commission could do so, but the issues were outside of the jurisdiction of the Commission. He agreed with Ms. Allister that there should have been approval first, but he advised the Commission to imagine that the installation hadn't occurred and base the approval on that. Nick said that was the standard procedure. He said in cases where permission wasn't sought, a fee for work without a permit was levied and then it goes forward as if it had not been on the merits of whether or not it would be appropriate had it been brought to the Commission if it did not

exist. He said the Commission should weight the matter as if it hadn't happened and if it was a new project, would the Commission approve it or not.

Chairperson Lima said since she had not visited the property, she wanted to continue the application so the Commission could do a site visit. She felt the Commission could get a better understanding of what happened and whether they should or would have approved it had the project come before them versus just sitting here without having any knowledge of what the Commission was looking at. Member Camara said that just looking at it, didn't make any sense. He asked the rest of the Commission if it was something that would normally be allowed. He would have understood a window, but not a door and suggested a continuance. Member Allen asked Mr. Marshall if it could be changed to a window instead of a door. Chairperson Lima told Mr. Marshall that he didn't have to decide, but he could. Mr. Marshall said he would like to do a site visit.

Member Millard suggested to Mr. Marshall that since he had already put the door in and it was not to code; why not have a carpenter make it into a window. Mr. Marshall said he wasn't sure he could do that. He said he would have to throw the door away. Member Millard said there were a lot of carpenters in town that could make it into a nice window. Mr. Marshall asked if the Commission wanted to do a site visit. Member Allen said if that's what he wanted the Commission to do then they would do so. Mr. Marshall said that was good with him. Chairperson Lima said she would have Nick schedule a site visit after she checked if there was anyone else in the audience who wanted to speak for or against the application. Nick stated he would schedule a time when the Build Official could attend as well.

Dr. Catherine Zipf came forward to speak. Dr. Zipf said that she had not seen the photographs showing what was discovered in the walls. She was troubled to hear that what was found sounded like standard early construction called waddle and dab. Dr. Zipf said it was vertical beams that were filled in with a stucco or stucco-like material. She said it wasn't a common building material in Bristol and, in fact, was very rarely used as it was must more typically used in places like the Caribbean Islands or in the south where a particular type of that construction called Tabby or Adobe. Dr. Zipf said it

would have been nice to have a call placed to the Historical Society so it could have been documented what was there. She wanted it on the record that for future reference if something like this is ever found again, a call should be placed to the Historical Society so it can be properly documented.

A motion was made by Member Allen to continue application #26-26 for a site visit; Seconded by Member Camara.

Voting Yea: Camara, Allen, Millard, and Lima

Opposed: None

Motion carries.

Nick stated that it will be advertised as a meeting and there will be an agenda. Chairperson Lima said that it would be posted online and anyone would be welcome to attend.

4H. 26-28: 9 Court Street, Karen Gieseke: Discuss and Act on installation of sign on front of building.

Karen Gieseke and Ian McCullen were present.

A discussion between the Commission and Ms. Gieseke, and Mr. McCullen was had regarding the installation of a sign at the front of the building at 9 Court Street. Mr. McCullen proposed a recreation in size and scale to the sign that was on the building when it belonged to the Town of Bristol. He said they wanted to keep the sign within the framework that was already familiar and approved. They proposed composite raised lettering on a composite based sign with gold leaf. Mr. McCullen said the sign would have 3/4-inch molding in white all the way around the sign with 1/2-inch lettering which would site inside of outer molding. He stated they were also adding an element which was a carved relief with a painted surface which would be digitally produced due to its size. Mr. McCullen said that everything on the sign was going to be hand painted. He said it would be acrylic paint with a clear coat over the top. Mr. McCullen said the letters would be made from a composite material with gold leaf and the sides would be finished in a metallic gold paint. He said the sign would be 24 inch wide and 32 inches high and would be affixed to the building with French cleats so there would not be any visible

	Application For Appeal Zoning Board of Review	**File #: ZAPL-26-5** **Date Certified Complete: May 8, 2026**

Appellant	Name:		
	Address: 950 Warren Avenue		
	City: East Providence	State: RI	ZIP: 02914

Property Owner	Name: John Marshall		
	Address:		
	City:	State:	ZIP:

1. Location of Property: 8 Constitution Street	
Plat(s):11	Lot(s): 20
2. Zoning District in Which the Property is Located: R-6	
3. Upon which agency or Officer is this appeal being taken?: Historic District Commission	
Other:	
4. File/Application Number of Decision being Appealed: The May 4, 2026 decision, denying installation of a sliding door on garage.	
In a separate written statement, please describe the decision in which you are appealing, the applicable section(s) of the Zoning Ordinance that apply to your appeal, and the specific grounds for appeal	

Name of Attorney or Agent, If Any, who is authorized to represent the applicant:
Name: Alfred R. Rego, Jr.
Mailing Address: 443 Hope Street, Bristol, RI 02809

05/06/2026
02:17:31 PM
1 Pages
DECISION
Bk: 2320 Pg: 185
Instr: 2026-1040

TOWN HALL
10 COURT ST.
BRISTOL, RI
02809
401-253-7000

Bristol Historic District Commission
Decision Letter

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Deny Installation of sliding door on garage as constructed.

Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

Sincerely,

Nicholas Toth
Planner/HDC Coordinator
Department of Community Development

Received for record at Bristol, RI
5/6/2026 02:17:31 PM

BEFORE THE BRISTOL ZONING BOARD OF REVIEW
SITTING AS THE BOARD OF APPEALS

RE: Appeal of BHDC Decision – 8 Constitution Street, Bristol, RI (Plat 11 Lot 20)

APPELLANT: John J. Marshall

Date: May 7, 2026

I. PRELIMINARY STATEMENT

This appeal is taken from a decision of the Bristol Historic District Commission (BHDC) denying a Certificate of Appropriateness for the installation of a sliding glass door on the rear elevation of an accessory structure (garage). The Appellant respectfully requests that the Zoning Board reverse this decision on the grounds that it is arbitrary, capricious, and internally inconsistent. The BHDC has failed to apply the Secretary of the Interior's Standards uniformly, specifically ignoring the precedent set by their own recent approvals for the primary dwelling on the same lot.

II. STANDARD OF REVIEW

Pursuant to Rhode Island General Laws and Bristol Town Ordinance, the Board of Appeals must determine if the BHDC's decision was supported by the weight of the evidence. A decision that ignores established precedent on the same parcel or relies on "speculative visibility" (i.e., views from a boat in the harbor) while disregarding the loss of historic integrity already sanctioned by the Board, constitutes an abuse of discretion.

III. ARGUMENT

1. Internal Inconsistency and Lack of Uniformity

The BHDC's denial is fundamentally inconsistent with its prior approvals for this property. The Board previously approved:

A sliding glass doors on the rear of the primary dwelling.
A second-floor addition to the dwelling including a second sliding glass door.

By approving these elements, the BHDC has already established that sliding glass doors on the harbor-facing (rear) elevations of this property are compatible with the district. To deny the same architectural element on a secondary, non-historic accessory building is logically and legally indefensible.

The BHDC's stated its frustration with the "seek forgiveness, not permission" approach, but legally, an administrative body cannot use a denial as a punitive measure for a procedural bypass; they must judge the structure based on the standards.

2. Misapplication of Secretary of the Interior Standards 9 & 10

The BHDC cites Standards 9 and 10 to justify the denial. However:

Standard 9 requires that new work shall not destroy historic materials and should be compatible with the massing, size, and scale of the property. Given that the BHDC has already permitted a "total rebuild" of these structures, leaving only structural aspects - there is no

"historic fabric" left to destroy. The project is a contemporary reconstruction.

Standard 10 requires that new additions be reversible. A sliding glass door is inherently reversible and does not permanently alter the structural integrity of the rebuild.

3. Speculative Visibility vs. Public Way

Bristol's guidelines focus on the "public way." While the harbor is technically public, the BHDC's reliance on visibility from a boat to justify a denial—while having already permitted two similar doors on the more prominent main dwelling—is an arbitrary application of the "visibility" standard.

4. Improper Use of Administrative Power as Punishment

The record suggests the BHDC's denial was motivated by the Applicant's mid-construction change (converting the garage to an exercise room) rather than the architectural merits of the door. An administrative board may not deny an otherwise compatible application simply because the applicant "sought forgiveness rather than permission." The board must evaluate the door as if it were a fresh application.

IV. CONCLUSION

The accessory building in question lacks independent historic significance due to the scale of previously approved renovations. Because the BHDC has already sanctioned the use of sliding glass doors on the primary structure's rear elevation, the denial for the garage is a "clear error" of inconsistent application.

WHEREFORE, the Appellant respectfully requests that the Zoning Board of Review reverse the BHDC's decision and grant the Certificate of Appropriateness for the sliding glass door.

Submitted

John J. Marshall
By His Attorney

Alfred R. Rego, Jr., Esq. Bar No. 1837
Rego & Rego
443 Hope Street, Bristol, RI 02809
401-253-2500
al@rego-law.com

APPELLANT'S LIST OF EXHIBITS

Property: 8 Constitution Street, Bristol, RI
Appellant: John J. Marshall

Category A: Property Context

Exhibit A-1: Application (proposed sliding glass door for garage): To install a 6/o x 6/8 Andersen Fiberex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan.

Exhibit A-2: Approved (and proposed garage glass door) Plans: Documentation showing the extent of the "total renovation" previously sanctioned by the BHDC, proving that the historic fabric was removed and replaced with modern materials and a second floor.

Exhibit A-3: HDC Decision Letter dated May 4, 2026 recorded May 6, 2026 denying installation thereof.

Category B: Visual Evidence of Inconsistency

Exhibit B-1: Photographic Survey (Rear Elevation). Photographs taken from the rear of the property showing the original garage and main structure as seen from the south. (Series of photos).

Exhibit B-2: Sightline Analysis (The "Harbor View"). Photos taken from the harbor or the public shoreline demonstrating the limited visibility of the garage door compared to the already-approved glass doors on the primary residence and adjoining properties.

Exhibit B-3: Street View Comparison. Photographs taken from the "Public Way" (street side) (taken at time of the HDC May 1, 2026 site view) proving the sliding glass door is not visible to the general public, thereby minimizing its impact on the Historic District's character.

A-

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-26	Contributing	March 5, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
8 CONSTITUTION ST , BRISTOL, RI, 02809	011-0020-000

Applicant	Architect/Engineer	Contractor
John Marshall	SM Drafting/Design	Dyer Contracting LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	950 Warren Avenue East Providence RI 02914

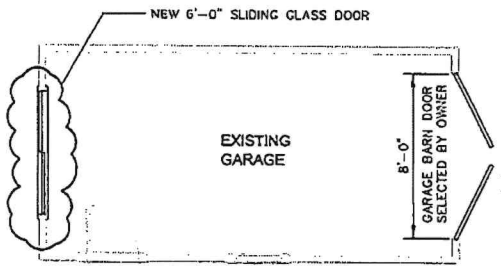
Work Category:	Remodeling of Structure(s)

Description of proposed work:
Install a 6/0 x 6/8 Andersen Fiberex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan attached.

Property History

Building Survey Data	
RIHPHC ID #:	RIHPHC ID # BRIS00411
HISTORIC NAME:	LeClair, Dr. Eugene, Office
ARCH. STYLE:	Craftsman
ORIGINAL CONSTRUCTION DATE (est.):	1904
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

John Marshall
Applicant's Digital Signature
Date: March 5, 2026



ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET				
NO.	QTY.	ROUGH OPENING	DESIGNATION	TYPE
W1	9	2'-8½"x5'-0½"	TCLDH2850	E Series Double-Hung
W2	2	2'-8½"x3'-4½"	TCLDH2834	E Series Double-Hung
W3	4	2'-6½"x3'-4½"	TCLDH2634	E Series Double-Hung
W4	6	3'-0½"x5'-0½"	TCLDH3050	E Series Double-Hung
W5	2	1'-10⅛"x5'-0⅛"	TCLDH2834	E Series Double-Hung
W6	1	4'-0½"x2'-0⅛"	A41	Awning
W7	2	2'-8½"x4'-6½"	TCLDH2846	E Series Double-Hung
W8	2	32"x60"	EXIST.	Use the 2 best exist. windows

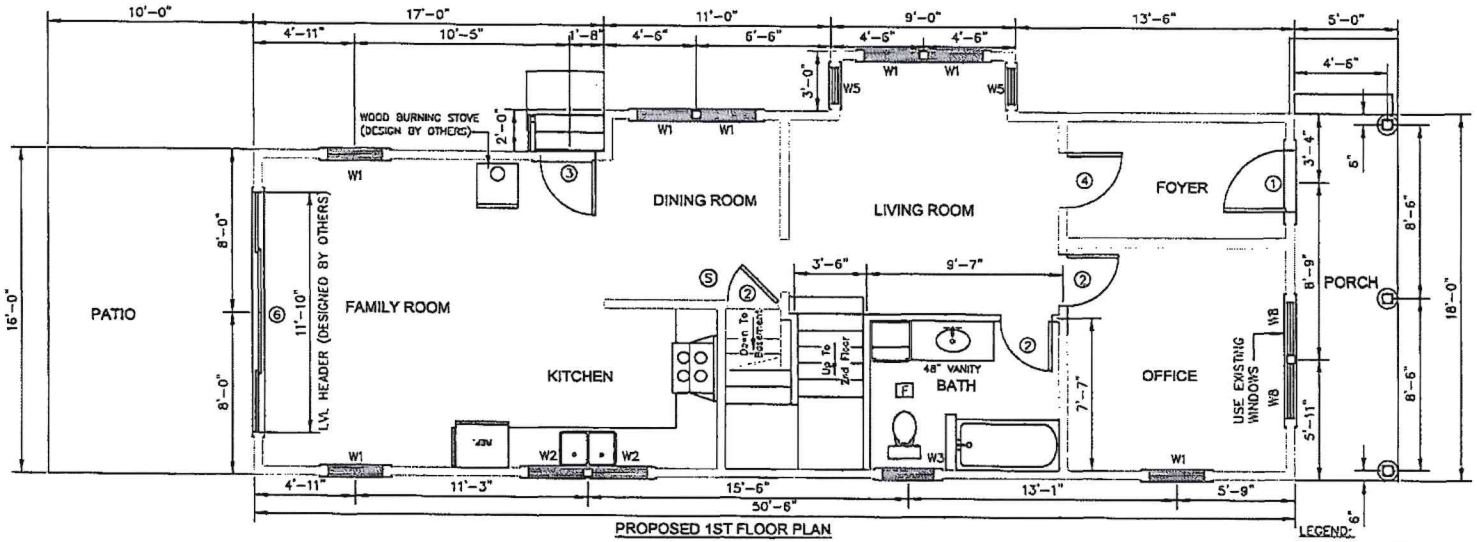
DOOR SCHEDULE THIS SHEET			
NO.	QTY	ROUGH OPENING	TYPE
①	2	3'-2½"x6'-10½"	3'-0"x6'-8" EXTERIOR DOOR
②	1	2'-8½"x6'-10½"	2'-6"x6'-8" INTERIOR
③	1	2'-10½"x6'-10½"	2'-8"x6'-8" EXTERIOR DOOR
④	2	2'-10½"x6'-10½"	2'-8"x6'-8" INTERIOR
~~⑤~~	~~1~~	~~36"x96"~~	~~36"x96" INTERIOR BARN DOOR~~
⑥	2	11'-10"x6'-10½"	11'-9"x6'-8" SLIDING DOOR
⑦	1	5'-2½"x6'-10½"	5'-0"x6'-8" INTERIOR

WINDOWS NOTES:

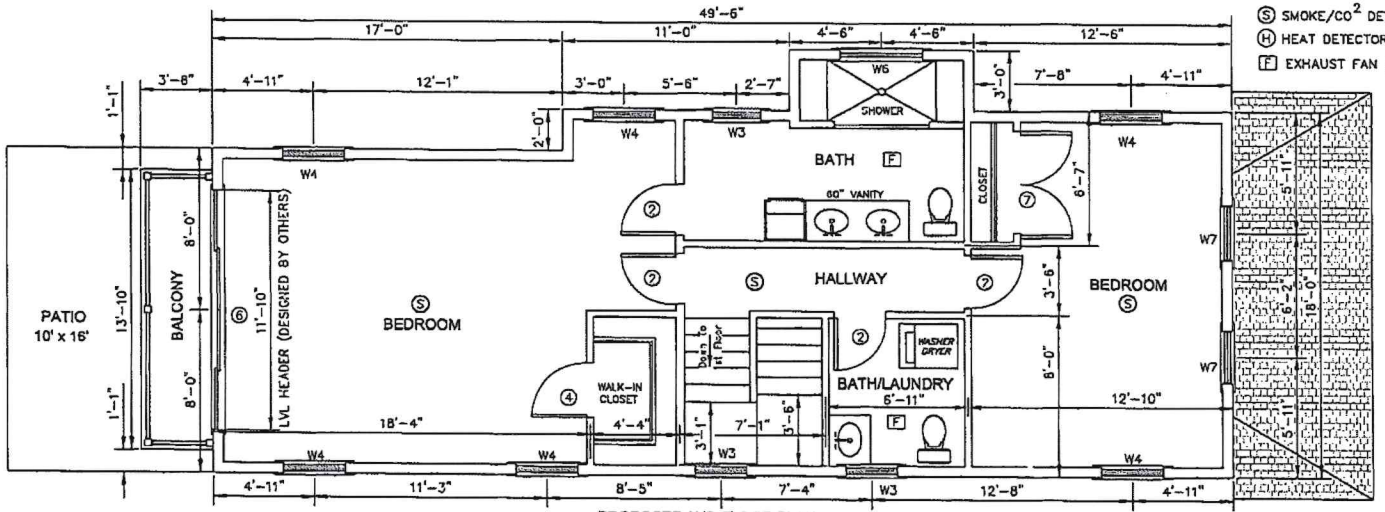
1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.



PROPOSED 1ST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

LEGEND:

- (S) SMOKE/CO² DETECTORS HARD WIRED
- (H) HEAT DETECTOR
- (F) EXHAUST FAN (VENTED OUTSIDE)

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	03458
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-26

Drawing Index:

Sheet No.	Description
1.	Cover Sheet
2.	Existing Floor Plan
3.	Existing Elevations
4.	Proposed Floor Plans
5.	Proposed Elevations
6.	Framing Plans
7.	Cross Section & Details

Revisions		
No	Date	Description
1	5-07-25	

Drawing Title:

Proposed Floor Plans

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

Drawing Number

4 of 7

A-2

Item 3A.

A-3

05/06/2026
02:17:31 PM
1 Pages

DECISION
Bk: 2320 Pg: 185
Instr: 2026-1040

TOWN HALL
10 COURT ST.
BRISTOL, RI
02809
401-253-7000

Bristol Historic District Commission
Decision Letter

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Deny Installation of sliding door on garage as constructed.

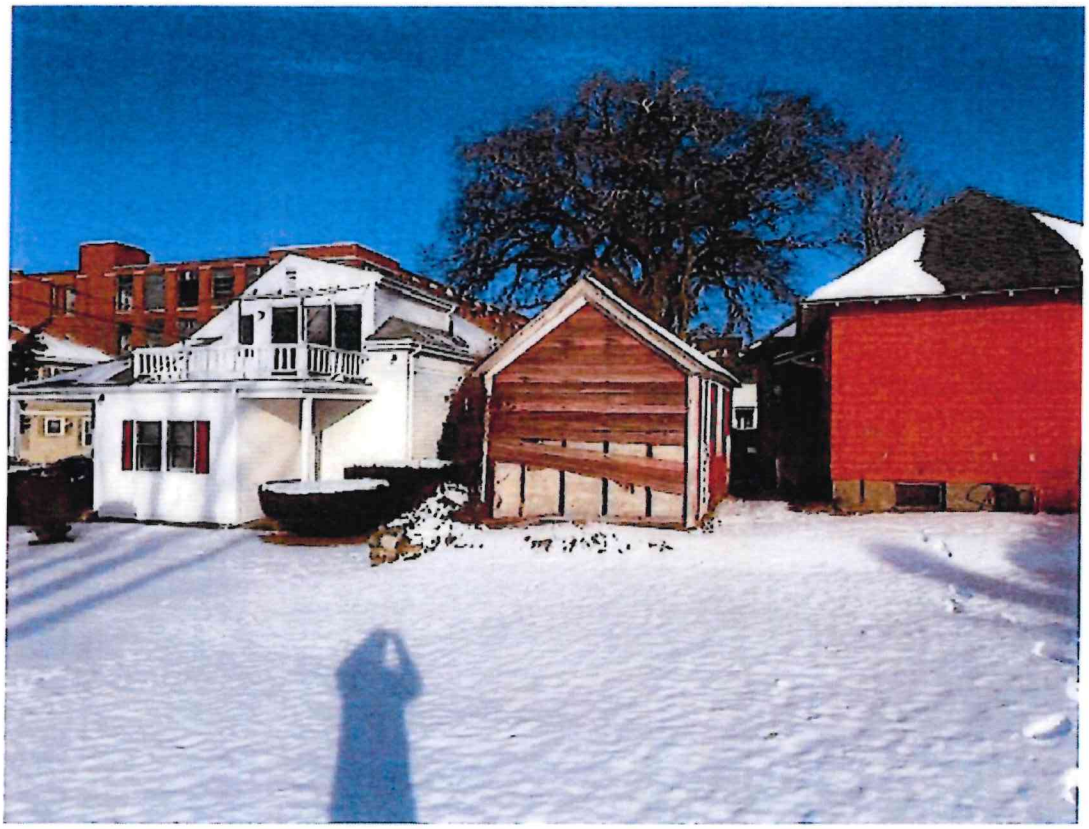
Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

Sincerely,

Nicholas Toth
Planner/HDC Coordinator
Department of Community Development

Received for record at Bristol, RI
5/6/2026 02:17:31 PM

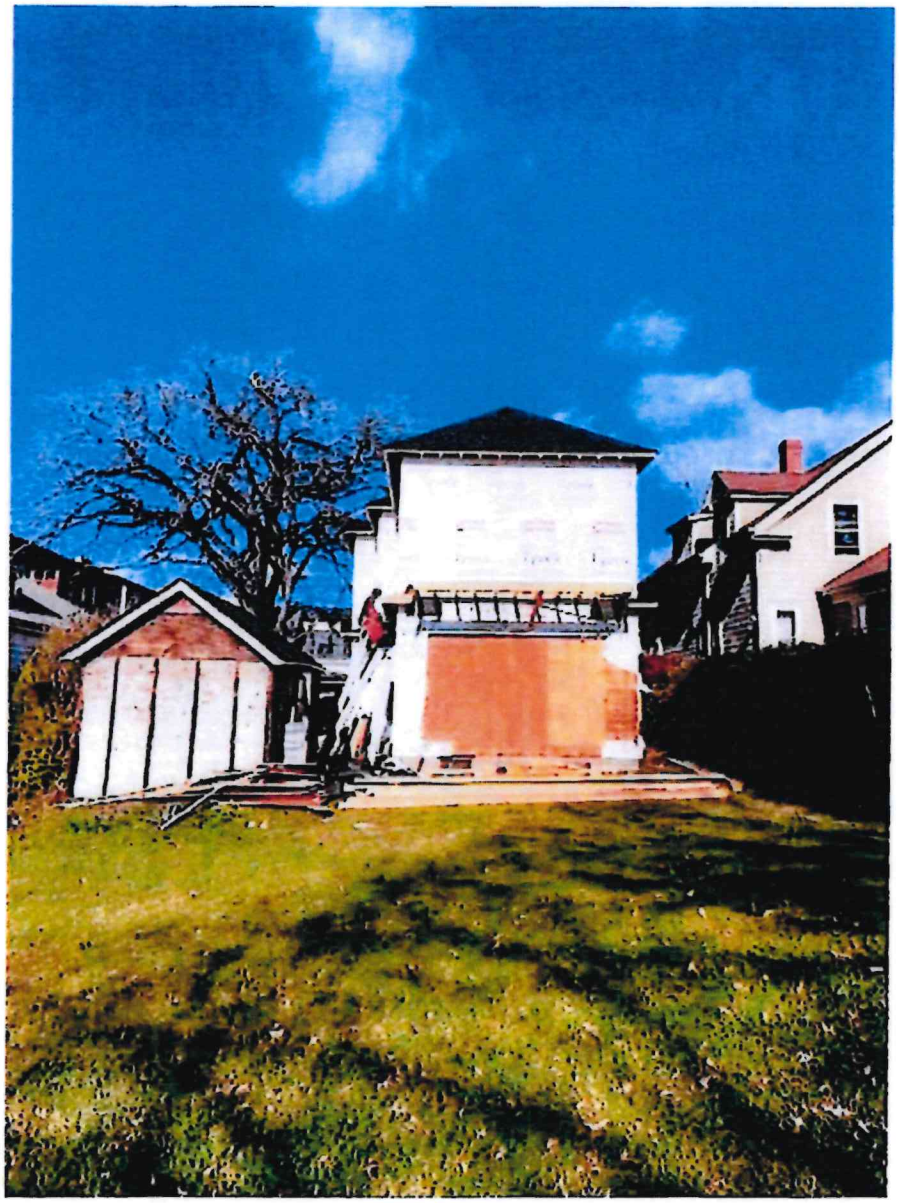
B-1





Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:06 PM
To: Pete Dyer





Sent from my iPhone

Pete Dyer

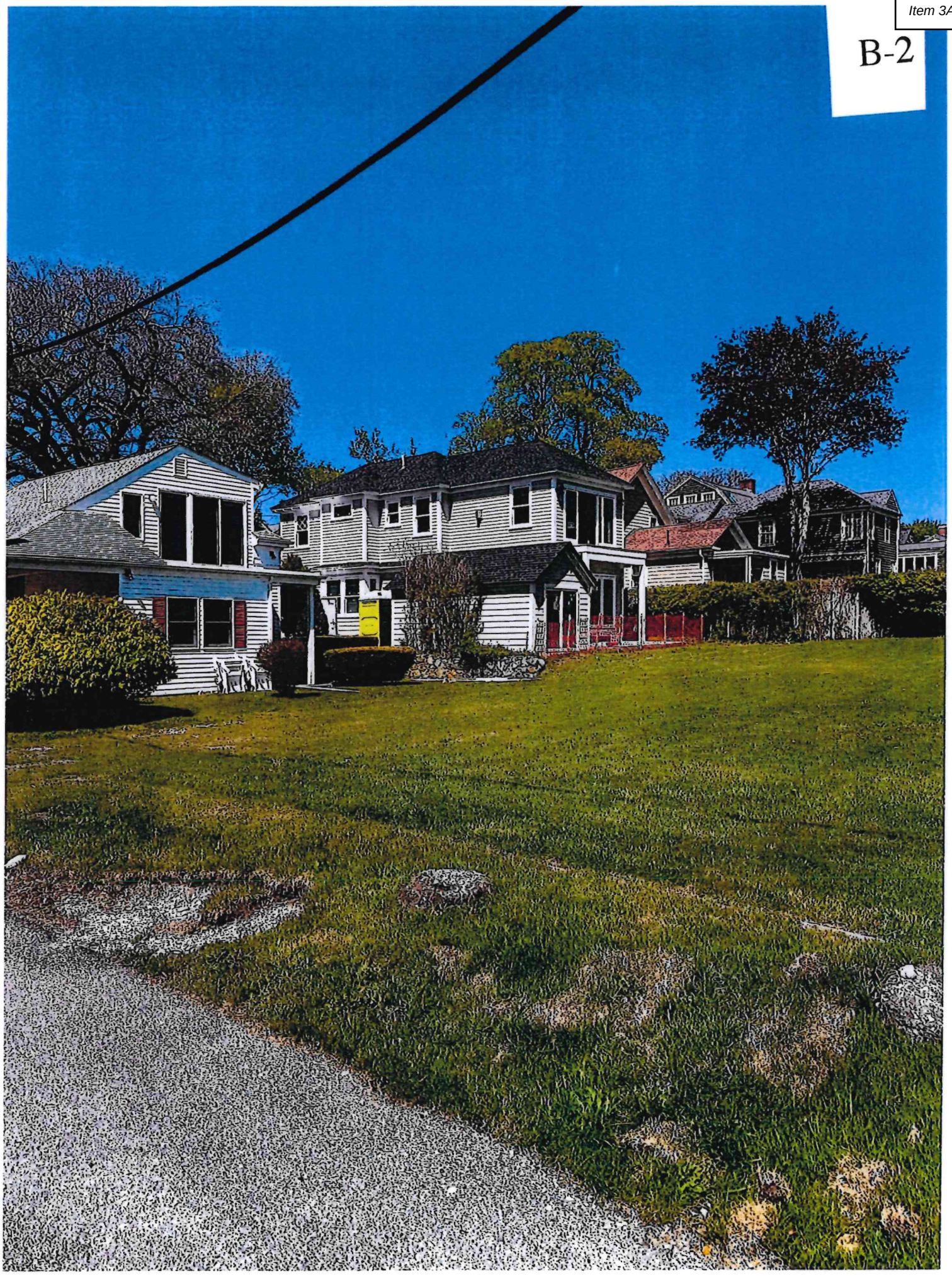
From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:03 PM
To: Pete Dyer



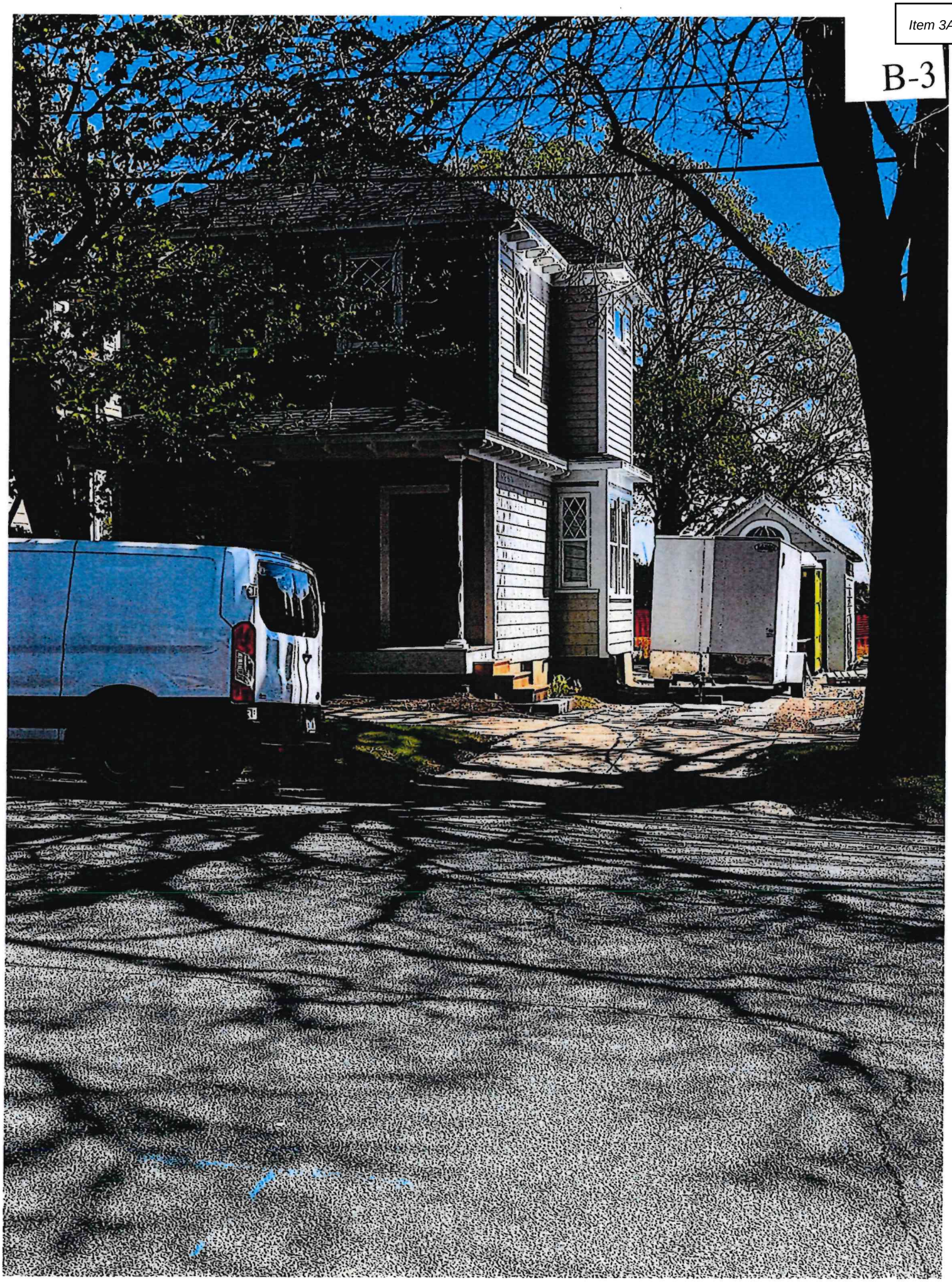


Sent from my iPhone

B-2



B-3



8 Constitution Street

Town of Bristol, RI

1 inch = 18 Feet

0 18 36 54

May 11, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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

Bristol | **8 CONSTITUTION ST** | Card 1 of 1

Plat/Lot 011-0020-000 | **Account: 648** | LUC 01 | Zone R-6 | **Assessment** $513,300

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

▶ Owner Account #: 50-0058-44

		% Owned
Owner 1	JM BRISTOL LLC	
Owner 2	C/O DARROW EVERETT LLP	
Owner 3		
Address	1 TURKS HEAD PL, 12TH FL, PROVIDENCE, RI 02903	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
HALSEY PROPERTIES, LLC	07/25/2024	300,000	2251-227	P	W
HERRESHOFF, HALSEY C	06/17/2019	0	1985-200		Q
HERRESHOFF, HALSEY C,	06/13/1979	0	226-214		Q
CHURCH, HEZEKIAH W. (SURV)	06/13/1979	0	226-212		W
CHURCH, ELIZABETH	01/01/1977	0	UNK-		D

Assessment

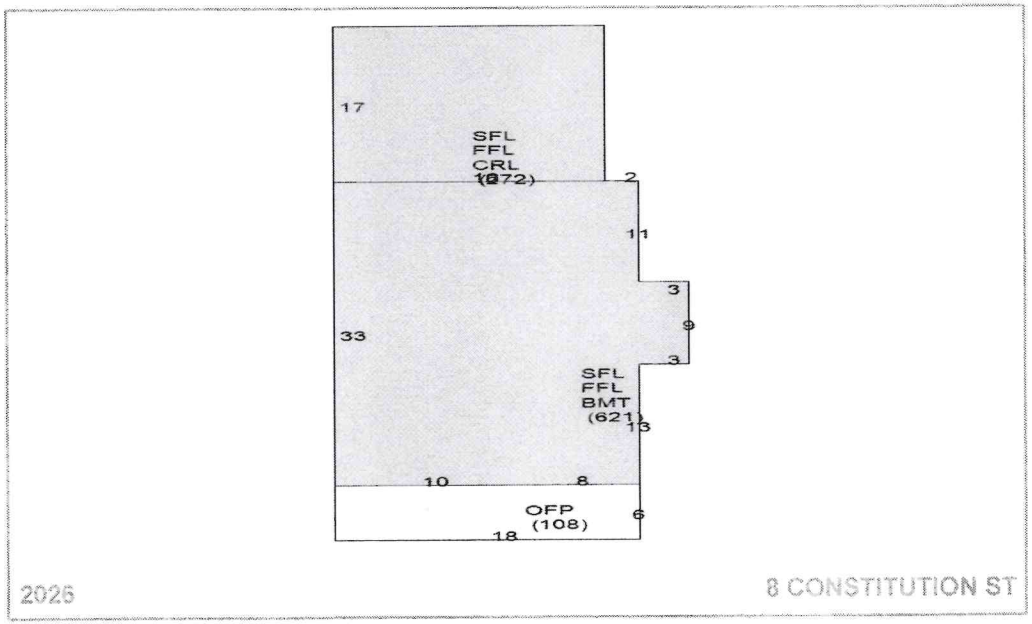
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	233,100	3,000	0.06	277,200	0	513,300
TOTAL	233,100	3,000	0.06	277,200	0	513,300

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 184.18 | VAL per SQ Unit/Parcel > 184.18

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	193,000	3,000	0	277,200	0	473,200	473,200
2024	01	133,400	3,000	0	231,000	0	367,400	367,400
2023	01	133,400	3,000	0	231,000	0	367,400	367,400
2022	01	133,400	3,000	0	231,000	0	367,400	367,400
2021	01	98,500	3,000	0	222,000	0	323,500	323,500
2020	01	98,500	3,000	0	222,000	0	323,500	323,500





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	NR Single I	0.06152	AC	P	1.00	1,842,000	4,505,852	I	Winter View	25					277,200			1.00	0
2																				
3																				
4																				

Print Date = 5/11/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Bristol | **8 CONSTITUTION ST** | Card 1 of 1

Plat/Lot 011-0020-000 | **Account: 648** | LUC 01 | Zone R-6 | **Assessment** $513,300

CATALIS — ADVANCING GOVERNMENT ENGAGING CITIZENS

Building Information

	Description		Description
BLDG Type	Convention	Story Height	1 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shngl	EXT Wall 2	%
Roof Type 1	Hip	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Plaster	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	2	Good
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Good
Ext Kitchens		
Fireplaces		
W.S. Flues	1	Typical

Grade

Grade	Q4	Q4	
Year Built	1910	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	GD	GD - Good	27.0
Functional		-	0.0
Economic		-	0.0
Special	01	01 - Under C	50.0
OV		-	
Total Depreciation % >			63.5

Bas $/SQ	281.00
Size Adj	1.07
Constr Adj	1.01
Adj $/SQ	303.32
Othr Featrs	63,000
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	638,684
Depreciation	405,564
Depr Total	233,120

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	893	893	303.32	270,865
SFL	2nd FLOOR	893	893	303.32	270,865
BMT	BASEMENT	621	0	45.50	28,256
CRL	CRAWL SPACE	272	0	15.17	4,126
OFP	OPEN PORCH	108	0	14.56	1,572
Total		2,787	1,786		575,684

Visit History

Date	Result	By
1/10/2025	REVIEW	MP
8/9/2021	REVIEW	
11/26/2018	LISTED	
10/5/2018	REVIEW	
10/3/2018	MEASURED	
2/29/2008	LISTED	
2/29/2008	CALL BACK	MP
1/26/2008	CALL BACK	MP
12/6/2007	MEASURE	MP

Notes

reshingled roof to code 9-17-13 mcb

Remodeling History

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

Condo Data

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

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	05/13/2025	B61244		BLDG	0	0	Open	Interior demolition and renovation first floor. Add new second floor ,225000
2	09/11/2015	247-15-M	11/11/2015	MECH	4,000	100	Closed	REPLACE OIL FIRED BOILER
3	09/11/2015	M13799		MECH	0	100	Closed	REPLACE OIL FIRED BOILER
4	06/18/2013	B26284		BLDG	0	100	Closed	RESHINGLE ROOF TO CODEAPPROVED BY BHDC
5								
6								
7								
8								
9								

Room Counts by Floor

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

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	1	Garage	1	Y	1	20	10	200	3	PR	1910	3,000
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 5/11/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrant

8 Constitution - 200' Radius

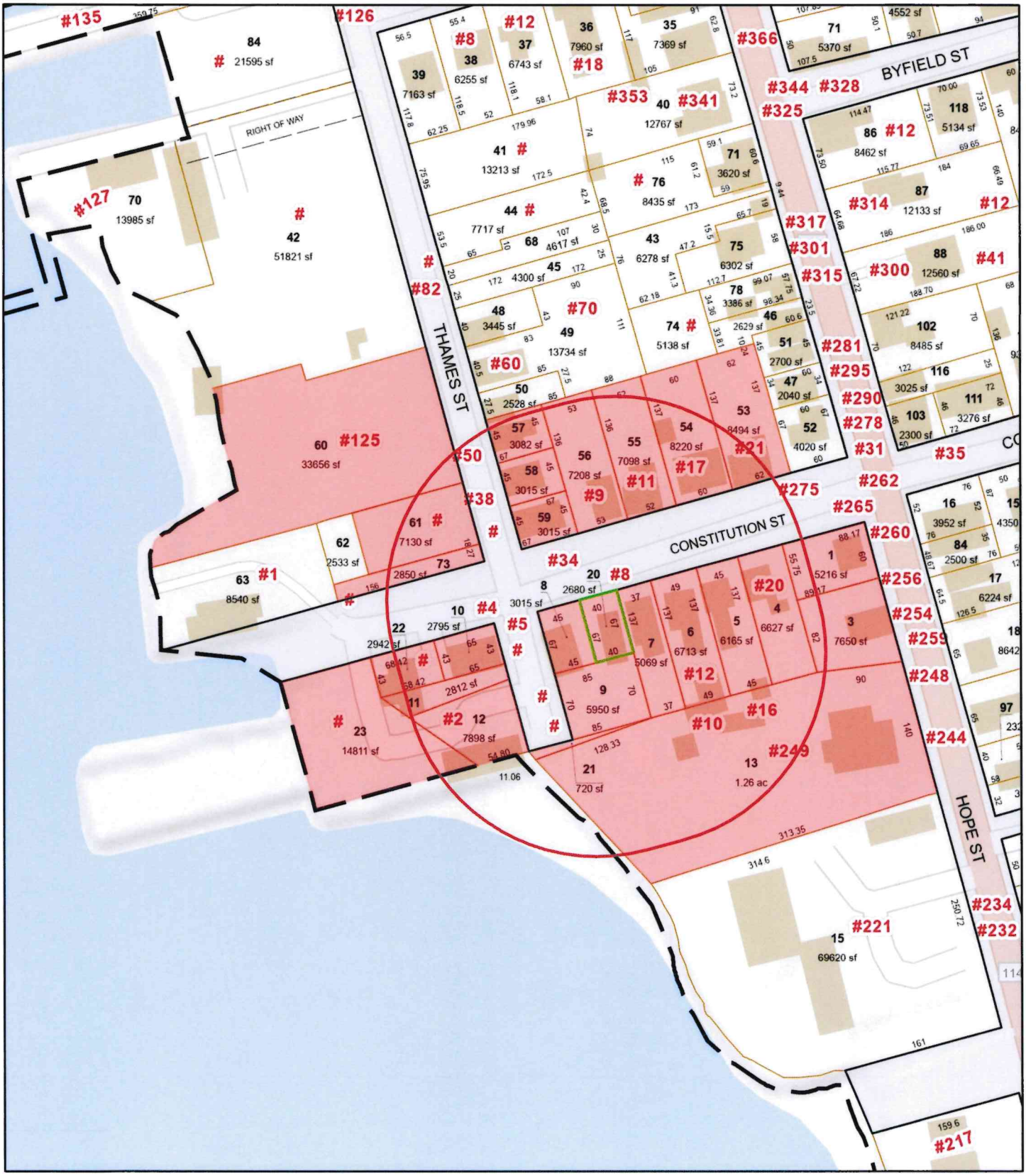
Town of Bristol, RI

1 inch = 141 Feet

0 141 282 423

May 11, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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

200 feet Abutters List Report

Bristol, RI
May 11, 2026

Subject Property:

Parcel Number:	11-20	Mailing Address:	JM BRISTOL LLC C/O DARROW EVERETT LLP 1 TURKS HEAD PL, 12TH FL PROVIDENCE, RI 02903
CAMA Number:	11-20		
Property Address:	8 CONSTITUTION ST		

Abutters:

Parcel Number:	10-53	Mailing Address:	CHACE, RICHMOND N. NANCY E. ETUX 21 CONSTITUTION ST BRISTOL, RI 02809
CAMA Number:	10-53		
Property Address:	21 CONSTITUTION ST		
Parcel Number:	10-54	Mailing Address:	DEMOPULOS, AMELIA & ABIGAIL TE 2313 COMMONWEALTH AVE ALEXANDRIA, VA 22301
CAMA Number:	10-54		
Property Address:	17 CONSTITUTION ST		
Parcel Number:	10-55	Mailing Address:	CALM REALTY, LLC 11 CONSTITUTION ST BRISTOL, RI 02809
CAMA Number:	10-55		
Property Address:	11 CONSTITUTION ST		
Parcel Number:	10-56	Mailing Address:	HARTLEY, JOHN P. & PAULA ARSENAULT HARTLEY TE 9 CONSTITUTION STREET BRISTOL, RI 02809
CAMA Number:	10-56		
Property Address:	9 CONSTITUTION ST		
Parcel Number:	10-57	Mailing Address:	OUELLETTE, DAVID ALAN & BURGIO, JENNIFER JT 50 THAMES ST BRISTOL, RI 02809
CAMA Number:	10-57		
Property Address:	50 THAMES ST		
Parcel Number:	10-58	Mailing Address:	SALCONE, PETER M. 509 CLARKS ROW BRISTOL, RI 02809
CAMA Number:	10-58		
Property Address:	38 THAMES ST		
Parcel Number:	10-59	Mailing Address:	CABRAL, VICTOR G JR MA 122 MT. HOPE AVE BRISTOL, RI 02809
CAMA Number:	10-59		
Property Address:	34 THAMES ST		
Parcel Number:	10-60	Mailing Address:	BRISTOL LOFTS LLC 38 CHURCH ST PAWTUCKET, RI 02860
CAMA Number:	10-60		
Property Address:	125 THAMES ST		
Parcel Number:	10-61	Mailing Address:	BRISTOL LOFTS LLC 649 ALDEN ST FALL RIVER, MA 02723
CAMA Number:	10-61		
Property Address:	THAMES ST		
Parcel Number:	10-73	Mailing Address:	BRISTOL LOFTS LLC 649 ALDEN ST, SUITE 1 FALL RIVER, MA 02723
CAMA Number:	10-73		
Property Address:	CONSTITUTION ST		

200 feet Abutters List Report

Bristol, RI
May 11, 2026

Parcel Number:	11-1	Mailing Address:	CURTIS, WILLIAM D. & LAUREL A TE
CAMA Number:	11-1		265 HOPE ST
Property Address:	265 HOPE ST		BRISTOL, RI 02809
Parcel Number:	11-10	Mailing Address:	KARIAN, ROBIN & ALLISTER,
CAMA Number:	11-10		ALEXANDER T. CO-TRUSTEES
Property Address:	4 CONSTITUTION ST		37 FACTORY POND CIRCLE
			GREENVILLE, RI 02828
Parcel Number:	11-11	Mailing Address:	USCG FINANCE CENTER
CAMA Number:	11-11		P.O. BOX 4109
Property Address:	THAMES ST		CHESAPEAKE, VA 23327
Parcel Number:	11-12	Mailing Address:	USCG FINANCE CENTER
CAMA Number:	11-12		P.O. BOX 4109
Property Address:	2 THAMES ST		CHESAPEAKE, VA 23327
Parcel Number:	11-13	Mailing Address:	SYLVIA, ALAN G. & ANN M. TE
CAMA Number:	11-13-001		13033 PENNINGTON PL UNIT #102
Property Address:	249 HOPE ST		FORT MEYERS, FL 33913
Parcel Number:	11-13	Mailing Address:	MCCLOSKEY, JOHN A. JR. TRUSTEE
CAMA Number:	11-13-002		249 HOPE ST, UNIT 2
Property Address:	249 HOPE ST		BRISTOL, RI 02809
Parcel Number:	11-13	Mailing Address:	SALESI, PAUL JOHN & MARYANN -
CAMA Number:	11-13-003		TRUSTEES SALESI LIVING TRUST
Property Address:	249 HOPE ST		249 HOPE ST, UNIT 3
			BRISTOL, RI 02809
Parcel Number:	11-13	Mailing Address:	GATES, ANNE M
CAMA Number:	11-13-004		4165 S. FOURMILE RUN APT 401
Property Address:	249 HOPE ST		ARLINGTON, VA 22204
Parcel Number:	11-13	Mailing Address:	MURRAY, ROBERT F
CAMA Number:	11-13-005		249 HOPE ST UNIT 5
Property Address:	249 HOPE ST		BRISTOL, RI 02809
Parcel Number:	11-13	Mailing Address:	SOUSA, MICHAEL
CAMA Number:	11-13-006		249 HOPE ST UNIT 6
Property Address:	249 HOPE ST		BRISTOL, RI 02809
Parcel Number:	11-13	Mailing Address:	MURRAY ROBERT F TRUSTEE
CAMA Number:	11-13-007		249 HOPE ST
Property Address:	249 HOPE ST		BRISTOL, RI 02809
Parcel Number:	11-13	Mailing Address:	REICHE, SUSAN
CAMA Number:	11-13-008		249 HOPE ST, UNIT 8
Property Address:	249 HOPE ST		BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
May 11, 2026

Parcel Number:	11-13	Mailing Address:	FERREIRA, ROBERT A. BARBARA M. TE
CAMA Number:	11-13-009		249 HOPE STREET
Property Address:	249 HOPE ST		BRISTOL, RI 02809
Parcel Number:	11-20	Mailing Address:	JM BRISTOL LLC C/O DARROW
CAMA Number:	11-20		EVERETT LLP
Property Address:	8 CONSTITUTION ST		1 TURKS HEAD PL, 12TH FL
			PROVIDENCE, RI 02903
Parcel Number:	11-21	Mailing Address:	GORDON KARIAN IRREVOCABLE TRST
CAMA Number:	11-21		ROBIN KARIAN ALLISTER TRUSTEE
Property Address:	THAMES ST		37 FACTORY POND CIRCLE
			GREENVILLE, RI 02828
Parcel Number:	11-22	Mailing Address:	USCG FINANCE CENTER
CAMA Number:	11-22		P.O. BOX 4109
Property Address:	CONSTITUTION ST		CHESAPEAKE, VA 23327
Parcel Number:	11-23	Mailing Address:	USCG FINANCE CENTER
CAMA Number:	11-23		P.O. BOX 4109
Property Address:	CONSTITUTION ST		CHESAPEAKE, VA 23327
Parcel Number:	11-3	Mailing Address:	DE RHAM, JEREMIAH & AMY TE
CAMA Number:	11-3		259 HOPE ST
Property Address:	259 HOPE ST		BRISTOL, RI 02809
Parcel Number:	11-4	Mailing Address:	RDH REALTY, LLC
CAMA Number:	11-4		12 CONSTITUTION ST
Property Address:	20 CONSTITUTION ST		BRISTOL, RI 02809
Parcel Number:	11-5	Mailing Address:	JENSEN, LEIF WINGARD, MONICA TE
CAMA Number:	11-5		16 CONSTITUTION ST
Property Address:	16 CONSTITUTION ST		BRISTOL, RI 02809
Parcel Number:	11-6	Mailing Address:	HOLT, ROBERT C & DIANE M TE
CAMA Number:	11-6		12 CONSTITUTION ST
Property Address:	12 CONSTITUTION ST		BRISTOL, RI 02809
Parcel Number:	11-7	Mailing Address:	RDH REALTY, LLC
CAMA Number:	11-7		12 CONSTITUTION ST
Property Address:	10 CONSTITUTION ST		BRISTOL, RI 02809
Parcel Number:	11-8	Mailing Address:	KARIAN, ROBIN & ALLISTER,
CAMA Number:	11-8		ALEXANDER T. CO-TRUSTEES
Property Address:	5 THAMES ST		37 FACTORY POND CIRCLE
			GREENVILLE, RI 02828
Parcel Number:	11-9	Mailing Address:	GORDON KARIAN IRREVOCABLE TRST
CAMA Number:	11-9		ROBIN KARIAN ALLISTER TRUSTEE
Property Address:	THAMES ST		37 FACTORY POND CIRCLE
			GREENVILLE, RI 02828

BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

BRISTOL LOFTS LLC
649 ALDEN ST, SUITE 1
FALL RIVER, MA 02723

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

CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

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

CURTIS, WILLIAM D. &
LAUREL A TE
265 HOPE ST
BRISTOL, RI 02809

DE RHAM, JEREMIAH & AMY T
259 HOPE ST
BRISTOL, RI 02809

DEMOPULOS, AMELIA & ABIGA
2313 COMMONWEALTH AVE
ALEXANDRIA, VA 22301

FERREIRA, ROBERT A.
BARBARA M. TE
249 HOPE STREET
BRISTOL, RI 02809

GATES, ANNE M
4165 S. FOURMILE RUN APT 401
ARLINGTON, VA 22204

GORDON KARIAN IRREVOCABLE
ROBIN KARIAN ALLISTER TRU
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

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

HOLT, ROBERT C &
DIANE M TE
12 CONSTITUTION ST
BRISTOL, RI 02809

JENSEN, LEIF
WINGARD, MONICA TE
16 CONSTITUTION ST
BRISTOL, RI 02809

JM BRISTOL LLC
C/O DARROW EVERETT LLP
1 TURKS HEAD PL, 12TH FL
PROVIDENCE, RI 02903

KARIAN, ROBIN & ALLISTER,
37 FACTORY POND CIRCLE
GREENVILLE, RI 02828

MCCLOSKEY, JOHN A. JR. TR
249 HOPE ST, UNIT 2
BRISTOL, RI 02809

MURRAY ROBERT F TRUSTEE
249 HOPE ST
BRISTOL, RI 02809

MURRAY, ROBERT F
249 HOPE ST UNIT 5
BRISTOL, RI 02809

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

RDH REALTY, LLC
12 CONSTITUTION ST
BRISTOL, RI 02809

REICHE, SUSAN
249 HOPE ST, UNIT 8
BRISTOL, RI 02809

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

SALESI, PAUL JOHN & MARYA
SALESI LIVING TRUST
249 HOPE ST, UNIT 3
BRISTOL, RI 02809

SOUSA, MICHAEL
249 HOPE ST UNIT 6
BRISTOL, RI 02809

SYLVIA, ALAN G. & ANN M.
13033 PENNINGTON PL
UNIT #102
FORT MEYERS, FL 33913

USCG FINANCE CENTER
P.O. BOX 4109
CHESAPEAKE, VA 23327

Town of Bristol, Rhode Island

Historic District Commission

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

DRAFT

HDC Site Visit May 1, 2026

Minutes
8 Constitution St, Bristol, RI 02809

Meeting Brought to Order 9:00 AM

Members Attending:
Oryann Lima, Chair
John Allen, Vice-Chair
Susan Church, Member
Robert Page, 1st Alternate, Voting as Member
Robert Camara, 2nd Alternate, voting as Member

Attending:
Al Rego, Attorney for Applicant
David Marks, Bristol Town Solicitor
Andrew Teitz, Bristol Town Solicitor
Peter Dyer, Applicant and Contractor
Bob Holt, Neighbor
Robin Allister, Neighbor
Brian Clark, Resident

Meeting Brought to Order 9:00 AM at 8 Constitution St, Bristol, RI

Application 26-26 – Matter on the agenda is a door on the south elevation for garage. Project monitor assigned is Christopher Ponder, no in attendance

Commissioners in attendance reviewed the property line. Garage is within one to two feet of the south lot line. The sliding door being applied for was installed on back of garage, and was not in previously approved plan set or presentation shown to HDC. A fee will be charged for work without a certificate of appropriateness.

Applicant stated that door was added for light in garage building, which will be used for a weight room.

Applicant installed door without returning to HDC for approval. However, a similar door was approved for rear of home under a previous application.

DRAFT

DRAFT

As is standard procedure, commissioners approached the door as if it had not been installed and this was a new application.

Vice Chair Allen did not feel door is appropriate for the garage and would not vote to approve, feels that there should be a window.

Member Page agreed with Vice-Chair Allen.

Member Church stated that she did not like the door, but noted its lesser importance because it was on the rear of the garage.

Member Camara did not find the door to be appropriate and would not approve.

Chair Lima did not feel the door would be appropriate.

Public Comment ensued after discussion.

Bob Holt, neighbor, noted he owned two houses next door. He stated he does not like the entire project.

Robin Allister, of 5 Thames St, stated that they were not in favor of the door. Ms. Allister also objected to the presence of Brian Clark, who sits on the Bristol Planning Board, at the site visit as a resident. Ms. Allister also stated that the HDC should be considering the building code in its decision, which she stated this door did not meet due to proximity to the property line.

At this point, Solicitor Teitz noted that while Mr. Clark was on the Planning Board, that board had no jurisdiction over the site and was in attendance as a member of the Public. There is no conflict in this regard.

A motion was Made by Robert Page:
Seconded by Vice-Chair Allen

To Deny installation of door as it is not fitting for the historic district as constructed.

Secretary of Interior Standards #9 and #10

Members noted that while similar doors are more appropriate for a modern addition, it is not for an existing garage.

Member Church was amenable to the door as it was not visible to the street, and had lost its historic character.

Member Page noted that the door is visible from the waterfront, which is considered the same as street frontage for HDC purposes, and neighbor's property.

DRAFT

DRAFT

A vote was taken after this discussion

Voting in Favor of Denial: Lima, Allen, Church, Page, Camara
Voting in Opposition to Denial: None

Motion passes Unanimously.

Meeting Adjourned at 9:20 AM.

DRAFT

05/06/2026
02:17:31 PM
1 Pages

DECISION
Bk: 2320 Pg: 185
Instr: 2026-1040

TOWN HALL
10 COURT ST.
BRISTOL, RI
02809
401-253-7000

Bristol Historic District Commission
Decision Letter

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

At its May 1, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To Deny Installation of sliding door on garage as constructed.

Please contact the Bristol HDC at (401) 253-7000 ext. 153 for further guidance and or re-application assistance. The deadline to be included on next month's agenda is approximately two and a half weeks before the meeting - please contact the office for an official date.

Sincerely,

Nicholas Toth
Planner/HDC Coordinator
Department of Community Development

Received for record at Bristol, RI
5/6/2026 02:17:31 PM

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-26	Contributing	March 5, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
8 CONSTITUTION ST , BRISTOL, RI, 02809	011-0020-000

Applicant	Architect/Engineer	Contractor
John Marshall	SM Drafting/Design	Dyer Contracting LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	950 Warren Avenue East Providence RI 02914

Work Category:	Remodeling of Structure(s)

Description of proposed work:
Install a 6/0 x 6/8 Andersen Fiberex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan attached.

Property History

Building Survey Data	
RIHPHC ID #:	RIHPHC ID # BRIS00411
HISTORIC NAME:	LeClair, Dr. Eugene, Office
ARCH. STYLE:	Craftsman
ORIGINAL CONSTRUCTION DATE (est.):	1904
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

John Marshall
Applicant's Digital Signature
Date: March 5, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 8 CONSTITUTION ST
ACRES: 0.0615
PARCEL ID: 011-0020-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: JM BRISTOL LLC
CO - OWNER: C/O DARROW EVERETT LLP
MAILING ADDRESS: 1 TURKS HEAD PL, 12TH FL

ZONING: R-6
PATRIOT ACCOUNT #: 648

SALE INFORMATION

SALE DATE: 7/25/2024
BOOK & PAGE: 2251-227
SALE PRICE: 300,000
SALE DESCRIPTION: Private Sale
SELLER: HALSEY PROPERTIES, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 1856
FINISHED BUILDING AREA: 883
BASEMENT AREA: 611
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $231,000
YARD: $3,000
BUILDING: $133,400
TOTAL: $367,400

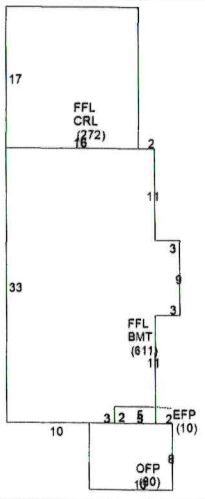
BUILDING EXTERIOR

BUILDING STYLE: Cottage
UNITS: 1
YEAR BUILT: 1910
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Hip
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 5
 # OF BEDROOMS: 2
 # OF FULL BATHS: 1
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 1
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO

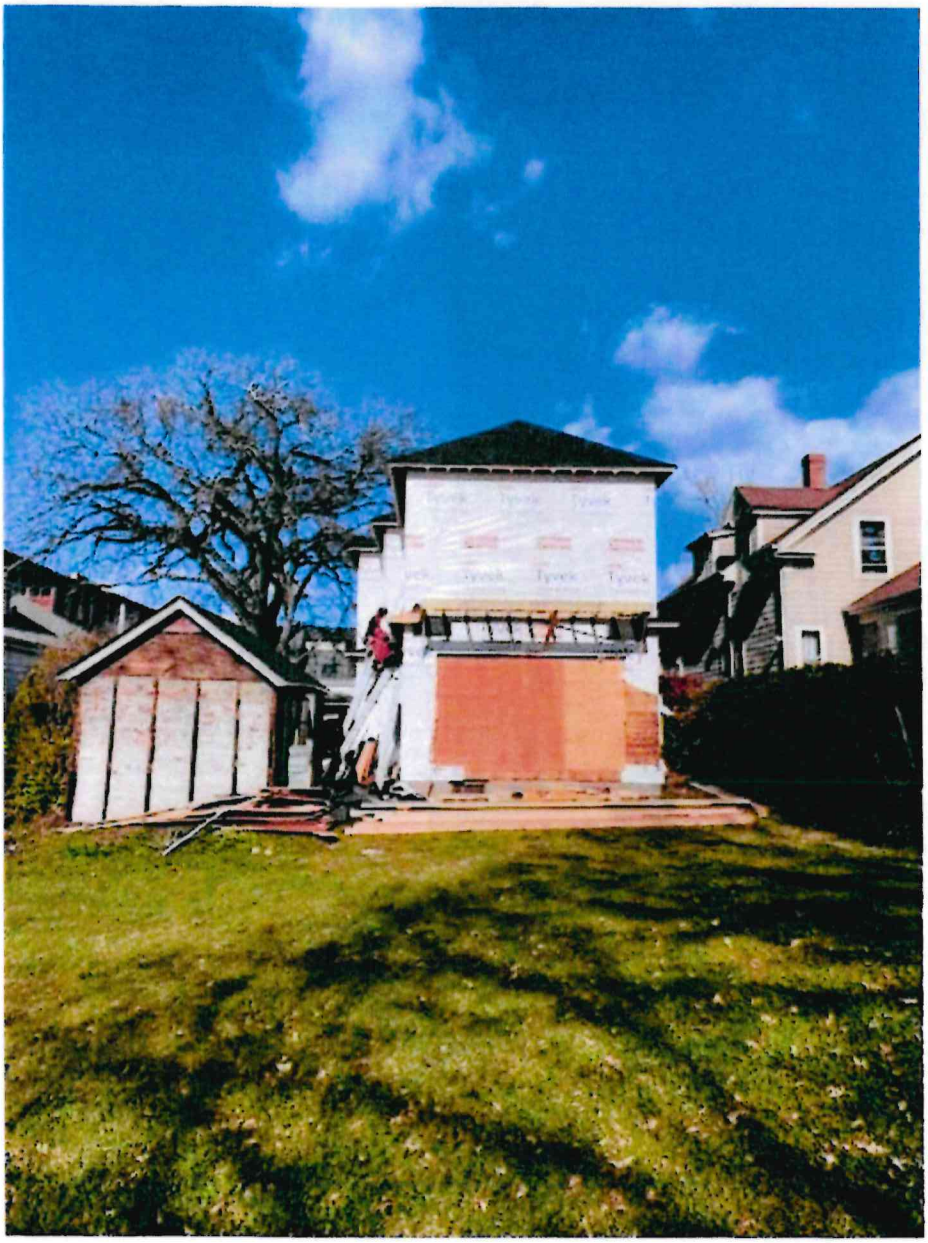




Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:06 PM
To: Pete Dyer



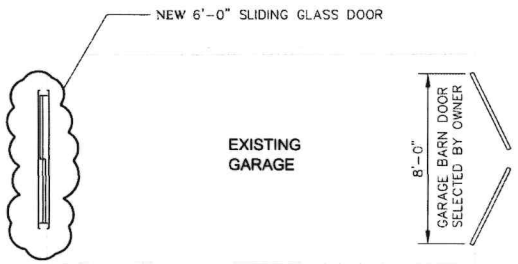


Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:03 PM
To: Pete Dyer





ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET				
NO.	QTY.	ROUGH OPENING	DESIGNATION	TYPE
W1	9	2'-8½""x5'-0½"	TCLDH2850	E Series Double-Hung
W2	2	2'-8½"x3'-4½"	TCLDH2834	E Series Double-Hung
W3	4	2'-6½"x3'-4½"	TCLDH2634	E Series Double-Hung
W4	6	3'-0½"x5'-0½"	TCLDH3050	E Series Double-Hung
W5	2	1'-10⅛"x5'-0⅛"	TCLDH2834	E Series Double-Hung
W6	1	4'-0½"x2'-0⅛"	A41	Awning
W7	2	2'-8½"x4'-6½"	TCLDH2846	E Series Double-Hung
W8	2	32"x60"	EXIST.	Use the 2 best exist, windows

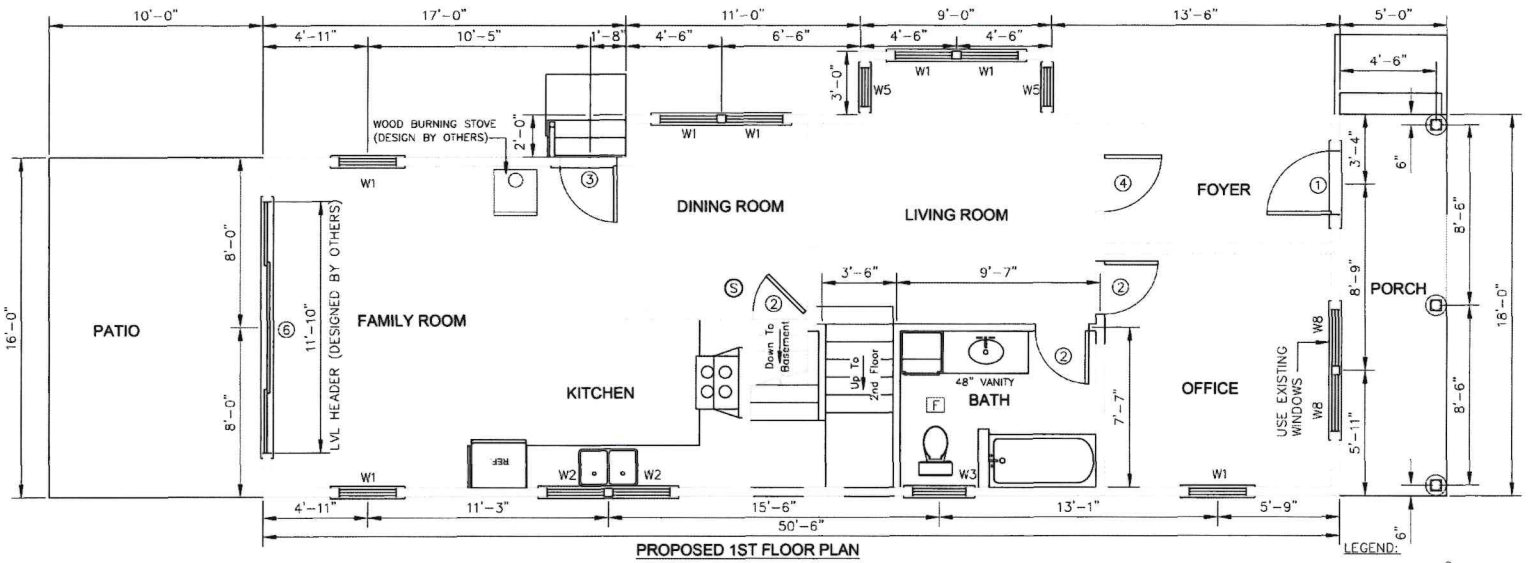
WINDOWS NOTES:

1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

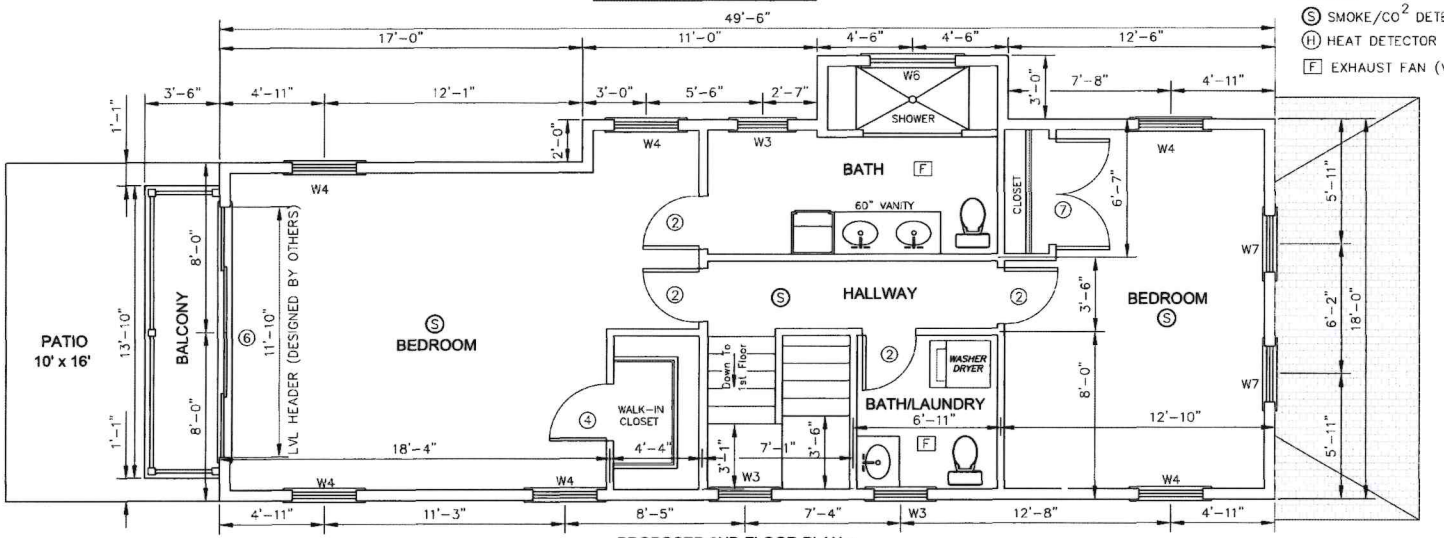
DOOR SCHEDULE THIS SHEET			
NO.	QTY	ROUGH OPENING	TYPE
①	2	3'-2½"x6'-10½"	3'-0"x6'-8" EXTERIOR DOOR
②	1	2'-8½"x6'-10½"	2'-6"x6'-8" INTERIOR
③	1	2'-10½"x6'-10½"	2'-8"x6'-8" EXTERIOR DOOR
④	2	2'-10½"x6'-10½"	2'-8"x6'-8" INTERIOR
~~⑤~~	~~1~~	~~36"x96"~~	~~36"x96" INTERIOR BARN DOOR~~
⑥	2	11'-10"x6'-10½"	11'-9"x6'-8" SLIDING DOOR
⑦	1	5'-2½"x6'-10½"	5'-0"x6'-8" INTERIOR

DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.



PROPOSED 1ST FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

LEGEND:

- (S) SMOKE/CO^2 DETECTORS HARD WIRED
- (H) HEAT DETECTOR
- (F) EXHAUST FAN (VENTED OUTSIDE)

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00488
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No. Description
1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions No	Date	Description
1	5-07-25	

Drawing Title:

Proposed Floor Plans

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

Drawing Number

4 of 7



EXISTING HOUSE



PROPOSED 2ND FLOOR ADDITION

GENERAL NOTES:

1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE POUR ULTIMATE STRENGTH OF 3000 PSI @ 28 DAYS. PROVIDE TOTAL AIR ENTRAINED OF 6%(+/−) FOR ALL CONCRETE EXPOSED WEATHER. MAXIMUM WATER/CEMENT RATIO W/C=.45 (USE SUPER PLASTICIZER AS REQUIRED FOR WORKABILITY).

2. CONCRETE COVER FOR REINFORCING SHALL BE AS FOLLOWS:
   FOOTINGS − 3 INCHES
   FOUNDATION WALLS − 2 INCHES

3. ALL SLABS ON GRADE SHALL BE REINFORCED WITH WELDED WIRE FABRIC AT MID POINT CONFORMING TO ASTM A−185.

4. ALL CONCRETE FOUNDATIONS MUST BE ON SOIL WITH ASSUMED SAFE BEARING CAPACITY OF NOT LESS THAN 2000 P.S.F.

5. NO FOOTING CONCRETE SHALL BE POURED AGAINST SUB GRADE CONTAINING FREE WATER, FROST, ICE OR MUD.

6. COMPACT FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB ON GRADE TO 98% MAXIMUM DENSITY TO 8" LOOSE LAYERS. UNDER INTERIOR FLOOR SLAB TO 95% OF MAXIMUM DENSITY IN 8" LOOSE LAYERS. ELSEWHERE, COMPACT TO 90% OF MAXIMUM DENSITY IN 12" LOOSE LAYERS, EXCEPT FOR TWO 6" LAYERS DIRECTLY OVER PIPES.

7. ALL MASONRY WORK SHALL CONFORM TO NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).

8. ALL MORTAR SHALL BE TYPE M OR S.

9. GROUT SHALL BE INSTALLED IN 4 FOOT LIFTS AND CONSOLIDATED WITH 10 MINUTES OF PLACEMENT. SUCCEEDING LIFTS SHALL FOLLOW AFTER WAITING 15 OR 60 MINUTES TO ALLOW FOR SETTLEMENT AND ABSORPTION OF EXCESS WATER.

10. JOINT REINFORCING SHALL CONFORM TO ASTM A85.

11. NAILING SHALL CONFORM TO TABLE 2305.2 OF RHODE ISLAND STATE BUILDING CODE.

12. STRUCTURAL LUMBER SHALL BE HEMFIR#1 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS−GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.

13. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTIONS DEPARTMENT AND THE IRC 2012 CODE AND/OR ANY APPROPRIATE AUTHORITY HAVING JURISDICTION OVER CONSTRUCTION AT THE PROJECT SITE.

14. ALL MECHANICAL, PLUMBING AND ELECTRICAL TRADE WORK WILL BE DESIGN BUILD AND MUST BE COORDINATED WITH STRUCTURAL WORK PRIOR TO CONSTRUCTION. ANY DISCREPANCY MUST BE REPORTED TO THE OWNER IMMEDIATELY.

15. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

16. CONTRACTOR SHALL SHORE, BRACE, OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES, AND COORDINATE THE STRUCTURAL WORK AND BUILDING WORK REQUIRED FOR THE CONSTRUCTION PHASES FOR SMOOTH TRANSITION OF WORK.

17. SITE GRADING TO BE FIELD DETERMINED. PROVIDE MINIMUM POSITIVE DRAINAGE AWAY FROM FOUNDATION WALL.

18. CONFIRM QUANTITY, TYPE AND LOCATION OF SMOKE DETECTORS WITH LOCAL FIRE OFFICIAL OR AUTHORITY HAVING JURISDICTION.

19. CONTRACTOR TO COORDINATE ALL INTERIOR FINISHES, DOOR STYLE, MATERIAL, TRIM, CASING, CLOSET ROD, SHELVING, FLOORING AND ACCESSORIES WITH OWNER.

20. ALL FASTENING OF FRAMING, PLATES, SILLS, SHEATHING AND OTHER WOOD MEMBERS SHALL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE BUILDING CODES.

21. ALL ENGINEERED PRODUCTS SUCH AS JOISTS, BEAMS AND TRUSSES ARE DESIGNED AND SPECIFIED BY OTHERS. THE SUPPLIER SHALL PROVIDE THE BUILDING OFFICIAL ANY AND ALL DRAWINGS, CALCULATIONS AND OTHER REQUIRED INFORMATION TO COMPLETE THIS PROJECT.

22. THESE DRAWINGS WERE PREPARED WITH REASONABLE CARE HOWEVER, THE DESIGNER DOES NOT GUARANTEE AGAINST HUMAN ERROR, THEREFORE IT IS IMPERATIVE THAT THE CONTRACTORS CHECK ALL DIMENSIONS, DETAILS AND MUST VERIFY ALL CONDITIONS AND DIMENSIONS AT THE CONSTRUCTION SITE BEFORE ORDERING MATERIALS AND BEGINNING CONSTRUCTION.

23. CONTRACTOR WILL NOTIFY OWNER IMMEDIATELY OF ANY DISCREPANCIES IN THE DRAWINGS AND WILL NOT PROCEED WITH WORK IN THOSE AREAS UNTIL DISCREPANCIES ARE RESOLVED.

24. ANY DEVIATION FROM THE CONTENTS OF THESE PLANS WITHOUT WRITTEN CONSENT OF THE DESIGNER WOULD MAKE NULL AND VOID.

25. NOTIFY DESIGNER OF ANY FIELD CONDITIONS WHICH DIFFER FROM THOSE SHOWN OR IMPLIED ON THE DRAWINGS.

26. THE CONTRACTOR SHALL IDENTIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE APPROPRIATE UTILITY AUTHORITY OR COMPANY. EXTREME CAUTION SHALL BE EXERCISED WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.

27. BEFORE PROCEEDING WITH CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE STATE OF RHODE ISLAND UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM (DIG SAFE) AT 1−800−225−4977.

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00469
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No. Description
1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions No	Date	Description

Drawing Title:

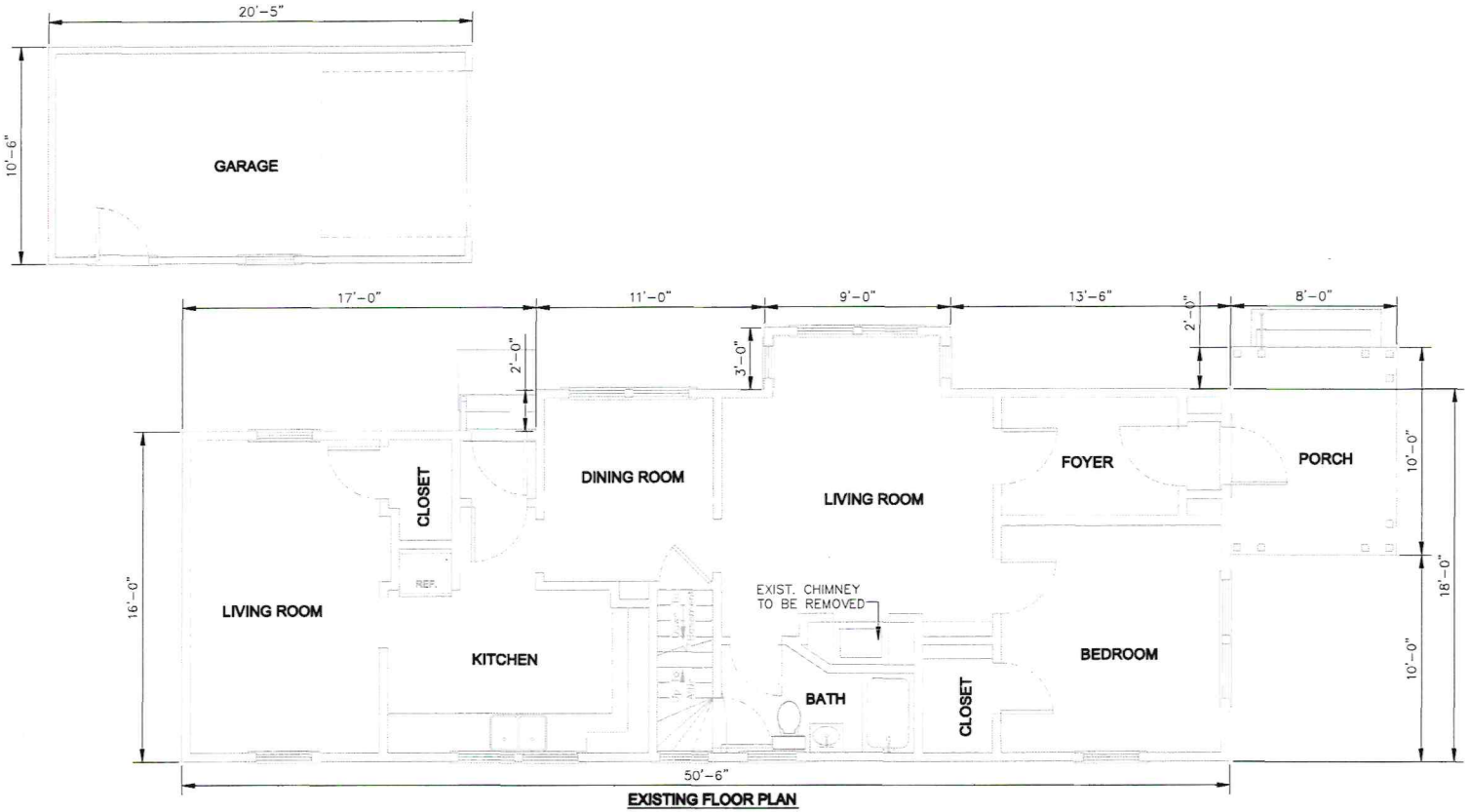
Cover Sheet

Scale:

Drawing Number

1 of 7

Item 3A.



EXISTING FLOOR PLAN

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00458
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No. Description
1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions No	Date	Description

Drawing Title:

Existing Floor Plan

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

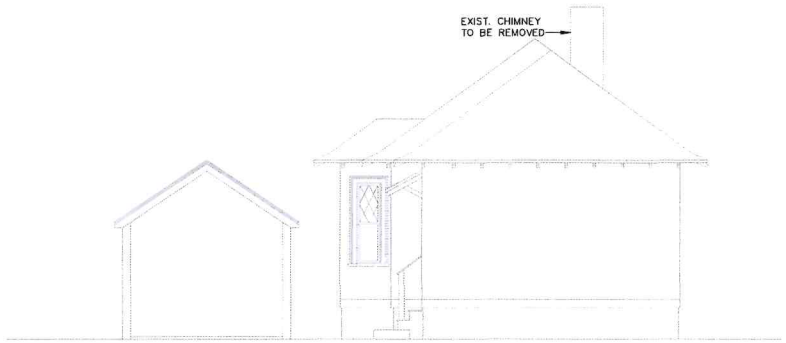
Drawing Number

2 of 7

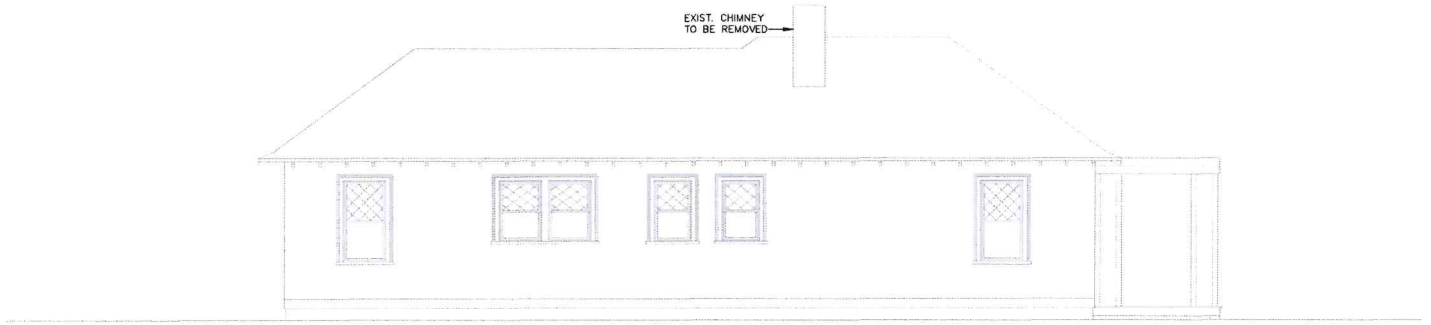
Item 3A.



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00456
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No. Description

1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions

No	Date	Description

Drawing Title:

Existing Elevations

Scale: 3/16" = 1'-0"

Drawing Number

3 of 7

Item 3A.

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET				
NO.	QTY.	ROUGH OPENING	DESIGNATION	TYPE
W1	9	2'-8 3/4"x5'-0 1/2"	TCLDH2850	E Series Double-Hung
W2	2	2'-8 1/2"x3'-4 1/2"	TCLDH2834	E Series Double-Hung
W3	4	2'-6 1/2"x3'-4 1/2"	TCLDH2634	E Series Double-Hung
W4	6	3'-0 1/2"x5'-0 1/2"	TCLDH3050	E Series Double-Hung
W5	2	1'-10 1/8"x5'-0 1/8"	TCLDH2834	E Series Double-Hung
W6	1	4'-0 1/2"x2'-0 5/8"	A41	Awning
W7	2	2'-8 1/2"x4'-6 1/2"	TCLDH2846	E Series Double-Hung
W8	2	32"x60"	EXIST.	Use the 2 best exist, windows

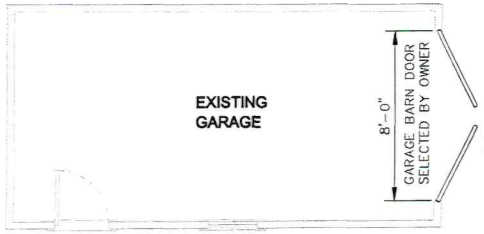
WINDOWS NOTES:

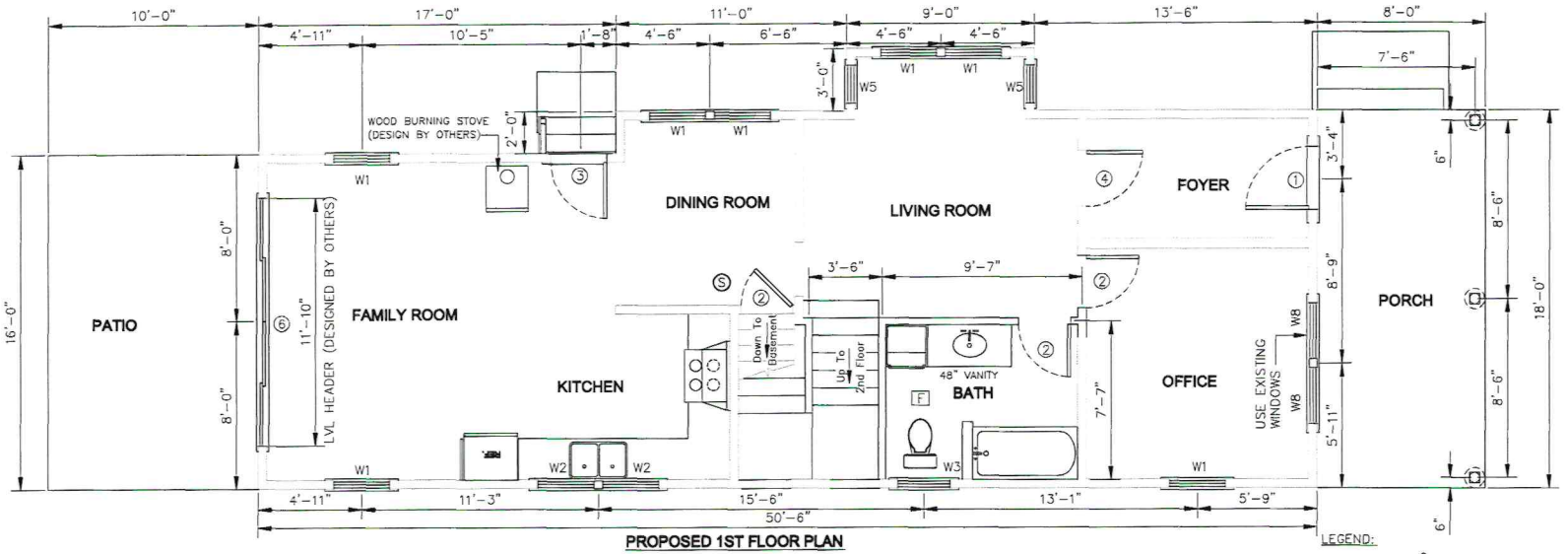
1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

DOOR SCHEDULE THIS SHEET			
NO.	QTY	ROUGH OPENING	TYPE
①	2	3'-2 3/4"x6'-10 1/2"	3'-0"x6'-8" EXTERIOR DOOR
②	1	2'-8 1/2"x6'-10 1/2"	2'-6"x6'-8" INTERIOR
③	1	2'-10 1/2"x6'-10 1/2"	2'-8"x6'-8" EXTERIOR DOOR
④	2	2'-10 1/2"x6'-10 1/2"	2'-8"x6'-8" INTERIOR
⑤	1	36"x96"	36"x96" INTERIOR BARN DOOR
⑥	2	11'-10"x6'-10 1/2"	11'-9"x6'-8" SLIDING DOOR
⑦	1	5'-2 1/2"x6'-10 1/2"	5'-0"x6'-8" INTERIOR

DOOR NOTES:

1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.

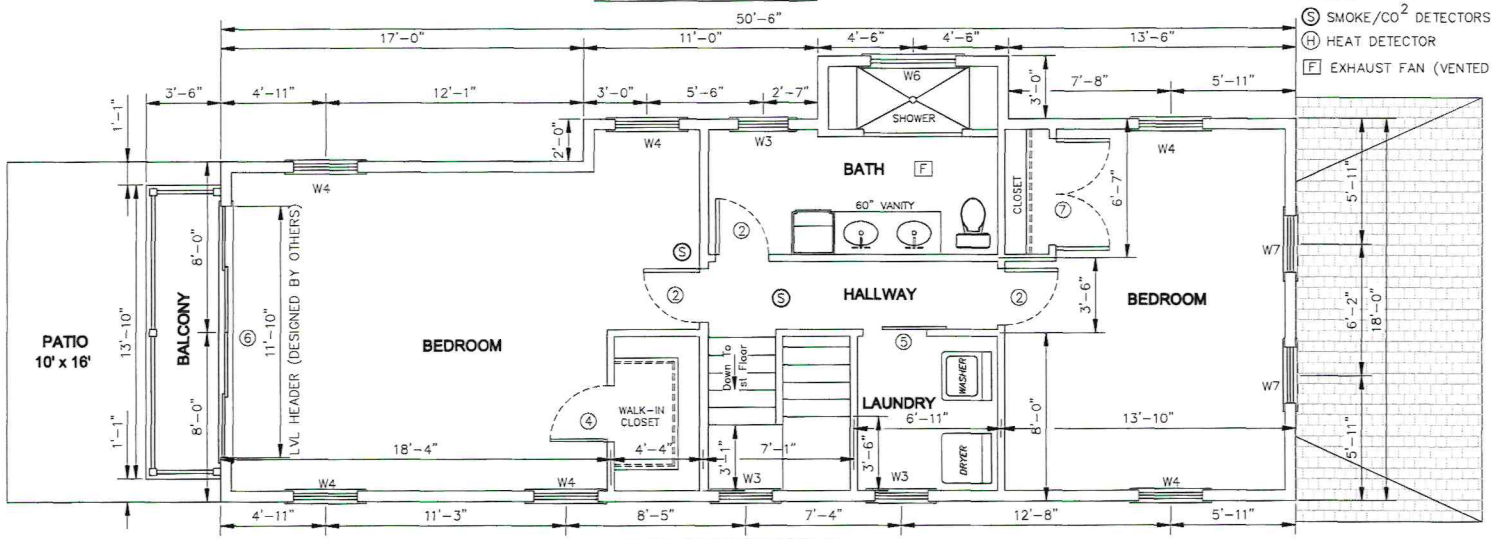




PROPOSED 1ST FLOOR PLAN

LEGEND:

- (S) SMOKE/CO^2 DETECTORS HARD WIRED
- (H) HEAT DETECTOR
- [F] EXHAUST FAN (VENTED OUTSIDE)



PROPOSED 2ND FLOOR PLAN

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC
8 Constitution St.
Bristol, R.I. 02809
Map 11 Lot 20

PROJECT NUMBER:	00455
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No. Description

1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions No	Date	Description

Drawing Title:

Proposed Floor Plans

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

Drawing Number

4 of 7

Item 3A.



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED LEFT ELEVATION



PROPOSED RIGHT ELEVATION

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00468
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No. Description
1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions

No	Date	Description

Drawing Title:

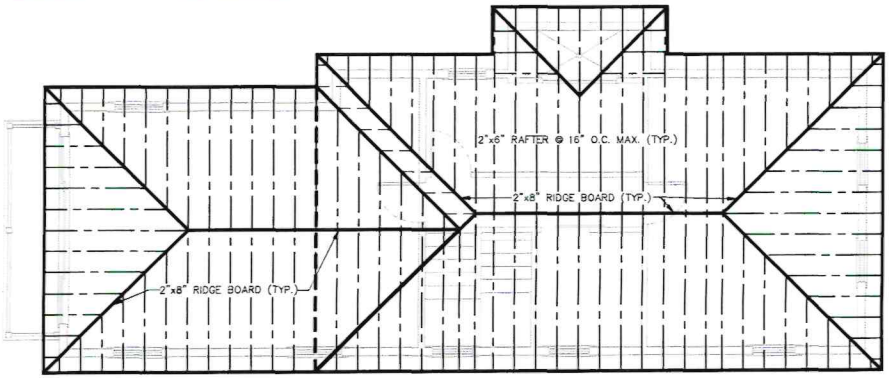
Existing Elevations

Scale: 3/16" = 1'-0"

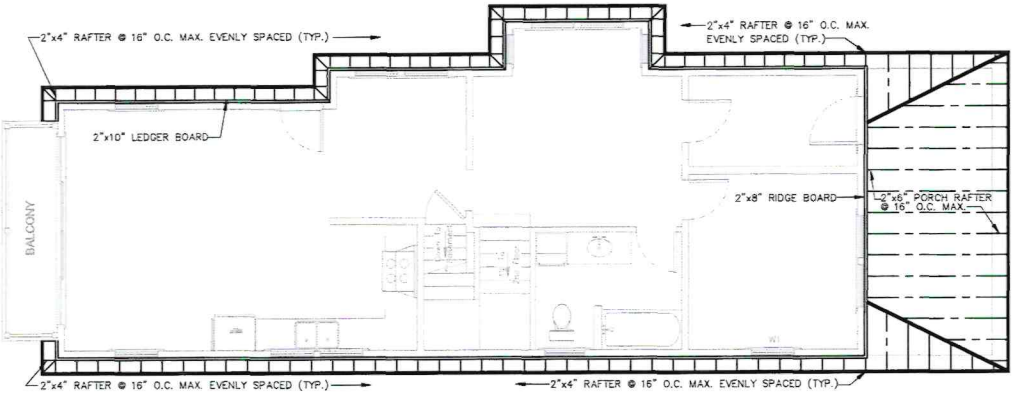
Drawing Number

5 of 7

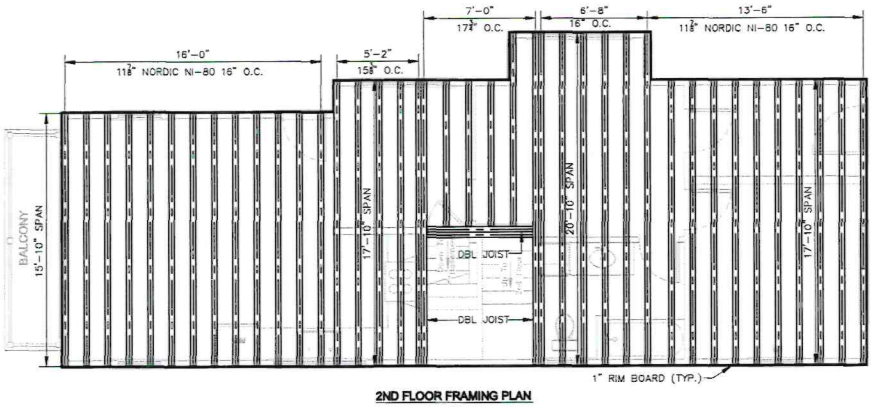
Item 3A.



ROOF FRAMING



PORCH ROOF & 1ST FLOOR HIP FRAMING



2ND FLOOR FRAMING PLAN

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00456
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No. Description
1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions

No	Date	Description

Drawing Title:

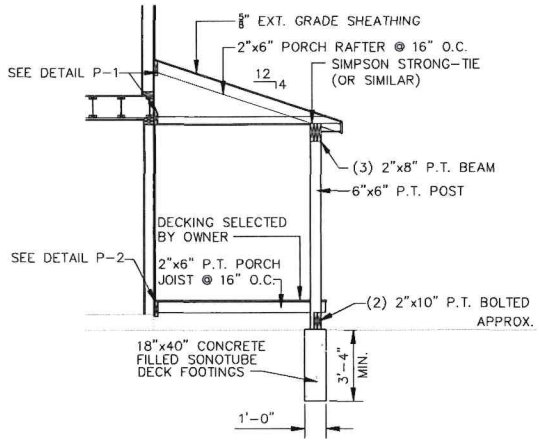
FRAMING PLANS

Scale: 3/16" = 1'-0"

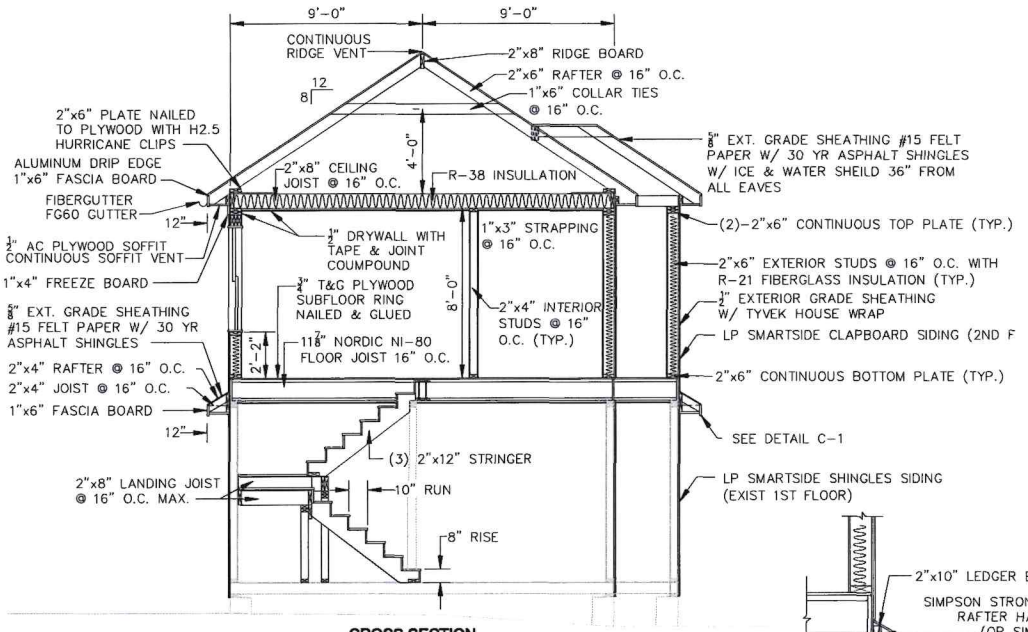
Drawing Number

6 of 7

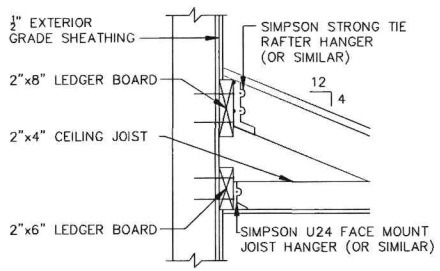
Item 3A.



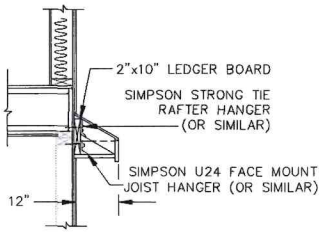
PORCH SECTION



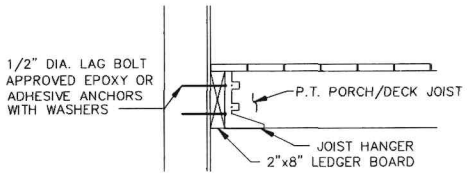
CROSS SECTION



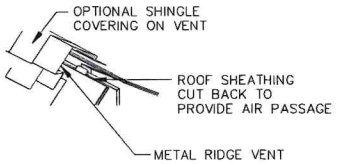
DETAIL P-1
NOT TO SCALE



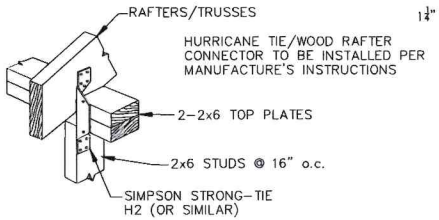
DETAIL C-1



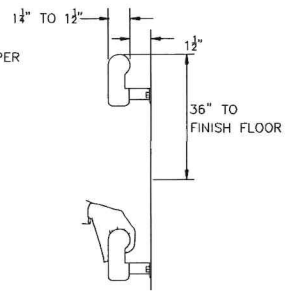
DETAIL P-2
NOT TO SCALE



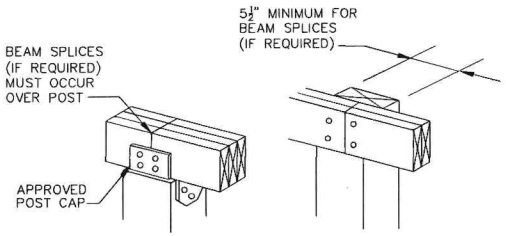
GABLE RIDGE VENT DETAIL
NOT TO SCALE



HURRICANE TIE DETAIL
NOT TO SCALE

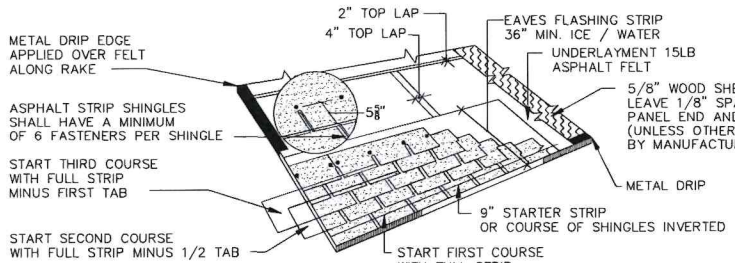


HANDRAIL DETAIL
NOT TO SCALE

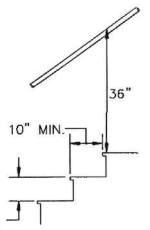


BEAM OVER POST CAP
NOT TO SCALE

BEAM OVER POST
NOT TO SCALE



ROOF SHINGLE APPLICATION DETAIL
NOT TO SCALE



STAIR DETAIL TYP.
NOT TO SCALE

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00458
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No. Description
1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions

No	Date	Description

Drawing Title:

Cross Section & Details

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

Drawing Number

7 of 7

Item 3A.

Motion made by Ponder to approve the application as presented to remove the rear chimney that is structurally unsafe and repairing that particular section of the roof. Finding of fact that there is a failed inspection report from the Structural Building Inspector, Steve Greenleaf. It has been altered from its original state; Seconded by Allen.

Voting Yea: Lima, Millard, Page, Ponder, and Allen

Secretary of Interior Standards: #5, 6

Project Monitor: Chris Ponder

Lima: When you get the certificate, please put it in the front of the house where visible.

3I. 25-43: 8 Constitution St, John Marshall Discuss and Act on addition of second story and associated materials.

John Marshall and Cordelia Dawson present.

Marshall: My wife and I are excited to come to Bristol. We met with the neighbors, Elaine and Bob, to discuss the house and showed them the new rendering. We tried to incorporate a lot of the changes that you had suggested along with the materials that you suggested. Cordelia Dawson can present the material list and answer any questions.

Allen: Have you seen this letter?

Dawson: No.

Allen: It is important for you to see it.

Dawson: Would you us to address any of the concerns?

Lima: Present what you came to present first.

Dawson: The property was built in 1904. It is a modest footprint of under 900sqft of living space. John and Vivienne would like to add a second-floor addition to make it more appropriate for modern living standards and to fit their needs. They proposed an addition and we understand we want to preserve the massing of original

home which I believe was determined to be originally a doctor's office. There's also existing single pane, single hung wood windows with a diamond pattern which are on most of the windows, but not all. They're proposing that we save the best and those that are in disrepair and need reglazing and other improvements, but to save the best ones and we will keep them at the front of the house. The second-floor addition will contain new double hung windows, Andersen E series, aluminum clad with true divided light. The owners are open to carrying the diamond pattern on the second floor, but in an effort to distinguish between what was original and what is new, they're currently showing them without any pattern.

Allen: I think that's was we discussed last time.

Dawson: Additionally in order to distinguish what was original verses what was new, they're looking to preserve shingle siding on the first floor and switch to clapboards above. We are proposing LT smart side engineered wood siding which is a siding that is available in both shingles and clapboards, and it is a wood base that has additives and coating which allows it to last much longer. Also available in trim products. It cuts and appears as wood. Additionally, there are details on the existing home which are exposed decorative rafter tails. They would like to preserve them and make new ones out of wood to match on the addition. Additionally, they would like to rebuild the front porch as some of it is in rough shape. They want to go across the front of the house in keeping more with the neighbor's house, they want to add a hipped roof as it currently has a flat roof. This will help to give the first floor a larger presence. It extends the mass and helps the second floor be slightly smaller overall. They also plan to add balcony off rear of the property. The railing materials proposed would be glass for the new addition. Composite decking is proposed for the rear and cedar for the front porch. We also propose new fiberglass doors for the front and side entry and also replacing the existing garage door with a custom-made wood door. The driveway improvement would be to take the existing pavers and reset them into a new crushed stone bed. We have included a photo of what is there currently, but we would try to match that if there wasn't enough. We will lay it out in a more organized manner that will be easier to maintain. I was going to comment on Catherine's letter, but I will wait for your

questions. I will clarify that in the last round there was a room that was marked as a closet, but that was a typo on the plan. It was always intended to be a bedroom at the front of the addition on the second floor.

Lima: How long was it empty for?

Marshall: The tenant vacated the property sometime in October.

Lima: So, it was not owner occupied?

Marshall: No. It has been rented for years. The house is in such disrepair. The bathroom sink had a huge hole in it and the water was pouring on the floor. I spoke with my neighbor, Bob, and he said that the chimney is in such disrepair that bricks were falling off onto the sidewalk almost hitting people. Many of the windows don't work. We're excited to hopefully make it look great and make Bristol proud.

Lima: Thank you.

Dawson: I just wanted to clarify that they intend to demolish the existing chimney, move it, and rebuild it on the west elevation. It would be a new brick chimney.

Allen: I am not in favor of fiberglass door as the entry door on the existing house. So, I'm wondering if we could revisit that at some point. Secondly, I have to agree with what was said at the meeting with Catherine Zipf, that it really is changing this house. It's really taking away from what was a cottage. I have been on this board since 2006 and I can only think of one house that we allowed to build a second story and it's one that fits very nicely. It was an old service station on the northern part of High Street. It's not a big footprint on the second floor. Here, you're taking and adding a pretty large second floor and it's really changing what I think is the historic characteristics of the house. I thought about this for a month, and I am against this. If it could be a smaller addition set back. This is much too large for this particular house.

Marshall: I visited the house you suggested. I can show you the pictures. It doesn't fit with any of the houses next to it at all. It's a completely different style.

Allen: It matched with the house that was previously there which was a stucco house. It was only one story so they went up.

Marshall: The house today was a two bedroom with no door so one of the bedrooms looks directly into the kitchen. For my wife and I that would be a problem. It's only 800sqft.

Allen: just my opinion.

Ponder: When we saw this two months ago, I walked the street and looked at it. I think this plan does change the house, but I think the house is diminutive on that street. So, I'm in favor of doing this. I think looking at this plan for the first time, the extension up is bigger than what I was expecting. I like plan. I like the changes you did to the plan. It makes it more of a livable space on that street. The only comment I would have is that it is a very obvious second floor instead of an adaptive second floor.

Millard: I wasn't here for the last meeting. I can't criticize the plan, but is there some way you could make the second floor a little setback? It would be nicer. It is important to make it livable. I like the diminutive feel. The second floor doesn't fit the character of it. I would like to see the second floor stepped back a little bit.

Marshall: By adding a hipped roof which would be on the front that's what we tried to do. One of things you guys wanted to do was make sure that the second floor didn't look at all like the first floor. I personally love the diamond shape on the windows, and I wanted to do that on the second floor along with the rafters so it would all look gorgeous, but I took your recommendation to make sure the second didn't look at all like the first floor. I think it would great with the diamond windows and the roof rafters. I am more than willing to do that. If we need to change the front door to something else, I am willing to do that as well. It's just my wife and I living in the house, but the house is unlivable currently and we would love to have a second floor. We did do the hipped roof around the entire house to do that.

Page: I'm a yes.

Lima: I agree with Mary that there should be a little more distinction between the second floor and the first floor. There should be a little bit more of a setback differentiating between the two. I think it is okay.

Dawson: I heard you say that stepping it back would make it desirable. Is there any chance of changing roof pitch. There's room there to bring it down and make it less imposing. The ceiling height is 8ft which is not acceptable. It's fairly modest by today's design standards. Given that we need a fair amount of height for inflation with modern energy codes, our buildings are getting bigger. Is there space to alter the roof which is hipped at this point to bring it back. If we were to bring that down to a less steep roof, it would overall diminish the entire height of the addition.

Lima: That wasn't the issue for me. Height is not the issue. I would like to see the separation between what the cottage is and the new addition. Maybe it would if the roof was pitched differently, but if there is a way to step the second floor back a bit.

Ponder: The front of the second floor addition is directly over the first floor. If it was stepped back a foot so it would look a little better.

Dawson: Okay. Setting back one foot is more reasonable than 1/3.

Ponder: Just a small step back. There's a house on Burton that did an extension, and we asked him to step it in just to make sure there was more of a delineation from the new. That's what we're asking for here.

Dawson. Okay. So, setting the front elevation back a foot from the existing and revising door to a wood door.

Ponder: So, the diamond pattern on the windows upstairs I like, but you don't have to.

Marshall: I would love to do diamond windows and the roof rafter.

Page: I actually thought that losing the roof rafters would be unfortunate.

Millard: I like diamond pattern as well.

Dawson: That's what's desired.

Lima: Are there any other questions? Is there anyone in the audience who would like to speak for or against this application? And just for the record, Catherine Zipf's letter has been passed out.

Bob Hope: He showed me the rendering. Mary wasn't here the last time I was here. Yes, it was my great-grandfather's first doctor's office in Bristol. It holds historical value to my family. The biggest problem I have is it is close to my property. We had it surveyed, and I'm worried about water runoff, snow, and it has a dirt foundation. I heard that if he stays the same distance on the property it doesn't have to go to zoning. Is that true?

Lima: I don't know.

Hope: The problem I have is that it is a bungalow. He bought a bungalow for him and his wife. He came into our Town and bought a bungalow. Nice little place. I don't agree with the second floor. The structure he showed me is all square. The neighborhood is changing. Whatever you decide, I'll support it and try to be a good neighbor.

Lima: Thank you.

John McClosky: The house was built in 1902 not 1904. I July of 1971, Lombard Posey did a survey on the house and the historic value listed by Lombard's survey was a 1A. A 1A, I believe, refers to architectural significance to a particular geography at the time. So, there is no question that this house is historic and has extreme historic value to Bristol and to the integrity of the Historic District Commission. I'm sorry 2A is the architectural value and 1A is the historical value. I would urge the HDC to study this and make sure that we're not ruining the fabric of our Town by making these big increases to these homes. It is really unfortunate that people can come in, do their due diligence, buy a 500sqft or 600sqft cottage knowing what they're getting and then decide that they can't live there because it's too small. Thank you very much.

Lima: Thank you. Anyone else? Is there a motion?

Motion made by Ponder to approve the application as presented to add the second story with the modification from the application of having a step back of one foot from the current design, to amend the front door applied for to wood, to change the second floor Constitution Street side windows to a diamond pattern as presented in the original concept review, and the addition of rafter tails on the second floor. All other details in application besides the ones that have been specified are approved as applied for; Seconded by Page.

Voting Yea: Lima, Ponder, Page, and Millard

Opposed: Allen

Lima: Motion carries 4 to 1.

Secretary of Interior Standards: #5, 9

Project Monitor: Chris Ponder

Lima: When you get your certificate, please put it in the front window where visible.

Marshall: Thank you.

3J. 25-44: 132 High St, Dean & Susan Morris Discuss and act on addition on rear elevation, change to windows, repair to siding, windows, and chimney.

Dave Rizzolo and David Andreozzi, architects, present.

Andreozzi: Our clients bought this property, and they want to restore the house and part of that is to modernize inside, but a key part of that is to preserve most of the historic architecture. On the first floor the most important thing is to make a logical, modern kitchen and family room which really can't be done without removing fireplaces and chimneys and things like that. In going through the sketches, we propose a small addition 11'8"x13'10" at the back of the house that cannot be seen from the front. This would give them just enough room to relocate the kitchen and add a small sitting area with a small table and basically modernize the house. We're doing some minor configurations, but the inside of the house is basically being preserved.

ZAPL-2

Item 3A.

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

Bristol Historic District Commission
Decision Letter

June 30, 2026

8 CONSTITUTION ST , BRISTOL, RI, 02809 , MBL # 011-0020-000

Application HDC-26-82

John Marshall/
950 Warren Avenue, East Providence, RI 02914
RE: BHDC Review

07/14/2026
10:05:29 AM
1 Pages
DECISION
Bk: 2329 Pg: 115
Instr: 2026-1762

Dear Applicant:

At its June 29, 2026 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To approve 26-82 for removal of denied door and replacement with 2 double hung windows as submitted with 2 foot high knee wall.

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for:

9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Commission member Benjamin Bergenholtz will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 401-253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", is part of your permit and will be issued on approval. Work cannot begin, nor a building permit obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you via the online permitting software, authorizing you to begin your work.

Sincerely,

Nicholas Toth
Planner/HDC Clerk
Town of Bristol Department of Community Development

Received for record at Bristol, RI
7/14/2026 10:05:29 AM

Town of Bristol, Rhode Island
Zoning Board of Review

REVISED
STAFF REPORT FOR:

FILE NO. **2026-30**

APPLICANT: Sarah Miller

LOCATION: 169 Fatima Drive

PLAT: 123 LOT: 33 ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:
Construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 zoning district. Applicant has revised plans and is now proposing to construct a 24ft. x 36ft. attached two-story garage and ADU structure with less than the required front yard.

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

FINDINGS AND RECOMMENDATIONS BY STAFF:
After a public hearing in July 2026 for the initial development proposal, the applicant has submitted revised plans depicting the construction of a 24' x 36' two-story garage and accessory dwelling unit (ADU) structure on this residential property located on the northerly side of Fatima Drive. The proposed structure would be located approximately 12 feet to the west of the existing single-family dwelling on the property, and would be connected to the dwelling by a solid roof structure. This "physical connection" would make the proposed addition part of the principal structure. The proposed addition would contain a three stall garage on the first floor and an ADU on the second floor. The ADU would contain approximate 864 square feet of living space. The proposed structure would be located in line with the front of the existing dwelling at a distance of approximately 20 feet from the front property line at Fatima Drive. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zone. Thus a dimensional variance is needed for placement of the structure within the front yard.

As noted above, the applicant is proposing to construct an ADU within a new structure. Section 28-151(a) of the zoning ordinance, permits an ADU by right within new construction only on a residential lot containing 20,000 square feet or more; or on an owner occupied property as an accommodation for a family member with disabilities. The applicant has stated that the proposed one bedroom ADU would be occupied by aging parents with disabilities. Section 28-151(b)(2) of the zoning ordinance permits ADU's up to a size of 900 square feet for a one bedroom unit. Thus, the proposed structure may be permissible as an ADU, but the structure is subject to applicable dimensional requirements for the R-10 zoning district.

10/28/2026
Edward M. Tanner, Zoning Officer

Ed Tanner

From: Keith Johnson
Sent: Sunday, October 25, 2026 8:17 PM
To: Ed Tanner
Subject: Johnson Project at 13 1/2 Smith Street
Attachments: Stamped Prop. Cond.Plan.pdf; Proposed 15' Access Easement.cleaned.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

Your attachment(s) were cleaned by Check Point Sandblast Threat Extraction.

Click here to restore the original(s) or contact your system administrator.

You may be required to authenticate, in that case follow these instructions:
1. You will be directed to a page where you would be requested to specify your email address.
2. An email with verification code will be sent to you.
3. Copy the code and return to the attachment recovery page.
4. The email with original attachments will be released to your mailbox.

Please exercise discretion when requesting to release suspicious attachments.

Ed,
I got a new map, which was prepared by Principe Engineering, that shows the outline of the proposed new structure on Lot 127, including set backs, etc. I think this drawing may be clearer than the previous ones that are part of the application for a height variance in the Flood Zone. This map also shows the existing access easement and the proposed replacement easement which is more direct and avoids the boat/trailer storage area on the adjoining property. This proposed easement is still not finalized and I am forwarding this map for purposes of showing the exact positioning of the proposed structure on AP 133, Lot 127.

Thank you for all the work you contribute to the upcoming Planning Board meeting.

Keith Johnson

Principe Company

PROPOSED EASEMENT DESCRIPTION
A.P. 133 Lot 127
Town of BRISTOL
EASEMENT DIMENSIONS

That certain easement known as "PROPOSED 15' WIDE ACCESS EASEMENT" on the recorded plan entitled: "PROPOSED CONDITIONS PLAN FOR KEITH N. & DEANNE M. JOHNSON, A.P. 133 LOT 127, 13.5 SMITH STREET, BRISTOL, RHODE ISLAND, DATE: OCT. 20, 2026, SCALE: 1"=20', PREPARED BY PRINCIPE COMPANY, INC." situated on the northerly side of Smith Street in the Town of Bristol, State of Rhode Island, said easement is more particularly described as follows;

Beginning at a point, said point being 20.00' southerly of the northwesterly lot corner of A.P. 133 Lot 127, said point being the northerly corner of the easement herein described,

Thence S11°38'20"E running along said Lot 127 land, a distance of 16.55' to a point,

Thence S53°22'15"W running through A.P. 133 Lot 111 land, a distance of 83.91' to a point of curvature,

Thence following a curve to the left, having a radius of 20.00' and an angle of 64°41'54", a distance of 22.58' to a point of tangency,

Thence S11°19'40"E running through said Lot 111 land, a distance of 158.98' to the northerly line of Smith Street, said point being the southeasterly corner of the easement herein described,

Thence S78°40'20"W running along the northerly line of said Smith Street, a distance of 15.00' to a point, said point being the southwesterly corner of the easement herein described,

Thence N11°19'40"W running through said Lot 111 land, a distance of 158.98' to a point of curvature,

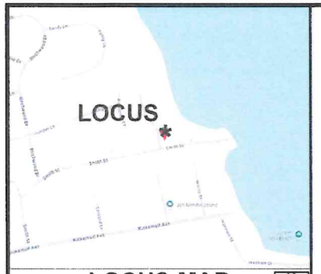
Thence following a curve to the right, having a radius of 35.00' and an angle of 64°41'54", a distance of 39.52' to a point of tangency,

Thence N53°22'15"E running through said Lot 111 land, a distance of 90.90' to said Lot 127 land and the point and place of beginning.

CONTAINING
4,162 SQUARE FEET
0.0955 ACRES

ZBR-26-3

Item 3A.



LOCUS MAP
NOT TO SCALE

REFERENCES:

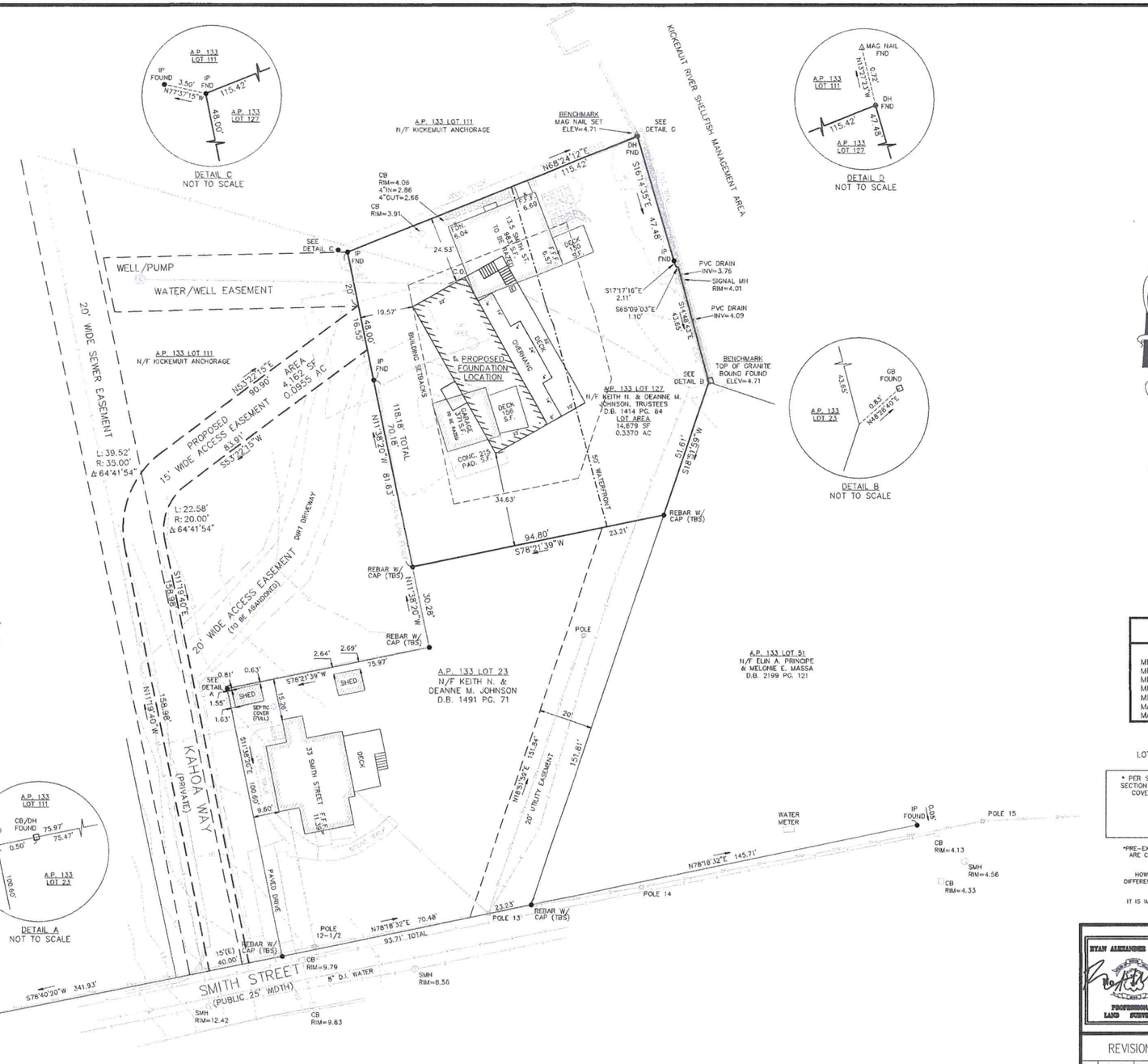
1. PLAN ENTITLED "SURVEY PLAN OF LAND FOR KEITH N. & DEANNE M. JOHNSON PLAT 133 LOT 23 BRISTOL, RHODE ISLAND JUNE 15, 2009" BY MARC N. NYBERG ASSOCIATES, INC. WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS HF 575.
2. PLAN ENTITLED "PLAT PLAN FOR KICKEMUIT ANCHORAGE BRISTOL, RHODE ISLAND DATE 01-22-94 AND REVISED THROUGH 2/94" BY HOLMES & GEISSER, INC. WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS H.F. 277.
3. PLAN ENTITLED "PLAT OF LAND WITH RIGHT OF WAY NOTE: LOT NUMBERS REFER TO PLAT RECORDED IN TOWN OF BRISTOL R.I. ENTITLED 'PLAT OF THE BENJAMIN SMITH ESTATE IN THE TOWN OF BRISTOL, SURVEYED & PLATTED BY JAMES J. MASON NOV. 13-20-1883 - SCALE 200 FT TO AN INCH' BY G. S. BULLOCK ENG'R OCT. 1928." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN DEED BOOK 99 PAGE 133.
4. ALTERNATE PLAT PLAN OF KICKEMUIT ANCHORAGE, BRISTOL, R.I., A.P. 133 LOTS 13 & 15, SMITH AVENUE, PREPARED FOR KICKEMUIT RIVER COMPANY, 72 ELM STREET, NORTH ATTLEBORO, MA, 02761, SCALE 1"=40', DATE: SEPT. 1990, PREAPARED BY LUNAR MAPPING."
5. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION FOR ELIZABETH B. RAMSDEN, A.P. 133 LOTS 21, 63 & 60, SMITH AVENUE, BRISTOL, R.I., 02809, SCALE 1"=30', DATE: DECEMBER, 2000, PROPOSED CONDITIONS, PREPARED BY BARKER LAND SURVEYING INC." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN ENVELOPE #406.
6. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR KEITH N. & DEANNE M. JOHNSON, AP 133 LOT 23, 33 SMITH STREET & KEITH N. & DEANNE M. JOHNSON TRUSTEES, AP 133 LOT 127, 13.5 SMITH STREET IN BRISTOL, R.I., SCALE: 1"=20', DATE: 7/22/25, PREPARED BY PRINCIPE COMPANY, INC." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS ENVELOPE #764.

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
2. THIS SITE LIES IN A ZONE AE SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION (ELEV=13 FEET) AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RI MAP NUMBER 44001C0011H, EFFECTIVE DATE JULY 7, 2014.
3. THIS SITE IS SUBJECT TO EASEMENT AGREEMENTS FOR AN EASEMENT AS TO WELL AND PUMP, AN EASEMENT AS TO SEWER AND AN EASEMENT FOR ACCESS TO SMITH STREET AND USE OF THE WOOD DOCK, WATER ACCESS RAMP AND CONCRETE BOAT LAUNCH, AS SPECIFIED IN BOOK 702, PAGE 237.
4. THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. EXISTING GARAGE AND DECK TO BE DEMOLISHED.
6. THE PURPOSE OF THIS PLAN IS TO REDIVIDE LOTS 127 AND 23 ON A.P. 133. NO NEW LOTS ARE BEING CREATED.

LEGEND

A.P.	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
□ CB/DH	CONCRETE BOUND/DRILL HOLE
□GB	GRANITE BOUND
●IP	IRON PIN
⊕DH	DRILL HOLE
EB	ELECTRIC BOX
Ⓢ	SEWER MANHOLE
Ⓓ	DRAIN MANHOLE
□	CATCH BASIN
WG	WATER GATE
FH	HYDRANT
	UTILITY POLE



1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

R15 ZONING CRITERIA (NONCONFORMING)

	R15	LOT 127
MINIMUM LOT AREA	15,000 SF	14,679 SF
MINIMUM LOT FRONTAGE & WIDTH	100'	97.86'
MINIMUM FRONT YARD SETBACK	35'	34.25'
MINIMUM SIDE YARD SETBACK	20'	19.57'
MINIMUM REAR YARD SETBACK	35'	34.25'
MAXIMUM LOT COVERAGE	25%	25.53%
MAXIMUM BUILDING HEIGHT	35 FT	

BUILDING SETBACKS SHOWN MUST BE REVIEWED BY THE TOWN ZONING OFFICIAL FOR ACCURACY AND COMPLIANCE.

LOT COVERAGE 11.30% EX. 16.42% PROP.

* PER STATEWIDE ZONING LAWS EFFECTIVE JANUARY 1 2024, SPECIFICALLY R.I. GENERAL LAW SECTION 45-24-36, SUBSTANDARD LOTS OF RECORD CAN ABIDE BY ADJUSTED SETBACK, LOT COVERAGE, AND LOT WIDTH REQUIREMENTS IN PROPORTION TO THE EXTENT OF EXISTING NON-CONFORMANCE.

SUBJECT LOT:
LOT AREA NON-CONFORMANCE
14,679 SF EXISTING / 15,000 SF REQUIRED = 97.86%

*PRE-EXISTING SUBSTANDARD LOT DIMENSIONAL REGULATIONS, SUCH AS SETBACKS & LOT COVERAGE, ARE CALCULATED BASED ON THE PERCENTAGE OF THE DIFFERENCE BETWEEN PROPERTY SIZE AND ZONING ORDINANCE REGULATION SIZE.

HOWEVER, THIS IS SUBJECT TO TOWN AND CITY DISCRETION. IF THE PROPERTY BETTER FITS A DIFFERENT ZONE'S REGULATIONS, THE TOWN OR CITY CAN IMPLEMENT THE ADOPTION OF SAID ZONE'S DIMENSIONAL REGULATIONS IN PLACE OF ITS ORIGINAL ZONE.

IT IS IMPERATIVE NOT TO MOVE FORWARD UNTIL THE TOWN OR CITY HAS REVIEWED AND APPROVED THE SUBSTANDARD LOT REGULATIONS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS 3 TOPO

PURPOSE OF SURVEY: PROPOSED CONDITIONS PLAN

BY: _____ DATE: 10/21/2026
RYAN ALEXANDER WILLIAMS, PLS NO. 203881

OWNER / APPLICANT:
KEITH N. & DEANNE M. JOHNSON, TRUSTEES
547 WOONSOCKET HILL ROAD
NORTH SMITHFIELD, RI 02886

STREET INDEX
SMITH STREET
KAHOA WAY

RYAN ALEXANDER WILLIAMS
203881
PROFESSIONAL LAND SURVEYOR

REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
SURVEY@PRINCIPEENGINEERING.COM
PRINCIPEENGINEERING.COM

PROPOSED CONDITIONS PLAN
for
KEITH N. & DEANNE M. JOHNSON TRUSTEES
AP 133 LOT 127
13.5 SMITH STREET
in
BRISTOL, RHODE ISLAND

SCALE: 1"=20'		SHEET NO: 1 OF 1
DRAWN BY: WAG	DESIGN BY:	CHECKED BY: RAW
DATE: 10/20/2026		PROJECT NO.: CRMC-2024-2

SUPPLEMENTAL ANALYSIS

ZBR-26-44
Application for Dimensional Relief – Town of Bristol Zoning Board of Review
Applicant/Owner: Michael Lancaster
Property: 5 Knowlton Court, Bristol, Rhode Island
Plat/Lot: AP No. 103, Lot No. 88
Zone: R-10

2026 OCT 29 PM 12:

Introduction

The Applicant, Michael Lancaster (hereinafter, the "Applicant"), hereby respectfully submits this supplemental analysis along with his application for dimensional relief from the requirements of the Zoning Ordinance of the Town of Bristol (hereinafter, the "Zoning Ordinance").

Relief Requested

The applicant seeks relief from the maximum lot coverage requirement set forth in Bristol Zoning Ordinance Article IV § 28-111. The Zoning Ordinance permits maximum lot coverage of 25% in the R-10 Zone. The lot size of the Applicant's Property is 13,910 square feet upon which sits a principal dwelling unit that is 3,448 square feet in size. Accordingly, the present lot coverage of the Property is 24.79%. The Applicant proposes to construct a pool cabana in his backyard that would be 21 feet by 25 feet in size. A portion of this cabana will include a roof overhang, and so the footprint of the proposed pool cabana structure for calculating additional lot coverage is 360 square feet. At present, the Applicant's lot coverage is 29 square feet less than the maximum allowed under the requirements of the Zoning Ordinance. Accordingly, in order to construct the proposed pool cabana, the Applicant seeks relief from the maximum lot coverage requirements of the zoning ordinance in the amount of 331 square feet.

Applicable Standards and Analysis

The standards for granting dimensional variances are prescribed by Zoning Ordinance § 28-409(c) and are codified in R.I. Gen. Laws. § 45-24-41(d)-(e). First, the statute requires "[t]hat the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant." R.I.G.L. § 45-24-41 (d) (1). The applicant's unique lot size presents the hardship faced by the applicant. This is coupled by the fact that the house constructed on the lot is just below the maximum allowable lot coverage. As the Applicant's lot is unique in size, and features only one structure—the principal dwelling—that covers almost the entire allowable portion of the lot, the Applicant requires dimensional relief to construct a relatively small ancillary structure. The lot's unique size and coverage are the factors that cause the Applicant to face a hardship, rather than the general characteristics of the surrounding area or any disability of the Applicant. For these reasons, the first standard is satisfied.

The second statutory standard to be considered is "[t]hat the hardship is not the result of any prior action of the applicant. . ." R.I.G.L. § 45-24-41 (d) (2). The applicant has not taken any action that has caused the hardship that he faces. As aforementioned, the hardship is caused by the unique size of the applicant's lot and the present coverage of the lot caused by the single-family home situated thereupon. As such, this second standard is satisfied.

The third standard for consideration is "[t]hat the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based." R.I.G.L. § 45-24-41 (d) (3). The granting of the requested variances will not alter the character of the surrounding area. The Applicant's proposed pool cabana would be situated in his backyard, and so it would not

change the appearance of the surrounding area. Furthermore, the pool cabana proposed by the Applicant will be constructed and finished with materials matching his house. This would cause the proposed pool cabana to blend well with the existing house on the lot, as well as the surrounding area. Further, the pool cabana would be an addition to the Applicant's already finished and well-maintained backyard, enhancing the Property, and the use and enjoyment thereof, without altering the characteristics of the surrounding area.

Similarly, the requested variance would not impair the intent or purpose of the Bristol Comprehensive Plan (hereinafter, the "Comprehensive Plan"). One goal of the Comprehensive Plan is to "[p]romote land use patterns that are sensitive to the Town's character. . ." Land Use Goal 1. In order to implement this goal, the Comprehensive Plan seeks to "[m]aintain the character of Bristol and make sure that new development does not adversely impact the integrity of the Town." Land Use Goal 1, Policy E. Another goal of the Comprehensive Plan is to "[e]nsure that neighborhoods are livable places." Housing Goal 2. To achieve that goal, the Comprehensive Plan seeks to "[p]romote good design in all future developments[,]" and "[r]equire that new developments stay within a scale that is appropriate to Bristol and to surrounding homes." Housing Goal 2, Policies J-K. The Applicant's proposed pool cabana is certainly minor in terms of it being a "development," however, it still furthers all of the aforementioned goals and policies of the Comprehensive Plan. The proposed pool cabana would be a development to the Applicant's property that would enhance the property in a manner consistent with the existing home situated there. The proposed pool cabana will esthetically enhance the Applicant's property without changing the residential character of the Applicant's neighborhood. Accordingly, the requested relief will not thwart the intent and purpose of the Comprehensive Plan. Rather, granting the

requested relief will further the intent and purpose of the Comprehensive Plan. For all of these reasons, the third statutory standard is satisfied.

The final statutory standard to be considered when deciding whether to grant a dimensional variance states "[t]hat the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts 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." R.I.G.L. § 45-24-41 (e) (2). The applicant's hardship amounts to more than a mere inconvenience in this instance. The Applicant is proposing to build a pool cabana in his backyard so that he can use and enjoy his property. The pool cabana will enhance the Applicant's ability to do so. Furthermore, the Applicant, and his wife, both suffer from medical issues that require them to totally avoid the sun. Without a pool cabana, the Applicant and his wife will be unable to use and enjoy their yard individually, together, and with their family. Without the proposed pool cabana, the Applicant will be unable to fully use and enjoy his Property, which certainly amounts to more than an inconvenience. Furthermore, the relief requested by the Applicant is quite minimal and reasonable. The Applicant seeks only 331 square feet of relief in order to build a reasonably-sized pool cabana, which will allow him to use and enjoy his property to the fullest extent. The relief requested is minimal in order to construct a pool cabana of a reasonable size, as evidenced by the plans submitted with the application. As such, this final standard is satisfied.

For all of the reasons contained herein, the Applicant's application for dimensional variances should be granted, as all required statutory standards have been met.

ZBR-26

Item 3A.

COMM. DEV.

2026 OCT 28 PM 2:49

October 28, 2026

Bristol Zoning Board
10 Court Street
Bristol, RI 02809

RE: November 2, 2026, Lancaster Variance

Mr. Chairman and Members of the Bristol Zoning Board,

Before you tonight is a petition by Michael Lancaster of 5 Knowlton Ct, to request a dimensional variance for a 21' X 25' accessory building to be used in conjunction with an in ground pool, located in the northwest corner of the property.

I live at 6 Knowlton Ct, across the street from the subject petition lot. I have no objection to the accessory structure size, locational siting or use.

I do want to make sure that the Zoning Board considers water run off criteria for the new structure and how that water runoff will be contained on the property.

Thank you,

Douglas W. Gablinske

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-47**

APPLICANT: Jose Antonio Figueroa Serra

LOCATION: 112 Narrows Road

PLAT: 148 LOT: 70 ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 10ft. x 12ft. accessory shed structure 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 requesting a dimensional variance to construct a 10' x 12' accessory shed structure on this lot located on the southerly side of Narrows Road and the easterly side of Paine Avenue. The proposed shed would be located to the rear of the existing dwelling at the southeast corner of the property.

The proposed shed has already been installed by the applicant. The Town's Code Compliance Coordinator was made award of the structure and determined that it was constructed without a building permit. The applicant has since applied for a building permit for the structure. After reviewing photographs of the shed, I determined that it was located partially within the front yard setback from Paine Avenue and that a dimensional variance was required.

The structure is located within approximately 3 feet 8 inches of the westerly front property line at Paine Avenue and approximately 3 feet from the southerly rear property line. A double door and ramp provide access to the structure from Paine Avenue. The ramp extends to the Pain Avenue property line. As this property consists of a nonconforming 4,900 square foot single lot of record located in the R-10 zone, it is afforded reduced setbacks and increased lot coverage per Section 28-221(a)(2) of the zoning ordinance. As such, the proposed accessory structure is subject to front yard setbacks of 15 feet and side/rear yard setbacks of 3 feet.

10/29/2026

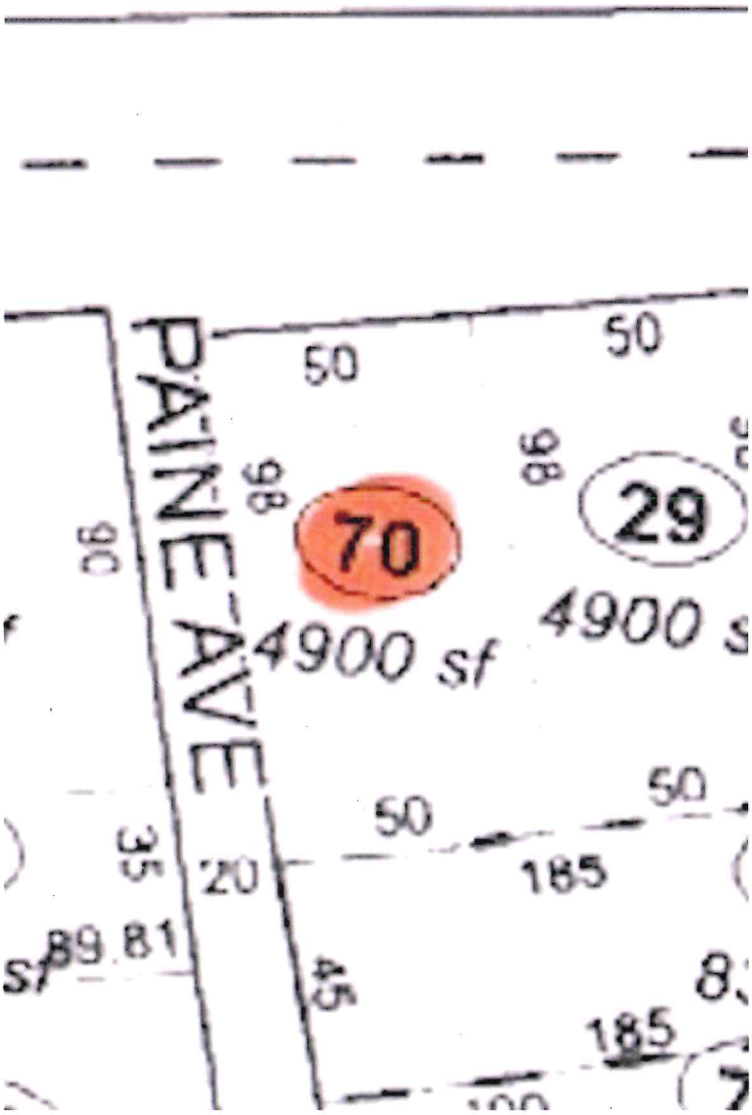
Edward M. Tanner, Zoning Officer

ZBR-26-41

112 Narrows Rd Shed Site Plan

112 Narrows Rd Lot #70

Parcel #70, as shown in the image below, is the lot assigned to 112 Narrows Road. The parcel measures approximately 98 feet by 50 feet, more or less, and is located at the corner of Paine Avenue and Narrows Road.



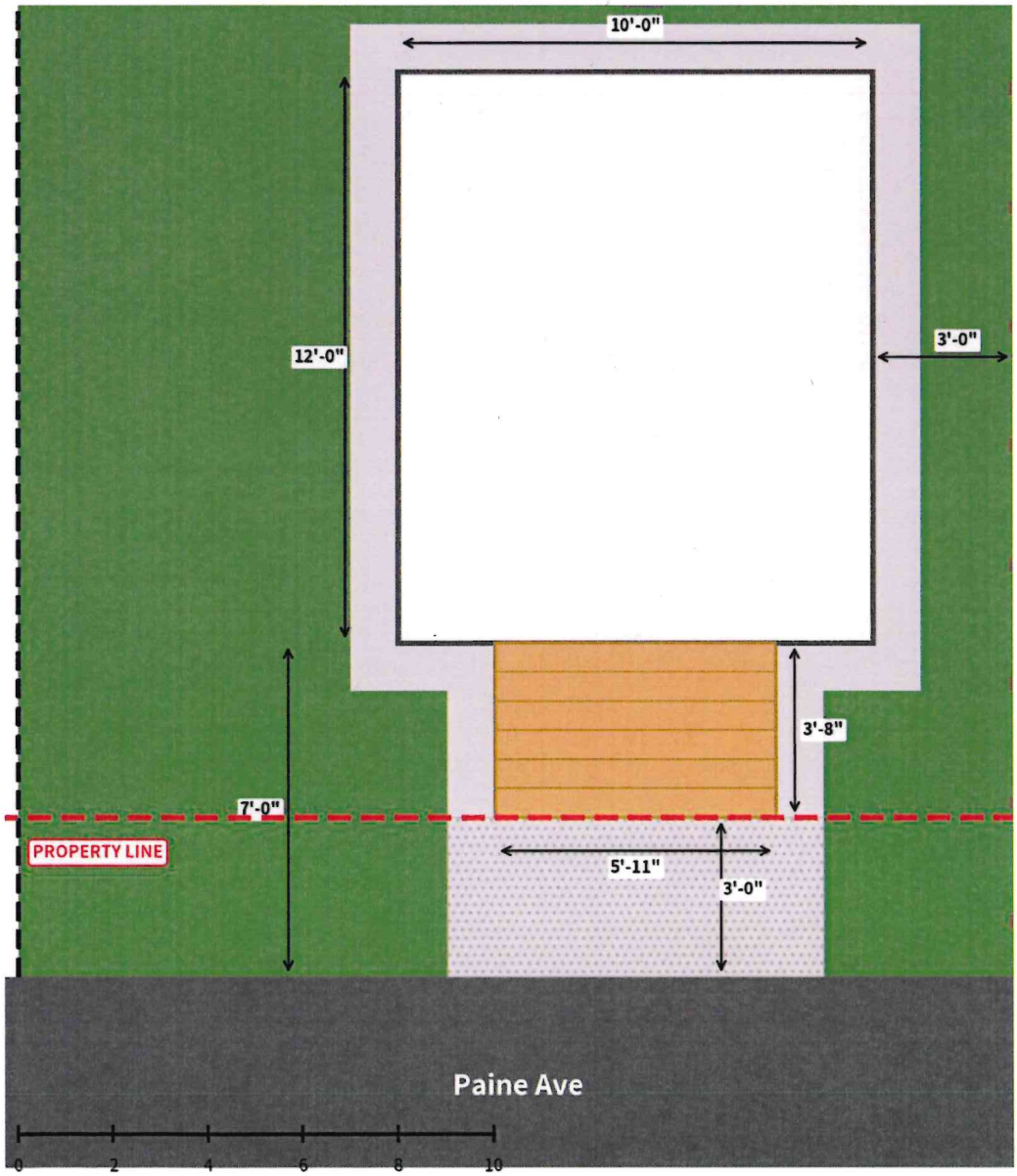
2026 OCT 26 AM 8:52

Shed Dimensions and Setbacks

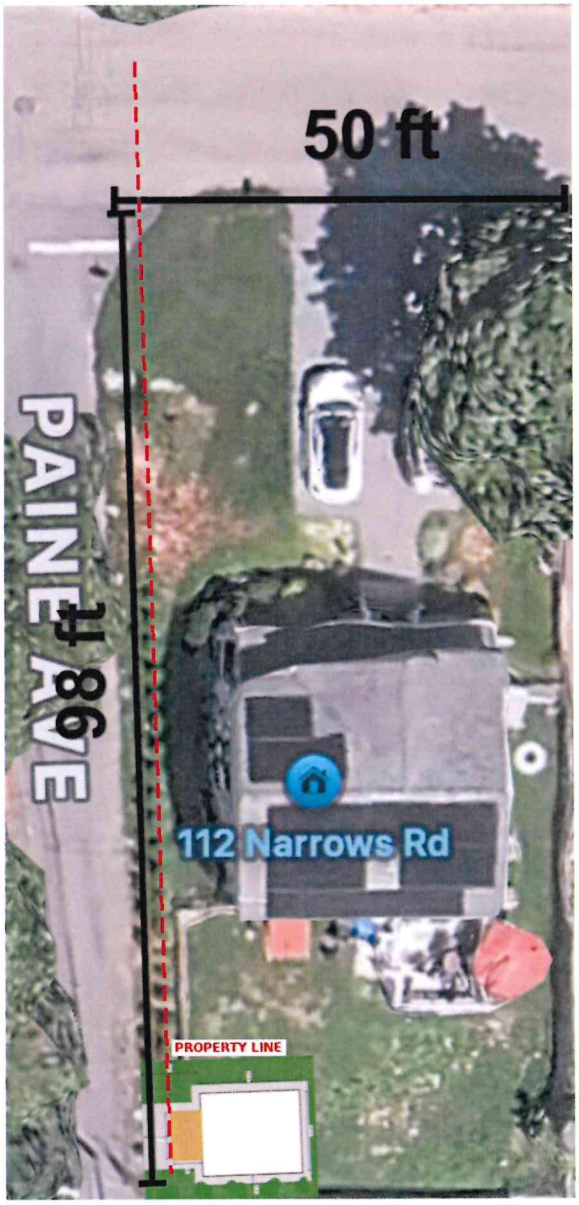
The image below shows the dimensions of the proposed shed (light yellow), gravel (light gray), ramp (brown), and associated setbacks. A red dashed line indicates the property line that runs parallel to Paine Avenue.

The shed measures 10 ft by 12 ft, for a total area of 120 square feet. The unroofed ramp measures approximately 3 ft 8 in by 5 ft 11 in. Gravel surrounds the shed and ramp at a width of approximately 1 ft and a depth of 2–3 inches, except in front of the ramp, where the gravel extends approximately 3 ft from the edge of the ramp to Paine Avenue and is approximately 8 ft wide. The shed does not rest directly on the ground; it is supported on cinder blocks.

The property line runs along the end of the ramp and is located approximately 3 ft from, and parallel to, Paine Avenue. The shed is situated entirely within the property boundaries, with the westerly wall of the shed located approximately 3 ft 8 in from the property line. The southerly wall of the shed maintains a 3 ft setback from the neighboring fence at 8 Coggeshall Avenue.



The satellite image below shows the dimensions of the property at 112 Narrows Road, with the proposed shed location indicated in the lower-left portion of the lot. The top-view image illustrates that the backyard is relatively limited in size, which constrains the available placement options for the shed.



Finished Shed and Final Placement Location

In accordance with the dimensions previously discussed, the shed was constructed in place in August 2026. Based on my initial research prior to construction, I understood that no permits were required. In September 2026, Mr. Ray Falcoa contacted me to advise that the shed had been built without the necessary permits and explained that permit requirements have changed in recent years. Mr. Falcoa outlined the available options for resolving the matter. Accordingly, I am now applying for the required permits.

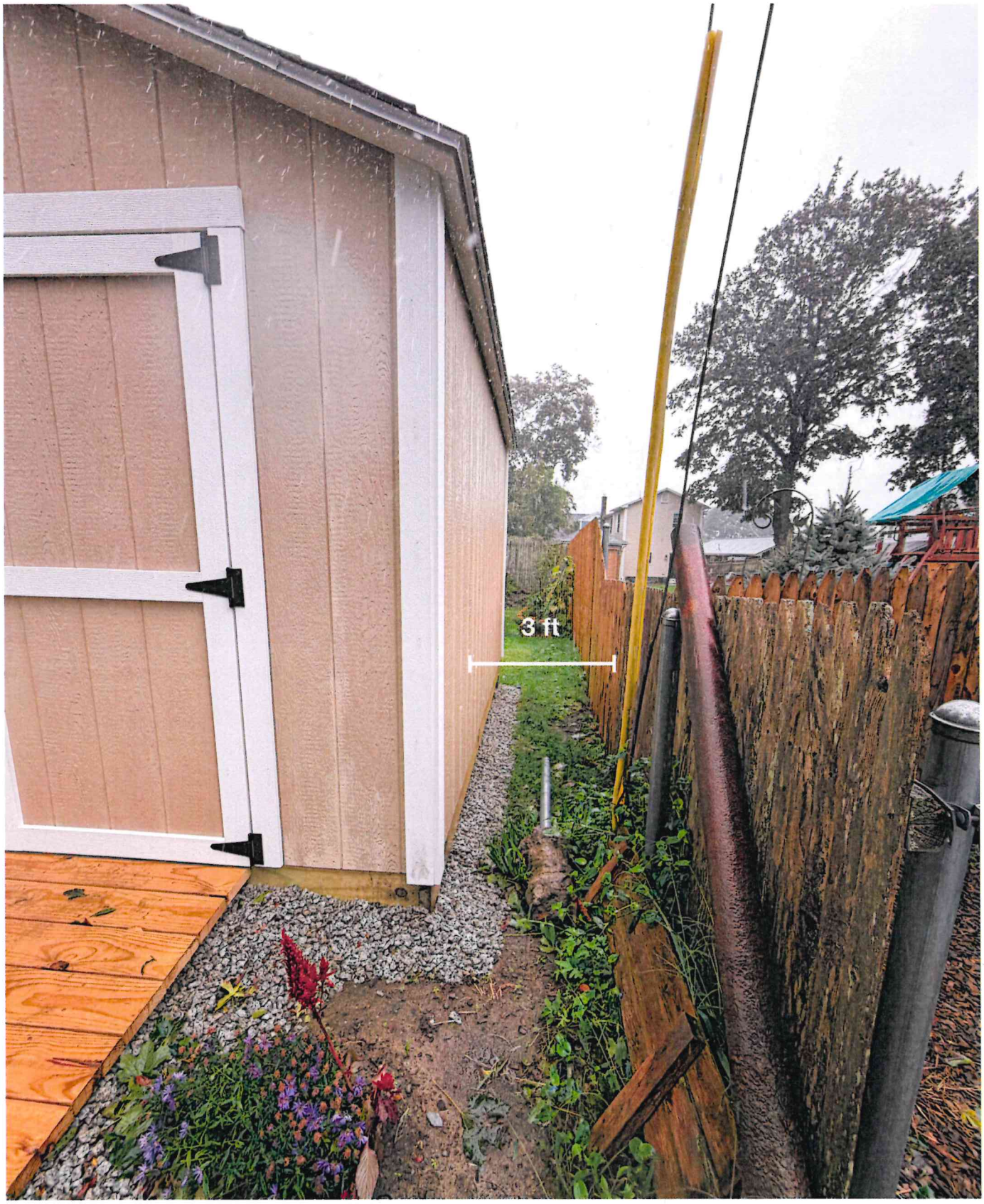
The photographs below show the completed shed and its placement. The first photograph shows the shed looking south toward the backyard of 112 Narrows Road and the neighboring properties.



The second photograph with an easterly Point of View (POV) shows the shed's double-door entrance. The photograph was taken from Paine Avenue and shows that the double doors have a setback of approximately 7 feet from the street and 3 ft 8 in from the property line. Prior to construction of the shed, the area now occupied by the ramp and gravel was covered with Arborvitae trees similar to those visible in the photograph below. We elected to install double doors and a ramp at a reasonable distance from Paine Avenue and property line to allow convenient access for storing our lawnmower and our sons' bicycles in the shed.



The final photograph below shows the setback from the southerly wall of the shed to the shared fence. The fence is shared between 112 Narrows Road and 8 Coggeshall Avenue. The distance from the fence to the shed wall is approximately 3 feet.



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-49**

APPLICANT: Mark A. and Kristine M. Wilcox

LOCATION: 159 Poppasquash Road

PLAT: 182 LOT: 28 ZONE: R-40

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct an approximate 36ft. x 61ft. two-story garage and pool cabana addition to an existing single-family dwelling with less that the required rear yard.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicants are requesting a dimensional variance to construct a two-story garage, pool cabana, and home office addition to the existing single-family dwelling on this lot located at the northerly end of Johnson Estates Road east of Poppasquash Road. The proposed two-story addition would consist of a three-stall garage with a covered porch and bath/shower on the first floor, with a home office and lounge area above. The addition would be located off the northerly end of the existing dwelling and would be connected to the existing two-stall garage by an enclosed breezeway. The footprint of the proposed addition would measure approximately 36' x 61' and it would extend to within 25 feet of the northerly rear property line. The zoning ordinance requires a 40 foot rear yard setback in the R-40 zoning district.

Recall that the applicants were before the Board in March 2022 and they received a dimensional variance (File No. 2022-13) approving a similar addition in approximately the same location as the current proposal. The previously approved addition consisted of a single stall garage and cabana space on the first floor with office and living space above. The applicant has submitted architectural plans showing the proposed addition along with site plans showing the location and footprint of both the current and previous proposed additions. The current proposed addition has a larger footprint than previous, but it would have slightly less building area within the rear yard setback. Although the previous zoning board decision remains valid (two extension permits have been granted by the Board), I have determined that changes between the newly proposed design and the original design are significant enough to warrant a new application to the Board.

10/29/2026

Edward M. Tanner, Zoning Officer

Ed Tanner

From:
Sent: Wednesday, October 28, 2026 9:22 AM
To: Ed Tanner
Cc: Jil Westcott; John Bell; Mark & Kris Wilcox
Subject: 159 Poppasquash Rd zoning variance

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

>
> Dear Mr. Tanner,
>
> Jil Westcott and I are co-owners of 153 Poppasquash Rd., the property immediately adjacent to Mark and Kristine Wilcox's home on the north side. We are writing to say we are in favor of the Town approving this variance. We favored the variance granted a few years ago for essentially the same project.
>
> We feel that their addition will not adversely affect our view, value, or other enjoyment of our property. Please approve their request.
>
> Regards,
>
> John Bell and Jil Westcott
> Sent from my iPad

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-50**

APPLICANT: Yvonne Posa

LOCATION: 17 Shore Road

PLAT: 74 LOT: 18 ZONE: R-20

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Remove existing rear decks and construct an approximate 19ft. x 26ft. rear deck addition to an existing single family dwelling with less than the required left side yard.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct a new deck addition to the rear of the existing dwelling on this lot located on the westerly side of Shore Road. The proposed addition would consist of a 19ft. x 26ft. deck to be constructed off the southwest rear portion of the dwelling. The proposed deck would replace two existing smaller decks as well as a landing and stairs in this location.

Portions of the existing dwelling and existing rear deck are located within the southerly left side yard. According to the site plan submitted with this application, the existing rear deck extends to within approximately 8.6 feet from the southerly side property line. The proposed deck would extend to within approximately 7 feet of the southerly property line. As this property is a 16,555 square foot nonconforming single lot of record located in the R-20 zoning district, it is afforded reduced setbacks per Section 28-221(a)(2) of the zoning ordinance. As such, the minimum side yard setback is reduced to 16.6 feet.

10/29/2026

Edward M. Tanner, Zoning Officer

October 27, 2026

Bristol Zoning Board of Review

With regard to our neighbor's request for a variance to build a deck with less than the required left side yard, we are concerned that the plan is not what they described in person or in a letter. We reluctantly agreed that it would be acceptable when they said it would not go beyond the current edge of the deck and it would be parallel to the ROW. Instead, it continues to be closer to the boundary, approximately 7 feet, where the current deck to be torn down is over 9.5 feet from the boundary. Their letter says "The extended area will run parallel to the ROW, no closer.", but this is not what is shown on the plan. It is also to be a raised deck, 19 feet long and very close to our property line. This defeats the purpose of an R20 zone. We were willing to compromise and agree to their original plan with the description that they provided, no closer than the current deck which is to be removed, and parallel to the property line. We are opposed to this plan that is not what they presented originally, verbally and in a letter.

Sincerely,

Kathy Williams
Herb Williams

Kathy and Herb Williams

9 Shore Rd., Bristol, RI 02809

CC. Ed Tanner, Zoning Enforcement Officer

2026 OCT 27 PM 3:29

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-51**

APPLICANT: Thomas A. and Tija Z. Tromp

LOCATION: 137 Ferry Road

PLAT: 165 LOT: 11 ZONE: Residential R-40

APPLICANT IS REQUESTING A SPECIAL USE PERMIT AND DIMENSIONAL VARIANCES TO:
Operate a short-term rental within a residential zoning district; with a dwelling having six bedrooms and a requested capacity for up to 12 renters.

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 has not yet scheduled a meeting to review this application; and the applicant has requested a continuance of the public hearing to the December 7, 2026 meeting. The TRC will review this application and their findings will be forwarded to the zoning board prior to the December public hearing.

FINDINGS AND RECOMMENDATIONS BY STAFF:
The applicant is requesting a special use permit to operate a short-term rental on this 1.3 acre waterfront property located on the westerly side of Ferry Road. This property is currently improved with a single-family dwelling and attached garage. The applicants have reportedly owned the property for approximately three years, and have operated a short-term rental there for much of that time.

On September 16, 2026, the Bristol Town Council adopted zoning ordinance amendments to regulate short-term rentals. These amendments include a "short term rental" definition, as well as amendments to the Permitted Use Table requiring a special use permit in several zoning districts. The definition of short-term rental restricts the number of renters to no more than six (6) during any rental period. In addition, the amendment includes specific standards for short-term rentals found in Section 28-162 of the zoning ordinance. This section provides specific standards for short-term rentals, including a requirement for registration with the State of Rhode Island; a restriction on the number of bedrooms within the rental unit (maximum of five (5)); a requirement for at least one off street parking space per bedroom within the rental unit; and restrictions on events and functions on the property during rental periods.

The applicant has presented information describing the use of the property and noting that the dwelling has six (6) bedrooms and that the number of guests is capped at 12 persons. Thus, given that the number of bedrooms and the number of guests exceed the limits contained in the ordinance, the applicant has requested dimensional variances from the special use permit standards. Although this property has reportedly been used as a short-term rental in the past, and the applicant states that they have been registered with the State of Rhode Island, the property was not registered with the Rhode Island Department of Business Regulation at the time the ordinance was adopted. The registration reportedly expired at some point prior to ordinance adoption. Thus, the use of this property as a short-term rental is not considered legal nonconforming. In addition to the standards found in Section 28-162 for short-term rentals, the general standards for relief for dimensional variances and special use permits found in Section 28-409(c) also apply to this application.

As noted previously, the applicants have requested a continuance of the public hearing to the December 7, 2026 meeting. The TRC will hold a meeting to review this application and the TRC's findings will be forwarded to the Board prior to the public hearing.

10/29/2026

Edward M. Tanner, Zoning Officer

ZBR-26-

Item 3A.

Town of Bristol, RI

Department of Community Development

Attn: Ed Tanner

COMMUNITY DEV.
2026 OCT 16 PM 3:05

October 16, 2026

Dear Mr. Tanner

As mentioned on my email dated October 14th, 2026, we have a bit of a family health emergency that we must attend to in Australia and opted to jump on a flight next week.

That said, we're forced to request a continence for the December 7th meeting and we'll be sure not to miss it.

As we stated in our initial letter, the town of Bristol is a very important part of our lives and most certainly our future but this trip is very important and a bit last minute.

Hope to see you soon and thank you for the assistance so far.

Thank you

Thomas & Tija Tromp (Aka..."Adam")

Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

June 25, 2026
File #: ZBR-26-30

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, July 13, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Sarah Miller
Owner of Record: Edward C. Miller and Sarah Lennox
Location: 169 FATIMA DR , BRISTOL, RI, 02809
Plat: 123B Lot: 33
Zoning District: R-10

Applicant is requesting **Dimensional Variances** to:

construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 zoning district.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

ZBR-26
169 Fatima Dr

9/29/2026

To whom it may concern,

Sarah and Edward Miller are in front of you today to request a setback zoning variance to construct an ADU at 169 Fatima Dr. Bristol RI. We are requesting the setback from the street be allowed to be 20 feet instead of the current regulation of 30 feet. A 20-foot setback will match not only the setback of our existing home but the vast majority of the homes in the neighborhood.

We originally started this process in July of 26 with the intent of building a freestanding ADU with two carports attached to it, one the east side and one on the west side. We were denied permission to build that structure and told that an ADU needed to be physically attached to our home. Upon reviewing the design, we have decided that a garage, attached to the house with an ADU above it will suit our needs better. We have submitted drawings with elevations and floor plans to principal planner / zoning planner Ed Tanner.

Our main intent for this project is to provide housing for our aging parents. Their current housing will be in question in the near future and we want to be sure they have a good home. My wife's mother, Donna will most likely be wheelchair bound in a matter of months or years. We intend to install an elevator or stair lift to help her to the second floor living area.

Sincerely,

Sarah & Edward Miller

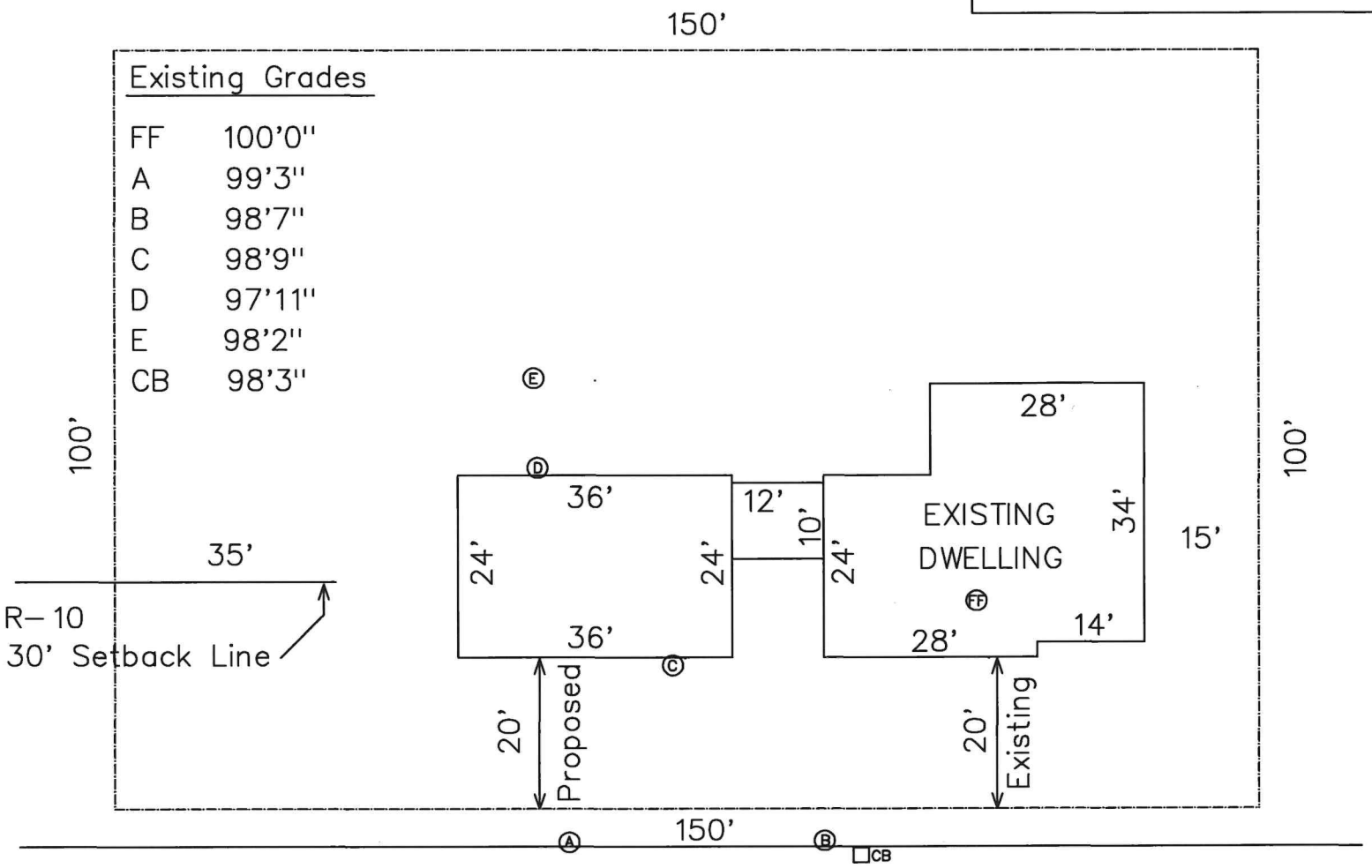
BRISTOL RI PLAN COMMUNITY DEV.
2026 SEP 30 AM 8:55

The overall living area is 864 sf vs. the allowed 900 sf for an ADU

The lot is less than 15,000 SF and the Zoning Ordinance requires 20,000 SF for a detached ADU

169 Fatima Drive, Bristol RI
Plat 123B Lot 33
Zone R–10

Front Yard Setback:	30'
Rear Yard Setback:	30'
Side Yard Setback:	15'



FATIMA DRIVE

NORTH

Scale: 1/8"=1'–0"

Renovation Designers

Miller ADU & Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By:

Permit Date:
Revision Dates:
4/14/2026
5/15/2026
5/28/2026
7/27/2026
9/9/2026

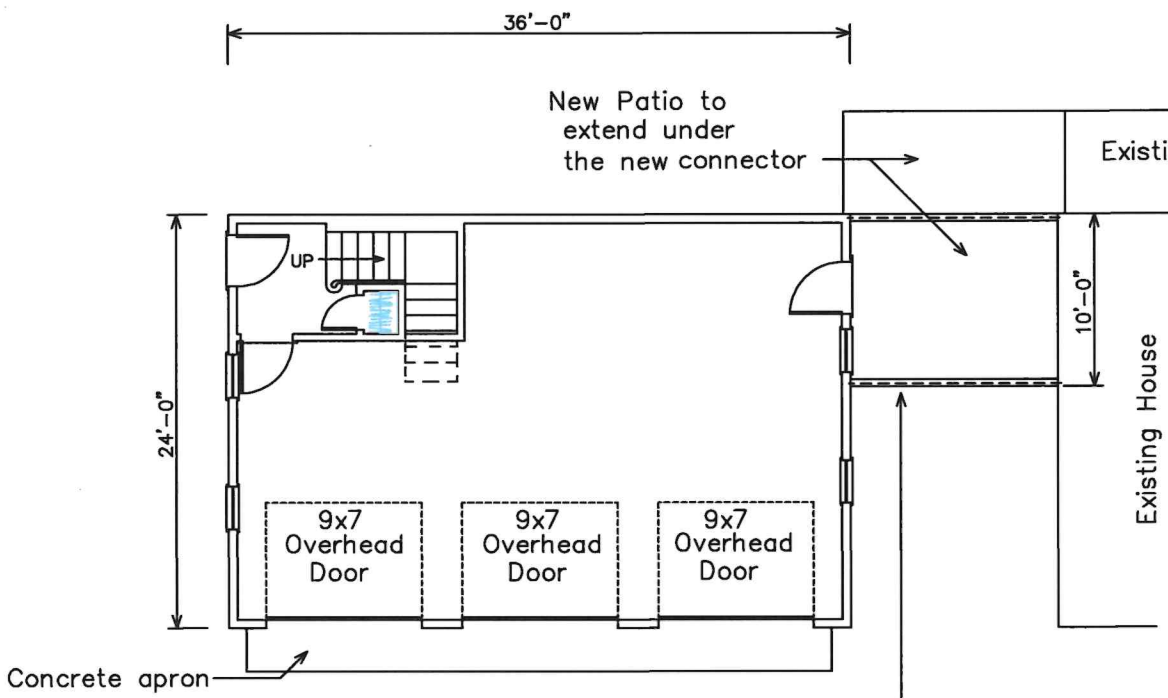
Notes:
Drawings will be to scale if printed to 18"x 24" Format

DISCLAIMER
These plans provide ideas and concepts for the possible construction of the project described and detailed herein and are not intended to act as the final architectural plans and specifications by a certified/licensed Engineer has been made. The Designer is not responsible for any errors or omissions that occur once this set of these drawings.
It is the responsibility of the Builder/Engineer to ensure that all work is in accordance with the latest editions of all applicable National, State, and local Building Codes. It is the Builder's responsibility to ensure that all work is conducted in accordance with the latest applicable construction standards.

Drawing:
SITE PLAN

Sheet:
S–1

Item 4A.



The connector shall be supported by a double 2x10 beam w/ a 1/2"x 9" steel flitch plate bolted together with 3/8" carriage bolts @ 24" OC. It will bear on a built-up solid wood post within the wall.

First Floor Plan

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

Renovation Designers

Miller ADU & Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By:

Permit Date:
Revision Dates:
4/14/2026
5/28/2026
7/31/2026
9/9/2026
9/24/2026

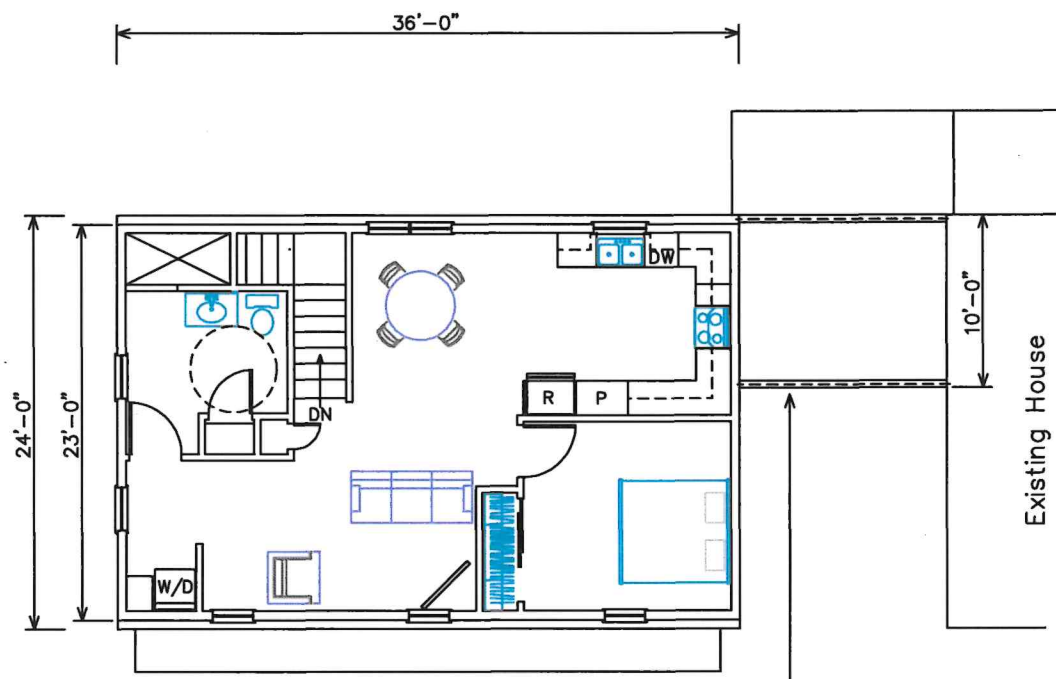
Notes:
Drawings will be to scale if printed to 18"x 24" Format

DISCLAIMER

Drawing:
First Floor Plan

Sheet:
A-1

Item 4A.



Second Floor Plan

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

The connector shall be supported by a double 2x10 beam w/ a 1/2"x 9" steel flitch plate bolted together with 3/8" carriage bolts @ 24" OC. It will bear on a built-up solid wood post within the wall.

NORTH

Renovation Designers

Miller ADU & Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By:

Permit Date:
Revision Dates:
4/14/2026
5/28/2026
7/31/2026
9/9/2026
9/24/2026

Notes:
Drawings will be to scale if printed to 18"x 24" Format

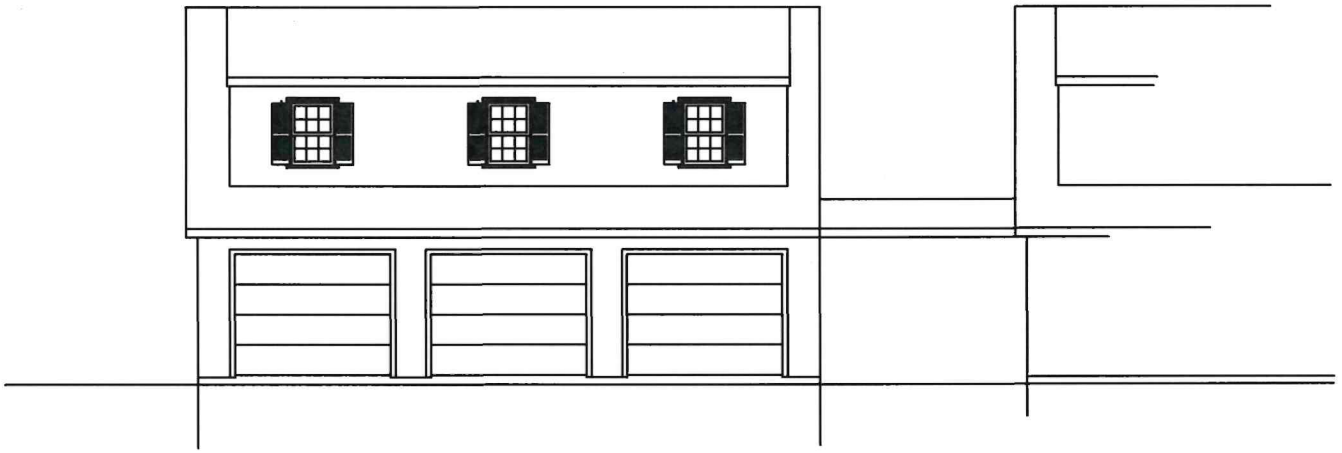
DISCLAIMER
These plans provide ideas and concepts for the possible construction of the project described and detailed herein and are not intended to act as the final or definitive plans until a formal review and acceptance by a qualified Licensed Engineer has been made. The Designer is not responsible for any errors or omissions that may arise through the use of these drawings.
It is the responsibility of the Builder/Engineer to assure that all work is in accordance with the latest editions of all applicable National, State, and Local Building Codes. It is the Builder's responsibility to ensure that all work is conducted in accordance with the latest applicable construction standards.

Drawing:

Second Floor Plan

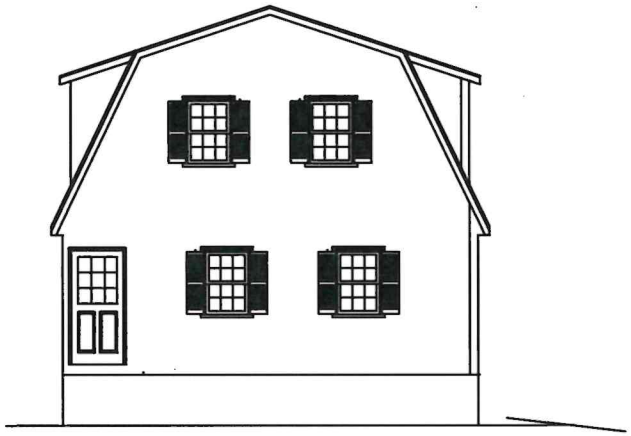
Sheet:
A-2

Item 4A.



South Elevation

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



West Elevation

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

Renovation Designers

Miller ADU & Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By:

Permit Date:
Revision Dates:
4/14/2026
9/9/2026
9/22/2026
9/24/2026

Notes:
Drawings will be to scale if printed to 18"x 24" Format

DISCLAIMER
These plans provide ideas and resources for the possible construction of the project described and detailed herein and are not intended to act as the final or definitive plans until a final review and acceptance by a contractor/licensed Engineer has been made. The Designer is not responsible for any errors or omissions that may arise through the use of these drawings.
It is the responsibility of the Builder/Engineer to assure that all work is in accordance with the latest editions of all applicable National, State, and Local Building Codes. It is the Builder's responsibility to ensure that all work is constructed in accordance with the latest applicable construction standards.

Drawing:

South & West Elevations

Sheet:

A-3

Item 4A.

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **2026-30**

APPLICANT: Sarah Miller

LOCATION: 169 Fatima Drive

PLAT: 123 LOT: 33 ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:
Construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 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 proposing construction of a single-story detached accessory dwelling unit (ADU) structure on this residential property located on the northerly side of Fatima Drive. The proposed structure would be located at the central-front portion of the property to the left of the existing single-family residence. The proposed ADU would measure approximate 24' x 40' and consist of approximately 840 square feet of living space. The structure would also have two 12.5 foot wide roof covered carports extending off the sides of the structure for an overall structure size of approximately 40' x 43'. The zoning ordinance permits accessory structures to a maximum size of 22' x 24' in the R-10 zoning district. The proposed accessory structure would be located in line with the front of the existing dwelling on the property at approximately 20 feet from the front property line at Fatima Drive. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zone.

As noted above, the applicant is proposing to construct an ADU within a new detached structure. Section 28-151(a) of the zoning ordinance, permits an ADU by right within new construction only on a residential lot containing 20,000 square feet or more; or on an owner occupied property as an accommodation for a family member with disabilities. The applicant has stated that the proposed one bedroom ADU would be occupied by aging parents with disabilities. Thus, the proposed detached structure may be permissible as an ADU, but the size of the structure is limited to what is allowed by the zoning ordinance for accessory structures. Although Section 28-151(b)(2) of the zoning ordinance permits ADU's up to a size of 900 square feet for one bedroom units, it is my opinion, and that of the Town Solicitor's office, that the dimensional requirements of Section 28-111 limiting the size of accessory structures on residential properties is still applicable. Thus dimensional variances are needed for both the overall size of the structure and for placement of the structure within the front yard.

7/6/2026

Edward M. Tanner, Zoning Officer

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-30

169 FATIMA DRIVE 123B 33

June 9, 2026

Applicant	
Name of Applicant	Sarah Miller
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
	169 FATIMA DRIVE	123B	33

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	860 feet
Width in Feet	42 feet
Length in Feet	40 feet
Height Above Grade	20 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	10 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)

28-111 (Maximum size of accessory structures) & (Minimum front yard setback)

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

1. Overview of the Requested ReliefWe are requesting **dimensional variances** to construct a detached, one-story Accessory Dwelling Unit (ADU). Relief is requested for the following specific elements:

Frontage Alignment: A variance to position the ADU in line with the existing primary dwelling's 20-foot frontage, rather than the required 30-foot setback.

Structure Dimensions: A variance to allow an 18 ft x 20 ft & 24 ft x 20 ft (840 sq ft) living area footprint to support fully accessible, zero-clearance, one-story living.

Attached Carports: A variance to allow a 24-foot wide structure (12 feet on each side of the unit) for protective carports to facilitate safe, weather-protected vehicle transfers.

2. Ground of Hardship: Reasonable Accommodation for Disability

The hardship giving rise to this request is not self-created, nor is it driven by financial gain. Rather, it is a **physical necessity**. The ADU is being built to house my elderly, severely handicapped parents who suffer from advanced mobility limitations and cannot safely navigate stairs or changes in elevation.

In accordance with **R.I. Gen. Laws § 45-24-41(a)**, the Rhode Island Fair Housing Practices Act, and the Americans with Disabilities Act (ADA), we request a **Reasonable Accommodation** to modify standard dimensional setbacks and size limitations. Denying these variances would result in a hardship amounting to "more than a mere inconvenience," effectively denying these individuals a safe, accessible, and dignified housing solution.

3. Justification for Specific Dimensional Requests

The One-Story Requirement & 18' x 40' Footprint: Because my parents cannot use stairs, all essential living functions—bedroom, bathroom, kitchen, laundry, and living space—must exist on a single flat level. To accommodate a standard wheelchair turning radius, wide hallways, and an accessible roll-in shower compliant with standard ADA guidelines, a minimum footprint of 840 square feet is functionally required. A narrower or smaller layout would compromise the necessary clearances required for safe medical care and independent movement.

The 20-Foot Frontage Alignment: Aligning the ADU with the existing 20-foot frontage of the primary dwelling is critical to ensuring a flat, unified architectural plane. This eliminates the need for long, winding exterior ramps or complex grading changes between the two structures. A consistent frontage allows for a direct, level connection between the main home and the ADU, enabling us to move quickly between units.

The 12-Foot Dual Carports: The carports are not a luxury feature; they are an essential safety mechanism. My parents require extended times for vehicle ingress and egress, often involving wheelchairs or walkers. Protection from New England winters, ice, and rain is critical to prevent slips and falls during transfers. A 12-foot width on each side provides the minimum clear workspace required to fully open vehicle doors alongside mobility equipment while keeping them sheltered.

4. Preservation of Neighborhood Character

The proposed attached ADU design mimics the architectural character of the primary dwelling and the surrounding residential neighborhood. The unit will not alter the general characteristics of the surrounding area, impair the intent of the Bristol Zoning Ordinance, or negatively impact neighboring properties. The structure represents the minimum relief necessary to grant my parents reasonable enjoyment of a permitted residential use.

Existing Lot Specifications	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	15,000
Lot Frontage	150
Lot Depth	100

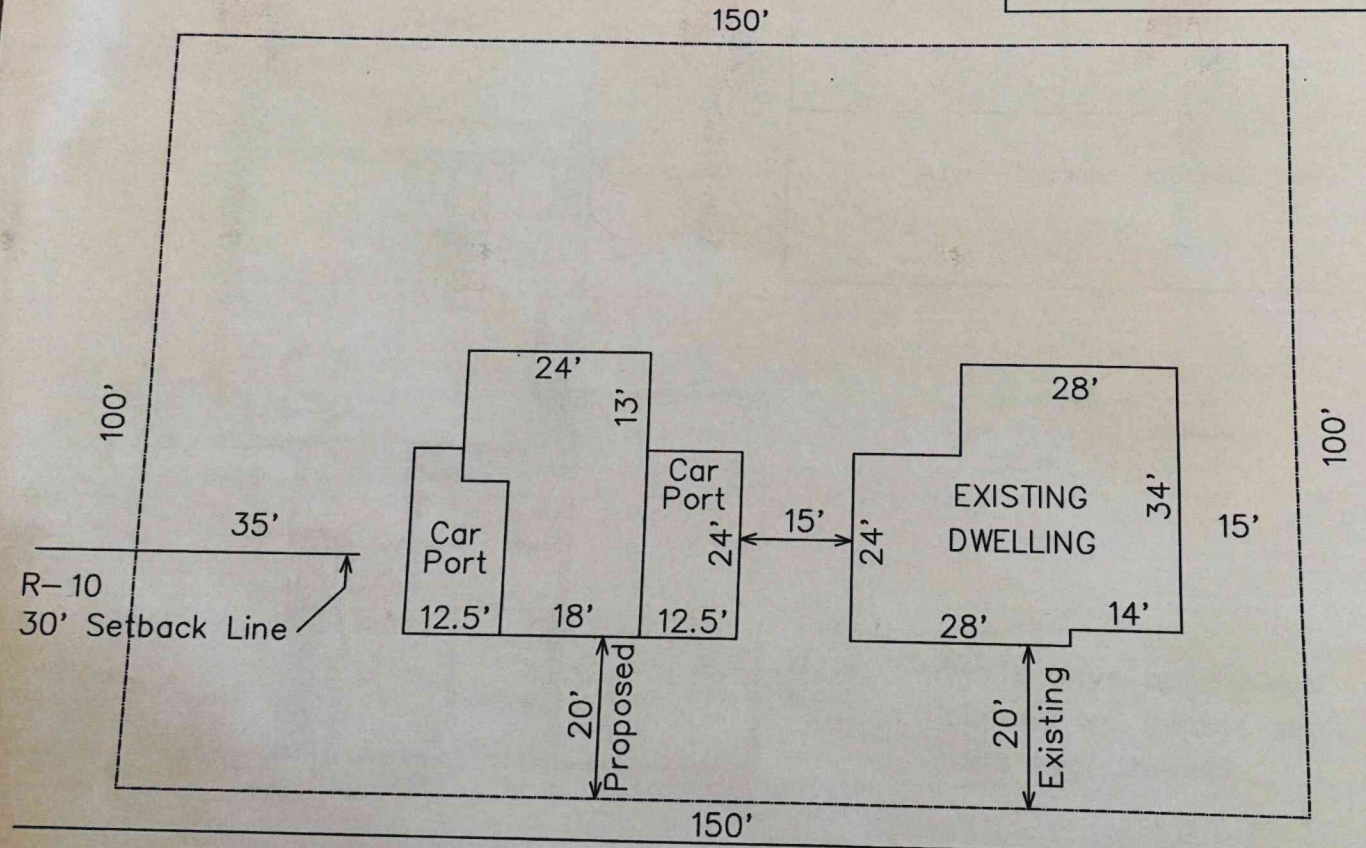
Existing Buildings & Structures		
Structure: Accessory	Square Footage: 860	Building/Structure Detail if Other:

860 SF vs 22'x24' accessory building in R–10 Zoning code
But is well under the 900 SF ADU allowance

The lot is less than 15,000 SF and the Zoning Ordinance requires 20,000 SF for a detached ADU

169 Fatima Drive, Bristol RI
Plat 123B Lot 33
Zone R–10

Front Yard Setback:	30'
Rear Yard Setback:	30'
Side Yard Setback:	15'



Scale: 1/8"=1'–0"

Renovation Designers

Miller ADU & Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By:

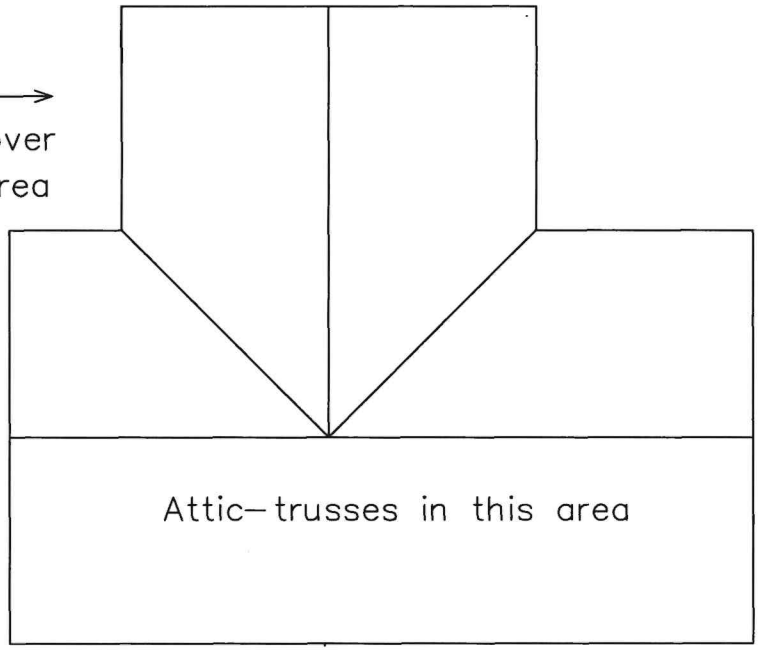
Permit Date:
Revision Dates:
4/14/2026
5/15/2026

Notes:
Drawings will be to scale if printed to 18"x 24" Format

Drawing:
SITE PLAN

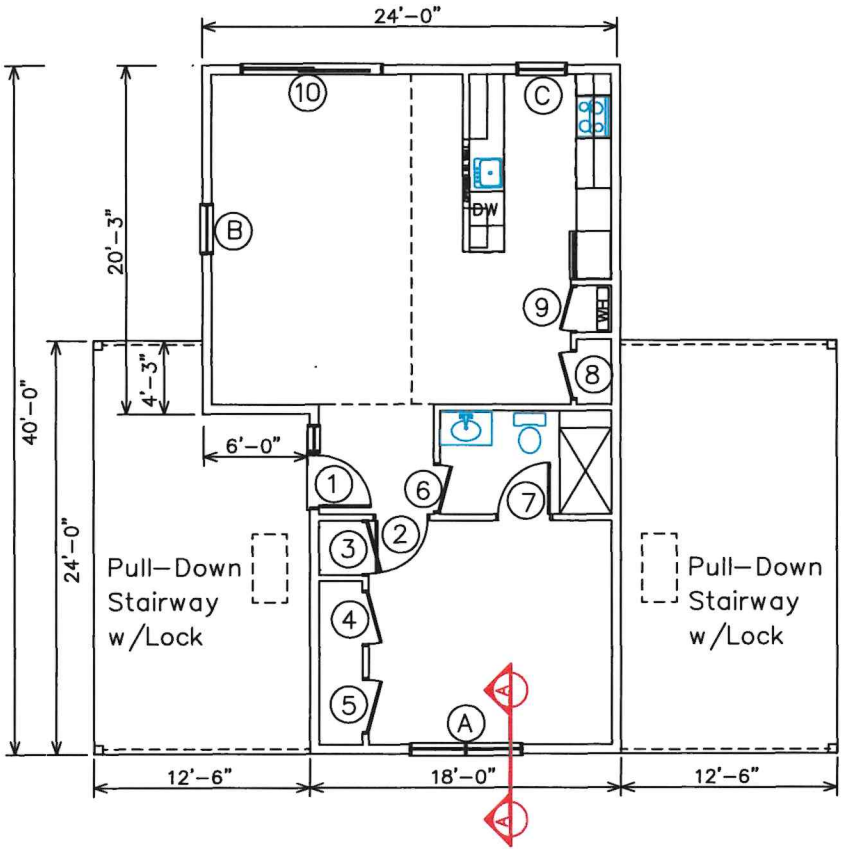
Sheet:
S–1

Scissor trusses in this area ⟶
to create vaulted ceilings over
the Kitchen/Dining/Living area



Roof Plan

Scale: 1/4"=1'–0"



Floor Plan

Scale: 1/4"=1'–0"

Note: Carports have open sides
Columns w/ beams shall support
the roof trusses
The ceilings shall receive 5/8"
fire–rated sheetrock

NORTH

Renovation Designers

Miller ADU & Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By: _____

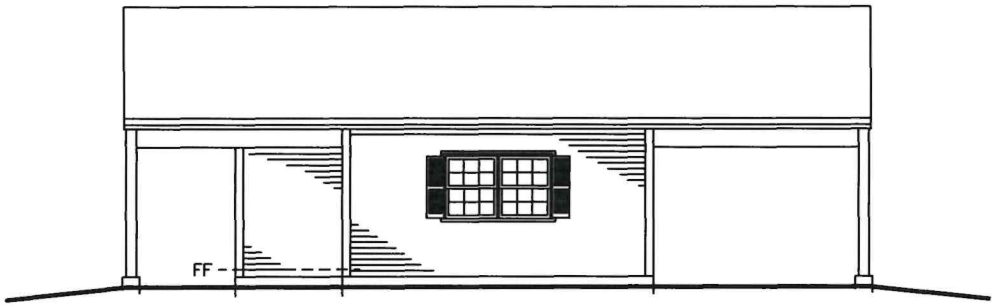
Permit Date: _____
Revision Dates:
4/14/2026
4/28/2026
5/4/2026
5/15/2026
5/28/2026

Notes:
Drawings will be to scale if printed to 18"x 24" Format

Drawing:
Floor & Roof Plan

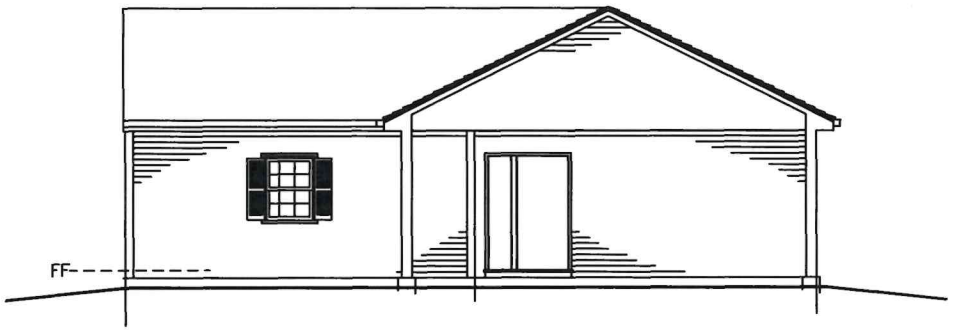
Sheet:
A– 1

Item 4A.



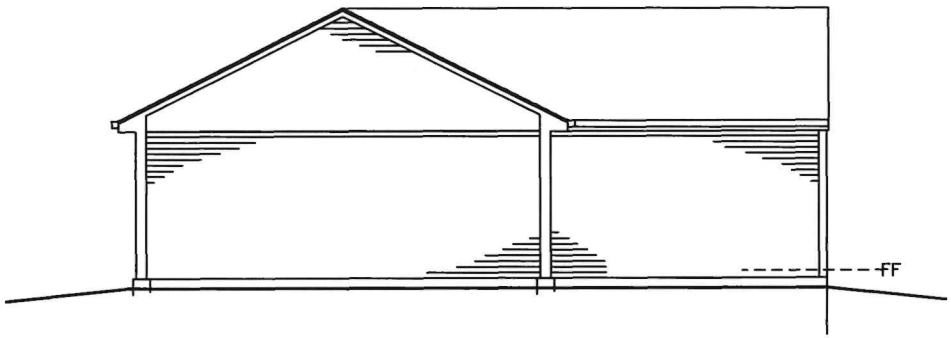
South Elevation

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



West Elevation

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



East Elevation

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

NORTH

Renovation Designers

Miller ADU & Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By: _____

Permit Date: _____
Revision Dates:
4/14/2026
4/28/2026
5/4/2026
5/15/2026
5/28/2026

Notes:
Drawings will be to scale if printed to 18"x 24" Format

DISCLAIMER

These plans provide ideas and concepts for the possible construction of the project described and detailed herein and are not intended to act as the final or definitive plans until a final review and acceptance by a certified/licensed Engineer has been made. The Designer is not responsible for any errors or omissions that may arise through the use of these drawings.

It is the responsibility of the licensed Engineer to ensure that all work is in accordance with the latest editions of all applicable Municipal, State, and Local Building Codes. It is the Builder's responsibility to ensure that all work is conducted in accordance with the latest applicable construction standards.

Drawing:

Elevations

Sheet:

A-2

Item 4A.

All exterior walls are to be 2x6 @16" oc

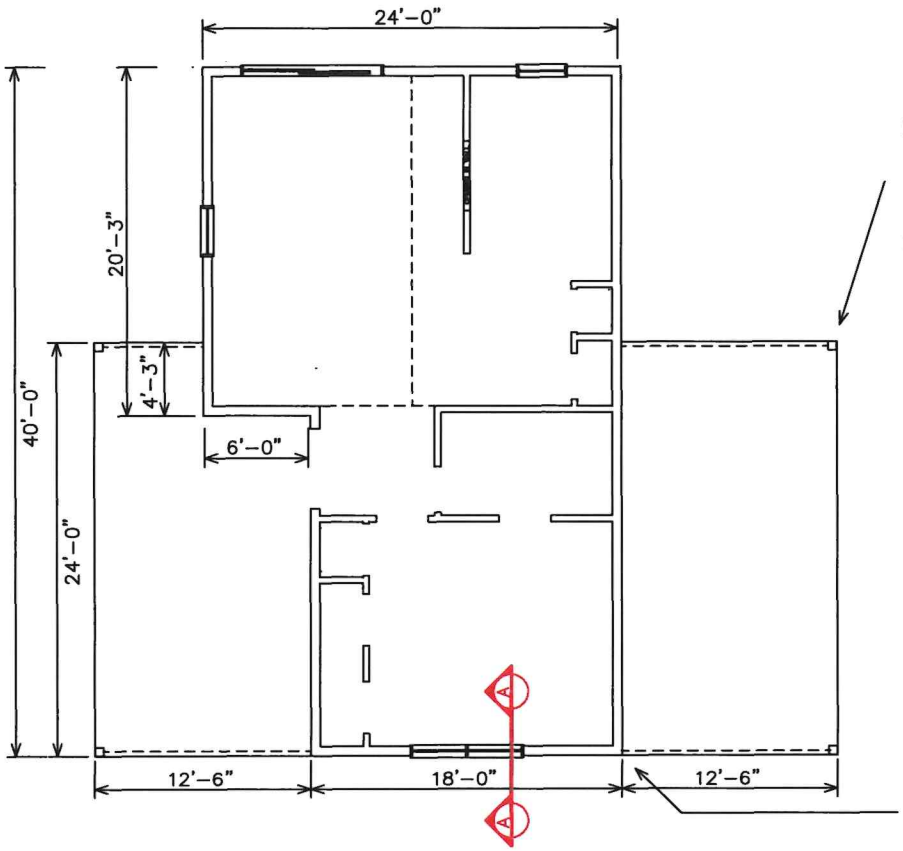
Interior walls are to be 2x4 @16" oc

Non-load-bearing interior door headers may be double 2x4's



North Elevation

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



Framing Plan

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

Support columns to be anchored to the concrete piers by means of a Simpson Strong-Tie ABU 6"x6" SS base anchor.

Simpson Strong-Tie CC column cap shall be used at the connection to the roof framing.

The columns are to be triple PT 2x6's with 1 layer of 1/2" plywood and 1 1/2"x 5" steel plate, to make up the necessary 5 1/2". The laminations will run in the North-South direction, for added strength.

The bearing beams are to be triple 2x6's with 1 layer of 1/2" plywood and 1 1/2"x 9" steel flitch plate, sandwiched between the 2x's. They will be bolted together with 3/8" carriage bolts @ 20" on center.

The bearing beams will sit on the walls with a minimum of 6" of bearing. The studs in this area are to be solid beneath the beam.

NORTH

Renovation Designers

Miller ADU & Carport

169 Fatima Drive
Bristol, RI

Designed By: A Nunes
Drawing By: A Nunes
Approved By:

Permit Date:
Revision Dates:
5/28/2026

Notes:
Drawings will be to scale if printed to 18"x 24" Format

Drawing:
North Elevation & Framing Plan

Sheet:
A-3

Item 4A.

169 Fatima Dr, Bristol, RI

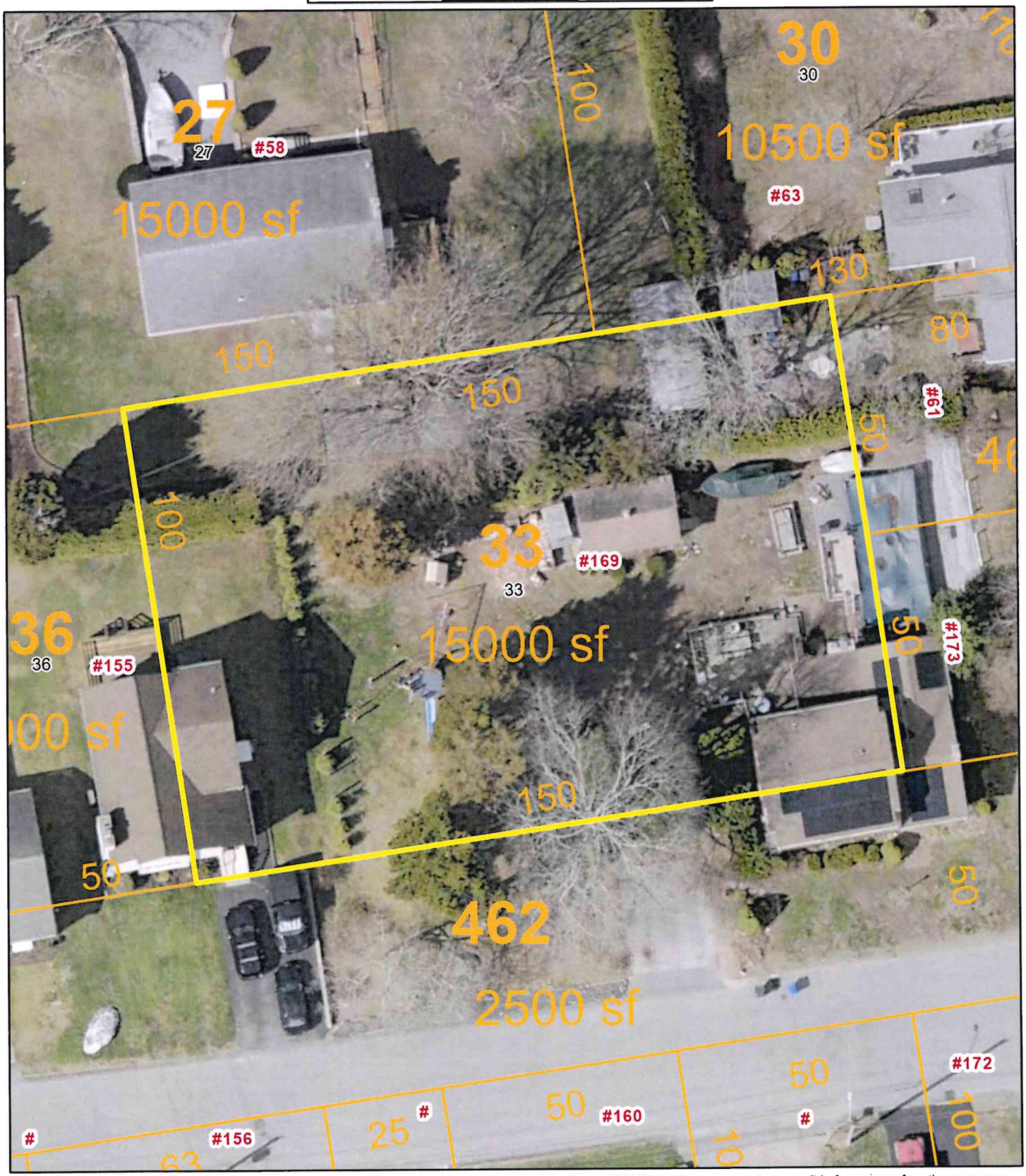
Map/Lot: 123-33

1 inch = 29 Feet

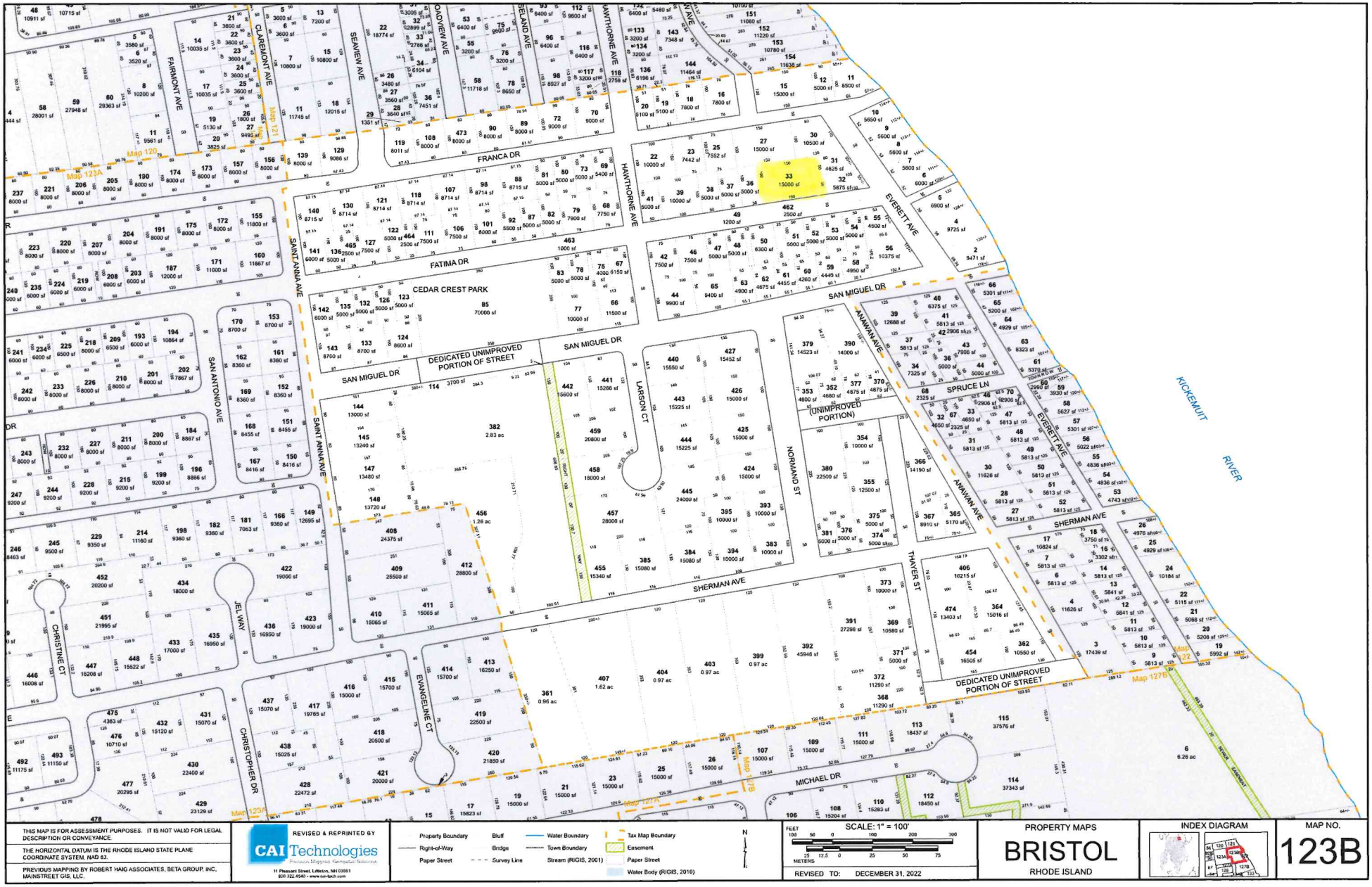
0 29 58 87

June 23, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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.



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83.

PREVIOUS MAPPING BY ROBERT HAIG ASSOCIATES, BETA GROUP, INC, MAINSTREET GIS, LLC.

REVISED & REPRINTED BY

CAI Technologies

Precision Mapping, Geospatial Solutions

11 Pleasant Street, Littleton, NH 03561

800.322.4540 - www.cai-tech.com

Property Boundary
Right-of-Way
Paper Street
Bluff
Bridge
Survey Line
Water Boundary
Town Boundary
Stream (RIGIS, 2001)
Tax Map Boundary
Easement
Paper Street
Water Body (RIGIS, 2010)

N

SCALE: 1" = 100'

FEET 100 50 0 100 200 300

METERS 25 12.5 0 25 50 75

REVISED TO: DECEMBER 31, 2022

PROPERTY MAPS

BRISTOL

RHODE ISLAND

INDEX DIAGRAM

MAP NO.

123B

Item 4A.

Bristol | **169 FATIMA DR** | Card 1 of 1

Plat/Lot 123-0033-000 | **Account: 6413** | LUC 27 | Zone R-10 | **Assessment** $559,500

CATALIS — ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Owner

▶ Owner Account #: 50-0013-49

		% Owned
Owner 1	MILLER, EDWARD C &	
Owner 2	LENNOX, SARAH JT	0.00
Owner 3		0.00
Address	169 FATIMA DR, BRISTOL, RI 02809-0000	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
APARICIO, ALFRED	04/01/2016	305,000	1840-54	L	W

Assessment

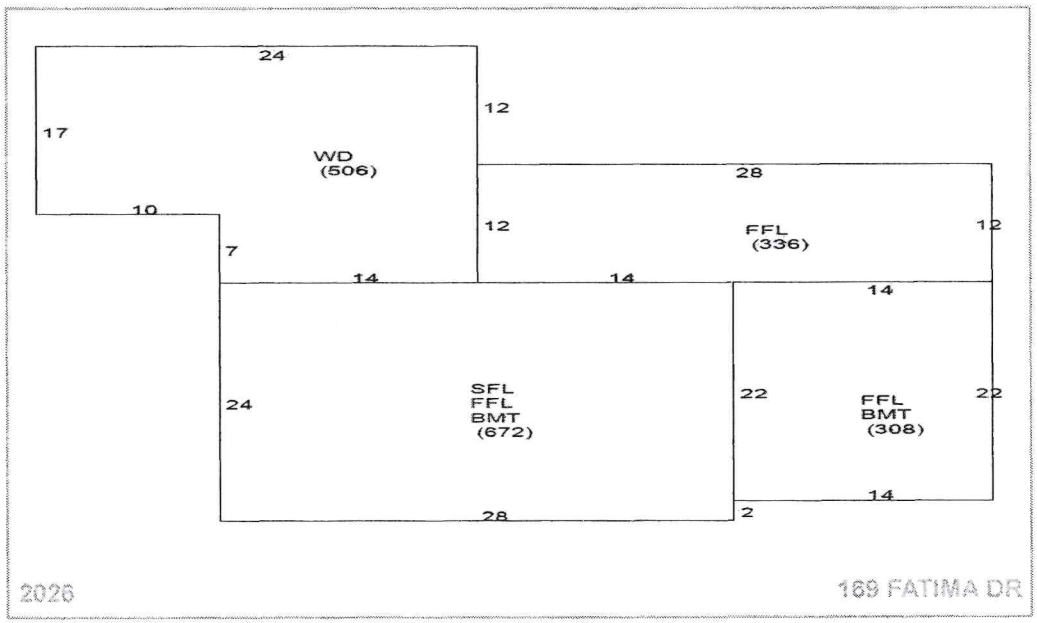
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	359,600	1,600	0.34	198,300	0	559,500
TOTAL	359,600	1,600	0.34	198,300	0	559,500

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 161.05 | VAL per SQ Unit/Parcel > 161.05

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	27	359,600	1,600	0	198,300	0	559,500	559,500
2024	01	210,500	1,600	0	165,300	0	377,400	377,400
2023	01	210,500	1,600	0	165,300	0	377,400	377,400
2022	01	196,900	1,600	0	165,300	0	363,800	363,800
2021	01	158,700	1,600	0	147,400	0	307,700	307,700
2020	01	158,700	1,600	0	147,400	0	307,700	307,700





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 Fa	0.22957	AC	P	1.00	774,000	774,927	B							177,900			1.00	0
2	27	R Single Fa	0.11478	AC	EX	0.20	774,000	177,731	B							20,400			1.00	0
3																				
4																				

Print Date = 6/23/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrant

Item 4A.

Bristol — 169 FATIMA DR — Card 1 of 1

CATALIS — ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Plat/Lot 123-0033-000 | **Account:** 6413 | LUC 27 | Zone R-10 | **Assessment** $559,500

Building Information

	Description		Description
BLDG Type	Colonial	Story Height	2 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	Wood Shngle % 25
Roof Type 1	Gambrel	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	2	Typical
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	2	Typical
W.S. Flues		

Grade

Grade	Q4	Q4	
Year Built	1970	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	AG	AG - Avg-Goo	30.8
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			30.8

Bas $/SQ	211.00
Size Adj	1.04
Constr Adj	1.01
Adj $/SQ	221.94
Othr Featrs	38,500
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	519,714
Depreciation	160,072
Depr Total	359,642

Remodeling History

Additions		Plumbing	
Interior	2016	Electric	
Exterior	2022	Heating	
Kitchen		General	
Bath(s)			

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,316	1,316	221.94	292,074
SFL	2nd FLOOR	672	672	221.94	149,144
BMT	BASEMENT	980	0	33.29	32,624
WD	WOOD DECK	506	0	14.57	7,372
Total		3,474	1,988		481,214

Visit History

Date	Result	By
1/30/2025	REVIEW	MP
7/22/2021	REVIEW	
4/27/2018	REVIEW	
4/10/2018	MEASURED	
6/8/2007	LISTED	
6/8/2007	CALL BACK	
5/23/2007	CALL BACK	
4/5/2007	MEASURE	

Notes

LOTS 0034 + 0035 DROPPED INTO THIS LOT 04/10 EAS BK 1534 PG 244 - REPLACEMENT WINDOWS 12/09 EAS

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	07/24/2024	E59424		ELEC	586	100	Closed	Install EV charger
2	06/13/2024	S59080		SLR	39,753	100	Closed	One or Two Family Dwelling
3	01/04/2023	E55537		ELEC	1,000	100	Closed	Cange service drop and meter socket
4	12/02/2022	B55400		BLDG	8,500	100	Closed	Vinyl siding
5	06/26/2020	B51911		BLDG	4,000	100	Closed	strip and reroof
6	01/09/2018	M45018		MECH	4,100	100	Closed	INSTALL WOOD BURNING INSERT
7	09/14/2016	M17865		MECH	0	100	Closed	INSTALL NAVIEN COMBI GAS ON DEMAND HEAT AND HOT WATER AND RUN
8	09/14/2016	204-16-M	10/31/2016	MECH	7,200	100	Closed	INSTALL GAS HW HEATER AND GAS BOILER
9	08/18/2016	537-16-B	10/31/2016	BLDG	7,500	100	Closed	REMOVE BEARING WALL 1ST FLR REPLACE W/SAVAGE BEAM AND POSTS 3

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	2	Shed	1	Y	1			240	3	AV	1970	1,600
2	150	Solar P	1	Y	20			1	0	AV	2024	0
3												
4												
5												
6												
7												
8												
9												
10												

Room Counts by Floor

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

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 6/23/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warran

169 Fatima Dr - 300' Radius

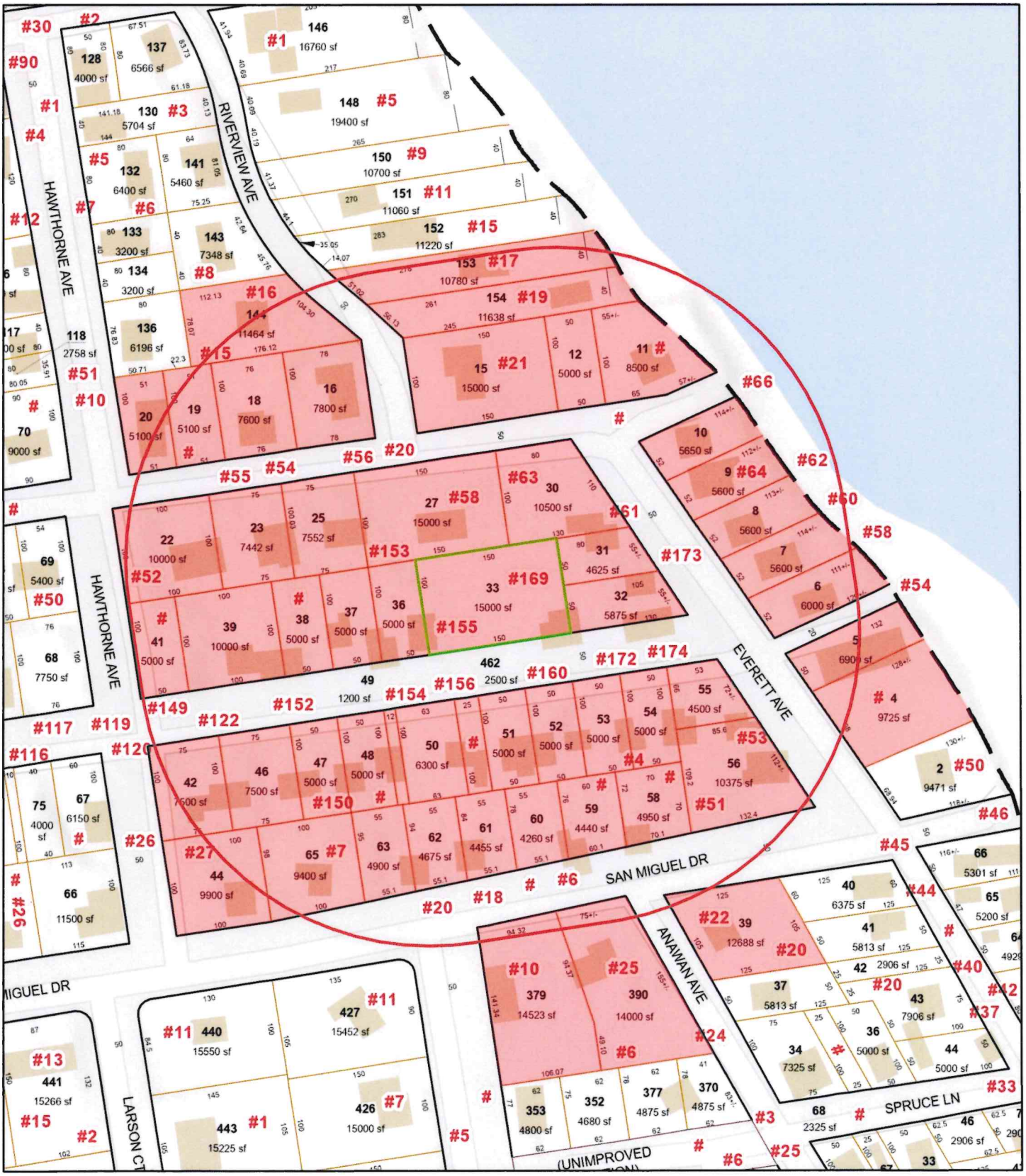
Town of Bristol, RI

1 inch = 141 Feet

0 141 282 423

June 16, 2026

CAI Technologies
Precision Mapping, Geospatial Solutions
www.cai-tech.com



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
June 16, 2026

Subject Property:

Parcel Number:	123-33	Mailing Address:	MILLER, EDWARD C & LENNOX, SARAH JT
CAMA Number:	123-33		169 FATIMA DR
Property Address:	169 FATIMA DR		BRISTOL, RI 02809

Abutters:

Parcel Number:	121-144	Mailing Address:	DE REU, VIRGINIA D. JOHN A. TRUSTEES & VIRGINIA D
CAMA Number:	121-144		406 JUNIPER PKWY
Property Address:	16 RIVERVIEW AVE		LIBERTYVILLE, IL 60048
Parcel Number:	121-153	Mailing Address:	POISSANT, OLIVER & SANCHAS, ROBERT & POISSANT, ANT STEVENS, BETTINAN & FORTIN, EMILY LE
CAMA Number:	121-153		17 STEPHEN DRIVE
Property Address:	17 RIVERVIEW AVE		BRISTOL, RI 02809
Parcel Number:	121-154	Mailing Address:	MCDERMOTT, RICHARD & BARBARA A (CO-TRUSTEES) C/O NANCY MCDERMOTT
CAMA Number:	121-154		500 MENDON RD UNIT 102
Property Address:	19 RIVERVIEW AVE		CUMBERLAND, RI 02864
Parcel Number:	122-39	Mailing Address:	HUGHES, GREGORY A. & DEBORAH L TE
CAMA Number:	122-39		19 CLIFTON RD
Property Address:	22 ANAWAN AVE		BRISTOL, RI 02809
Parcel Number:	123-10	Mailing Address:	LOISELLE, GINA
CAMA Number:	123-10		66 EVERETT AVE
Property Address:	66 EVERETT AVE		BRISTOL, RI 02809
Parcel Number:	123-12	Mailing Address:	COSTA, MICHAEL J. LAUREEN R ETUX TE
CAMA Number:	123-12		70 EVERETT AVE
Property Address:	EVERETT AVE		BRISTOL, RI 02809
Parcel Number:	123-15	Mailing Address:	DUBOIS, LINDA LOU BORGES-TRUSTEE
CAMA Number:	123-15		LINDA LOU BORGES DUBOIS TRUST
Property Address:	21 RIVERVIEW AVE.		21 RIVERVIEW AVE
			BRISTOL, RI 02809
Parcel Number:	123-16	Mailing Address:	COSTA, STEVEN R NANCY
CAMA Number:	123-16		20 RIVERVIEW AVE.
Property Address:	20 RIVERVIEW AVE		BRISTOL, RI 02809
Parcel Number:	123-18	Mailing Address:	SCHERMA, JILL M. TRUSTEE
CAMA Number:	123-18		166 HOPE ST
Property Address:	55 FRANCA DR		SEEKONK, MA 02771

300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number:	123-20	Mailing Address:	JOCELYN, CHERYL A & CHARLES LE DANIEL, CHERIE & KISELKA, COLEEN & 10 HAWTHORNE AVE BRISTOL, RI 02809
CAMA Number:	123-20		
Property Address:	10 HAWTHORNE AVE		
Parcel Number:	123-22	Mailing Address:	LAMORA, JOSEPH L. JR & SUSAN ANN 52 FRANCA DR BRISTOL, RI 02809
CAMA Number:	123-22		
Property Address:	52 FRANCA DR		
Parcel Number:	123-23	Mailing Address:	CENTAZZO, KEVIN & MELANIE J TE 54 FRANCA DRIVE BRISTOL, RI 02809
CAMA Number:	123-23		
Property Address:	54 FRANCA DR		
Parcel Number:	123-25	Mailing Address:	CENTAZZO, KEVIN & MELANIE J TE 56 FRANCA DR BRISTOL, RI 02809
CAMA Number:	123-25		
Property Address:	56 FRANCA DR		
Parcel Number:	123-27	Mailing Address:	CAMARA, THOMAS A. & JOANNE C. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
CAMA Number:	123-27		
Property Address:	58 FRANCA DR		
Parcel Number:	123-30	Mailing Address:	COSTA, MARIA LIFE ESTATE DANIELSON, ELIZABETH C/O 63 EVERETT AVE BRISTOL, RI 02809
CAMA Number:	123-30		
Property Address:	63 EVERETT AVE		
Parcel Number:	123-31	Mailing Address:	AMERAULT, SCOTT & SUZANNE TE 5 SANDY LN BRISTOL, RI 02809
CAMA Number:	123-31		
Property Address:	61 EVERETT AVE		
Parcel Number:	123-32	Mailing Address:	PINE, LISA K. ANDRADE, JOSEPH M. 173 FATIMA DR BRISTOL, RI 02809
CAMA Number:	123-32		
Property Address:	173 FATIMA DR		
Parcel Number:	123-33	Mailing Address:	MILLER, EDWARD C & LENNOX, SARAH JT 169 FATIMA DR BRISTOL, RI 02809
CAMA Number:	123-33		
Property Address:	169 FATIMA DR		
Parcel Number:	123-36	Mailing Address:	CENTAZZO, DAVID P. ET AL CLAIRE LEBOEUF JT 155 FATIMA DRIVE BRISTOL, RI 02809
CAMA Number:	123-36		
Property Address:	155 FATIMA DR		
Parcel Number:	123-37	Mailing Address:	DPC PROPERTIES, LLC 155 FATIMA DR BRISTOL, RI 02809
CAMA Number:	123-37		
Property Address:	153 FATIMA DR		
Parcel Number:	123-379	Mailing Address:	HARCOURT, KATHERINE M & HALT, AMY R. TE 10 NORMAND STREET BRISTOL, RI 02809
CAMA Number:	123-379		
Property Address:	10 NORMAND ST		

300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number:	123-38	Mailing Address:	DPC PROPERTIES, LLC
CAMA Number:	123-38		155 FATIMA DR
Property Address:	FATIMA DR		BRISTOL, RI 02809
Parcel Number:	123-39	Mailing Address:	MEDEIROS, TAMMY J. LAFLEUR, PAUL M. TE
CAMA Number:	123-39		149 FATIMA DR
Property Address:	149 FATIMA DR		BRISTOL, RI 02809
Parcel Number:	123-390	Mailing Address:	TRUDEAU, TERRY LEE SHARON TE
CAMA Number:	123-390		25 ANAWAN AVE
Property Address:	25 ANAWAN AVE		BRISTOL, RI 02809
Parcel Number:	123-4	Mailing Address:	WEAVER, MICHAEL T
CAMA Number:	123-4		54 EVERETT AVE
Property Address:	EVERETT AVE		BRISTOL, RI 02809
Parcel Number:	123-41	Mailing Address:	LAMORA JR, JOSEPH L. & SUSAN ANN TE
CAMA Number:	123-41		52 FRANCA DR
Property Address:	FATIMA DR		BRISTOL, RI 02809
Parcel Number:	123-42	Mailing Address:	VIEIRA, AMY M.
CAMA Number:	123-42		122 FATIMA DR
Property Address:	122 FATIMA DR		BRISTOL, RI 02809
Parcel Number:	123-44	Mailing Address:	CAMBRA, JONATHAN MELANIE TE
CAMA Number:	123-44		27 HAWTHORNE AVE
Property Address:	27 HAWTHORNE AVE		BRISTOL, RI 02809
Parcel Number:	123-46	Mailing Address:	SOUTO, RUTH E.
CAMA Number:	123-46		150 FATIMA DRIVE
Property Address:	150 FATIMA DR		BRISTOL, RI 02809
Parcel Number:	123-47	Mailing Address:	BURKE, KEITH C. HELENA A. ETUX TE
CAMA Number:	123-47		152 FATIMA DR
Property Address:	152 FATIMA DR		BRISTOL, RI 02809
Parcel Number:	123-48	Mailing Address:	MCCANN, RAYMOND & MELLO, AMANDA JT
CAMA Number:	123-48		154 FATIMA DR
Property Address:	154 FATIMA DR		BRISTOL, RI 02809
Parcel Number:	123-49	Mailing Address:	MCCANN, RAYMOND & MELLO, AMANDA JT
CAMA Number:	123-49		154 FATIMA DR
Property Address:	FATIMA DR		BRISTOL, RI 02809
Parcel Number:	123-5	Mailing Address:	WEAVER, MICHAEL T
CAMA Number:	123-5		54 EVERETT AVE
Property Address:	54 EVERETT AVE		BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number:	123-50	Mailing Address:	RHYNARD, LINDA L TRUSTEE 156 FATIMA DR BRISTOL, RI 02809
CAMA Number:	123-50		
Property Address:	156 FATIMA DR		
Parcel Number:	123-51	Mailing Address:	FARIAS, THERESA LE FARIAS, MICHAEL J. 160 FATIMA DRIVE BRISTOL, RI 02809
CAMA Number:	123-51		
Property Address:	160 FATIMA DR		
Parcel Number:	123-53	Mailing Address:	CAMPAGNA, EVAN S 172 FATIMA DR BRISTOL, RI 02809
CAMA Number:	123-53		
Property Address:	172 FATIMA DR		
Parcel Number:	123-54	Mailing Address:	BETTS, KYLA E TRUSTEE KYLA E BETTS REVOCABLE TRUST 174 FATIMA DR BRISTOL, RI 02809
CAMA Number:	123-54		
Property Address:	174 FATIMA DR		
Parcel Number:	123-55	Mailing Address:	WILSON, JOHN H. JR TRUSTEE (1/2) & STEFANOWSKI, AMY & KOSH, CYNTHIA CO-TRUSTEES (1/2) 53 EVERETT ST BRISTOL, RI 02809
CAMA Number:	123-55		
Property Address:	53 EVERETT AVE		
Parcel Number:	123-56	Mailing Address:	TAMULAITES, MICHAEL ZAGORSKI, KAREN L TE 51 EVERETT ST BRISTOL, RI 02809
CAMA Number:	123-56		
Property Address:	51 EVERETT AVE		
Parcel Number:	123-58	Mailing Address:	4 SAN MIGUEL LLC 225 ADAMS ST, APT. 10D BROOKLYN, NY 11201
CAMA Number:	123-58		
Property Address:	SAN MIGUEL DR		
Parcel Number:	123-59	Mailing Address:	4 SAN MIGUEL LLC 225 ADAMS ST, APT. 10D BROOKLYN, NY 11201
CAMA Number:	123-59		
Property Address:	4 SAN MIGUEL DR		
Parcel Number:	123-6	Mailing Address:	PAVAO, JOSEPH L TERESA M TRUSTEES 58 EVERETT AVE BRISTOL, RI 02809
CAMA Number:	123-6		
Property Address:	58 EVERETT AVE		
Parcel Number:	123-60	Mailing Address:	FARIAS, MICHAEL J. ET UX DIANNE M. FARIAS TE 160 FATIMA DR BRISTOL, RI 02809
CAMA Number:	123-60		
Property Address:	6 SAN MIGUEL DR		
Parcel Number:	123-61	Mailing Address:	DEAGUIAR, MARIA ALICE T - TRUSTEE, MARIA DEAGUIAR & TAVARES, DAVID C JT 6 VANTAGE POINT DR BRISTOL, RI 02809
CAMA Number:	123-61		
Property Address:	SAN MIGUEL DR		

300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number:	123-62	Mailing Address:	DEAGUIAR, MARIA ALICE T - TRUSTEE, MARIA DEAGUIAR & TAVARES, DAVID C JT 6 VANTAGE POINT DR BRISTOL, RI 02809
CAMA Number:	123-62		
Property Address:	18 SAN MIGUEL DR		
Parcel Number:	123-63	Mailing Address:	MARSHALL, RICHARD D JR - TRUSTEE RICHARD D MARSHALL JR TRUST 20 SAN MIGUEL DR BRISTOL, RI 02809
CAMA Number:	123-63		
Property Address:	20 SAN MIGUEL DR		
Parcel Number:	123-65	Mailing Address:	RICCIARDELLI, DINA M 7 SAN MIGUEL DR BRISTOL, RI 02809
CAMA Number:	123-65		
Property Address:	7 SAN MIGUEL DR		
Parcel Number:	123-7	Mailing Address:	BERGLUND, MARK S. & BERGLUND, LAUREEN S. TRUSTEES 60 EVERETT AVE BRISTOL, RI 02809
CAMA Number:	123-7		
Property Address:	60 EVERETT AVE		
Parcel Number:	123-8	Mailing Address:	BAXTER, IAN C. & VISWANATHAN, NINA CO-TRUSTEES 19 CAMBRIDGE TERRACE, APT 3 CAMBRIDGE, MA 02140
CAMA Number:	123-8		
Property Address:	62 EVERETT AVE		
Parcel Number:	123-9	Mailing Address:	LEL CORPORATION 125 BEACH RD BRISTOL, RI 02809
CAMA Number:	123-9		
Property Address:	64 EVERETT AVE		

4 SAN MIGUEL LLC
225 ADAMS ST, APT. 10D
BROOKLYN, NY 11201

AMERAULT, SCOTT & SUZANNE
5 SANDY LN
BRISTOL, RI 02809

BAXTER, IAN C. &
VISWANATHAN, NINA CO-TRUS
19 CAMBRIDGE TERRACE, APT 3
CAMBRIDGE, MA 02140

BERGLUND, MARK S. & BERGL
60 EVERETT AVE
BRISTOL, RI 02809

BETTS, KYLA E TRUSTEE
KYLA E BETTS REVOCABLE TR
174 FATIMA DR
BRISTOL, RI 02809

BURKE, KEITH C.
HELENA A. ETUX TE
152 FATIMA DR
BRISTOL, RI 02809

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

CAMBRA, JONATHAN
MELANIE TE
27 HAWTHORNE AVE
BRISTOL, RI 02809

CAMPAGNA, EVAN S
172 FATIMA DR
BRISTOL, RI 02809

CENTAZZO, DAVID P. ET AL
CLAIRE LEBOEUF JT
155 FATIMA DRIVE
BRISTOL, RI 02809

CENTAZZO, KEVIN & MELANIE
54 FRANCA DRIVE
BRISTOL, RI 02809

CENTAZZO, KEVIN & MELANIE
56 FRANCA DR
BRISTOL, RI 02809

COSTA, MARIA LIFE ESTATE
DANIELSON, ELIZABETH
C/O 63 EVERETT AVE
BRISTOL, RI 02809

COSTA, MICHAEL J.
LAUREEN R ETUX TE
70 EVERETT AVE
BRISTOL, RI 02809

COSTA, STEVEN R
NANCY
20 RIVERVIEW AVE.
BRISTOL, RI 02809

DE REU, VIRGINIA D.
JOHN A. TRUSTEES & VIRGIN
406 JUNIPER PKWY
LIBERTYVILLE, IL 60048

DEAGUIAR, MARIA ALICE T -
& TAVARES, DAVID C JT
6 VANTAGE POINT DR
BRISTOL, RI 02809

DEAGUIAR, MARIA ALICE T -
& TAVARES, DAVID C JT
6 VANTAGE POINT DR
BRISTOL, RI 02809

DPC PROPERTIES, LLC
155 FATIMA DR
BRISTOL, RI 02809

DUBOIS, LINDA LOU BORGES-
LINDA LOU BORGES DUBOIS T
21 RIVERVIEW AVE
BRISTOL, RI 02809

FARIAS, MICHAEL J. ET UX
DIANNE M. FARIAS TE
160 FATIMA DR
BRISTOL, RI 02809

FARIAS, THERESA LE
FARIAS, MICHAEL J.
160 FATIMA DRIVE
BRISTOL, RI 02809

HARCOURT, KATHERINE M &
HALT, AMY R. TE
10 NORMAND STREET
BRISTOL, RI 02809

HUGHES, GREGORY A. &
DEBORAH L TE
19 CLIFTON RD
BRISTOL, RI 02809

JOCELYN, CHERYL A & CHARL
DANIEL, CHERIE & KISELKA,
10 HAWTHORNE AVE
BRISTOL, RI 02809

LAMORA JR, JOSEPH L. & SU
52 FRANCA DR
BRISTOL, RI 02809

LAMORA, JOSEPH L. JR & SU
52 FRANCA DR
BRISTOL, RI 02809

LEL CORPORATION
125 BEACH RD
BRISTOL, RI 02809

LOISELLE, GINA
66 EVERETT AVE
BRISTOL, RI 02809

MARSHALL, RICHARD D JR -
RICHARD D MARSHALL JR TRU
20 SAN MIGUEL DR
BRISTOL, RI 02809

MCCANN, RAYMOND & MELLO,
154 FATIMA DR
BRISTOL, RI 02809

MCDERMOTT, RICHARD & BARB
C/O NANCY MCDERMOTT
500 MENDON RD
UNIT 102
CUMBERLAND, RI 02864

MEDEIROS, TAMMY J.
LAFLEUR, PAUL M. TE
149 FATIMA DR
BRISTOL, RI 02809

MILLER, EDWARD C &
LENNOX, SARAH JT
169 FATIMA DR
BRISTOL, RI 02809

PAVAO, JOSEPH L
TERESA M TRUSTEES
58 EVERETT AVE
BRISTOL, RI 02809

PINE, LISA K.
ANDRADE, JOSEPH M.
173 FATIMA DR
BRISTOL, RI 02809

POISSANT, OLIVER & SANCHA
STEVENS, BETTINAN & FORTI
17 STEPHEN DRIVE
BRISTOL, RI 02809

RHYNARD, LINDA L TRUSTEE
156 FATIMA DR
BRISTOL, RI 02809

RICCIARDELLI, DINA M
7 SAN MIGUEL DR
BRISTOL, RI 02809

SCHERMA, JILL M. TRUSTEE
166 HOPE ST
SEEKONK, MA 02771

SOUTO, RUTH E.
150 FATIMA DRIVE
BRISTOL, RI 02809

TAMULAITES, MICHAEL
ZAGORSKI, KAREN L TE
51 EVERETT ST
BRISTOL, RI 02809

TRUDEAU, TERRY LEE
SHARON TE
25 ANAWAN AVE
BRISTOL, RI 02809

VIEIRA, AMY M.
122 FATIMA DR
BRISTOL, RI 02809

WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

WILSON, JOHN H. JR TRUSTE
STEFANOWSKI, AMY & KOSH,
53 EVERETT ST
BRISTOL, RI 02809

Town of Bristol, Rhode Island
Zoning Board of Review

REVISED
STAFF REPORT FOR:

FILE NO. **2026-30**

APPLICANT: Sarah Miller

LOCATION: 169 Fatima Drive

PLAT: 123 LOT: 33 ZONE: Residential R-10

APPLICANT IS REQUESTING DIMENSIONAL VARIANCES TO:
Construct an approximate 40ft. x 43ft. detached accessory dwelling unit (ADU) structure with less than the required front yard, and at a size greater than permitted for accessory structures in the Residential R-10 zoning district. Applicant has revised plans and is now proposing to construct a 24ft. x 36ft. attached two-story garage and ADU structure with less than the required front yard.

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

FINDINGS AND RECOMMENDATIONS BY STAFF:
After a public hearing in July 2026 for the initial development proposal, the applicant has submitted revised plans depicting the construction of a 24' x 36' two-story garage and accessory dwelling unit (ADU) structure on this residential property located on the northerly side of Fatima Drive. The proposed structure would be located approximately 12 feet to the west of the existing single-family dwelling on the property, and would be connected to the dwelling by a solid roof structure. This "physical connection" would make the proposed addition part of the principal structure. The proposed addition would contain a three stall garage on the first floor and an ADU on the second floor. The ADU would contain approximate 864 square feet of living space. The proposed structure would be located in line with the front of the existing dwelling at a distance of approximately 20 feet from the front property line at Fatima Drive. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zone. Thus a dimensional variance is needed for placement of the structure within the front yard.

As noted above, the applicant is proposing to construct an ADU within a new structure. Section 28-151(a) of the zoning ordinance, permits an ADU by right within new construction only on a residential lot containing 20,000 square feet or more; or on an owner occupied property as an accommodation for a family member with disabilities. The applicant has stated that the proposed one bedroom ADU would be occupied by aging parents with disabilities. Section 28-151(b)(2) of the zoning ordinance permits ADU's up to a size of 900 square feet for a one bedroom unit. Thus, the proposed structure may be permissible as an ADU, but the structure is subject to applicable dimensional requirements for the R-10 zoning district.

10/28/2026
Edward M. Tanner, Zoning Officer

Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

October 16, 2026
File #: ZBR-26-39

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, November 2, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: KEITH JOHNSON
Owner of Record: Keith N. Johnson and Deanne M. Johnson, Trustees
Location: 13 SMITH ST , BRISTOL, RI, 02809 (aka 13.5 Smith St.)
Plat: 133 Lot: 127
Zoning District: R-15

Applicant is requesting **a Special Use Permit** to:

construct an approximate 32ft. x 62ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-39**

APPLICANT: Keith N. Johnson

LOCATION: 13.5 Smith Street

PLAT: 133 LOT: 127 ZONE: Residential R-15

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:
Construct an approximate 32ft. x 62ft. single-family dwelling at a height greater than 25 feet above grade in 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 has scheduled a meeting for September 30, 2026 to review this application. The TRC's findings will be forwarded to the zoning board prior to the public hearing.

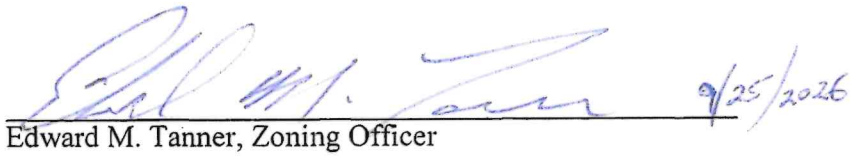
FINDINGS AND RECOMMENDATIONS BY STAFF:
The applicant is requesting a special use permit to construct a new single-family dwelling on a waterfront lot located to the north of Smith Street. The property consists of a nonconforming waterfront lot containing approximately 14,679 square feet of lot area. This property is currently improved with a single-family dwelling and a detached accessory garage structure. The applicant proposes to demolish the existing dwelling and garage and to build a new dwelling on the property. This property does not contain any frontage on a public street, and access to the lot is provided from Smith Street via an easement across the neighboring lot 111. The house location plans submitted with this application depict the proposed structure to be further west and south of the existing dwelling, and in compliance with applicable zoning setbacks.

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 storage space 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 33 feet 8 inches 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.

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 structure located within a flood zone and having a building height over 25 feet above grade. There are several specific standards for structures greater than 25 feet above grade located 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 all of these standards, and no specific variances have been requested by the applicant. 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 will hold a meeting on September 30, 2026 to review this application. At that meeting, the committee will review specific of construction and design to ensure compliance with special use permit standards. The TRC's findings will be forwarded to the Board prior to the public hearing.



9/25/2026

Edward M. Tanner, Zoning Officer

Town of Bristol, Rhode Island

Department of Community Development

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

October 8, 2026

TO: Zoning Board of Review

FROM: Diane M. Williamson, Administrator Officer

RE: Special Use Permit for 13.5 Smith Street - Construction of dwelling unit in a Flood Zone with a height over 25'

The Technical Review Committee (TRC) held a meeting on September 30 to review the above-mentioned Special Use Permit Application.

During the review, it was noted that the application meets the standards of 28-150 (eee) for the Special Use Permit except for slight deviations on the size of the deck (1% over what is allowed) and the roof pitch on only the small north/south additions (roof pitch 3/12). The TRC felt that the overall design of the dwelling was well done; and, although a Special Use Permit is required, the height of the proposed dwelling conforms with the zoning.

Based on this, a motion was unanimously passed to recommend to the Zoning Board that the application be approved.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-39

13.5 Smith Street 133 127

August 10, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-15		
Address, Plat, Lot	Address	Plat	Lot
	13.5 Smith Street	133	127

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 28-409 (2) and Section 28-150 (eee)

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

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	14,679
Lot Frontage	94.8
Lot Depth	118

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 1,530	Building/Structure Detail if Other:

Zoning Board Narrative

13 ½ Smith Street, Bristol, RI

The subject property is a 14,679 square foot lot located on an easement from a private road, known as Kickemuit Anchorage Way. Kickemuit Anchorage Way accesses to Smith Street. There is currently one single family cottage located on the property, used only for personal family use, plus an oversize garage/boat storage building with an extended-roof platform-patio.

We have owned this property for 28 years and during this period have remodeled each room within the cottage, re-roofed it, installed insulation, installed vinyl siding, and new double pane windows. In recent years, the property has become the victim of rising tides, and we have experienced one to two flooding incidents per year, exclusive of tropical storms. I am attaching several pictures of this flooding, which has reached a height of about 3 feet above ground level. One of those pictures also shows marks which I have made on the inside of the garage door which shows the flood level from Hurricane Sandy (2012) and high tide levels in December 2022 and December 2023.

We have explored the potential to raise the current cottage structure and had a design developed by Fagan Design of Newport. Attached you will find their 3-dimensional drawings of the present cottage and their similar drawings for a raised cottage. However, when we consulted with Principe Engineering of Tiverton about the structural issues of raising the cottage, their study indicated that it could not be elevated because it had been constructed at 3 different times, and the additional structures had not been integrated. Therefore, we have concluded that it is necessary to demolish the existing structures on the lot and build a new single-family residence which will be elevated so that the first living floor is 16 feet above mean high tide.

Relief is being requested of the Zoning Board pursuant to SECTION 28-409 (2) and SECTION 28-150 (eee)

A Special Use Permit is requested due to the proposed structure being over 25' in a flood zone. The proposed house will be 35' above the existing mean grade of 5' foot and 33' feet 7 3/8" above the proposed final grade. The design complies with all standards of Section 28-150 (eee) and, we believe, the spirit of the standards in Section 28-150.

(1) The construction will conform to all building code requirements in a flood zone. The lower level will be properly flood vented and engineered per requirements for residences in the AE Zone with limited wave action.
(2) Roof pitches are greater than 4/12 except for the small 3 season room off the dining area and the laundry room, which has a pitch is 3/12. All main roof trusses have a roof pitch of 10/12 or 12/12.

(3) The structure is within all set-back designations which are 20' minimum on all sides.

(4) Building size is as follows:

Lot Size: 14,679 sf

Proposed Footprint:

Foundation Area: 1,364 sf

1st Floor Living Area: 1,772 sf

2nd Floor Living Area: 1,060 sf

2nd Floor Ratio to 1st Floor Living Area: 59.8%

Deck Area w/o stairs: 456 sf = 16.1% of Living Area on Floors 1 & 2

The Lower level has an elevated front-door room (522 sf) for a stairway, lift, and slider access to the patio. If this room is included as Living Space, the 456 sf of deck equals 13.6% of Living Areas. This is a single deck, which overlooks the Kickemuit and not any adjoining residences. properties.

A key concern is whether or not this Special Use request will change the nature of the Smith Street neighborhood. We do not think this will be the case, for the following reasons:

- The closest point on the structure is approximately 160' from Smith Street.
- Adjacent to Smith Street is a tall evergreen hedge which is approximately 20' tall. See the attached photo. Just beyond the evergreen hedge is a large weeping willow tree which further blocks any sight line in the direction of the proposed structure.
- The adjoining property, to the East, is the Kickemuit River. See photo

- The adjoining property to the North is Common Land of the Anchorage Court Association which is used for boat storage and access to their dock. Beyond this is protected wetland and the Kickemuit. See photo
- The adjoining property to the West is common land of the Anchorage Court Association which is used for boat and boat trailer storage. A high hedge and trees separate this lot from that property. See Photo
- The adjoining property to the South (33 Smith Street) is owned by the same family trust which owns this property.
- There is one neighboring structure to the South/East which is Lot # (51 Smith Street). This is an elevated house with the first living floor at least 10' above ground level. It does not meet the present Code Standards because it has equal areas on the 1st and 2nd living levels. Several pictures of this house are attached.
- The adjacent house to the east is 53 Smith Street. It is also an elevated structure with the 1st living floor at least 8' above ground level. See attached pictures of this structure. Elevated structures are common to the immediate neighborhood.

1. SECTION 28-409 1(c) Dimensional Variance

   a. *That the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area, and not due to an economic disability of the applicant.* Because the existing grade is far below BFE, the house needs to be raised significantly to comply with FEMA flood zone requirements and the recommended added freeboard per CRMC.

   b. *That such hardship is not the result of any prior action of the applicant.* The existing property presents this hardship, and the existing dwelling needs to be replaced as it is in disrepair and well below BFE.

   c. *That the granting of the requested variance will not alter the general characteristic of the surrounding area or impair the intent or purpose of this chapter or the comprehensive plan of the town.* In contrast, this design has deep eaves and a street side articulation that maintains the spirit of the provision. SEE VARIOUS PHOTOS ATTACHED as evidence of "character" of surrounding properties.

2. In granting a dimensional variance, that the hardship that will be suffered by the owner of the subject property is the dimensional variance is not granted shall 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 fact that a use may be more profitable or that a structure may be more valuable after the relief is granted shall not be grounds for relief.

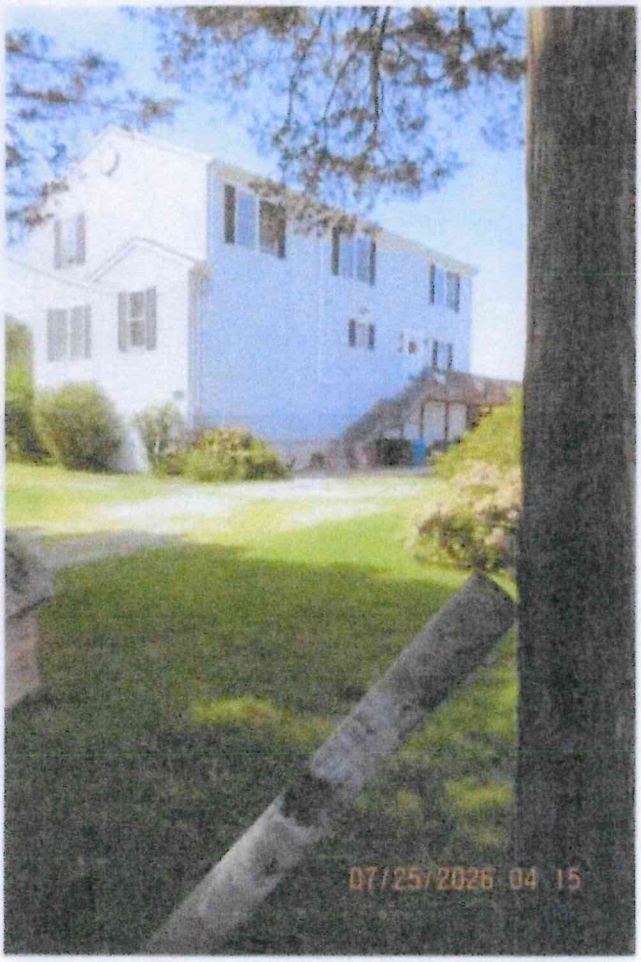
The primary motivation of the Project although it will enhance the property value is to make the property more functional and comply with current codes related to flood hazard zones. The current structure is not compliant with FEMA regulations.

The above Dimensional Variance discussion is in the event the Board discerns a need for a Dimensional Variance such as height of the structure.

7

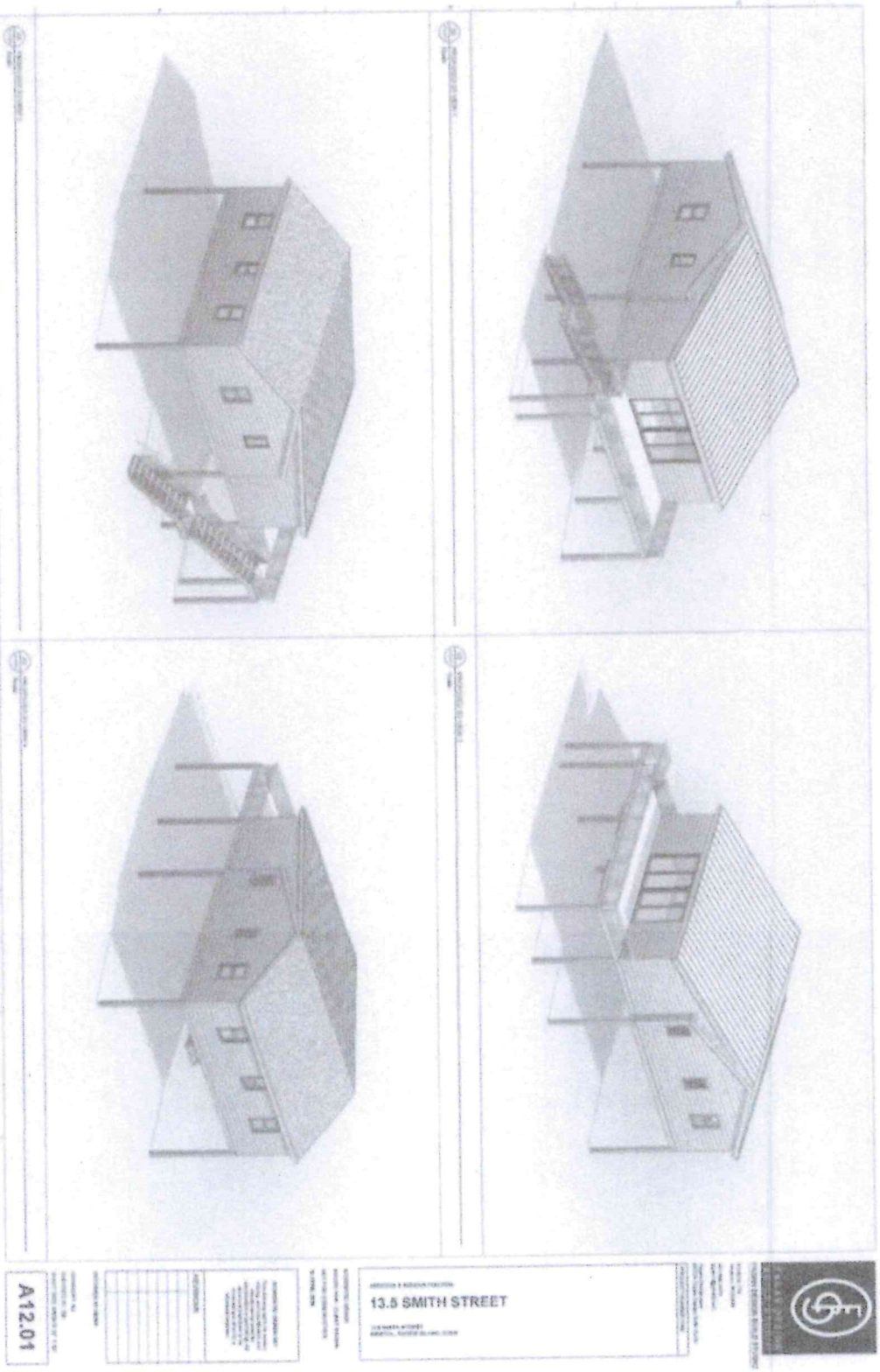


Adjacent homes to SE are Elevated



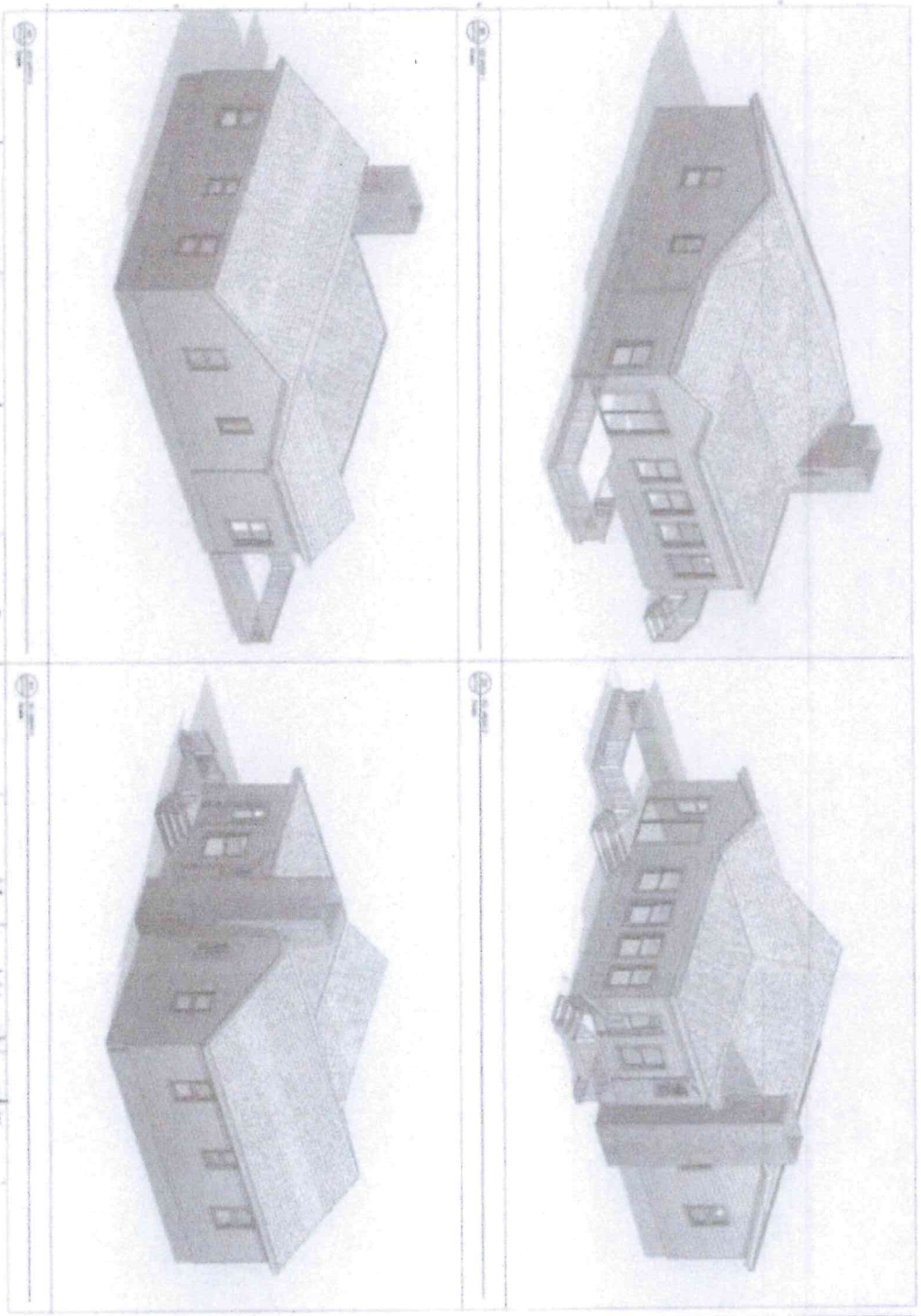
Elevated "Box" house
51 Smith Street

3 D drawing for potential elevation of 13 1/2 Smith Street
This was scrapped due to structural problems.



5

3 D drawings of current residence - 13½ Smith Street



10



View to NE from 13 1/2 Smith Street

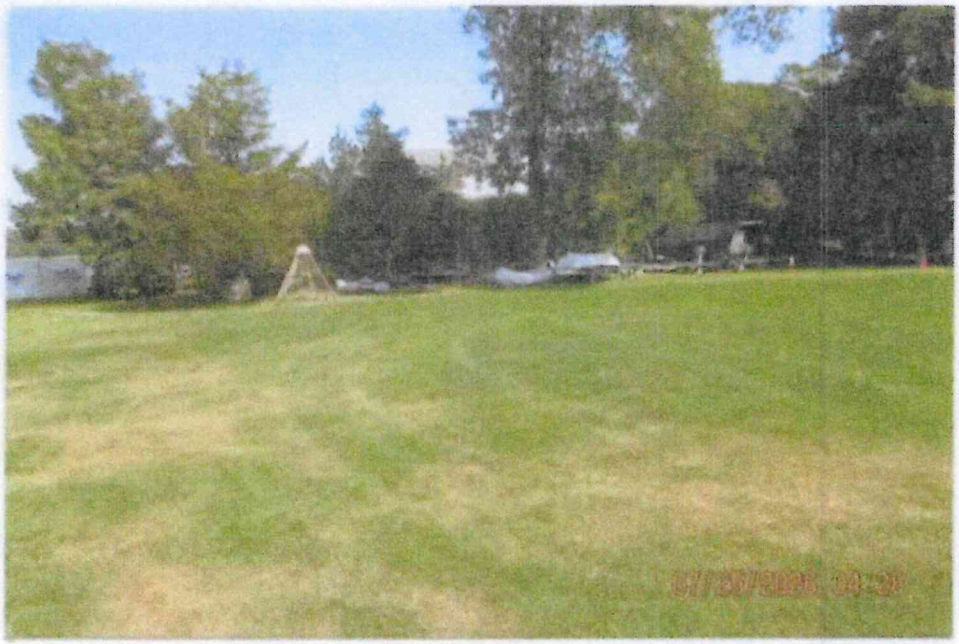


View to East from 13 1/2 Smith Street

9

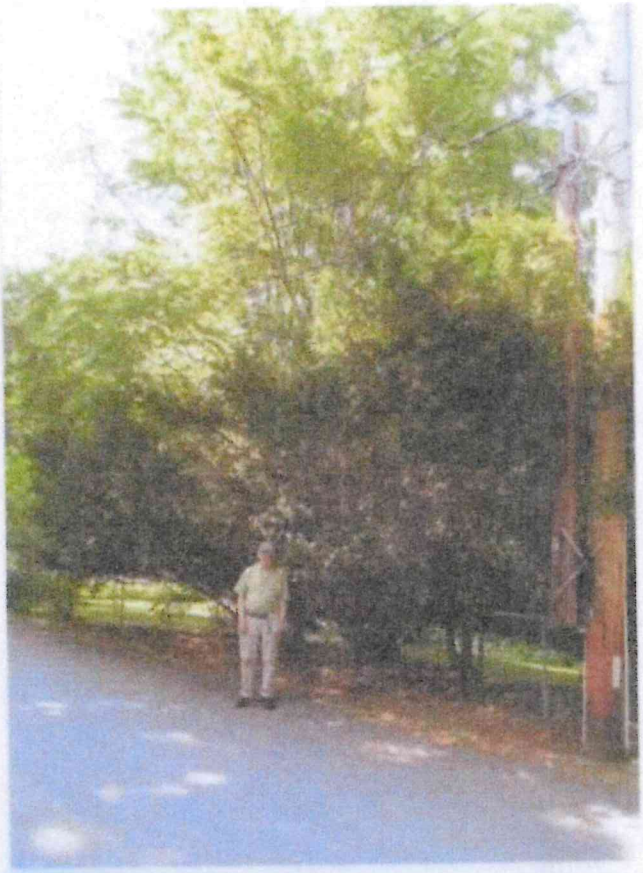


Open "Common Land" of Anchorage Court Assoc. to North of 13½ Smith Street.



Open "Common Land" of Anchorage Court Assoc. to West Used for boat & trailer storage. Note high schrubs & trees.

8

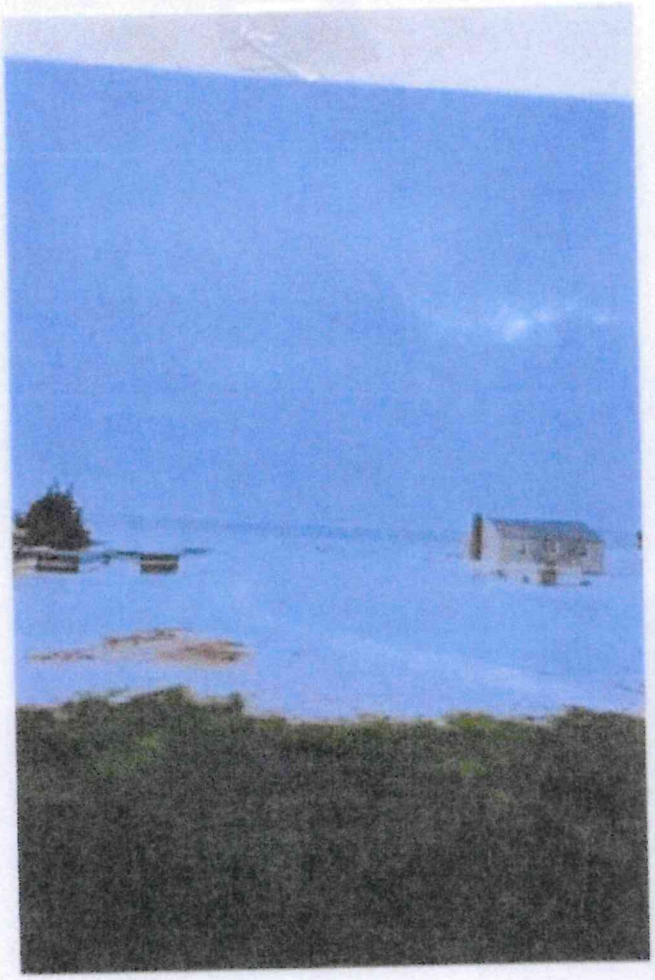


Standing on Smith St.
Looking Toward 13½ Smith
Note high scrubs & trees.

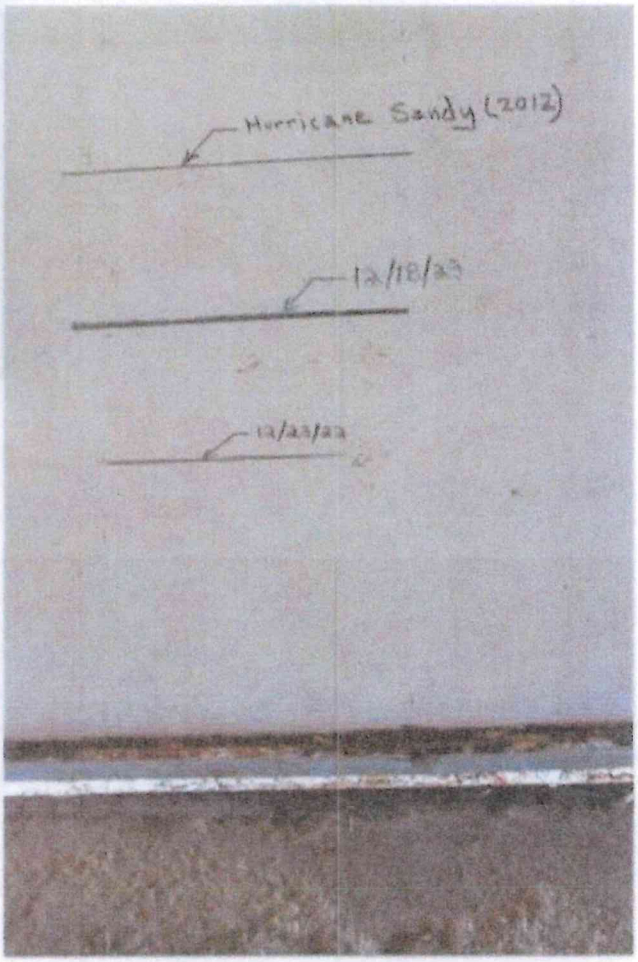


View to Smith Street from site of new structure.
Note: scrubs & trees block view of Smith Street

4



Tidal Flooding
13 1/2 Smith Street



Record of Water Levels.
Inside of garage door.

2.



Cottage & Garage - to be demolished



Looking West @ 13 1/2 Smith Street
Approx. outline for new structure, shown



Looking NE - Approx outline for new structure, shown

Bristol | **13-.5 SMITH ST** | Card 1 of 1

Plat/Lot 133-0127-000 | **Account: 7072** | LUC 01 | Zone R-15 | **Assessment** $734,500

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

► Owner Account #: 10-1240-65

		% Owned
Owner 1	JOHNSON, KEITH N	
Owner 2	DEANNE M TRUSTEE & DEANNE & K	0.00
Owner 3		0.00
Address	547 WOONSOCKET HILL ROAD, NORTH SMITHFIELD, RI 02896-0000	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
JOHNSON, KEITH N. & DEAN	01/09/2008	0	1414-84	A	Q
JOHNSON, KEITH N & DEANN	01/09/2008	0	1414-83	A	Q
JOHNSON, KEITH N. ET U	01/09/2008	0	1414-82	A	Q
JOHNSON, KEITH N.	10/25/1999	55,000	719-294	A	W

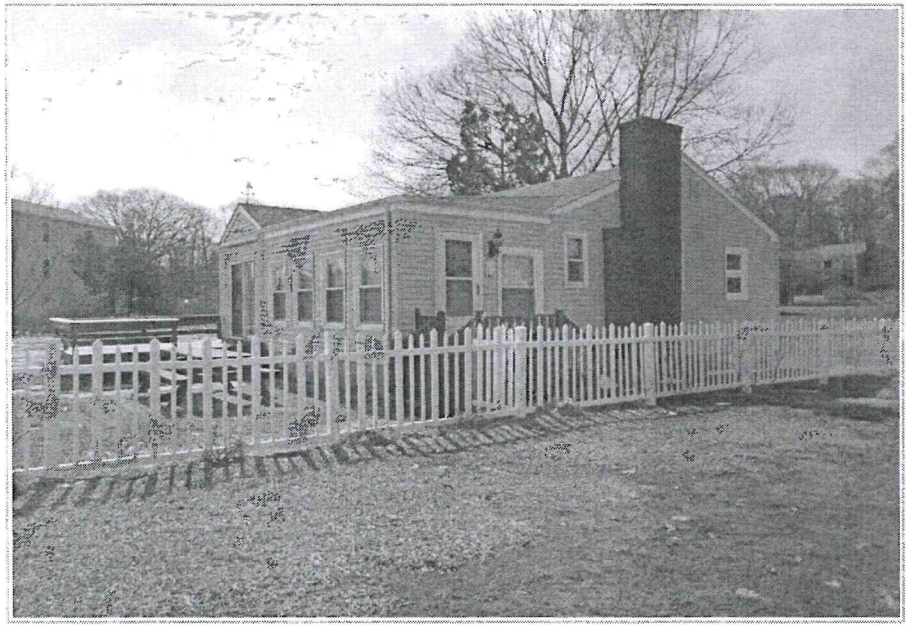
Assessment

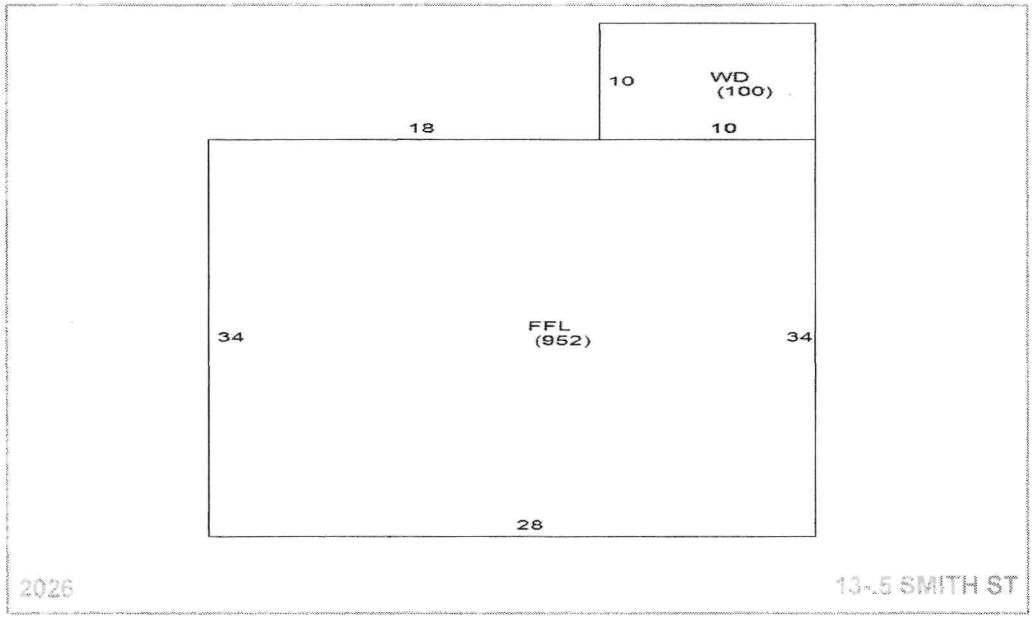
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	197,900	0	0.34	536,600	0	734,500
TOTAL	197,900	0	0.34	536,600	0	734,500

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 698.19 | VAL per SQ Unit/Parcel > 698.19

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	197,900	0	0	536,600	0	734,500	734,500
2025	01	197,900	0	0	291,000	0	488,900	488,900
2024	01	127,300	0	0	242,500	0	369,800	369,800
2023	01	127,300	0	0	242,500	0	369,800	369,800
2022	01	127,300	0	0	242,500	0	369,800	369,800
2021	01	104,100	0	0	240,200	0	344,300	344,300





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	NR Single I	0.337	AC	P	1.00	774,000	1,592,285	B	Access	-10	WF	200			536,600			1.00	0
2																				
3																				
4																				

Print Date = 9/15/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Item 4B.

Bristol | **13-.5 SMITH ST** | **Card 1 of 1**

Plat/Lot 133-0127-000 | **Account: 7072** | LUC 01 | Zone R-15 | **Assessment** $734,500

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Building Information

	Description		Description
BLDG Type	Ranch	Story Height	1 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shir	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Carpet	Floors 2	Hardwood % 50
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Electric	Heat Type	BB Electric
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	1	Typical
Ext Full Bath		
Half Bath		
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

Room Counts by Floor

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

Grade

Grade	Q4	Q4	
Year Built	1948	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	AG	AG - Avg-Goo	30.8
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			30.8

Bas $/SQ	209.00
Size Adj	1.30
Constr Adj	0.98
Adj $/SQ	268.46
Othr Featrs	28,500
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	285,964
Depreciation	88,077
Depr Total	197,887

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	952	952	268.46	255,574
WD	WOOD DECK	100	0	18.90	1,890
Total		1,052	952		257,464

Visit History

Date	Result	By
1/29/2025	REVIEW	MP
8/3/2021	REVIEW	
7/6/2018	LISTED	
5/4/2018	REVIEW	
4/18/2018	MEASURED	
9/1/2007	LISTED	
9/1/2007	CALL BACK	MP
6/29/2007	CALL BACK	
6/13/2007	MEASURE	

Notes

LAND AREA CORRECTED 12/06 EAS || MAP 764, SUBDIVIDE OF LOT 133-127 AND 133-23, LOT LINE CHANGE

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	06/06/2017	E7943		ELEC	0	100	Closed	UNDERGROUND SERVICE
2	05/21/2004	B34061		BLDG	0	100	Closed	RESHINGLE ROOF
3								
4								
5								
6								
7								
8								
9								

Special Features & Yard Items

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

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 9/15/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

13 .5 Smith St, Bristol, RI

Map/Lot: 133-127

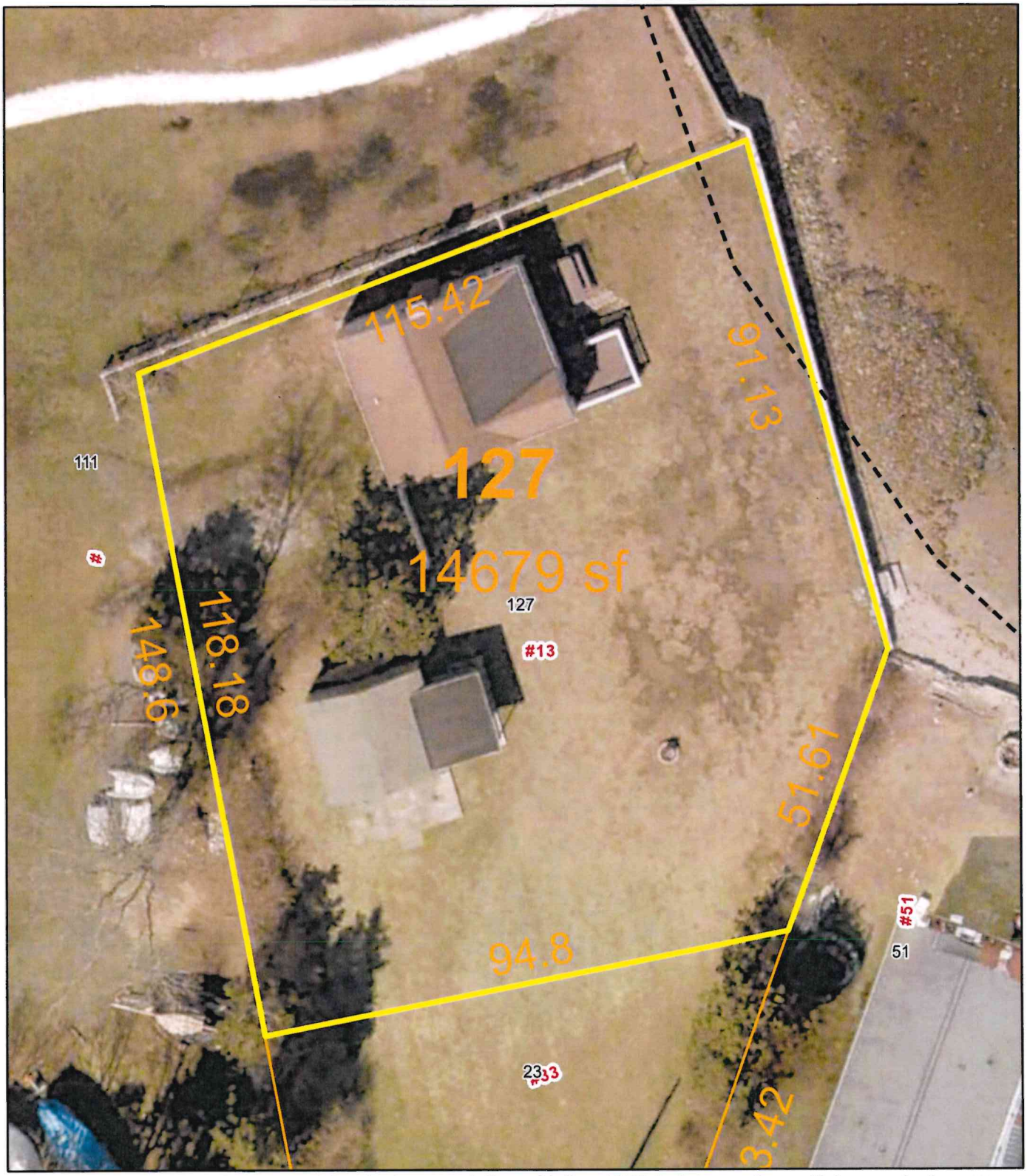
1 inch = 25 Feet

0 25 50 75

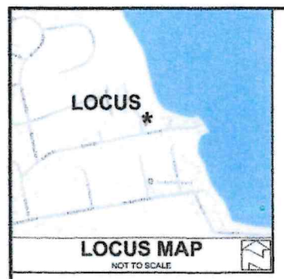
September 15, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



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.



LOCUS MAP
NOT TO SCALE

REFERENCES:

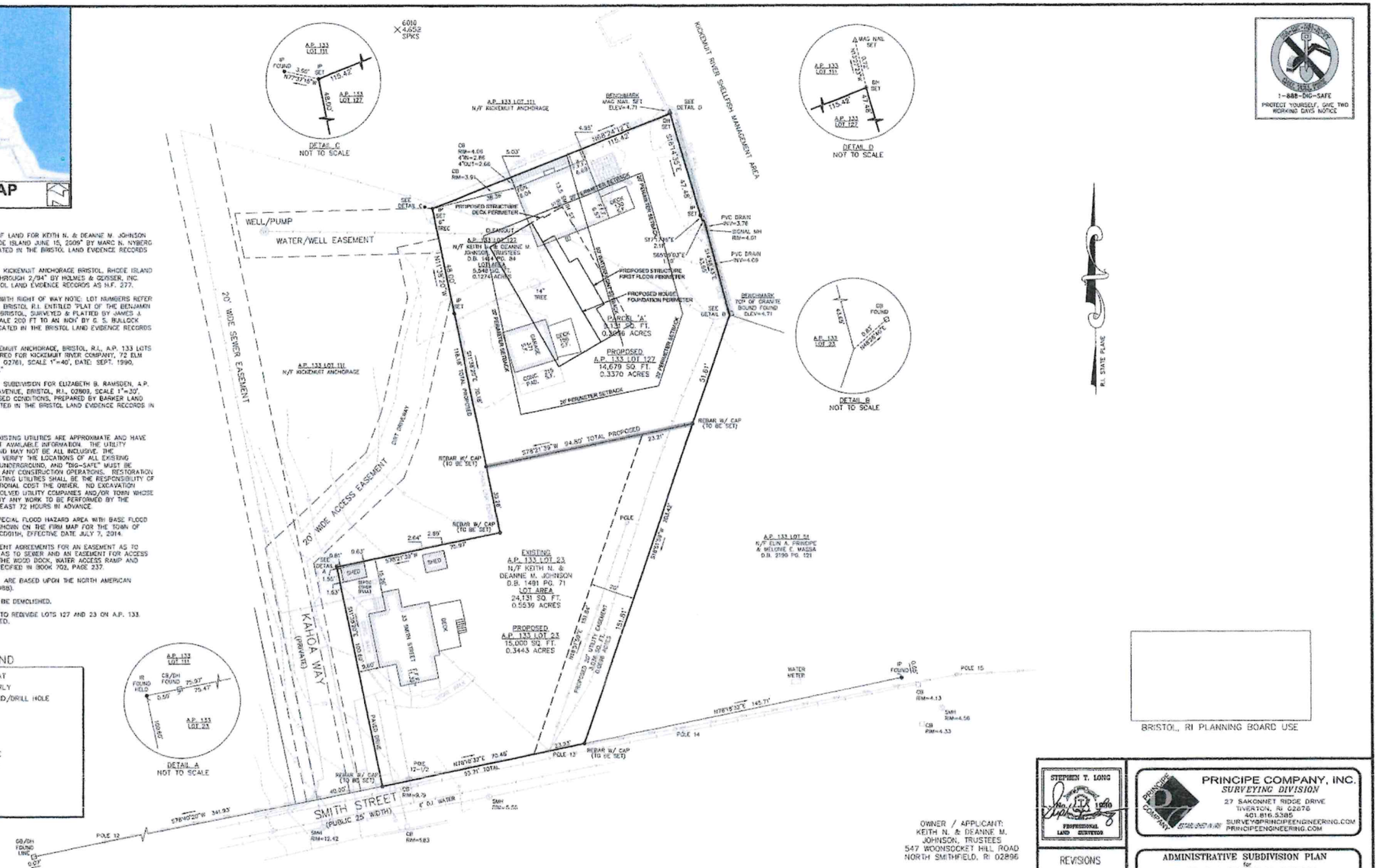
1. PLAN ENTITLED "SURVEY PLAN OF LAND FOR KEITH N. & DEANNE M. JOHNSON PLAT 133 LOT 23 BRISTOL, RHODE ISLAND JUNE 15, 2009" BY MARC N. NYBERG ASSOCIATES, INC. WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS HF 575.
2. PLAN ENTITLED "PLAT PLAN FOR KICKEMUIT ANCHORAGE BRISTOL, RHODE ISLAND DATE 01-22-94 AND REVISED THROUGH 2/94" BY HOLMES & GROSSER, INC. WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS H.F. 277.
3. PLAN ENTITLED "PLAT OF LAND WITH RIGHT OF WAY NOTE: LOT NUMBERS REFER TO PLAT RECORDED IN TOWN OF BRISTOL R.I. ENTITLED "PLAT OF THE BENJAMIN SMITH ESTATE IN THE TOWN OF BRISTOL, SURVEYED & PLATTED BY JAMES J. MASON NOV. 13-20-1883 — SCALE 200 FT TO AN INCH" BY C. S. BULLOCK ENG'R OCT. 1928." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN DEED BOOK 99 PAGE 133.
4. ALTERNATE PLAT PLAN OF KICKEMUIT ANCHORAGE, BRISTOL, R.I., A.P. 133 LOTS 13 & 15, SMITH AVENUE, PREPARED FOR KICKEMUIT RIVER COMPANY, 72 ELM STREET, NORTH ATTLEBORO, MA. 02761, SCALE 1"=40', DATE: SEPT. 1990, PREPARED BY LUNAR MAPPING."
5. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION FOR ELIZABETH B. RAMSDEN, A.P. 133 LOTS 21, 63 & 60, SMITH AVENUE, BRISTOL, R.I., 02809, SCALE 1"=30', DATE: DECEMBER, 2020, PROPOSED CONDITIONS, PREPARED BY BARKER LAND SURVEYING INC." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN ENVELOPE #406.

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
2. THIS SITE LIES IN A ZONE AE SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION (ELEV=13 FEET) AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RI MAP NUMBER 44001C0011H, EFFECTIVE DATE JULY 7, 2014.
3. THIS SITE IS SUBJECT TO EASEMENT AGREEMENTS FOR AN EASEMENT AS TO WELL AND PUMP, AN EASEMENT AS TO SEWER AND AN EASEMENT FOR ACCESS TO SMITH STREET AND USE OF THE WOOD DOCK, WATER ACCESS RAMP AND CONCRETE BOAT LAUNCH, AS SPECIFIED IN BOOK 702, PAGE 237.
4. THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. EXISTING GARAGE AND DECK TO BE DEMOLISHED.
6. THE PURPOSE OF THIS PLAN IS TO REDIVIDE LOTS 127 AND 23 ON A.P. 133. NO NEW LOTS ARE BEING CREATED.

LEGEND

A.P.	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
□CB/DH	CONCRETE BOUND/DRILL HOLE
▣GB	GRANITE BOUND
•IP	IRON PIN
⊛DH	DRILL HOLE
⊠	ELECTRIC BOX
Ⓢ	SEWER MANHOLE
Ⓓ	DRAIN MANHOLE
□	CATCH BASIN
⋈	WATER GATE
⋈	HYDRANT
⌀	UTILITY POLE



GRAPHIC SCALE

10 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STREET INDEX
SMITH STREET
KAHOA WAY

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

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS 3 TOPO

PURPOSE OF SURVEY: ADMINISTRATIVE SUBDIVISION

BY: _____ DATE: 7/22/2025
STEPHEN T. LONG, PLS NO. 12990

ZONING CRITERIA

R-15 ZONING

ZONING DISTRICT	R-15
MINIMUM LOT AREA	15,000 SQ. FT.
MINIMUM LOT WIDTH	100'
MINIMUM LOT FRONTAGE	100'
MINIMUM FRONT YARD SETBACK	35'
MINIMUM SIDE YARD SETBACK	20'
MINIMUM REAR YARD SETBACK	35'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35'

OWNER / APPLICANT:
KEITH N. & DEANNE M. JOHNSON, TRUSTEES
547 WOONSOCKET HILL ROAD
NORTH SMITHFIELD, RI 02896

BRISTOL, RI PLANNING BOARD USE

STEPHEN T. LONG
12990
PROFESSIONAL LAND SURVEYOR

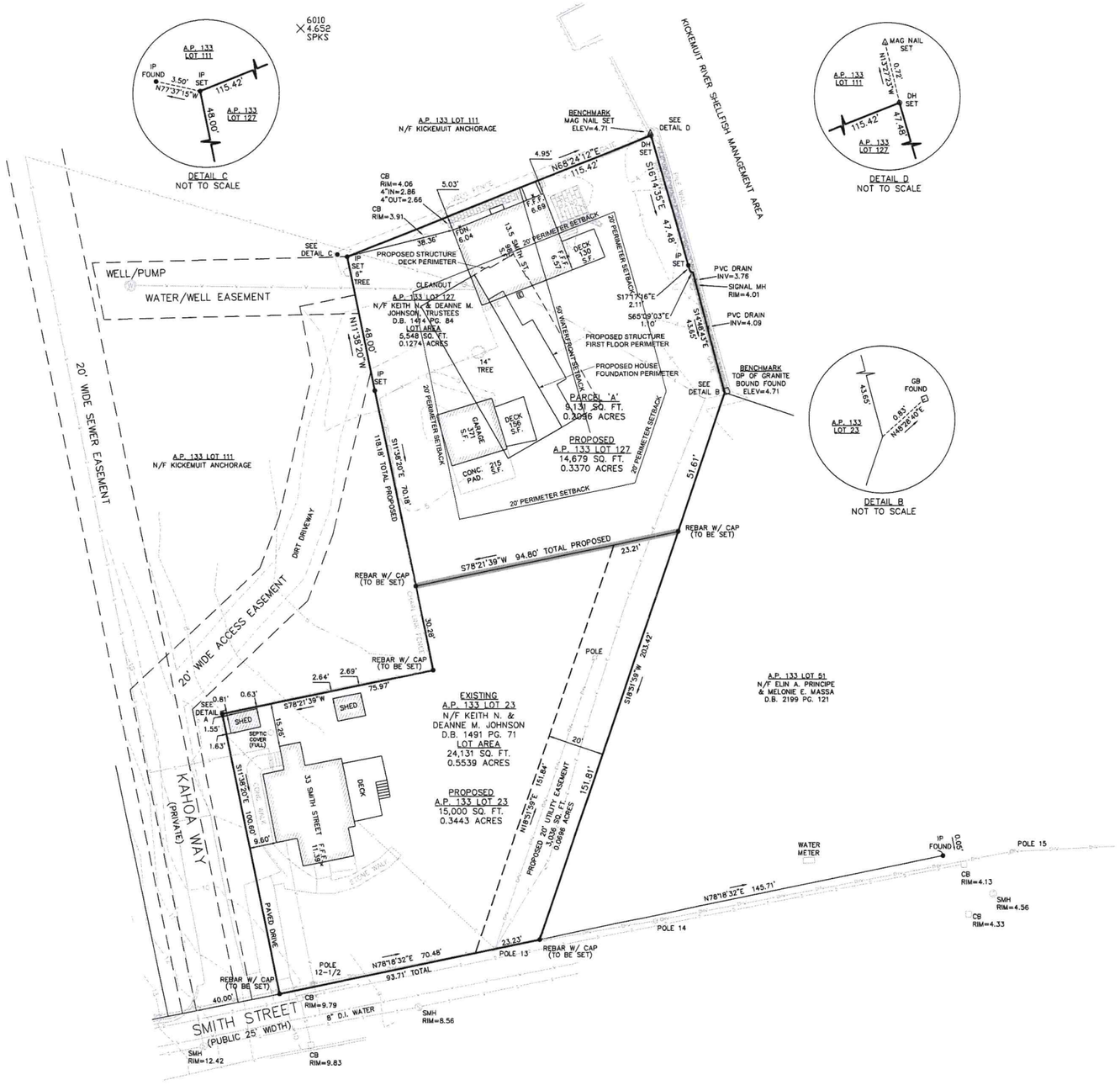
REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
SURVEY@PRINCIPEENGINEERING.COM
PRINCIPEENGINEERING.COM

ADMINISTRATIVE SUBDIVISION PLAN
for
KEITH N. & DEANNE M. JOHNSON
AP 133 LOT 23
55 SMITH STREET
&
KEITH N. & DEANNE M. JOHNSON TRUSTEES
AP 133 LOT 127
13.5 SMITH STREET
in
BRISTOL, RHODE ISLAND

SCALE: 1"=20'		SHEET NO: 1 OF 1
DRAWN BY: CJB	DESIGN BY:	CHECKED BY: STL
DATE: 7/22/2025	PROJECT NO.: CRMC-2024-2	



PLOT PLAN FOR PROPOSED STRUCTURE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT
I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR HABITAT POST & BEAM TO BEGIN WORKING DRAWINGS. ANY FURTHER CHANGES WILL RESULT IN A PRICE INCREASE.
Signature _____ DATE _____

REVISIONS
07/20/2026 JRJ
08/04/2026 JRJ

SHEET NO. 6

DRAWN BY JRJ

SCALE 1/4" = 1'-0"

DATE 05/26/26

GROUND SNOW LOAD: 30 P.S.F.
WIND DESIGN SPEED V.U.L.T.: 137 M.P.H.

THIS DRAWING IS THE PROPERTY OF HABITAT POST AND BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR OTHERWISE USED IN ANY MANNER EXCEPT AS AUTHORIZED IN WRITING BY HABITAT POST AND BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST AND BEAM.

habitat® POST & BEAM
HABITAT POST & BEAM INC.
31 ELM STREET
S. DEERFIELD, MA 01373
(413) 665-4500

ORDER NO. 2026/4101

JOHNSON RESIDENCE
BRISTOL, RI
CUSTOM LODGE

08-C



Front Elevation



Rear Elevation

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT

I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR HABITAT POST & BEAM TO BEGIN WORKING DRAWINGS. ANY FURTHER CHANGES WILL RESULT IN A PRICE INCREASE.

SIGNATURE _____ DATE _____

REVISIONS
01/08/2026 JRJ
07/29/2026 JRJ
08/04/2026 JRJ

SHEET NO. 1

DRAWN BY JRJ

SCALE 1/4" = 1'-0"

DATE 05/26/26

GROUND SNOW LOAD: 30 P.S.F.
WIND DESIGN SPEED V_{ULT}: 137 M.P.H.

THIS DRAWING IS THE PROPERTY OF HABITAT POST AND BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR USED FOR CONSTRUCTION OF ANY BUILDING EXCEPT BY HABITAT POST AND BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST AND BEAM.

ORDER NO. 2026/4101

JOHNSON RESIDENCE
BRISTOL, RI
CUSTOM LODGE

habitat®

HABITAT POST & BEAM INC.
21 6TH STREET
S. DEERFIELD, MA 01373
(413) 665-5055

POST & BEAM

08-C



Right Elevation



Left Elevation

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT
I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR HABITAT POST & BEAM TO BEGIN WORKING DRAWINGS. ANY FURTHER CHANGES WILL RESULT IN A PRICE INCREASE.
SIGNATURE _____ DATE _____

REVISIONS
CLIENT COMMENTS JRJ 07/20/2026
08/04/2026 JRJ

SHEET NO. 2

DRAWN BY JRJ
SCALE 1/4" = 1'-0"
DATE 05/26/26

GROUND SNOW LOAD: 30 P.S.F.
WIND DESIGN SPEED Vult: 137 M.P.H.

THIS DRAWING IS THE PROPERTY OF HABITAT POST AND BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR USED FOR ANY PURPOSE EXCEPT THAT FOR WHICH IT IS LOANED. IT IS TO BE RETURNED PROMPTLY TO HABITAT POST AND BEAM UPON COMPLETION OF AUTHORIZED USE. IT IS TO BE RETURNED PROMPTLY TO HABITAT POST AND BEAM.

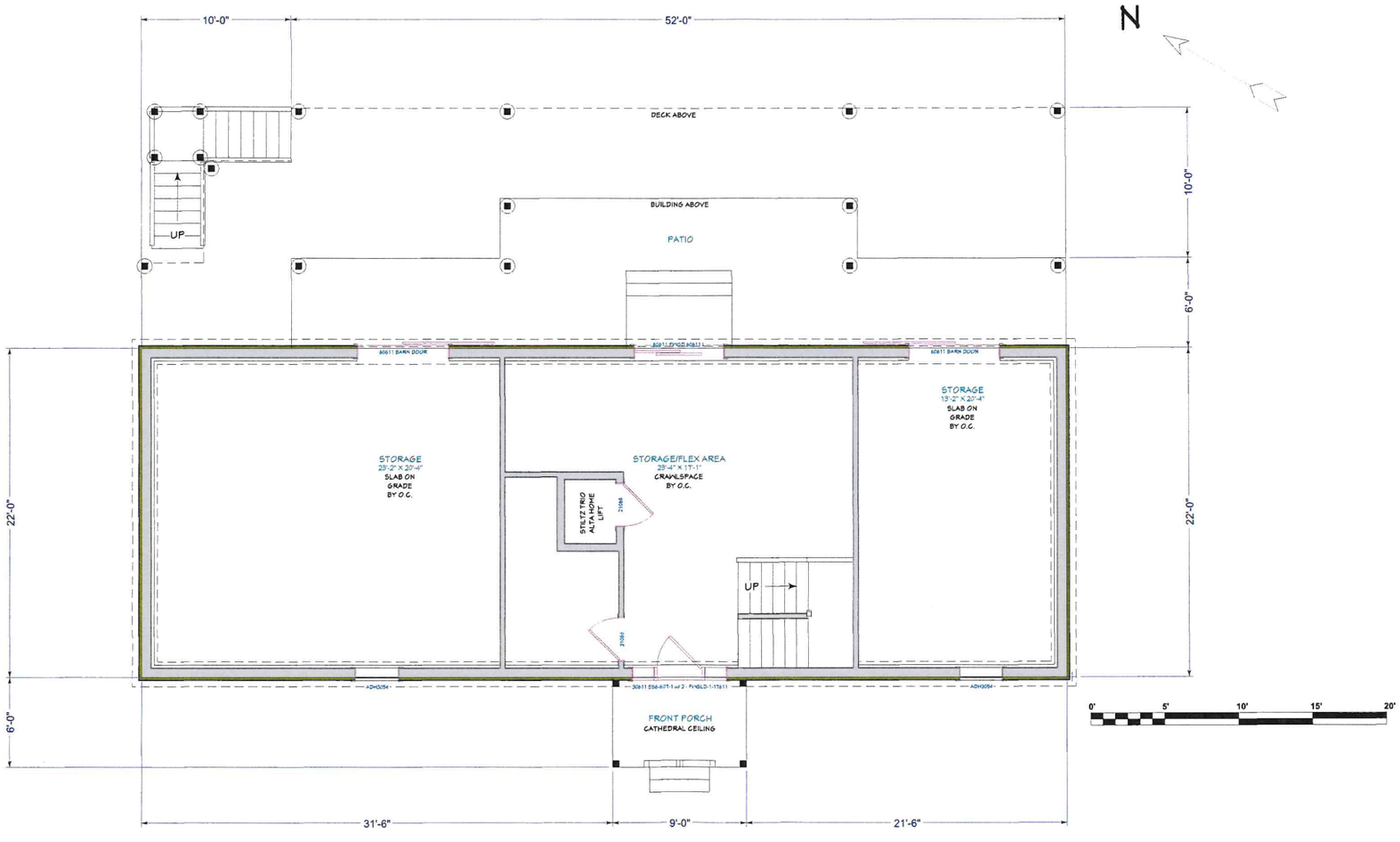
habitat® POST & BEAM

HABITAT POST & BEAM INC.
21 ELK STREET
S. DEERFIELD, MA 01373
(413) 665-4564

JOHNSON RESIDENCE
BRISTOL, RI
CUSTOM LODGE

ORDER NO. 2026/4101

08-C



Level 1 Floor Plan

1,576 SQ. FT. HOUSE
54 SQ. FT. FRONT PORCH

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT
I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR HABITAT POST & BEAM TO BEGIN WORKING DRAWINGS. ANY FURTHER CHANGES WILL RESULT IN A PRICE INCREASE.
SIGNATURE _____ DATE _____

REVISIONS:
07/15/2026, JRJ
07/20/2026, JRJ
08/04/2026, JRJ

GROUND SNOW LOAD: 30 P.S.F.
WIND DESIGN SPEED Vult: 137 M.P.H.

THIS DRAWING IS THE PROPERTY OF HABITAT POST AND BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR USED FOR ANY PURPOSE EXCEPT AS AGREED TO IN WRITING BY HABITAT POST AND BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST AND BEAM.

SHEET NO. 3
DRAWN BY JRJ
SCALE 1/4" = 1'-0"
DATE 05/26/26

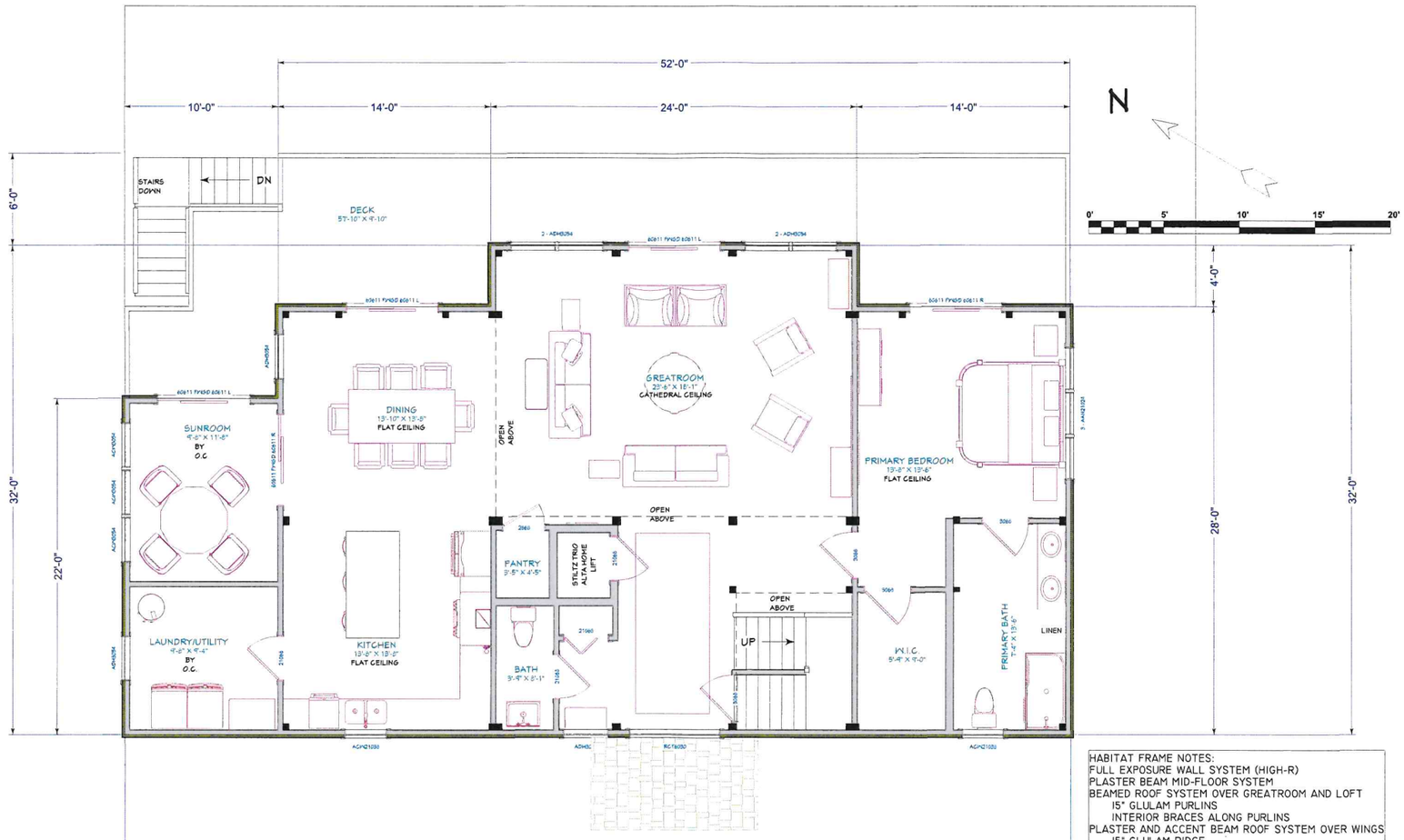
ORDER NO. 2026/4101

JOHNSON RESIDENCE
BRISTOL, RI
CUSTOM LODGE

habitat®
POST & BEAM

HABITAT POST & BEAM INC.
29 ELM STREET
S. BRISTOL, RHODE ISLAND 02809
(401) 683-4066

08-C



HABITAT FRAME NOTES:
FULL EXPOSURE WALL SYSTEM (HIGH-R)
PLASTER BEAM MID-FLOOR SYSTEM
BEAMED ROOF SYSTEM OVER GREATROOM AND LOFT
- 15" GLULAM PURLINS
- INTERIOR BRACES ALONG PURLINS

PLASTER AND ACCENT BEAM ROOF SYSTEM OVER WINGS
- 15" GLULAM RIDGE

LINER PORCH SYSTEM (SCREENED PORCH)
BEAMED PORCH SYSTEM (FRONT PORCH)
8 - 2'x2' BRACES ON ROOF LINE
- 2 TRUSSES
- 2 TRIM TRUSSES

9' NOMINAL BASEMENT HEIGHT
- 9' 2x8 CONVENTIONAL WALL
- SLAB FOUNDATION w/ 4' FROST WALL
- STEEL BEAMS TO DIVERT LOAD FROM POST ABOVE

Level II Floor Plan

1,552 SQ. FT. HOUSE
220 SQ. FT. LAUNDRY/SUNROOM
524 SQ. FT. DECK

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT
I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR HABITAT POST & BEAM TO BEGIN WORKING DRAWINGS. ANY FURTHER CHANGES WILL RESULT IN A PRICE INCREASE.
SIGNATURE DATE

THIS DRAWING IS THE PROPERTY OF HABITAT POST AND BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR OTHERWISE USED IN ANY MANNER EXCEPT AS AUTHORIZED IN WRITING BY HABITAT POST AND BEAM. UPON COMPLETION OF CONSTRUCTION, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST AND BEAM.

GROUND SNOW LOAD:
WIND DESIGN SPEED V$_{ULT}$:
30 P.S.F.
137 M.P.H.

REVISIONS
03/02/2026 JRJ
03/20/2026 JRJ
08/04/2026 JRJ

DRAWN BY: JRJ
SCALE: 1/4" = 1'-0"
DATE: 05/26/26

SHEET NO: 4

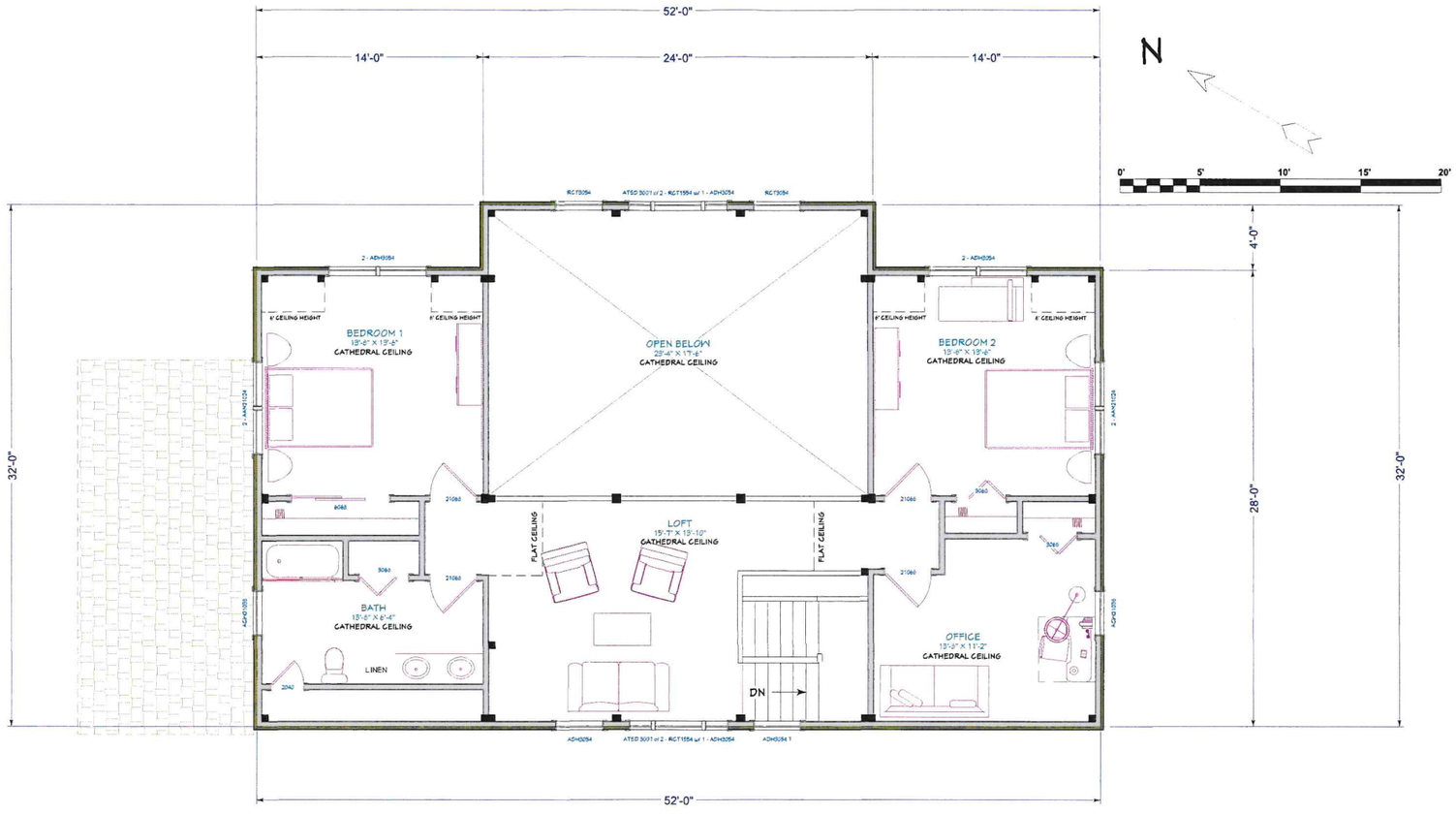
ORDER NO.: 2026/4101

JOHNSON RESIDENCE
BRISTOL, RI
CUSTOM LODGE

habitat® POST & BEAM

HABITAT POST & BEAM INC.
21 ELM STREET
P.O. BOX 1443
S. DEERFIELD, MA 01373
(413) 665-4366

08-C



Level III Floor Plan

1,060 SQ. FT.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT

I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR HABITAT POST & BEAM TO BEGIN WORKING DRAWINGS. ANY FURTHER CHANGES WILL RESULT IN A PRICE INCREASE.

Signature _____ Date _____

REVISIONS
CLIENT EDITS (JRJ) 07/20/2026
CLIENT EDITS (JRJ) 08/04/2026

GROUND SNOW LOAD: 30 P.S.F.
WIND DESIGN SPEED V_{ULT}: 137 M.P.H.

THIS DRAWING IS THE PROPERTY OF HABITAT POST AND BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR OTHERWISE USED IN ANY MANNER EXCEPT AS AUTHORIZED IN WRITING BY HABITAT POST AND BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST AND BEAM.

SHEET NO 5
DRAWN BY JRJ
SCALE 1/4" = 1'-0"
DATE 05/26/26

ORDER NO. 2026/4101

JOHNSON RESIDENCE
BRISTOL, RI
CUSTOM LODGE

HABITAT POST & BEAM INC.
21 ELM STREET
S. DEERFIELD, MA 01373
(413) 665-4068

habitat® POST & BEAM

08-C



Johnson Residence



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT
I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR HABITAT POST & BEAM TO BEGIN WORKING DRAWINGS. ANY FURTHER CHANGES WILL RESULT IN A PRICE INCREASE.
SIGNATURE _____ DATE _____

REVISIONS
1) ADDED DOOR - JRJ 07/20/2026
2) ADDED WINDOW - JRJ 08/04/2026

SHEET NO. 7

DRAWN BY: JRJ
SCALE: 1/4" = 1'-0"
DATE: 05/26/26

GROUND SNOW LOAD: 30 P.S.F.
WIND DESIGN SPEED V(ult): 137 M.P.H.

THIS DRAWING IS THE PROPERTY OF HABITAT POST AND BEAM. IT IS NOT TO BE REPRODUCED, DISCLOSED TO OTHERS, OR OTHERWISE USED IN ANY MANNER EXCEPT AS AUTHORIZED IN WRITING BY HABITAT POST AND BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST AND BEAM.

habitat® POST & BEAM

HABITAT POST & BEAM INC.
21 ELM STREET
S. DEERFIELD, MA 01373
(413) 665-4906

JOHNSON RESIDENCE
BRISTOL, RI
CUSTOM LODGE

ORDER NO. 2026/4101

08-C

13.5 Smith Street - 300' Radius

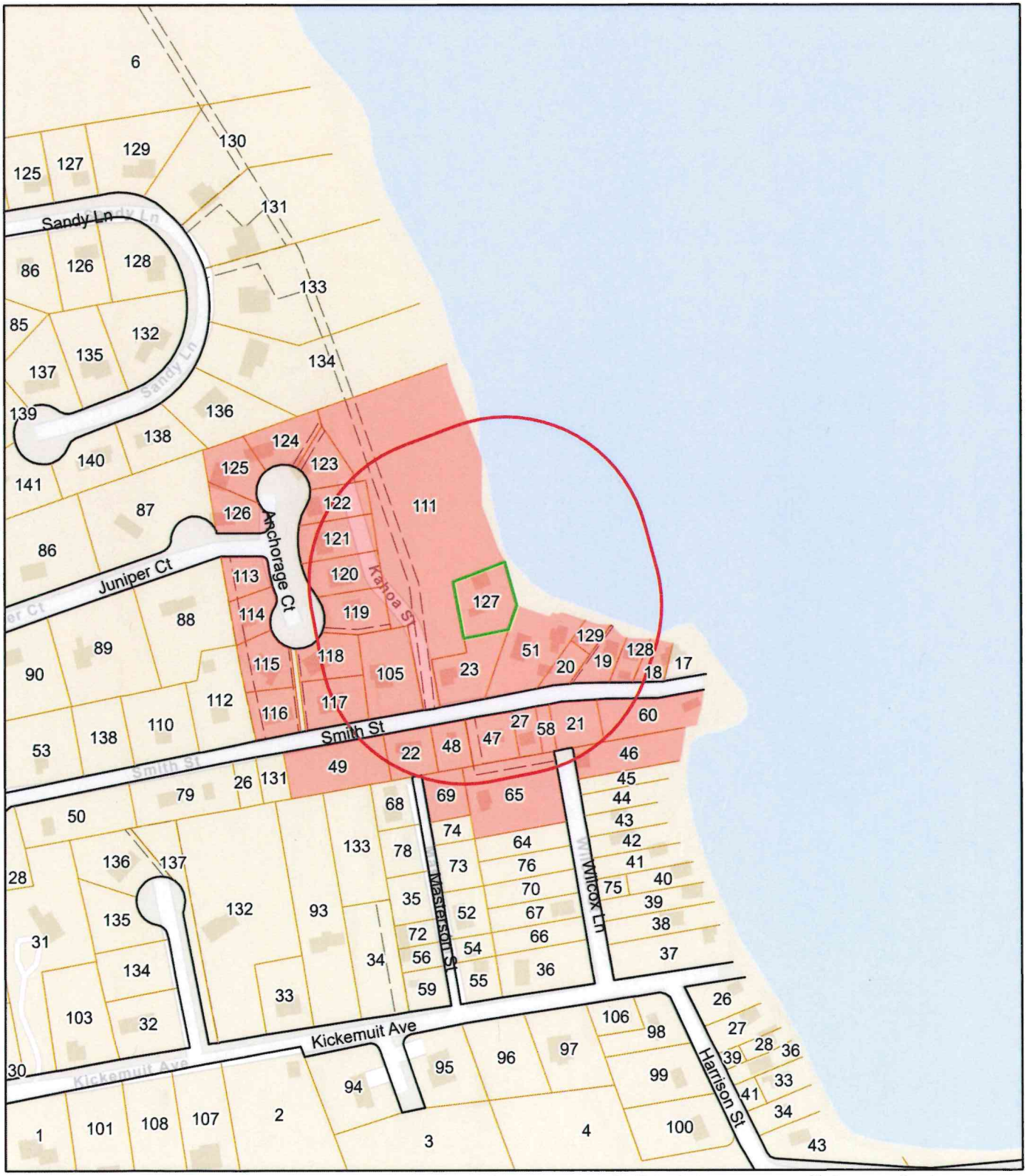
Town of Bristol, RI

1 inch = 282 Feet

0 282 564 846

October 8, 2026

CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com



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
October 08, 2026

Subject Property:

Parcel Number: 133-127
CAMA Number: 133-127
Property Address: 13 .5 SMITH ST

Mailing Address: JOHNSON, KEITH N DEANNE M TRUSTEE & DEANNE & K
547 WOONSOCKET HILL ROAD
NORTH SMITHFIELD, RI 02896

Abutters:

Parcel Number: 133-105
CAMA Number: 133-105
Property Address: 31 SMITH ST

Mailing Address: WEINSTEIN, JUNE T.
31 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-113
CAMA Number: 133-113
Property Address: 14 JUNIPER CT

Mailing Address: LANG, DUNCAN M & DONNA J - TRUSTEES
14 JUNIPER CT
BRISTOL, RI 02809

Parcel Number: 133-114
CAMA Number: 133-114
Property Address: 30 ANCHORAGE CT

Mailing Address: SANTORO, ANTHONY J.
30 ANCHORAGE CRT
BRISTOL, RI 02809

Parcel Number: 133-115
CAMA Number: 133-115
Property Address: 32 ANCHORAGE CT

Mailing Address: STORMS, GAIL TRUSTEE GAIL STORMS LIVING TRUST
32 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-116
CAMA Number: 133-116
Property Address: 29 SMITH ST

Mailing Address: SIMONE, GEORGE III & BETH B TE
29 SMITH ST
BRITOL, RI 02809

Parcel Number: 133-117
CAMA Number: 133-117
Property Address: 37 SMITH ST

Mailing Address: RUDE, ROBERT T & DEBORAH TE
37 SMITH ST
BRISTOL, RI 02809

Parcel Number: 133-118
CAMA Number: 133-118
Property Address: 34 ANCHORAGE CT

Mailing Address: WALLACE-TOOHEY, KATHRYN D.
34 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-119
CAMA Number: 133-119
Property Address: 36 ANCHORAGE CT

Mailing Address: LUDES, JOHN T. JR TRUSTEE & LUDES, ANNE W. (1/2) T
36 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-120
CAMA Number: 133-120
Property Address: 38 ANCHORAGE CT

Mailing Address: FERREIRA, PAUL J & KENDRA J - TRUSTEES WESTVIEW REALTY TRUST
38 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-121
CAMA Number: 133-121
Property Address: 40 ANCHORAGE CT

Mailing Address: TAMBASCIO, LAWRENCE J. & LAURA K. TE
40 ANCHORAGE CT
BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
October 08, 2026

Parcel Number:	133-122	Mailing Address:	FINKENSTAEDT, TIMOTHY & MARY JO TE 42 ANCHORAGE CT BRISTOL, RI 02809
CAMA Number:	133-122		
Property Address:	42 ANCHORAGE CT		
Parcel Number:	133-123	Mailing Address:	WALDEN, CHRISTOPHER S. KATHLEEN JT 44 ANCHORAGE CT BRISTOL, RI 02809
CAMA Number:	133-123		
Property Address:	44 ANCHORAGE CT		
Parcel Number:	133-124	Mailing Address:	ARRUDA, JOSEPH DENISE ETUX TE 46 ANCHORAGE COURT BRISTOL, RI 02809
CAMA Number:	133-124		
Property Address:	46 ANCHORAGE CT		
Parcel Number:	133-125	Mailing Address:	HARLOW,RICHARD J. ELIZABETH R. TE 48 ANCHORAGE COURT BRISTOL, RI 02809
CAMA Number:	133-125		
Property Address:	48 ANCHORAGE CT		
Parcel Number:	133-126	Mailing Address:	HANCOCK, ROBERT D. & HANCOCK, GWENDOLYN M. TRUSTEE 11 JUNIPER CT BRISTOL, RI 02809
CAMA Number:	133-126		
Property Address:	11 JUNIPER CT		
Parcel Number:	133-127	Mailing Address:	JOHNSON, KEITH N DEANNE M TRUSTEE & DEANNE & K 547 WOONSOCKET HILL ROAD NORTH SMITHFIELD, RI 02896
CAMA Number:	133-127		
Property Address:	13 .5 SMITH ST		
Parcel Number:	133-128	Mailing Address:	DAHL, DOUGLAS M & SUSAN E TE C/O DOUGLAS DAHL 84 BAY STATE RD WESTON, MA 02493
CAMA Number:	133-128		
Property Address:	61 SMITH ST		
Parcel Number:	133-129	Mailing Address:	GUERRERA, MATTHEW S 220 MORRISON AVE MIDDLETOWN, RI 02842
CAMA Number:	133-129		
Property Address:	57 SMITH ST		
Parcel Number:	133-18	Mailing Address:	MATRONE, CHRISTINE F & RICHARD M TE 104 KICKEMUIT AVE BRISTOL, RI 02809
CAMA Number:	133-18		
Property Address:	55 SMITH ST		
Parcel Number:	133-19	Mailing Address:	BIELECKI DENNIS D JANET MAY TE 570 MADISON AVE ANGOLA, NY 14006
CAMA Number:	133-19		
Property Address:	59 SMITH ST		
Parcel Number:	133-20	Mailing Address:	BIELECKI, DENNIS & JANET TE 53 SMITH ST BRISTOL, RI 02809
CAMA Number:	133-20		
Property Address:	53 SMITH ST		
Parcel Number:	133-21	Mailing Address:	DAHL, DOUGLAS SUSAN 84 BAY STATE RD WESTON, MA 02493
CAMA Number:	133-21		
Property Address:	56 SMITH ST		

300 feet Abutters List Report

Bristol, RI
October 08, 2026

Parcel Number:	133-22	Mailing Address:	QUINN, JOHN T SR LE QUINN, JOHN T JR & AZZARONE, JUNE MARIE TC 22 SMITH ST BRISTOL, RI 02809
CAMA Number:	133-22		
Property Address:	22 SMITH ST		
Parcel Number:	133-23	Mailing Address:	JOHNSON, KEITH N. DEANNE M., CO TRST & KEITH N 547 WOONSOCKET HILL RD NORTH SMITHFIELD, RI 02896
CAMA Number:	133-23		
Property Address:	33 SMITH ST		
Parcel Number:	133-27	Mailing Address:	NYBERG, PETER H. DINGEE, SANDRA M. TE 52 SMITH ST. BRISTOL, RI 02809
CAMA Number:	133-27		
Property Address:	52 SMITH ST		
Parcel Number:	133-46	Mailing Address:	KICKEMUIT COVE, LLC c/o Susan Dahl 84 Bay State Road Weston, MA 02493-2172
CAMA Number:	133-46		
Property Address:	33 WILCOX ST		
Parcel Number:	133-47	Mailing Address:	ROCHA NORMA TRUSTEE ROCHA FAMILY REVOOCABLE TRUST 100 BEECHWOOD DRIVE CRANSTON, RI 02921
CAMA Number:	133-47		
Property Address:	14 SMITH ST		
Parcel Number:	133-48	Mailing Address:	RZEGOCKI, JANE E 133 MIDDLE RD PORTSMOUTH, RI 02871
CAMA Number:	133-48		
Property Address:	30 SMITH ST		
Parcel Number:	133-49	Mailing Address:	BORGIA, MELISSA TRUSTEE 11 SMITH ST BRISTOL, RI 02809
CAMA Number:	133-49		
Property Address:	11 SMITH ST		
Parcel Number:	133-51	Mailing Address:	PRINCIPE, ELIN A LE MASSA, MELONIE E 51 SMITH ST BRISTOL, RI 02809
CAMA Number:	133-51		
Property Address:	51 SMITH ST		
Parcel Number:	133-58	Mailing Address:	DAHL, DOUGLAS & SUSAN TE 84 BAY STATE RD WESTN, MA 02493
CAMA Number:	133-58		
Property Address:	SMITH ST		
Parcel Number:	133-60	Mailing Address:	GRAY, ELANIE M. TRUSTEE P.O. BOX 812340 WELLESLEY, MA 02482
CAMA Number:	133-60		
Property Address:	60 SMITH ST		
Parcel Number:	133-65	Mailing Address:	VAUGHN, MICHAEL D. TRUSTEE 8 WILCOX ST BRISTOL, RI 02809
CAMA Number:	133-65		
Property Address:	8 WILCOX ST		
Parcel Number:	133-69	Mailing Address:	VAUGHN, MICHAEL D. TRUSTEE 8 WILCOX ST BRISTOL, RI 02809
CAMA Number:	133-69		
Property Address:	MASTERSON LN		

ARRUDA, JOSEPH
DENISE ETUX TE
46 ANCHORAGE COURT
BRISTOL, RI 02809

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

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

BORGIA, MELISSA TRUSTEE
11 SMITH ST
BRISTOL, RI 02809

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

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

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

FERREIRA, PAUL J & KENDRA
WESTVIEW REALTY TRUST
38 ANCHORAGE CT
BRISTOL, RI 02809

FINKENSTAEDT, TIMOTHY & M
42 ANCHORAGE CT
BRISTOL, RI 02809

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

GUERRERA, MATTHEW S
220 MORRISON AVE
MIDDLETOWN, RI 02842

HANCOCK, ROBERT D. & HANC
11 JUNIPER CT
BRISTOL, RI 02809

HARLOW,RICHARD J.
ELIZABETH R. TE
48 ANCHORAGE COURT
BRISTOL, RI 02809

JOHNSON, KEITH N
DEANNE M TRUSTEE & DEANNE
547 WOONSOCKET HILL ROAD
NORTH SMITHFIELD, RI 02896

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

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

LANG, DUNCAN M & DONNA J
14 JUNIPER CT
BRISTOL, RI 02809

LUDES, JOHN T. JR TRUSTEE
36 ANCHORAGE CT
BRISTOL, RI 02809

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

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

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

QUINN, JOHN T SR LE
QUINN, JOHN T JR & AZZARO
22 SMITH ST
BRISTOL, RI 02809

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

RUDE, ROBERT T & DEBORAH
37 SMITH ST
BRISTOL, RI 02809

RZEGOCKI, JANE E
133 MIDDLE RD
PORTSMOUTH, RI 02871

SANTORO, ANTHONY J.
30 ANCHORAGE CRT
BRISTOL, RI 02809

SIMONE, GEORGE III & BETH
29 SMITH ST
BRITOL, RI 02809

STORMS, GAIL TRUSTEE
GAIL STORMS LIVING TRUST
32 ANCHORAGE CT
BRISTOL, RI 02809

TAMBASCIO, LAWRENCE J. &
40 ANCHORAGE CT
BRISTOL, RI 02809

VAUGHN, MICHAEL D. TRUSTE
8 WILCOX ST
BRISTOL, RI 02809

WALDEN, CHRISTOPHER S.
KATHLEEN JT
44 ANCHORAGE CT
BRISTOL, RI 02809

WALLACE-TOOHEY, KATHRYN D
34 ANCHORAGE CT
BRISTOL, RI 02809

WEINSTEIN, JUNE T.
31 SMITH ST
BRISTOL, RI 02809

Ed Tanner

From: Keith Johnson
Sent: Sunday, October 25, 2026 8:17 PM
To: Ed Tanner
Subject: Johnson Project at 13 1/2 Smith Street
Attachments: Stamped Prop. Cond.Plan.pdf; Proposed 15' Access Easement.cleaned.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

Your attachment(s) were cleaned by Check Point Sandblast Threat Extraction.

Click here to restore the original(s) or contact your system administrator.

You may be required to authenticate, in that case follow these instructions:
1. You will be directed to a page where you would be requested to specify your email address.
2. An email with verification code will be sent to you.
3. Copy the code and return to the attachment recovery page.
4. The email with original attachments will be released to your mailbox.

Please exercise discretion when requesting to release suspicious attachments.

Ed,
I got a new map, which was prepared by Principe Engineering, that shows the outline of the proposed new structure on Lot 127, including set backs, etc. I think this drawing may be clearer than the previous ones that are part of the application for a height variance in the Flood Zone. This map also shows the existing access easement and the proposed replacement easement which is more direct and avoids the boat/trailer storage area on the adjoining property. This proposed easement is still not finalized and I am forwarding this map for purposes of showing the exact positioning of the proposed structure on AP 133, Lot 127.

Thank you for all the work you contribute to the upcoming Planning Board meeting.

Keith Johnson

Principe Company

PROPOSED EASEMENT DESCRIPTION
A.P. 133 Lot 127
Town of BRISTOL
EASEMENT DIMENSIONS

That certain easement known as "PROPOSED 15' WIDE ACCESS EASEMENT" on the recorded plan entitled: "PROPOSED CONDITIONS PLAN FOR KEITH N. & DEANNE M. JOHNSON, A.P. 133 LOT 127, 13.5 SMITH STREET, BRISTOL, RHODE ISLAND, DATE: OCT. 20, 2026, SCALE: 1"=20', PREPARED BY PRINCIPE COMPANY, INC." situated on the northerly side of Smith Street in the Town of Bristol, State of Rhode Island, said easement is more particularly described as follows;

Beginning at a point, said point being 20.00' southerly of the northwesterly lot corner of A.P. 133 Lot 127, said point being the northerly corner of the easement herein described,

Thence S11°38'20"E running along said Lot 127 land, a distance of 16.55' to a point,

Thence S53°22'15"W running through A.P. 133 Lot 111 land, a distance of 83.91' to a point of curvature,

Thence following a curve to the left, having a radius of 20.00' and an angle of 64°41'54", a distance of 22.58' to a point of tangency,

Thence S11°19'40"E running through said Lot 111 land, a distance of 158.98' to the northerly line of Smith Street, said point being the southeasterly corner of the easement herein described,

Thence S78°40'20"W running along the northerly line of said Smith Street, a distance of 15.00' to a point, said point being the southwesterly corner of the easement herein described,

Thence N11°19'40"W running through said Lot 111 land, a distance of 158.98' to a point of curvature,

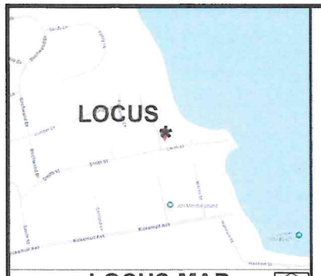
Thence following a curve to the right, having a radius of 35.00' and an angle of 64°41'54", a distance of 39.52' to a point of tangency,

Thence N53°22'15"E running through said Lot 111 land, a distance of 90.90' to said Lot 127 land and the point and place of beginning.

CONTAINING
4,162 SQUARE FEET
0.0955 ACRES

ZBR-26-3

Item 4B.



LOCUS MAP
NOT TO SCALE

REFERENCES:

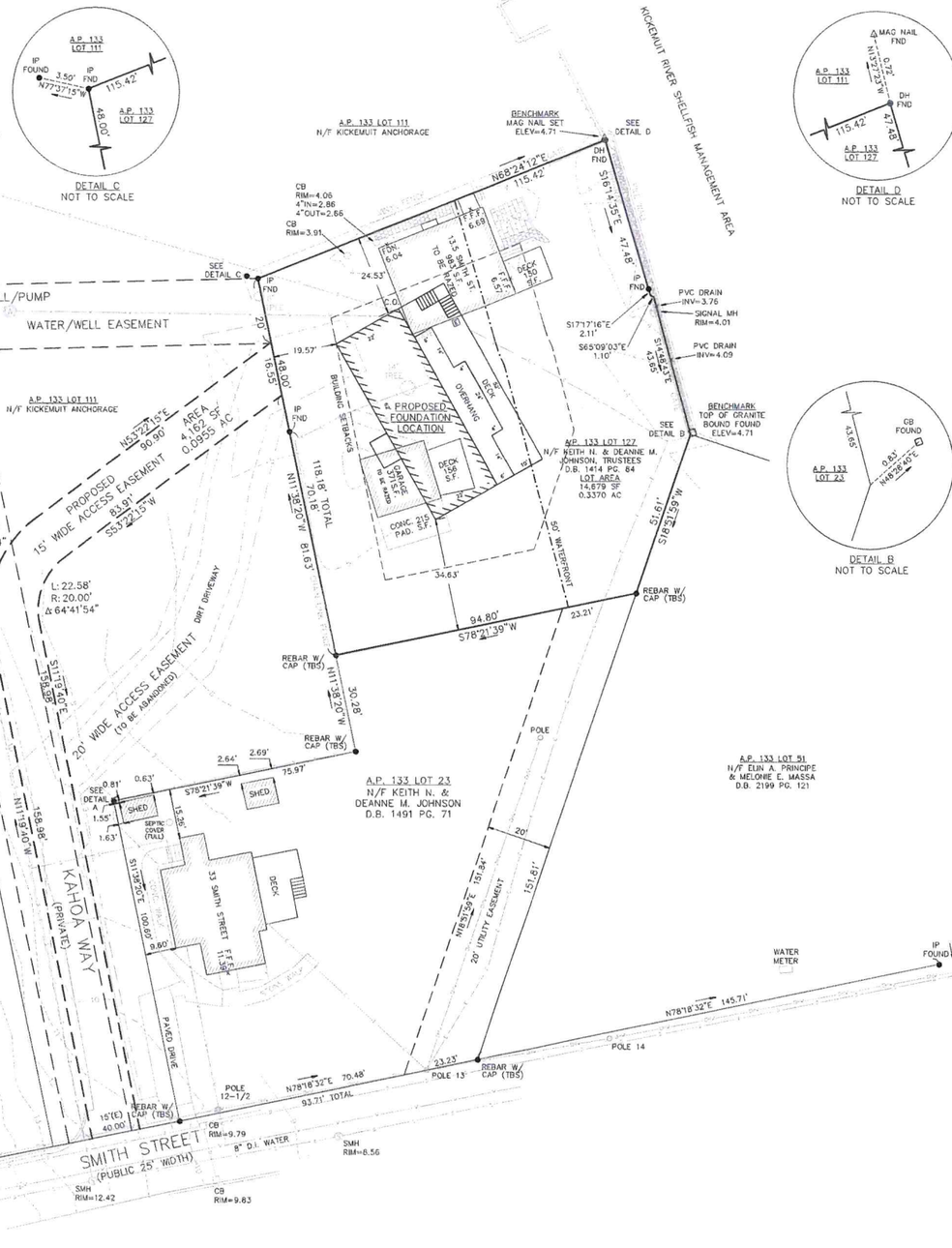
1. PLAN ENTITLED "SURVEY PLAN OF LAND FOR KEITH N. & DEANNE M. JOHNSON PLAT 133 LOT 23 BRISTOL, RHODE ISLAND JUNE 15, 2009" BY MARC N. NYBERG ASSOCIATES, INC. WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS HF 575.
2. PLAN ENTITLED "PLAT PLAN FOR KICKEMUIT ANCHORAGE BRISTOL, RHODE ISLAND DATE 01-22-94 AND REVISED THROUGH 2/94" BY HOLMES & GEISSER, INC. WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS H.F. 277.
3. PLAN ENTITLED "PLAT OF LAND WITH RIGHT OF WAY NOTE: LOT NUMBERS REFER TO PLAT RECORDED IN TOWN OF BRISTOL R.I. ENTITLED 'PLAT OF THE BENJAMIN SMITH ESTATE IN THE TOWN OF BRISTOL, SURVEYED & PLATTED BY JAMES J. MASON NOV. 13-20-1883 - SCALE 200 FT TO AN INCH' BY G. S. BULLOCK ENG'R OCT. 1928." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN DEED BOOK 99 PAGE 133.
4. ALTERNATE PLAT PLAN OF KICKEMUIT ANCHORAGE, BRISTOL, R.I., A.P. 133 LOTS 13 & 15, SMITH AVENUE, PREPARED FOR KICKEMUIT RIVER COMPANY, 72 ELM STREET, NORTH ATTLEBORO, MA. 02761, SCALE 1"=40', DATE: SEPT. 1990, PREAPARED BY LUNAR MAPPING."
5. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION FOR ELIZABETH B. RAMSDEN, A.P. 133 LOTS 21, 63 & 60, SMITH AVENUE, BRISTOL, R.I., 02809, SCALE 1"=30', DATE: DECEMBER, 2000, PROPOSED CONDITIONS, PREPARED BY BARKER LAND SURVEYING INC." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS IN ENVELOPE #408.
6. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR KEITH N. & DEANNE M. JOHNSON, AP 133 LOT 23, 33 SMITH STREET & KEITH N. & DEANNE M. JOHNSON TRUSTEES, AP 133 LOT 127, 13.5 SMITH STREET IN BRISTOL, R.I., SCALE: 1"=20', DATE: 7/22/25, PREPARED BY PRINCIPE COMPANY, INC." WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS ENVELOPE #764.

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG-SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.
2. THIS SITE LIES IN A ZONE AE SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATION (ELEV=13 FEET) AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RI MAP NUMBER 44001C0011H, EFFECTIVE DATE JULY 7, 2014.
3. THIS SITE IS SUBJECT TO EASEMENT AGREEMENTS FOR AN EASEMENT AS TO WELL AND PUMP, AN EASEMENT AS TO SEWER AND AN EASEMENT FOR ACCESS TO SMITH STREET AND USE OF THE WOOD DOCK, WATER ACCESS RAMP AND CONCRETE BOAT LAUNCH, AS SPECIFIED IN BOOK 702, PAGE 237.
4. THE ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. EXISTING GARAGE AND DECK TO BE DEMOLISHED.
6. THE PURPOSE OF THIS PLAN IS TO REDIVIDE LOTS 127 AND 23 ON A.P. 133. NO NEW LOTS ARE BEING CREATED.

LEGEND

A.P.	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
□ CB/DH	CONCRETE BOUND/DRILL HOLE
■GB	GRANITE BOUND
●IP	IRON PIN
⊕DH	DRILL HOLE
EB	ELECTRIC BOX
Ⓢ	SEWER MANHOLE
Ⓓ	DRAIN MANHOLE
□	CATCH BASIN
WG	WATER GATE
	HYDRANT
	UTILITY POLE



GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

R15 ZONING CRITERIA (NONCONFORMING)

	R15:	LOT 127
MINIMUM LOT AREA	15,000 SF	14,679 SF
MINIMUM LOT FRONTAGE & WIDTH	100'	97.86'
MINIMUM FRONT YARD SETBACK	35'	34.25'
MINIMUM SIDE YARD SETBACK	20'	19.57'
MINIMUM REAR YARD SETBACK	35'	34.25'
MAXIMUM LOT COVERAGE	25%	25.53%
MAXIMUM BUILDING HEIGHT	35 FT	

BUILDING SETBACKS SHOWN MUST BE REVIEWED BY THE TOWN ZONING OFFICIAL FOR ACCURACY AND COMPLIANCE.

LOT COVERAGE 11.30% EX. 16.42% PROP.

* PER STATEWIDE ZONING LAWS EFFECTIVE JANUARY 1 2024, SPECIFICALLY R.I. GENERAL LAW SECTION 45-24-38, SUBSTANDARD LOTS OF RECORD CAN ABIDE BY ADJUSTED SETBACK, LOT COVERAGE, AND LOT WIDTH REQUIREMENTS IN PROPORTION TO THE EXTENT OF EXISTING NON-CONFORMANCE.

SUBJECT LOT:
LOT AREA NON-CONFORMANCE
14,679 SF EXISTING / 15,000 SF REQUIRED = 97.86%

*PRE-EXISTING SUBSTANDARD LOT DIMENSIONAL REGULATIONS, SUCH AS SETBACKS & LOT COVERAGE, ARE CALCULATED BASED ON THE PERCENTAGE OF THE DIFFERENCE BETWEEN PROPERTY SIZE AND ZONING ORDINANCE REGULATION SIZE.

HOWEVER, THIS IS SUBJECT TO TOWN AND CITY DISCRETION. IF THE PROPERTY BETTER FITS A DIFFERENT ZONE'S REGULATIONS, THE TOWN OR CITY CAN IMPLEMENT THE ADOPTION OF SAID ZONE'S DIMENSIONAL REGULATIONS IN PLACE OF ITS ORIGINAL ZONE.

IT IS IMPERATIVE NOT TO MOVE FORWARD UNTIL THE TOWN OR CITY HAS REVIEWED AND APPROVED THE SUBSTANDARD LOT REGULATIONS.

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

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS 3 TOPO

PURPOSE OF SURVEY: PROPOSED CONDITIONS PLAN

BY: _____ DATE: 10/21/2026
RYAN ALEXANDER WILLIAMS, PLS NO. 203681

OWNER / APPLICANT:
KEITH N. & DEANNE M. JOHNSON, TRUSTEES
547 WOONSOCKET HILL ROAD
NORTH SMITHFIELD, RI 02896

STREET INDEX
SMITH STREET
KAHOA WAY

RYAN ALEXANDER WILLIAMS
No. 203681
PROFESSIONAL LAND SURVEYOR

PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
SURVEY@PRINCIPEENGINEERING.COM
PRINCIPEENGINEERING.COM
ESTABLISHED IN RHI

REVISIONS

No.	DATE	DRWN	CHKD

PROPOSED CONDITIONS PLAN
for
KEITH N. & DEANNE M. JOHNSON TRUSTEES
AP 133 LOT 127
13.5 SMITH STREET
in
BRISTOL, RHODE ISLAND

SCALE: 1"=20'	SHEET NO: 1 OF 1	
DRAWN BY: WAG	DESIGN BY:	CHECKED BY: RAW
DATE: 10/20/2026	PROJECT NO.: CRMC-2024-2	

Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

September 17, 2026
File #: ZBR-26-40

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, October 5, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Laura Orrell
Owner of Record: Laura Orrell
Location: 4 BAY ST , BRISTOL, RI, 02809
Plat: 12 Lot: 36
Zoning District: R-6

Applicant is requesting **a Special Use Permit and a Dimensional Variance** to:

construct an approximate 26ft. x 34ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; and with less than the required front yard.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-40

4 Bay St 12 36

August 13, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	4 Bay St	12	36

Type of Application	
Application Type	Special Use Permit & 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	1,008 feet
Width in Feet	28 feet
Length in Feet	36 feet
Height Above Grade	11 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	13 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)
SPECIAL USE PERMIT 28-150EEE

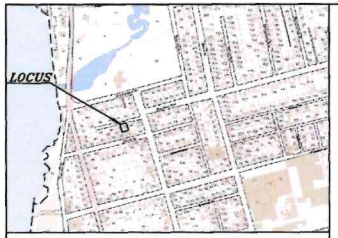
Describe the extent of the proposed alterations and the reasons for the requesting relief
ZONNING BOARD APPLICATION IS FOR A SPECIAL USE PERMIT 28-150EEE TO BUILD IN A FLOOD ZONE SPECIFICALLY AT #4 BAY STREET. THIS IS ALSO A DIMNEISONAL VARIANCE FOR A 13' FRONT YARD VARIANCE DUE TO A FRESH WATER WELL ON THIS PEROPERTY THAT IS USED REGUARLY FOR OUR GARDENS,OUR TREES AND BUSHES. TO MOVE THE NEW HOME BACK WILL BE MORE THAN A MERE

INCONVENIENCE. THERE ARE 6 HOUSES ON BAY ST; THEPROPERTY NEXT DOOR HAS THE FOUNDATION 6' FROM EDGE OF PAYMENT, THE OTHER LOT ON THE WEST SIDE IS A VACANT LOT.

Existing Lot Specifications	
Current Use of Premises	Other
	If other, explain: Vacant lot
Number of Units	
Lot Area	5,760
Lot Frontage	72
Lot Depth	80

Existing Buildings & Structures		
Structure: Other	Square Footage: 120	Building/Structure Detail if Other: shed

Item 4C.



LOCUS MAP

TOWN OF BRISTOL ZONING REGULATIONS

DISTRICT: R-6 (RESIDENTIAL)
AREA: 6,000 sf MIN.
FRONTAGE/WIDTH: 60' MIN.
SETBACKS
FRONT: 20' OR AVERAGE OF BLOCK
SIDE: 10'
REAR: 20'
MAX. BUILDING COVERAGE 30% (RESID.)

ADJUSTED STANDARDS

5,758 / 6,000 = 96.0% (4.0% deficient)
REDUCE SETBACKS TO 96.0% OF REQUIREMENT
INCREASE COVERAGE BY 4.0 %

SETBACKS	REQUIRED	PROVIDED
FRONT:	19.19'	---'
SIDE:	9.60'	---
REAR:	19.19'	----

ADJUSTED MAX. BLDG COVERAGE 31.2%
EXISTING COVERAGE --

CALCULATIONS SHOWN BASED ON THE LATEST REVISION OF RI GEN. LAW 45-24-38 (SUB-STANDARD LOT RULE) DATED JUNE 27, 2025.

ZONING ALLOWS FOR UTILIZATION OF FRONT SETBACK OF THE AVERAGE OF OTHER HOUSES "ON THE BLOCK" HOWEVER SEVERAL LOTS ARE EITHER VACANT OR ARE THROUGH LOTS THAT FRONT ON ADJACENT STREETS GIVING THEM EXCESSIVE SETBACK, THEREFORE THIS RULE WAS NOT USED. MAY BE USEABLE IF OWNER COORDINATES WITH BUILDING OFFICIAL WHICH LOTS TO USE FOR CALCULATION.

NOTES:

1. LOCUS SHOWN ON THIS SHEET IS ASSESSORS MAP 12 LOT 36.

2. ZONING: R-6 (RESIDENTIAL).

3. INTENT OF THIS PLAN IS TO DEPICT EXISTING CONDITIONS FOR PLANNING AND PERMITTING PURPOSES ONLY. NO CHANGE IN PROPERTY BOUNDARIES SHOWN OR INTENDED.

4. BEARINGS AND DISTANCES AND THE COORDINATE SYSTEM THEY ARE BASED ON ARE IN US SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, CORS ADJUSTMENT (NAD83/CORS) AS DETERMINED BY GPS OBSERVATIONS MADE ONSITE. ELEVATIONS NORTH AMERICAN VERTICAL DATUM OF 1988 PER GPS OBSERVATIONS REFERENCED ABOVE.

5. CONTOURS SHOWN OBTAINED VIA NOAA AND ARE BASED ON 2022 LIDAR SURVEY DONE BY USGS AS PART OF THE U.S. 3D ELEVATION PROGRAM BASED ON THE NAVD-1988 DATUM NOTED ABOVE.

6. THE SUBJECT PROPERTY SHOWN FALLS ALMOST ENTIRELY WITHIN FLOOD HAZARD ZONE AE (ELEVATION 13) PER FEMA FIRM 44001C0014H DATED JULY 7, 2014.

7. UNDERGROUND UTILITY CONNECTIONS (WATER AND SEWER) SERVICES COMPILED FROM AVAILABLE RECORDS AND ARE NOT CONFIRMED TO BE ACCURATE. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD. BEFORE DESIGNING, EXCAVATING, BLASTING, INSTALLING, BACK FILLING, GRADING, PAVEMENT RESTORATION OR REPAIRING, ALL UTILITY COMPANIES, PUBLIC & PRIVATE, MUST BE NOTIFIED INCLUDING THOSE IN CONTROL OF UTILITIES NOT SHOWN ON THIS PLAN. MOUNT HOPE ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE FUTURE CONNECTIONS, THE APPROPRIATE UTILITY ENGINEERING DEPARTMENTS MUST BE CONSULTED. CALL "DIG SAFE" AT 1-888-DIG SAFE.

CERTIFICATION:

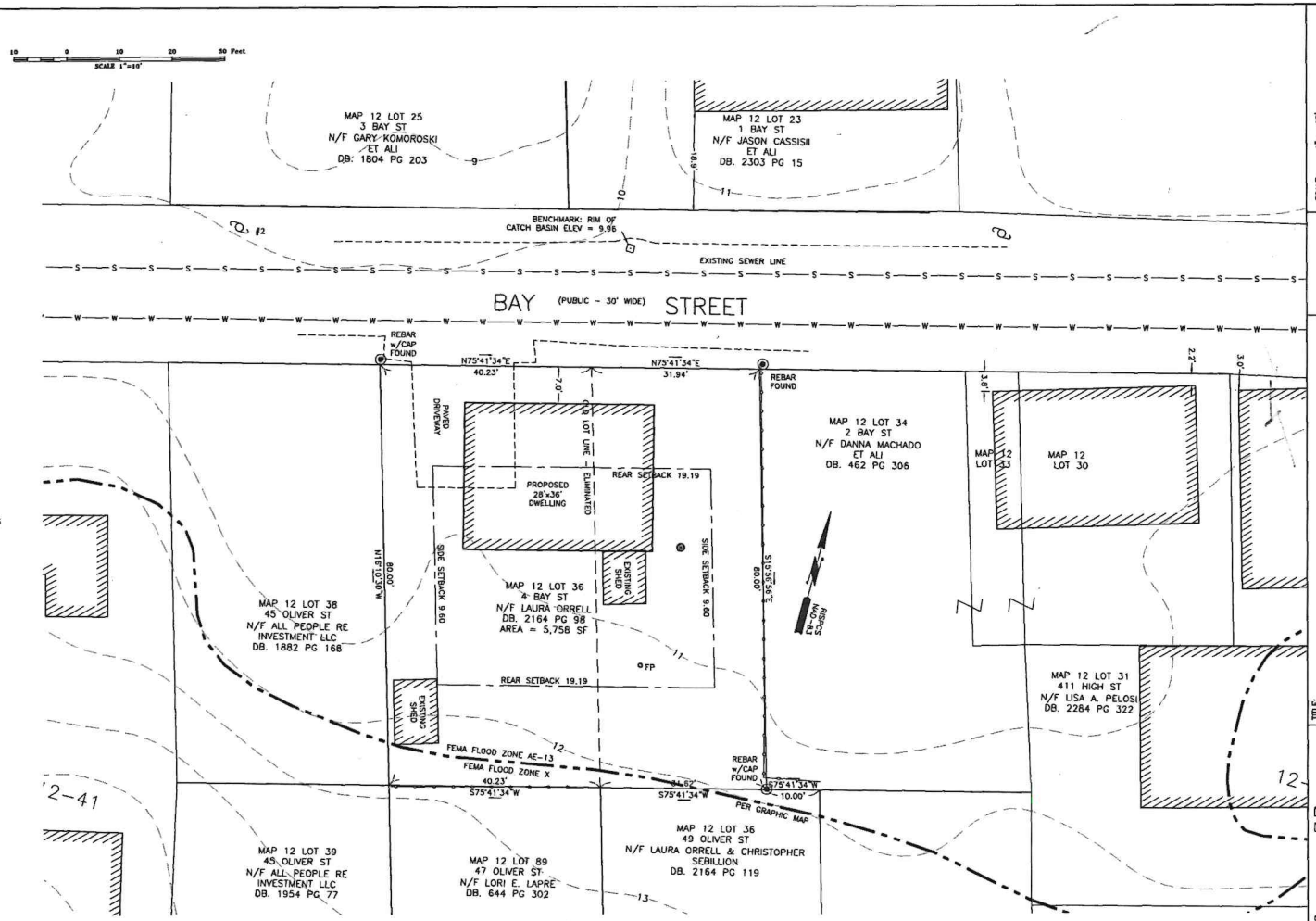
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018 AS FOLLOWS:

TYPE OF SURVEY:
BOUNDARY - LIMITED CONTENT CLASS 1
DATA ACCUMULATION SURVEY CLASS III
TOPOGRAPHIC SURVEY ACCURACY CLASS T-2

STATEMENT OF PURPOSE:
THE PURPOSE(S) FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN ARE AS FOLLOWS:

EXISTING CONDITIONS FOR PLANNING AND PERMITTING ONLY. NO CHANGES IN BOUNDARIES SHOWN OR INTENDED.

ROBERT ANTHONY PERRUZZI P.L.S. [No.] 1950 COA LS-728



PLAN REFERENCES:
1. PLAN ENTITLED "MAJOR SUBDIVISION" FOR MATTHEW A. JR. & JANET L. CALDERISO DATED 05-30-2016 RECORDED AS ENV# 673.

2. PLAN ENTITLED "49 OLIVER PLAT" FOR EDWARD CASTRO DATED 05-05-2011 RECORDED AS ENV# 599.

OWNER/APPLICANT:
LAURA ORRELL
29 BELVIDERE AVENUE
FRAMINGHAM, MA 01702
DEED BK. 2164 PG. 98

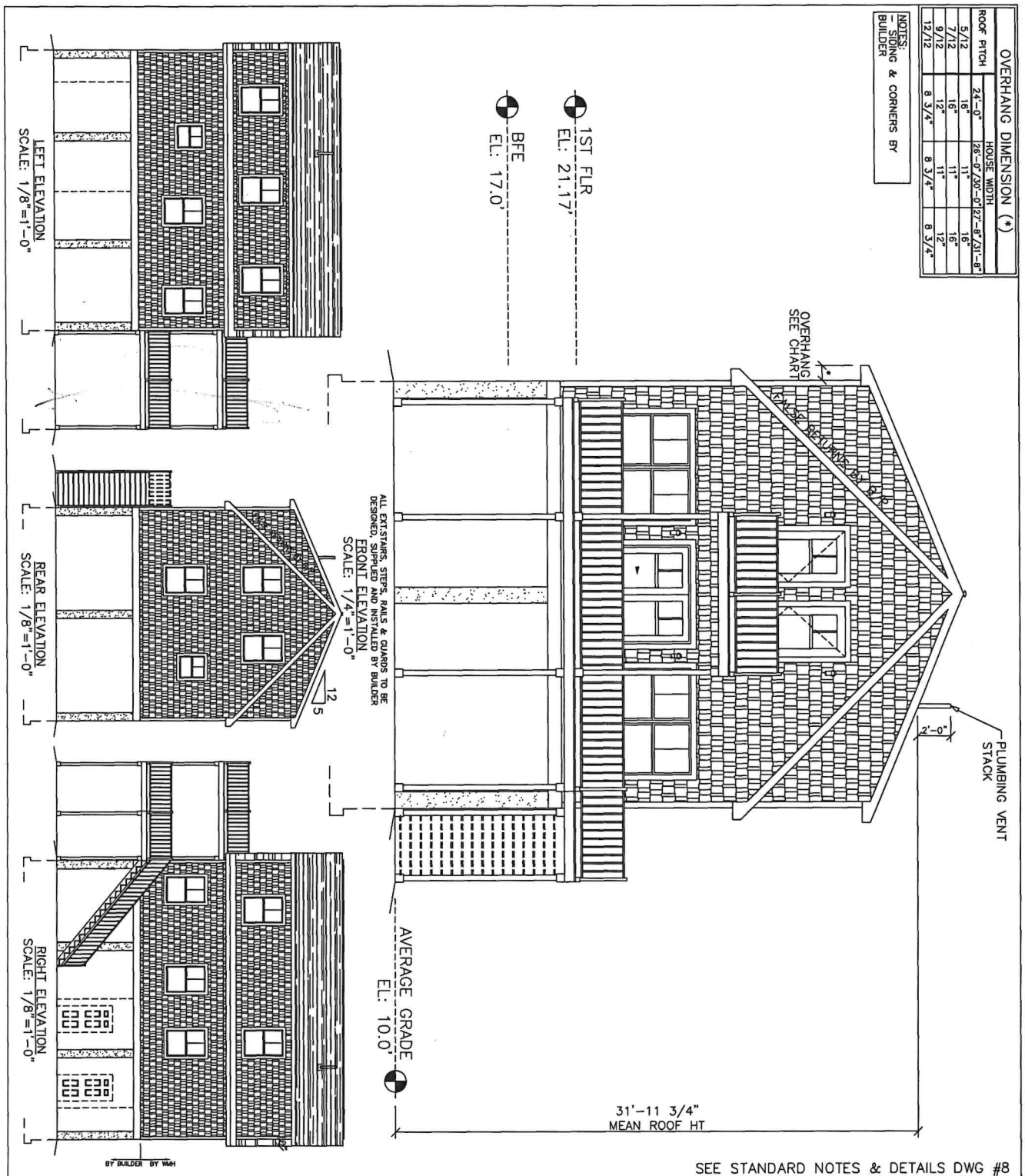
SCALE: 1" = 10'
DATE: 05-20-2026
DWG. BY: R.A.P.
REVISED: 06-23-2026
DWG. NO.: 2026-200
JOB NO.: 2026-200

TITLE: SITE PLAN

PROJECT: #4 BAY STREET - MAP 12 LOT 36
BRISTOL, RHODE ISLAND

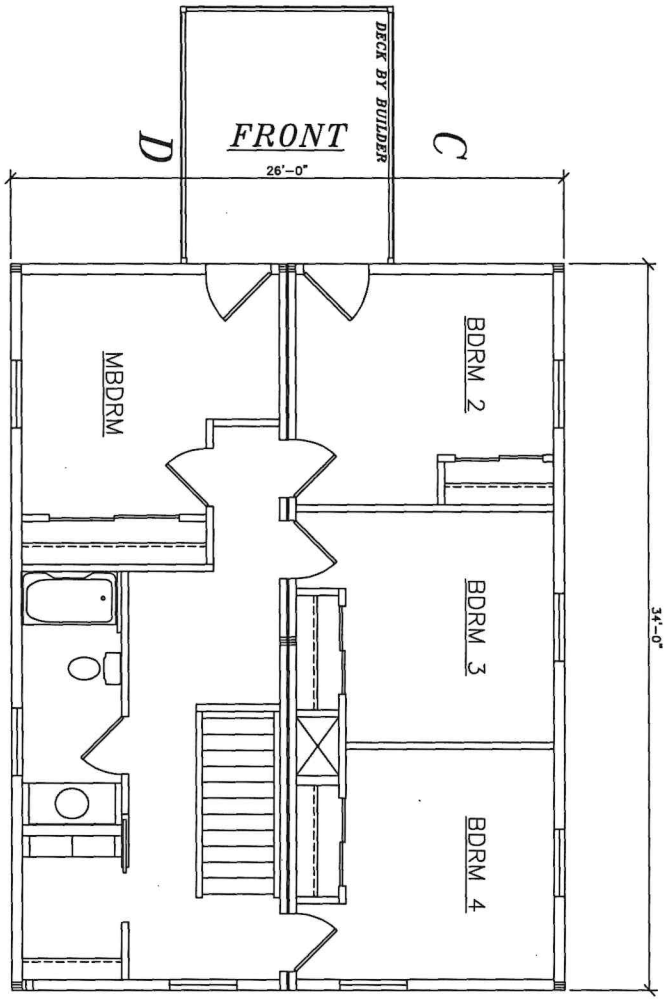
Mount Hope ENGINEERING, Inc.
CIVIL/ENVIRONMENTAL SERVICES
1788 G.A.R. Highway ph. 508-379-1234
Swansea, MA 02777 fax 508-379-0727

Sheet No.
1
OF 1



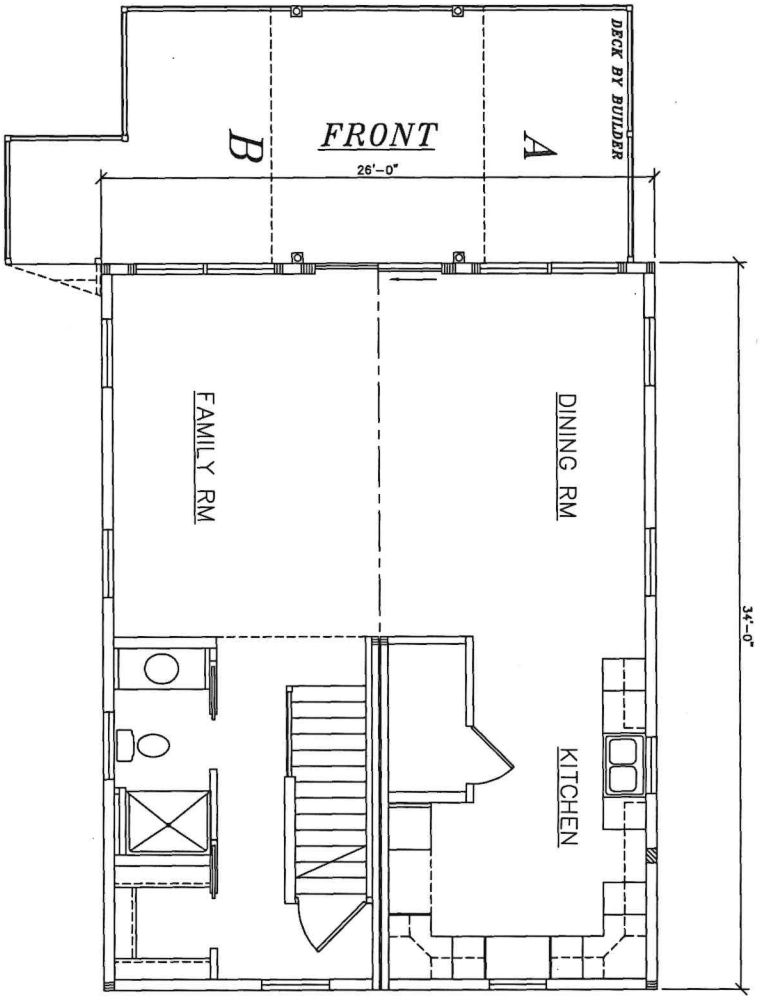
SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: SINGLE FAMILY	BUILDER: SOUTHEASTERN DEVELOPMENT	HOMEOWNER:	SERIAL No. 21232	PE / RA	THIRD PARTY INSPECTION AGENCY
CONST. TYPE: WOOD FRAME (VB)	PO BOX 1252 MARION, MA 02738		PRODUCTION No. 7777		
DESIGNER: RS	COLONIAL CTM-L ELEVATIONS		REVISION: RS 01/06/2022; RS 03/08/2022	DATE	
DATE: 11/30/2021			CHECK	DATE	
SCALE: AS NOTED			STD REVISION	01/10/15	
PAGE: 1	Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698				



SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: SINGLE FAMILY	BUILDER: SOUTHEASTERN DEVELOPMENT	HOMEOWNER:	SERIAL No. 21232	PE / RA	THIRD PARTY INSPECTION AGENCY
CONST. TYPE: WOOD FRAME (VB)	PO BOX 1252 MARION, MA 02738		PRODUCTION No. 7777		
DESIGNER: RS	COLONIAL CTM-L		REVISION / DATE: RS 01/06/2022; RS 03/08/2022		
DATE: 11/30/2021					
SCALE: 1/4" = 1'-0"					
PAGE:	Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698		CHECK / DATE		



SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: SINGLE FAMILY	BUILDER: SOUTHEASTERN DEVELOPMENT	HOMEOWNER:	SERIAL No. 21232	PE / RA	THIRD PARTY INSPECTION AGENCY
CONST. TYPE: WOOD FRAME (VB)	PO BOX 1252 MARION, MA 02738		PRODUCTION No. 7777		
DESIGNER: RS	COLONIAL CTM-L		REVISION: RS 01/06/2022; RS 03/08/2022		
DATE: 11/30/2021					
SCALE: 1/4" = 1'-0"					
PAGE:	Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698		CHECK / DATE		

4 Bay St, Bristol, RI

Map/Lot: 12-36

1 inch = 15 Feet

0 15 30 45

September 15, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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.

Item 4C.

Bristol | **4 BAY ST** | Card of

Plat/Lot 012-0036-000 | **Account: 678** | LUC 13 | Zone R-6 | **Assessment** | $245,300

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

▶ Owner Account #: 50-0095-52

		% Owned
Owner 1	ORRELL, LAURA	
Owner 2		
Owner 3		
Address	49 OLIVER STREET, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
O CONNELL, ELLEN	03/21/2022	100,000	2164-98		W
49 OLIVER ST LLC	11/19/2015	75,000	1825-69		W
OLIVEIRA, MARIA V.	12/16/2011	0	UNK-		D
CASTRO, EDWARD,	11/30/2011	0	1623-181		Q
CASTRO, EDWARD,,	03/25/2011	0	1591-93		

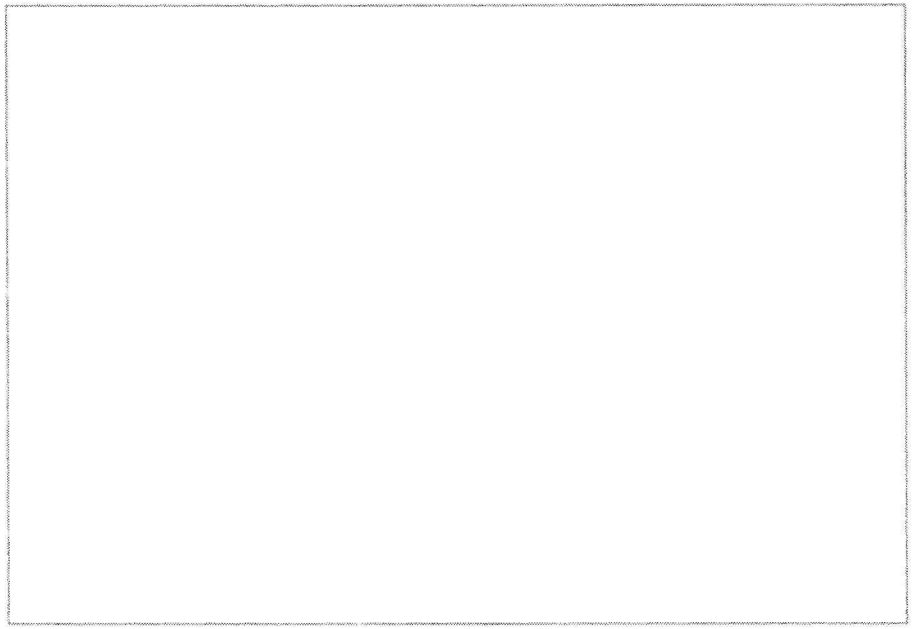
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
13	0	0	0.13	245,300	0	245,300
TOTAL	0	0	0.13	245,300	0	245,300

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
2026	13	0	0	0	245,300	0	245,300	245,300
2025	13	0	0	0	245,300	0	245,300	245,300
2024	12	0	0	0	204,300	0	204,300	204,300
2023	12	0	0	0	204,300	0	204,300	204,300
2022	12	0	0	0	204,300	0	204,300	204,300
2021	13	0	0	0	111,300	0	111,300	111,300





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	0.06396	AC	P	1.00	1,842,000	3,136,335	I	NarrowStree	-10					200,600			1.00	0
2	13	Res Vacant	0.06501	AC	EX	0.20	1,842,000	687,587	I							44,700			1.00	0
3																				
4																				

Print Date = 9/15/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranteed.

Item 4C.

Bristol | **4 BAY ST** | Card of

Plat/Lot 012-0036-000 | **Account: 678** | LUC 13 | Zone R-6 | **Assessment** $245,300

CATALIS — ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Building Information

	Description		Description
BLDG Type		Story Height	
RES Units		COM Units	
Foundation		BMT Floor	
Frame 1		Frame 2	%
EXT Wall 1		EXT Wall 2	%
Roof Type 1		Roof Type 2	%
Roof Cover 1		Roof Cover 2	%
INT Wall 1		INT Wall 2	%
Floors 1		Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel		Heat Type	
# Heat Sys		% Heated	
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

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

Room Counts by Floor

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

Grade

Grade			
Year Built		EFF Year	
Alt LUC		Alt %	

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition		-	
Functional		-	
Economic		-	
Special		-	
OV		-	
Total Depreciation % >			

Bas $/SQ	
Size Adj	
Constr Adj	
Adj $/SQ	
Othr Featrs	
Grade Fac	
Neigh Infl	
Land Factor	
Adj Total	
Depreciation	
Depr Total	

Remodeling History

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

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
Total					

Visit History

Date	Result	By
1/10/2025	REVIEW	MP
8/6/2021	REVIEW	
9/28/2018	REVIEW	
9/25/2018	VACANT LO	
5/29/2015	ADJ-MKT-HE	

Notes

BUILDABLE LOT SEE DECISION BK 1614 PG 72 9-29-2011 - LOT 0092 DROPPED INTO THIS LOT 12/11 EAS BK 1712 PG 48 6/10/13 || 09-10-2021 With Lot 37. Per GIS review it appears that the home straddles this lot and abutting lot(s), change land use from "13" to "12" to reflect more appropriate land use and input "Units For Size Adjustment" for land pricing, lowered "Narrow Street" factor from -45% to -10%, MRM.

Building Permits

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

Special Features & Yard Items

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

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 9/15/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranteed.

4 Bay Street - 200' Radius

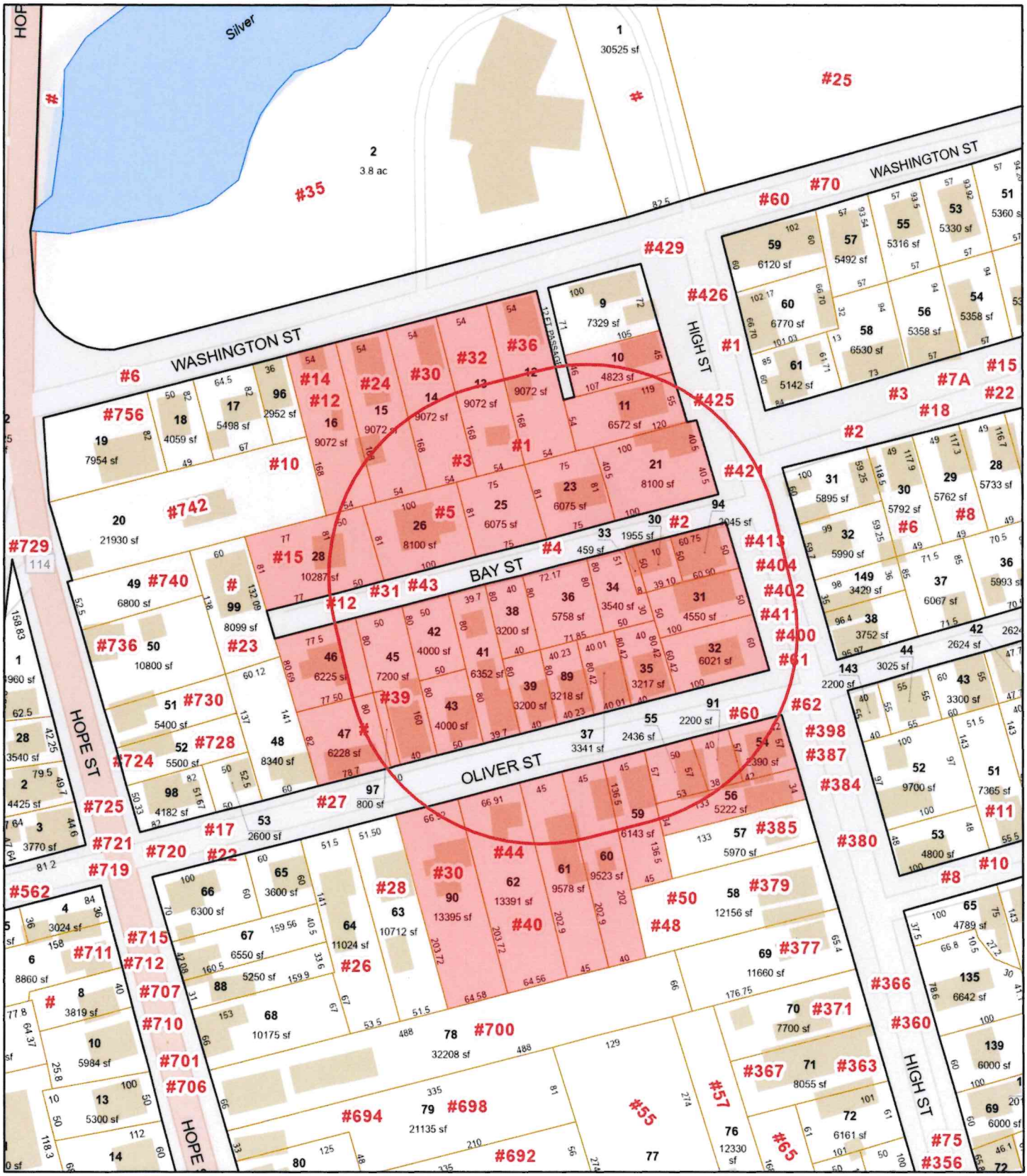
Town of Bristol, RI

1 inch = 141 Feet

0 141 282 423

September 15, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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

200 feet Abutters List Report

Bristol, RI
September 15, 2026

Subject Property:

Parcel Number:	12-36	Mailing Address:	ORRELL, LAURA
CAMA Number:	12-36		49 OLIVER STREET
Property Address:	4 BAY ST		BRISTOL, RI 02809

Abutters:

Parcel Number:	12-10	Mailing Address:	DA SILVA, JOSE F. & MARY LE
CAMA Number:	12-10		BOGDAN, SUSAN M.
Property Address:	427 HIGH ST		425 HIGH ST
			BRISTOL, RI 02809
Parcel Number:	12-11	Mailing Address:	DA SILVA, JOSE F. & MARY LE
CAMA Number:	12-11		BOGDAN, SUSAN M.
Property Address:	425 HIGH ST		425 HIGH ST
			BRISTOL, RI 02809
Parcel Number:	12-12	Mailing Address:	TINKLER, HELENE & KIERAN
CAMA Number:	12-12		16 BULL ST
Property Address:	36 WASHINGTON ST		NEWPORT, RI 02840
Parcel Number:	12-13	Mailing Address:	LEARY, DANIEL M. & GONZALEZ,
CAMA Number:	12-13		LIZETH C. TE
Property Address:	32 WASHINGTON ST		32 WASHINGTON ST
			BRISTOL, RI 02809
Parcel Number:	12-14	Mailing Address:	MARIA TEOTONIO LE
CAMA Number:	12-14		TEOTONIO,JOSEPH E. & MARIE
Property Address:	30 WASHINGTON ST		C.MARABELLO &
			30 WASHINGTON ST
			BRISTOL, RI 02809
Parcel Number:	12-15	Mailing Address:	ALMEIDA-OLIVEIRA, SUSAN M
CAMA Number:	12-15		24 WASHNGTON ST.
Property Address:	24 WASHINGTON ST		BRISTOL, RI 02809
Parcel Number:	12-16	Mailing Address:	MACHADO, WALTER J. HEADY,
CAMA Number:	12-16		KATHRYN JT
Property Address:	14 WASHINGTON ST		14 WASHINGTON ST
			BRISTOL, RI 02809
Parcel Number:	12-21	Mailing Address:	AG ENTERPRISES, INC.
CAMA Number:	12-21		50 RICHMOND ST
Property Address:	421 HIGH ST		BRISTOL, RI 02809
Parcel Number:	12-23	Mailing Address:	CASSISI, JASON C. & LORI A. TE
CAMA Number:	12-23		1 BAY ST
Property Address:	1 BAY ST		BRISTOL, RI 02809
Parcel Number:	12-25	Mailing Address:	KOMOROSKI, BATTAGLIA DEBORAH &
CAMA Number:	12-25		GARY H TE
Property Address:	3 BAY ST		5 BAY ST
			BRISTOL, RI 02809

200 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number:	12-26	Mailing Address:	KOMOROSKI, BATTAGLIA DEBORAH & GARY H TE 5 BAY ST BRISTOL, RI 02809
CAMA Number:	12-26		
Property Address:	5 BAY ST		
Parcel Number:	12-28	Mailing Address:	LAWRENCE, PAUL J. & LAWRENCE, RAE-ANN TRUSTEES 15 BAY ST BRISTOL, RI 02809
CAMA Number:	12-28		
Property Address:	15 BAY ST		
Parcel Number:	12-30	Mailing Address:	MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
CAMA Number:	12-30		
Property Address:	2 BAY ST		
Parcel Number:	12-31	Mailing Address:	PELOSI LISA A TRUSTEE 20 RIVER RUN ST EAST GREENWICH, RI 02818
CAMA Number:	12-31		
Property Address:	411 HIGH ST		
Parcel Number:	12-32	Mailing Address:	CHAN, CHUN QIN 11 ASHBURTON ROAD EAST PROVIDENCE, RI 02914
CAMA Number:	12-32		
Property Address:	61 OLIVER ST		
Parcel Number:	12-33	Mailing Address:	MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
CAMA Number:	12-33		
Property Address:	BAY ST		
Parcel Number:	12-34	Mailing Address:	MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
CAMA Number:	12-34		
Property Address:	BAY ST		
Parcel Number:	12-35	Mailing Address:	CONTE, ANDREW JR. WC 51 OLIVER STREET BRISTOL, RI 02809
CAMA Number:	12-35		
Property Address:	51 OLIVER ST		
Parcel Number:	12-36	Mailing Address:	ORRELL, LAURA 49 OLIVER STREET BRISTOL, RI 02809
CAMA Number:	12-36		
Property Address:	4 BAY ST		
Parcel Number:	12-37	Mailing Address:	ORRELL, LAURA & SEBILIAN, CHRISTOPHER J JT 49 OLIVER STREET BRISTOL, RI 02809
CAMA Number:	12-37		
Property Address:	49 OLIVER ST		
Parcel Number:	12-38	Mailing Address:	ALL PEOPLE RE INVESTMENT, LLC 1830 NW 80TH CT CLIVE, IA 50325
CAMA Number:	12-38		
Property Address:	OLIVER ST		
Parcel Number:	12-39	Mailing Address:	ALL PEOPLE RE INVESTMENT, LLC 22 Harding St Apt 1 Pawtucket, RI 02861
CAMA Number:	12-39		
Property Address:	45 OLIVER ST		

200 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number:	12-41	Mailing Address:	HOLTZ, ALFRED PEYTON TYREE & KAYLA ANN CO-TRUSTEES, HOLTZ TRUST 43 OLIVER ST BRISTOL, RI 02809
CAMA Number:	12-41		
Property Address:	43 OLIVER ST		
Parcel Number:	12-42	Mailing Address:	CAMARA, JOANNE C & THOMAS A. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
CAMA Number:	12-42		
Property Address:	BAY ST		
Parcel Number:	12-43	Mailing Address:	CAMARA, JOANNE C. THOMAS A. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
CAMA Number:	12-43		
Property Address:	39 OLIVER ST		
Parcel Number:	12-45	Mailing Address:	MARKS, PAULA J. 31 OLIVER STREET BRISTOL, RI 02809
CAMA Number:	12-45		
Property Address:	31 OLIVER ST		
Parcel Number:	12-46	Mailing Address:	DANIEL, CLIFTON III 2 HORIZON ROAD #1208 FORT LEE, NJ 07024
CAMA Number:	12-46		
Property Address:	12 BAY ST		
Parcel Number:	12-47	Mailing Address:	MCCOMBE, SPENCER C 7 THURSTON AVE NEWPORT, RI 02840
CAMA Number:	12-47		
Property Address:	27 OLIVER ST		
Parcel Number:	12-54	Mailing Address:	VIERLING, MELISSA ANN MCCLENATHAN, GAIL A 14 JULIE ANN CIRCLE RIVERSIDE, RI 02915
CAMA Number:	12-54		
Property Address:	62 OLIVER ST		
Parcel Number:	12-55	Mailing Address:	COSTA, CECILIA M. LE COSTA, STEVE S AND FORTIN, EDUINA MARIA TC 58 OLIVER ST Bristol, RI 02809
CAMA Number:	12-55		
Property Address:	58 OLIVER ST		
Parcel Number:	12-56	Mailing Address:	TEIXEIRA, JOSEPH T JR TRUSTEE JOSEPH T TEIXEIRA JR LIV TRUST 387 HIGH ST BRISTOL, RI 02809
CAMA Number:	12-56		
Property Address:	387 HIGH ST		
Parcel Number:	12-59	Mailing Address:	PIETTE, RICHARD J. TRUSTEE 50 OLIVER ST BRISTOL, RI 02809
CAMA Number:	12-59		
Property Address:	50 OLIVER ST		
Parcel Number:	12-60	Mailing Address:	FRANCIS, THERESA 115 TUPELO ST BRISTOL, RI 02809
CAMA Number:	12-60		
Property Address:	48 OLIVER ST		
Parcel Number:	12-61	Mailing Address:	NEWCITY, LISA L 12 CHURCH ST BARRINGTON, RI 02806
CAMA Number:	12-61		
Property Address:	44 OLIVER ST		

200 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number:	12-62	Mailing Address:	BOOTH, JANE MARIE NATHANIEL TE
CAMA Number:	12-62		40 OLIVER ST
Property Address:	40 OLIVER ST		BRISTOL, RI 02809
Parcel Number:	12-89	Mailing Address:	LAPRE, LORI E
CAMA Number:	12-89		19 ANNAWAMSCUTT DR
Property Address:	47 OLIVER ST		BRISTOL, RI 02809
Parcel Number:	12-90	Mailing Address:	CARPENTER, NOAMI S.
CAMA Number:	12-90		30 OLIVER ST
Property Address:	30 OLIVER ST		BRISTOL, RI 02809
Parcel Number:	12-91	Mailing Address:	BRETL, VALERIE H & SILVEIRA, TONY A JT
CAMA Number:	12-91		601/2 OLIVER STREET
Property Address:	60 OLIVER ST		BRISTOL, RI 02809
Parcel Number:	12-94	Mailing Address:	NPT EAST BAY LLC
CAMA Number:	12-94		17 MEMORIAL BLVD
Property Address:	413 HIGH ST		NEWPORT, RI 02840
Parcel Number:	12-97	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	12-97		10 COURT ST
Property Address:	OLIVER ST		BRISTOL, RI 02809

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

ALL PEOPLE RE INVESTMENT,
1830 NW 80TH CT
CLIVE, IA 50325

ALL PEOPLE RE INVESTMENT,
22 Harding St Apt 1
Pawtucket, RI 02861

ALMEIDA-OLIVEIRA, SUSAN M
24 WASHNGTON ST.
BRISTOL, RI 02809

BOOTH, JANE MARIE
NATHANIEL TE
40 OLIVER ST
BRISTOL, RI 02809

BRETL, VALERIE H & SILVEI
601/2 OLIVER STREET
BRISTOL, RI 02809

CAMARA, JOANNE C &
THOMAS A. TRUSTEES
15 WILCOX ST
BRISTOL, RI 02809

CAMARA, JOANNE C.
THOMAS A. TRUSTEES
15 WILCOX ST
BRISTOL, RI 02809

CARPENTER, NOAMI S.
30 OLIVER ST
BRISTOL, RI 02809

CASSISI, JASON C. & LORI
1 BAY ST
BRISTOL, RI 02809

CHAN, CHUN QIN
11 ASHBURTON ROAD
EAST PROVIDENCE, RI 02914

CONTE, ANDREW JR. WC
51 OLIVER STREET
BRISTOL, RI 02809

COSTA, CECILIA M. LE
COSTA, STEVE S AND FORTIN
58 OLIVER ST
Bristol, RI 02809

DA SILVA, JOSE F. & MARY
BOGDAN, SUSAN M.
425 HIGH ST
BRISTOL, RI 02809

DANIEL, CLIFTON III
2 HORIZON ROAD #1208
FORT LEE, NJ 07024

FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

HOLTZ, ALFRED PEYTON TYRE
CO-TRUSTEES, HOLTZ TRUST
43 OLIVER ST
BRISTOL, RI 02809

KOMOROSKI, BATTAGLIA DEBO
5 BAY ST
BRISTOL, RI 02809

LAPRE, LORI E
19 ANNAWAMSCUTT DR
BRISTOL, RI 02809

LAWRENCE, PAUL J. & LAWRE
15 BAY ST
BRISTOL, RI 02809

LEARY, DANIEL M. &
GONZALEZ, LIZETH C. TE
32 WASHINGTON ST
BRISTOL, RI 02809

MACHADO, DONNA L.
DONALD & LORNA RIPPERGER
2 BAY STREET
BRISTOL, RI 02809

MACHADO, WALTER J.
HEADY, KATHRYN JT
14 WASHINGTON ST
BRISTOL, RI 02809

MARIA TEOTONIO LE
TEOTONIO,JOSEPH E. & MARI
30 WASHINGTON ST
BRISTOL, RI 02809

MARKS, PAULA J.
31 OLIVER STREET
BRISTOL, RI 02809

MCCOMBE, SPENCER C
7 THURSTON AVE
NEWPORT, RI 02840

NEWCITY, LISA L
12 CHURCH ST
BARRINGTON, RI 02806

NPT EAST BAY LLC
17 MEMORIAL BLVD
NEWPORT, RI 02840

ORRELL, LAURA
49 OLIVER STREET
BRISTOL, RI 02809

ORRELL, LAURA & SEBILIAN,
49 OLIVER STREET
BRISTOL, RI 02809

PELOSI LISA A TRUSTEE
20 RIVER RUN ST
EAST GREENWICH, RI 02818

PIETTE, RICHARD J. TRUSTE
50 OLIVER ST
BRISTOL, RI 02809

TEIXEIRA, JOSEPH T JR TRU
JOSEPH T TEIXEIRA JR LIV
387 HIGH ST
BRISTOL, RI 02809

TINKLER, HELENE & KIERAN
16 BULL ST
NEWPORT, RI 02840

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

VIERLING, MELISSA ANN
MCCLENATHAN, GAIL A
14 JULIE ANN CIRCLE
RIVERSIDE, RI 02915

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-44**

APPLICANT: Michael Lancaster

LOCATION: 5 Knowlton Court

PLAT: 103 LOT: 88 ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 21ft. x 25ft. accessory pool cabana structure with greater than permitted lot coverage by structures.

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 a dimensional variance to construct an accessory cabana structure at this residential property located on the northerly side of Knowlton Court. This property is a newly developed 13,910 square foot lot within the Knowlton Court subdivision. The existing dwelling was constructed in 2025 and that structure covers 24.6% of the lot according to the approved site plan. The property owner received a building permit in early 2026 to install an in-ground swimming pool to the rear of the dwelling. He is now proposing construction of the cabana, which would consist of a roof with support posts enclosed by walls on one side and a portion of a second side. I do not typically include swimming pools when calculating lot coverage. However, the proposed pool cabana would be considered a structure and with a roof area of approximately 525 square feet, it would increase the total lot coverage by structures to 28%. Please note that although the total roof area measures 21ft. x 25ft., the footprint of the structure to the exterior of walls and support posts measures 18ft. 10in. x 23ft. 1in. Thus, a portion of the roof area is overhang, so I did not advertise this structure as needing a dimensional variance for size of an accessory structure.

9/28/2026

Edward M. Tanner, Zoning Officer

Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

September 17, 2026
File #: ZBR-26-44

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, October 5, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Michael Lancaster
Owner of Record: Michael H. Lancaster and Robin Newcomer
Location: 5 KNOWLTON CT , BRISTOL, RI, 02809
Plat: 103 Lot: 88
Zoning District: R-10

Applicant is requesting **a Dimensional Variance** to:

construct a 21ft. x 25ft. accessory pool cabana structure with greater than permitted lot coverage by structures

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-44

5 Knowlton Court 103 88

September 4, 2026

Applicant	
Name of Applicant	Michael Lancaster
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
	5 Knowlton Court	103	88

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	360 feet
Width in Feet	21 feet
Length in Feet	25 feet
Height Above Grade	15 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)
Section 28-111, Table B. Maximum lot coverage by structures in R-10 zone. 25% maximum lot coverage variance.

Describe the extent of the proposed alterations and the reasons for the requesting relief
Pool cabana will rain water capture system and finishes will match existing house. Though the structure will have a roof all rain water will be captured and used for landscape watering. No runoff because of structure

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	13,910
Lot Frontage	105
Lot Depth	131

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 3,448	Building/Structure Detail if Other:

5 Knowlton Ct, Bristol, RI

Map/Lot: 103-88

1 inch = 23 Feet

0 23 46 69

September 15, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



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

Bristol | **5 KNOWLTON CT** | Card 1 of 1

Plat/Lot 103-0088-000 | **Account: 9572** | LUC 01 | Zone R-10 | **Assessment** $1,034,600

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

▶ Owner Account #: 01-0000-13

		% Owned
Owner 1	LANCASTER, MICHAEL HANLON & ROBIN	
Owner 2		
Owner 3		
Address	5 KNOWLTON CT, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
A.G. CONSTRUCTION, INC.	06/01/2026	1,910,000	2323-243		W
1202 HOPE STREET	12/21/2023	1,100,000	2232-108	K	W
KNOWLTON, LAVINA FALES	07/16/2019	560,000	1990-179	L	E

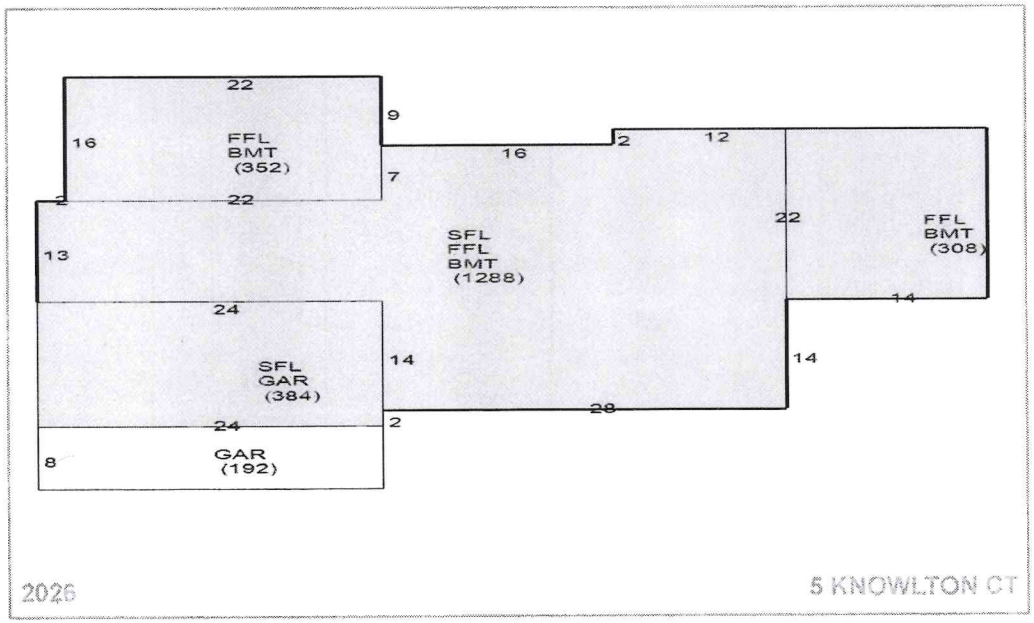
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	833,600	0	0.32	201,000	0	1,034,600
TOTAL	833,600	0	0.32	201,000	0	1,034,600

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 135.68 | VAL per SQ Unit/Parcel > 168.39

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	833,600	0	0	201,000	0	1,034,600	1,034,600
2025	13	0	0	0	201,000	0	201,000	201,000
2024	13	0	0	0	167,500	0	167,500	167,500



Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	NR Single I	0.22957	AC	P	1.00	666,000	797,578	E							183,100			1.00	0
2	01	NR Single I	0.08976	AC	EX	0.20	666,000	199,421	E							17,900			1.00	0
3																				
4																				

Print Date = 9/15/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Item 4D.

Bristol — 5 KNOWLTON CT — Card 1 of 1

CATALIS — ADVANCING GOVERNMENT ENGAGING CITIZENS

Plat/Lot 103-0088-000 | **Account:** 9572 | LUC 01 | Zone R-10 | **Assessment** $1,034,60

Building Information

	Description		Description
BLDG Type	Colonial	Story Height	2 Story
RES Units	1	COM Units	
Foundation	Concrete	BMT Floor	
Frame 1	Wood	Frame 2	%
EXT Wall 1	Clapboard	EXT Wall 2	%
Roof Type 1		Roof Type 2	%
Roof Cover 1		Roof Cover 2	%
INT Wall 1		INT Wall 2	%
Floors 1		Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Gas	Heat Type	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	3	Good
Ext Full Bath		
Half Bath	1	Good
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Good
Ext Kitchens		
Fireplaces		
W.S. Flues		

Grade

Grade	Q3+	Q3+	
Year Built	2025	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	AV	AV - Average	1.0
Functional		-	
Economic		-	
Special	01	01 - Under C	40.0
OV		-	
Total Depreciation % >			40.6

Bas $/SQ	211.00
Size Adj	0.93
Constr Adj	1.00
Adj $/SQ	196.78
Othr Featrs	82,000
Grade Fac	1.60
Neigh Infl	1.00
Land Factor	1.00
Adj Total	1,403,406
Depreciation	569,783
Depr Total	833,623

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,948	1,948	196.78	383,328
SFL	2nd FLOOR	1,672	1,672	196.78	329,017
BMT	BASEMENT	1,948	0	29.52	57,505
GAR	GARAGE	576	0	45.63	25,280
Total		6,144	3,620		795,130

Visit History

Date	Result	By
1/30/2025	REVIEW	MP
1/2/2024	CHANGE NO	MD

Notes

Deed recorded 12/5/22 transferring 24,433 sf from lot 14 to lot 2 Bk 2196 Pg 264

Remodeling History

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

Condo Data

Complex	
Location	
Tot Units	
FL Level	
# Floors	
Bldg Seq	1

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	02/03/2026	BB-26-50		BLDG	0	0	Open	We'll be buiding a Gunite Pool 18'x36',134907
2	12/09/2025	B62624		BLDG	0	0	Open	Finish Basement,30000
3	08/14/2025	B61877		BLDG	0	0	Open	Construction of a new single family home,525000
4	06/17/2025	B61494		BLDG	0	0	Build Dept	Single Family Home - FOUNDATION ONLY,25000
5								
6								
7								
8								
9								

Room Counts by Floor

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

Special Features & Yard Items

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

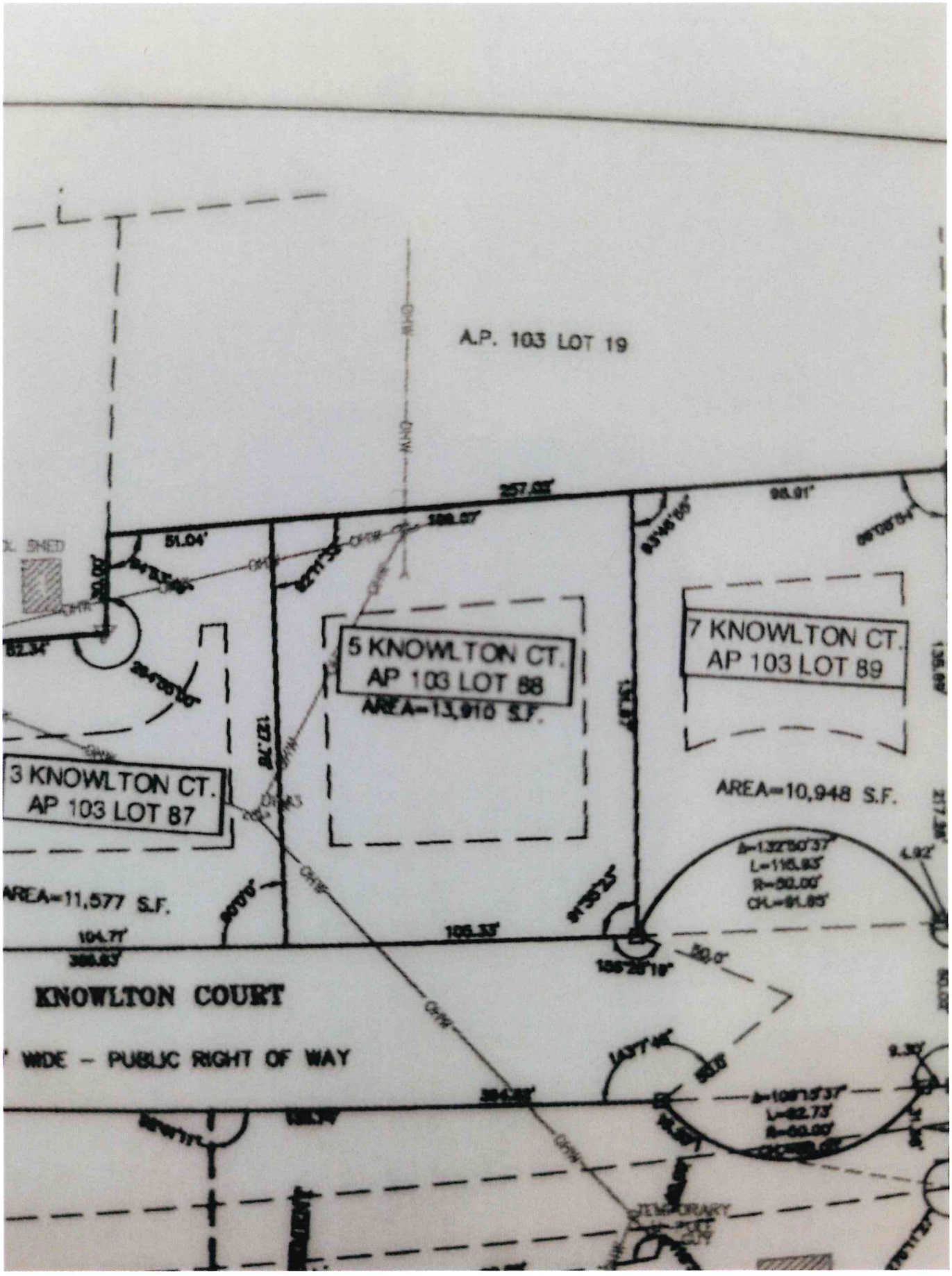
Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 9/15/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warran


A.P. 103 LOT 19
5 KNOWLTON CT.
AP 103 LOT 88
AREA=13,918 S.F.
7 KNOWLTON CT.
AP 103 LOT 89
AREA=10,948 S.F.
3 KNOWLTON CT.
AP 103 LOT 87
AREA=11,577 S.F.
KNOWLTON COURT
WIDE - PUBLIC RIGHT OF WAY

ZONING – R10

	EXISTING	PROPOSED
MIN. LOT AREA: 10,000 SF	13,910 SF	REMAINS
MIN. LOT FRONTAGE: 80 FT	105.33 FT	REMAINS
MAX. LOT COVERAGE: 25%	N/A	24.62%
REQUIRED YARD SETBACKS		
MIN. FRONT YARD: 30 FT	N/A	31.0 FT
MIN. REAR YARD: 30 FT	N/A	44.8 FT
MIN. SIDE YARD: 15 FT	N/A	22.0 FT/18.4 FT

ZONING NOTE:

PER SEC. 28-142. – YARD REQUIREMENTS AND EXCEPTIONS
(C) A DECK MAY EXTEND UP TO ONE-THIRD OF THE WAY INTO THE REQUIRED REAR YARD AND MUST MEET ALL REQUIRED SIDE YARD SETBACKS.
(H) A PORCH MAY EXTEND UP TO ONE-THIRD OF THE WAY INTO THE REQUIRED FRONT YARD AND MUST MEET ALL REQUIRED SIDE YARD SETBACKS.

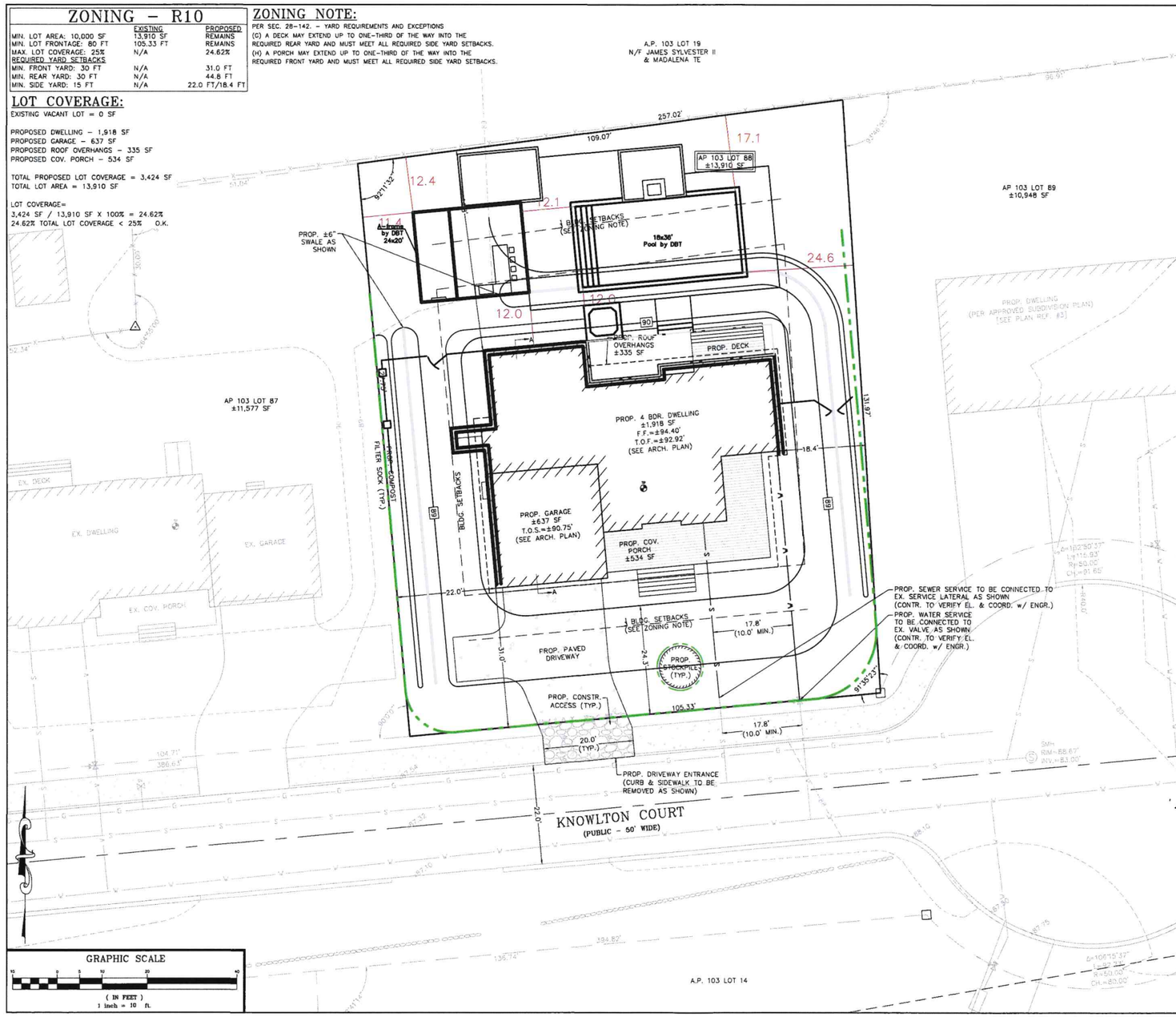
LOT COVERAGE:

EXISTING VACANT LOT = 0 SF

PROPOSED DWELLING – 1,918 SF
PROPOSED GARAGE – 637 SF
PROPOSED ROOF OVERHANGS – 335 SF
PROPOSED COV. PORCH – 534 SF

TOTAL PROPOSED LOT COVERAGE = 3,424 SF
TOTAL LOT AREA = 13,910 SF

LOT COVERAGE=
3,424 SF / 13,910 SF X 100% = 24.62%
24.62% TOTAL LOT COVERAGE < 25% O.K.





SITE LOCUS
NOT TO SCALE

LEGEND

PROPERTY LINE	EXISTING WATER LINE
ABUTTER LINE	EXISTING UTILITY POLE
EX. EDGE OF PAVEMENT	EXISTING HYDRANT
EXISTING CONTOUR	EXISTING WATER VALVE
EXISTING SPOT GRADE	EXISTING WATER LINE
EXISTING TEST PIT	PROPOSED ROOF OVERHANG
EXISTING STONE WALL	BUILDING SETBACK
EXISTING TREELINE	PROPOSED WATER LINE
EXISTING FENCE LINE	PROPOSED SEWER LINE
EXISTING DRAIN MANHOLE	PROPOSED CONTOUR
EXISTING DRAIN LINE	PROPOSED SPOT GRADE
EXISTING CATCH BASIN	COMPOST FILTER SOCK
EXISTING SEWER LINE	RI DOT STD. 9.9.0 CONSTRUCTION ACCESS
EXISTING SEWER MANHOLE	PROPOSED BUILDING
EXISTING OVERHEAD WIRES	
EXISTING GAS LINES	

PLAN NOTES:

1. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. PLAN IS TO BE USED SOLELY FOR THE USE OF THE SOIL EROSION, RUNOFF AND SEDIMENT CONTROL ORDINANCE FOR THE TOWN OF BRISTOL AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO BRISTOL'S SOIL EROSION, RUNOFF, AND SEDIMENT CONTROL ORDINANCE AT ALL TIMES DURING CONSTRUCTION.

3. SEE ADDITIONAL NOTES ON SHEET 2 OF 2, WHICH NEED TO BE STRICTLY ADHERED TO AS WELL.

PLAN REFERENCE:

1.) EXISTING CONDITIONS TAKEN FROM APPROVED SUBDIVISION PLAN:
"FINAL PLAN SUBMISSION FOR KNOWLTON COURT – AP 103 LOT 14 – HOPE STREET"
DATE: 08/22/2023 REV. 09/14/2023
PREPARED BY: PRINCIPE COMPANY, INC. – ENGINEERING DIVISION

2.) PROPOSED BUILDING FOOTPRINT TAKEN FROM ARCH. PLAN ENTITLED:
"NEW RESIDENTIAL CONSTRUCTION – 5 KNOWLTON COURT BRISTOL, RI – AP 103 LOT 88 (ISSUE FOR FOUNDATION PERMIT ONLY)"
DATE: 04/30/2025
PREPARED BY: LACUNA DESIGN – ARCHITECTURE + INTERIORS
1005 MAIN STREET, UNIT 2111 – PAWTUCKET, RI
PHONE: (401)723.7200

FEMA FLOOD NOTE

ZONE X – AREA OF MINIMAL FLOOD HAZARD
FIRM NO. 44001C0014H
EFF. DATE: 07/07/2014

ARCHITECT NOTE:

IT IS THE RESPONSIBILITY OF THE ARCHITECT TO FINALIZE SITE LAYOUT & COORDINATE ELEMENTS WITH ENGINEER PRIOR TO CONSTRUCTION. FINAL GRADING & LAYOUT SHALL BE COORDINATED AND VERIFIED THROUGH ARCHITECT DRAWINGS.

DRAINAGE NOTE:

DRAINAGE MITIGATION MEASURES ARE SHOWN ON APPROVED SUBDIVISION PLAN (SEE PLAN REFERENCE #3)
[DETAILS HAVE BEEN OMITTED FOR CLARITY]

SOIL REFERENCE:

ACTUAL G.W.T. READING @ EL.=82.74'
DATE: 04/20/2024

DRAWING ISSUE:

- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeCompany.com

REVISIONS

No.	DATE	DRWN	CHKD

EROSION, RUNOFF & SEDIMENTATION CONTROL PLAN
for
5 KNOWLTON COURT
AP 103 LOT 88
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET NO: 1 of 2
DRAWN BY: BRM	DESIGN BY: BRM	CHECKED BY: TJP
DATE: 06/04/2025		PROJECT NO.: LD-2021-10.1

C:\Users\Princ\Principe Engineering Dropbox\1_Land Development\2021\10_2021-10_5 Knowlton Court_Sub Lot 3_ERSC Rev. (Wk) To Plot.pc3

20'x24' Rectangle Hampton Pavilion

5 Knowlton CT
Britsol RI
02809

DESIGN ENGINEER:

timbertech
ENGINEERING

East: 22 Denver Road, Suite B Denver, PA 17517
717.335.2750 Fax: 717.335.2753

West: 406 S Main Street, PO Box 509 Kouts, IN 46347
219.766.2499 Fax: 219.766.2394

Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
615-378-1535 Fax: 615-378-1587

www.timbertecheng.com

a creative engineering firm, providing solutions
and building relationships

Drawing Index

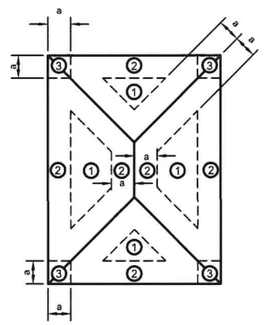
Cover Page	Notes, Reaction Chart
1	Elevations
2	Post Layout Plan
3	Roof Framing Plan
4	Cross Section A/4, Detail A-A/4
5	Detail B-B/5
6	View 3 Detail B-B/5, Detail B-B/6
7	Detail C-C/7, Detail D-D/7, Detail E-E/7, Angle "A1", Base Angle Detail
8	Detail F-F/8
9	View 1 Detail F-F/8, View 2 Detail F-F/8, Angle "A2"
10	Detail G-G/10, Plate "P2"
11	Detail H-H/11, Detail J-J/11
12	Notes

GENERAL NOTES

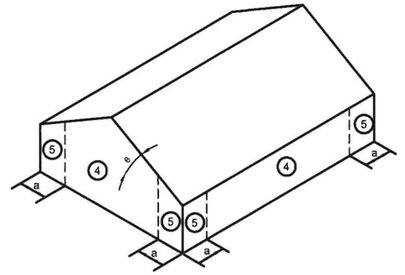
All notes do not necessarily apply due to different requirements on each project. This plan is intended to reflect only the structural design of this building. The contractor shall review all applicable local, state, and federal building codes prior to the start of construction to ensure building conformance. Timber Tech Engineering, LLC is not responsible for information pertaining to this project if not shown on drawings or listed below. Revisions to the plans shall be approved by engineer of record.

DESIGN REQUIREMENTS

1. Governing Code:
   Including, not limited to: IBC 2021
2. Risk Category II
3. Dead Loads:
   - A. Roof 10 psf
   - B. Floor n/a psf
4. Live Loads:
   - A. Roof (See also note #4) 42 psf
   - B. Floor n/a psf
5. Snow Loads:
   - A. Design Roof Snow Load 42 psf
   - B. Ground Snow (P_g) 50 psf
   - C. Flat Roof Snow (P_f) 42 psf
   - D. Snow Exposure Factor (C_e) 1.0
   - E. Thermal Factor (C_t) 1.2
   - F. Slope Factor (C_s) 1.0
   - G. Snow Load Risk Factor (I) 1.0
   - H. Drift Surcharge Load (P_d) n/a
   - I. Drift Surcharge Width (W) n/a
   - J. Unbalanced snow loads have been considered
6. Wind Loads (ASCE 7-16)
   - A. Basic Wind Speed (V) 120 mph
   - B. ASD Wind Speed ($V_{asd}=V\sqrt{0.6}$) 93 mph
   - C. Wind Exposure Category C
   - D. Internal Pressure Coefficient (GC_{Pi}) 0
   - E. Component & Cladding (C&C) Wind Load
     - i. Roof Zone 1 +23, -42 psf
     - ii. Roof Zone 2 +23, -53 psf
     - iii. Roof Zone 3 +23, -58 psf
     - iv. Wall Zone 4 +30, -28 psf
     - v. Wall Zone 5 +30, -40 psf
     - vi. Dimension a 3'
7. Earthquake Design Data:
   - A. Analysis based on equivalent lateral force procedure)
   - B. Cantilevered Column: Timber Frame
   - C. Mapped and Design Spectral Response Acceleration
     - i. S_s 0.314
     - ii. S_1 0.071
     - iii. S_{DS} 0.324
     - iv. S_{D1} 0.114
   - D. Occupancy Risk Factor, I_e 1.0
   - E. Site Class D
   - F. Seismic Design Category D
   - G. Response Modification Factor (R) 1.5
   - H. Deflection Amplification Factor (C_d) 1.5
   - I. Seismic Response Coefficient (C_s) 0.22
   - J. Design Seismic Base Shear (V) 2340 lb
8. Roof Rain Load
   - A. Rain Intensity (i) n/a in/hr



C&C Roof Zone Definitions



C&C Wall Zones for Enclosed, Partially Open, or Partially Enclosed Buildings

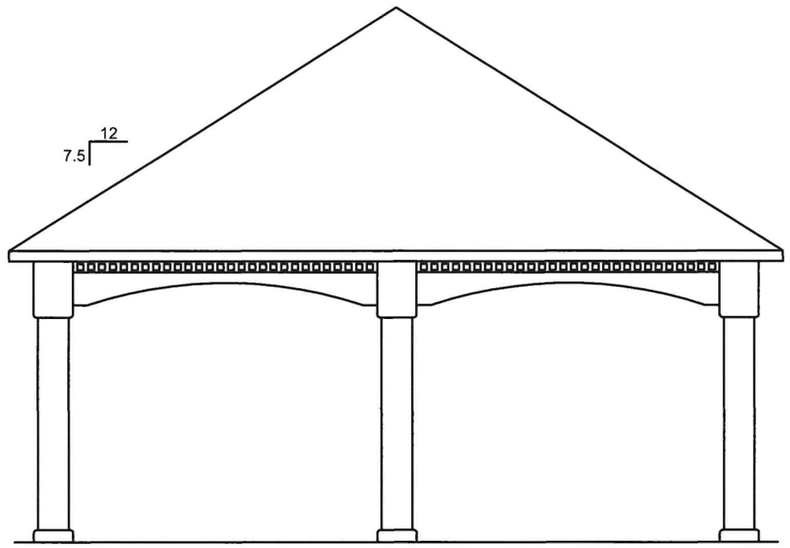
Design Reaction Chart	
Max. uplift at column base	1600 lb
Max. downward force at column base	4000 lb
Max. shear at column base	500 lb
Max. uplift at stud wall	150 lb/ft
Max. downward force at stud wall	600 lb/ft
Max. shear at stud wall	150 lb/ft

JUSTON FLUCKEY, S.E.
JFSE
1519 LONG POINT RD
GRIMSLEY, TN 38565
PHONE: (574) 221-0216
JUSTONFSE@GMAIL.COM

TTE DRAWING NUMBER: E376-25

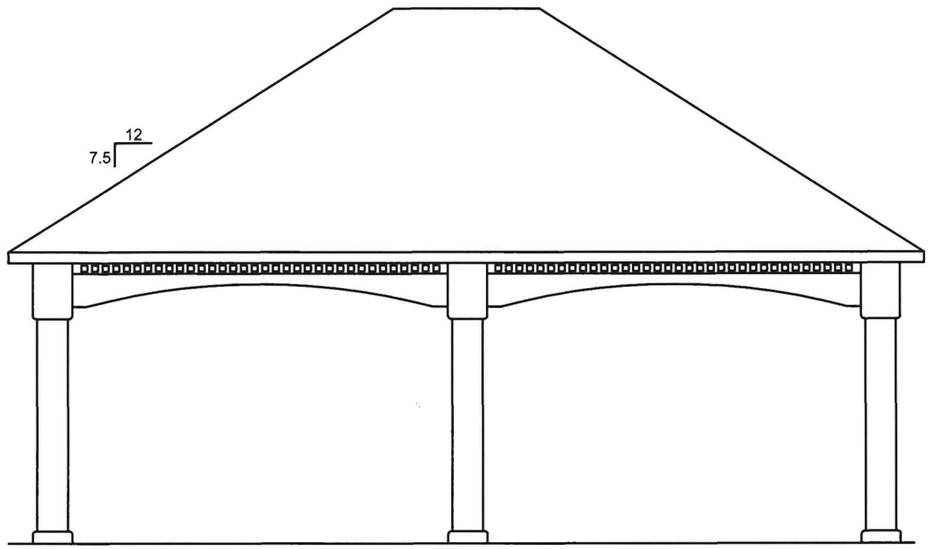
COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY
STRUCTURAL
No. 54084
REGISTERED PROFESSIONAL ENGINEER

11/6/25



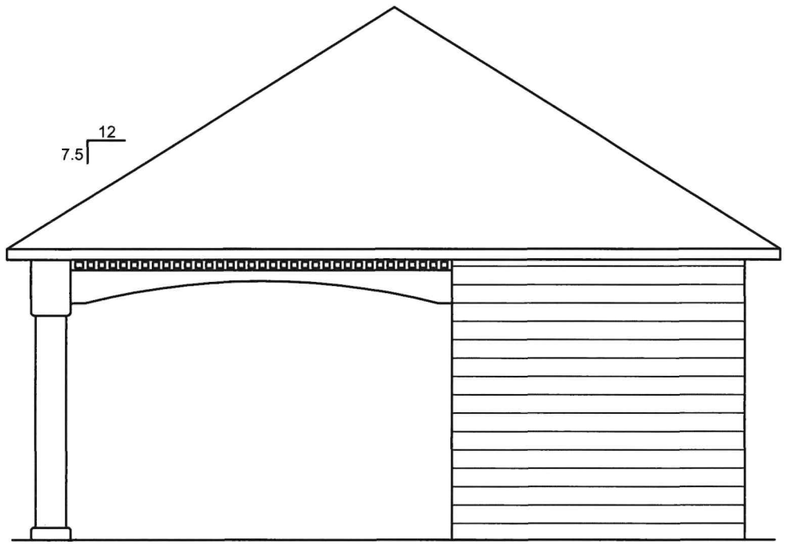
Left Elevation

Scale ¼" = 1'-0"



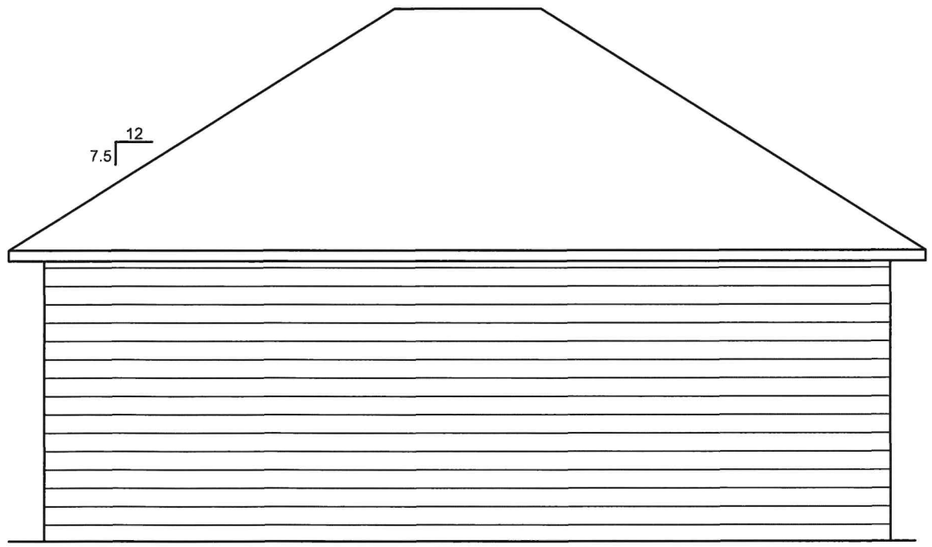
Front Elevation

Scale ¼" = 1'-0"



Right Elevation

Scale ¼" = 1'-0"



Back Elevation

Scale ¼" = 1'-0"

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY STRUCTURAL No. 54084
REGISTERED PROFESSIONAL ENGINEER
11/6/25

Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

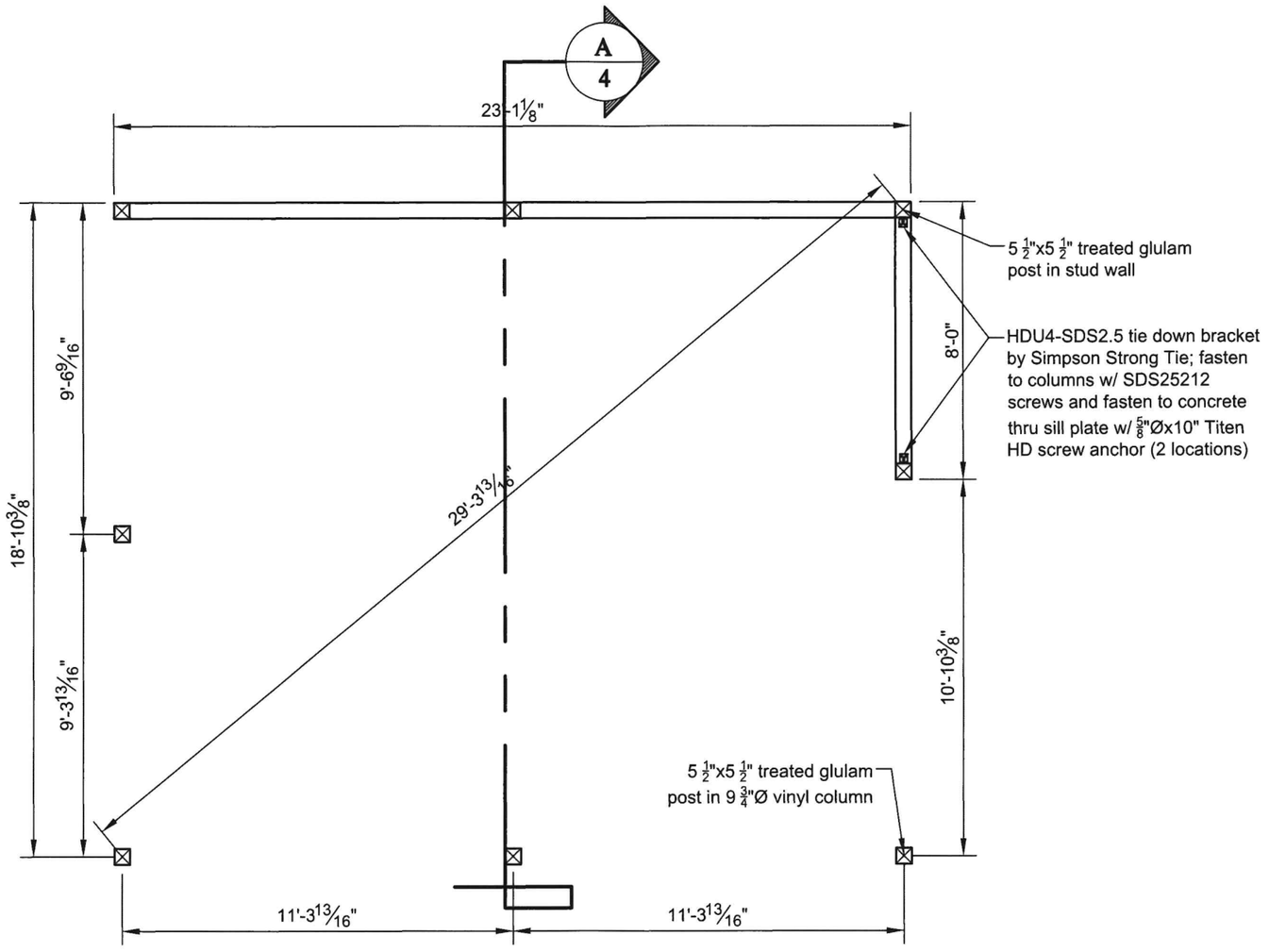
Drawing Title:
Elevations

Project:
20'x24' Hampton Pavilion for

5 Knowlton CT
Britsol RI
02809

Revisions:	Date:	By:

Drawing Number: E376-25	Page: 1 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25



Post Layout Plan

Scale ¼" = 1'-0"

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY STRUCTURAL No. 54084
REGISTERED PROFESSIONAL ENGINEER
11/6/25

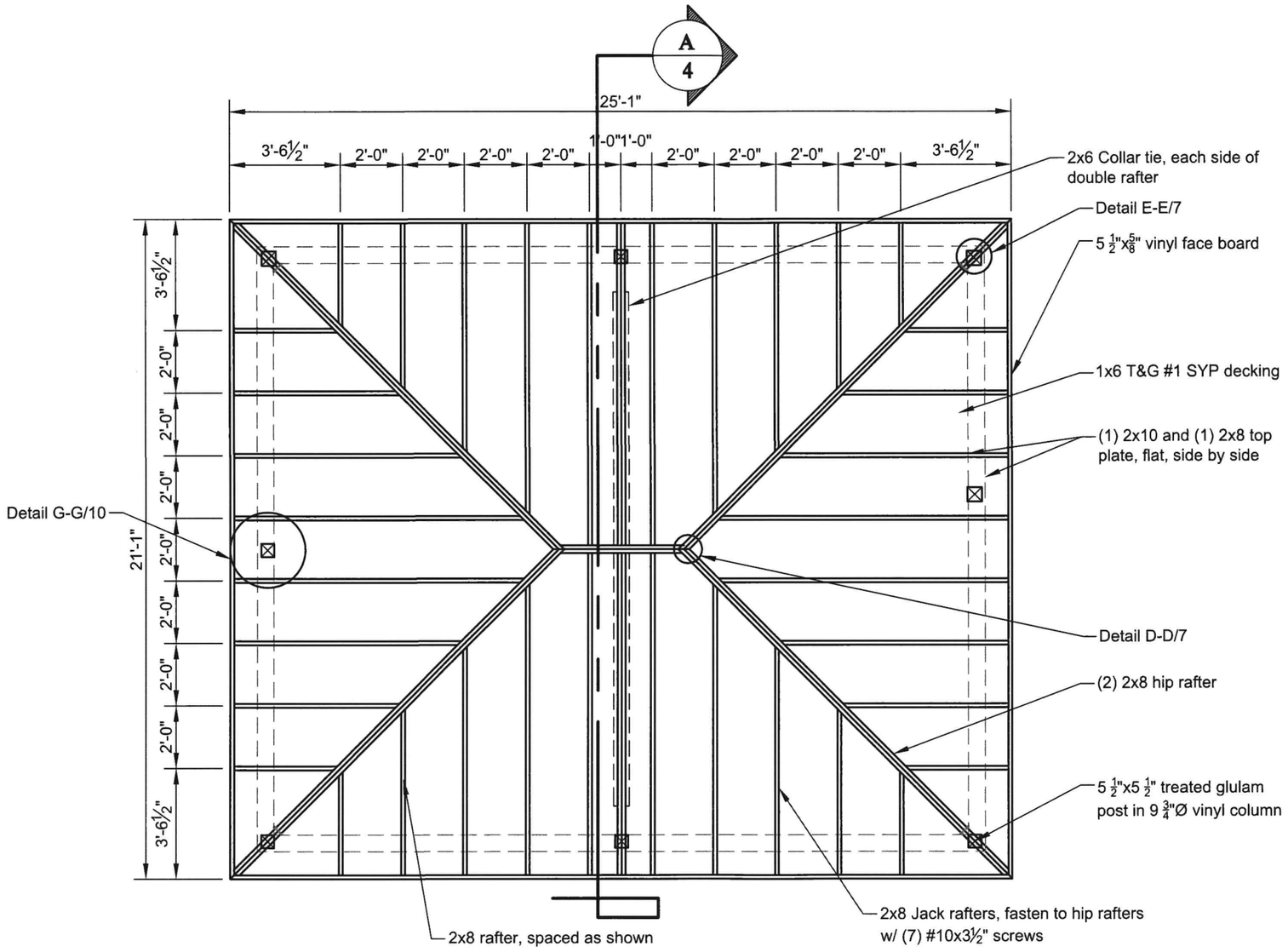
Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

Drawing Title:
Post Layout Plan

Project:
20'x24' Hampton Pavilion for
5 Knowlton CT
Britsol RI
02809

Revisions:	Date:	By:

Drawing Number: E376-25	Page: 2 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25



Roof Framing Plan

Scale ¼" = 1'-0"

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY STRUCTURAL No. 54084
REGISTERED PROFESSIONAL ENGINEER
11/6/25

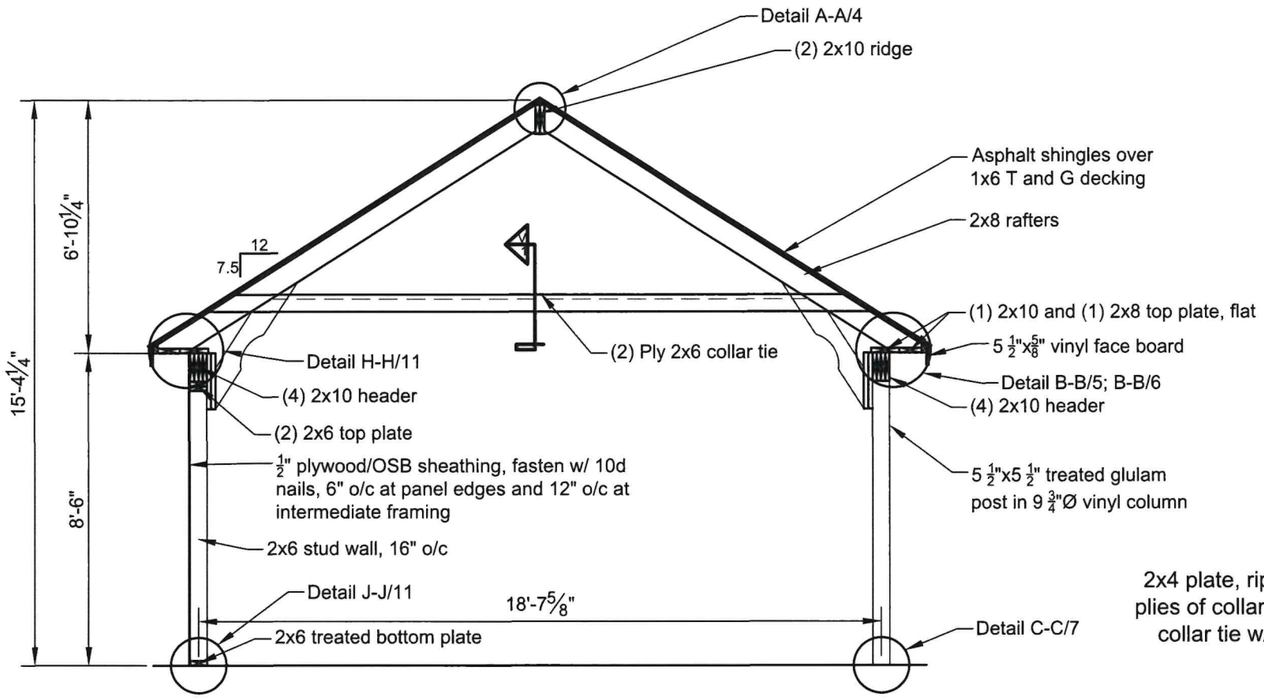
Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

Drawing Title:
Roof Framing Plan

Project:
20'x24' Hampton Pavilion for
5 Knowlton CT
Britsol RI
02809

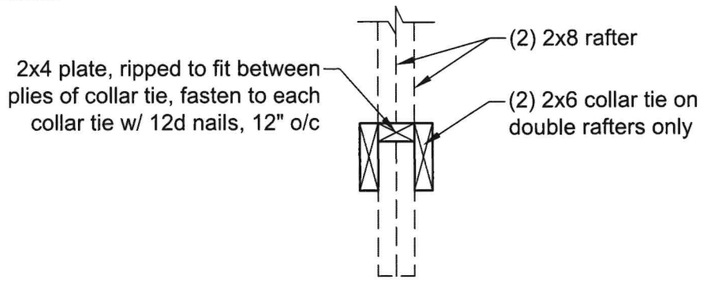
Revisions:	Date:	By:

Drawing Number: E376-25	Page: 3 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25



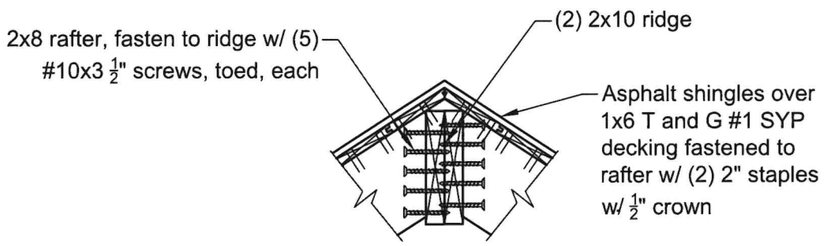
Cross Section A/4

Scale ¼" = 1'-0"



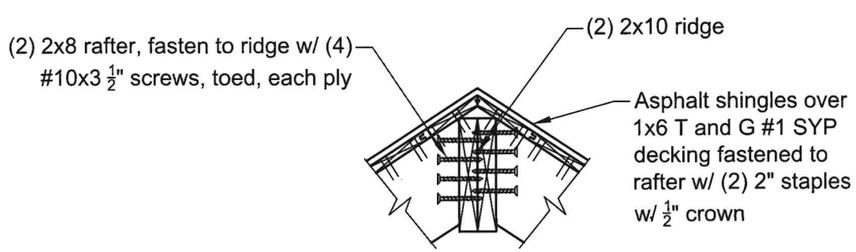
View 1 Cross Section A/4

Scale 1" = 1'-0"



Detail A-A/4
Typical Single Rafter

Scale 1" = 1'-0"



Detail A-A/4
Double Rafter

Scale 1" = 1'-0"

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions
and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY STRUCTURAL No. 54084
REGISTERED PROFESSIONAL ENGINEER
11/6/25

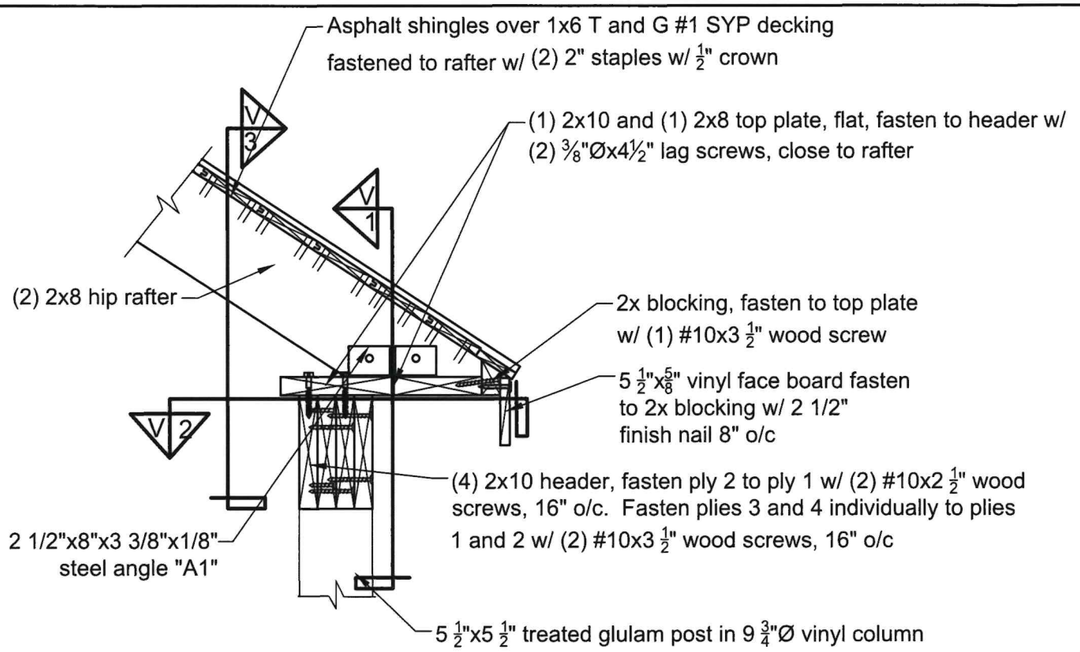
Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

Drawing Title:
Cross Section A/4
Detail A-A/4

Project:
20'x24' Hampton Pavilion for
5 Knowlton CT
Britsol RI
02809

Revisions:	Date:	By:

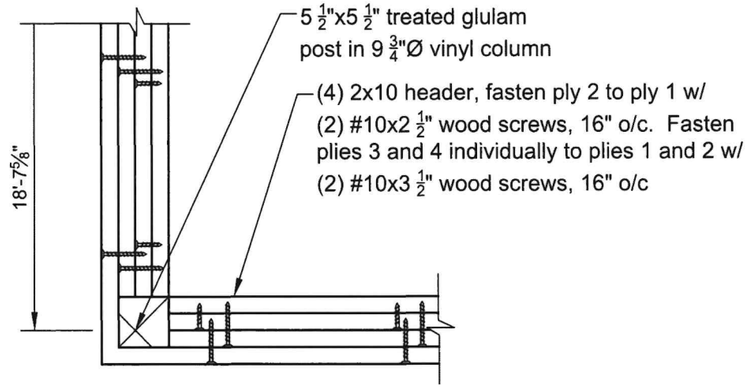
Drawing Number: E376-25	Page: 4 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25



Detail B-B/5

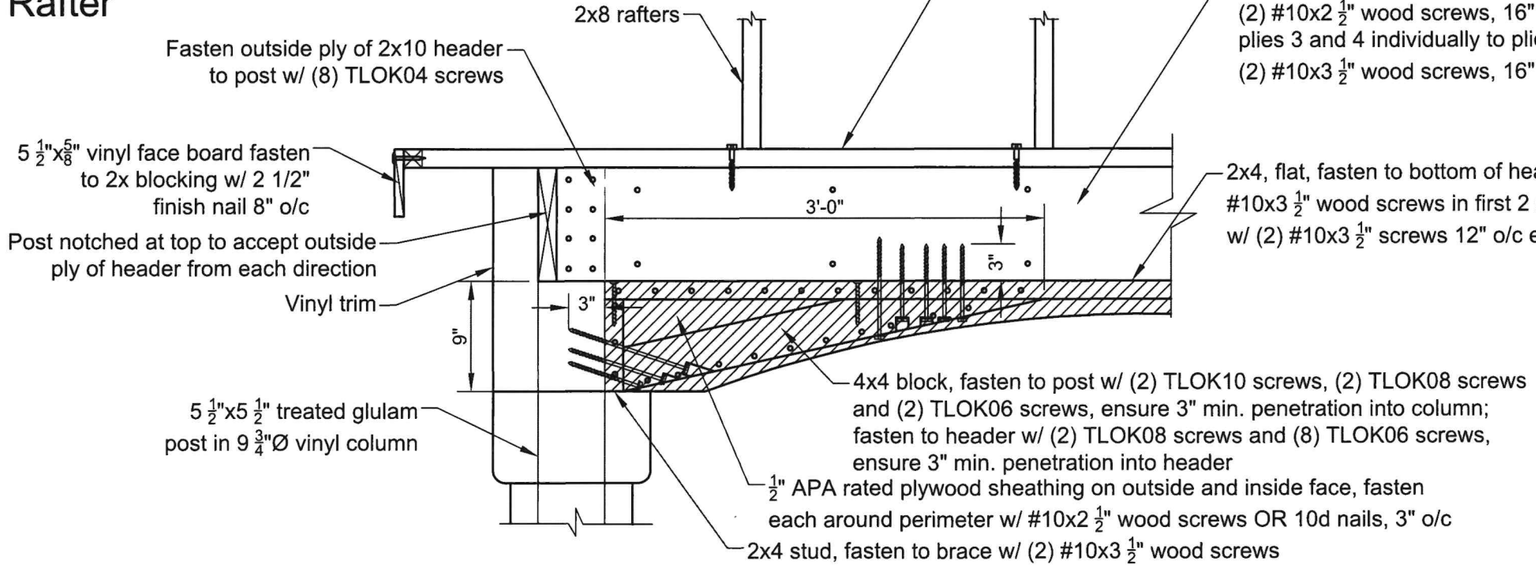
Hip Rafter

Scale 1" = 1'-0"



View 2 Detail B-B/5

Scale 1" = 1'-0"



View 1 Detail B-B/5

Scale 1" = 1'-0"

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions
and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY
STRUCTURAL
No. 54084
REGISTERED PROFESSIONAL ENGINEER
11/6/25

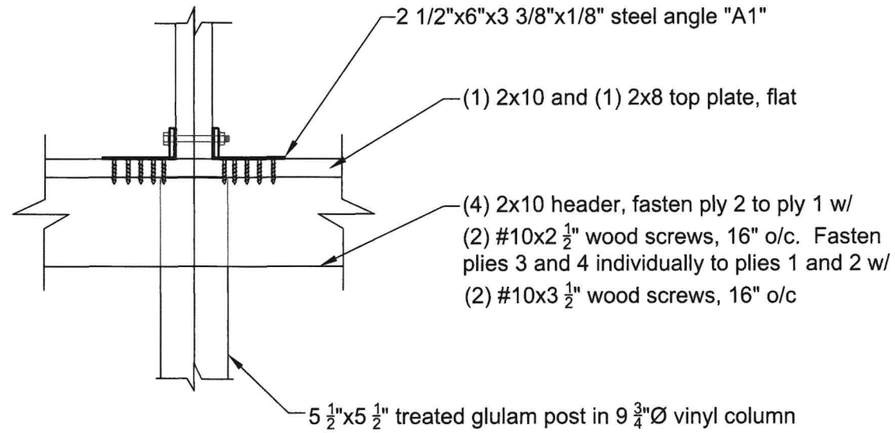
Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

Drawing Title:
Detail B-B/5

Project:
20'x24' Hampton Pavilion for
5 Knowlton CT
Britsol RI
02809

Revisions:	Date:	By:

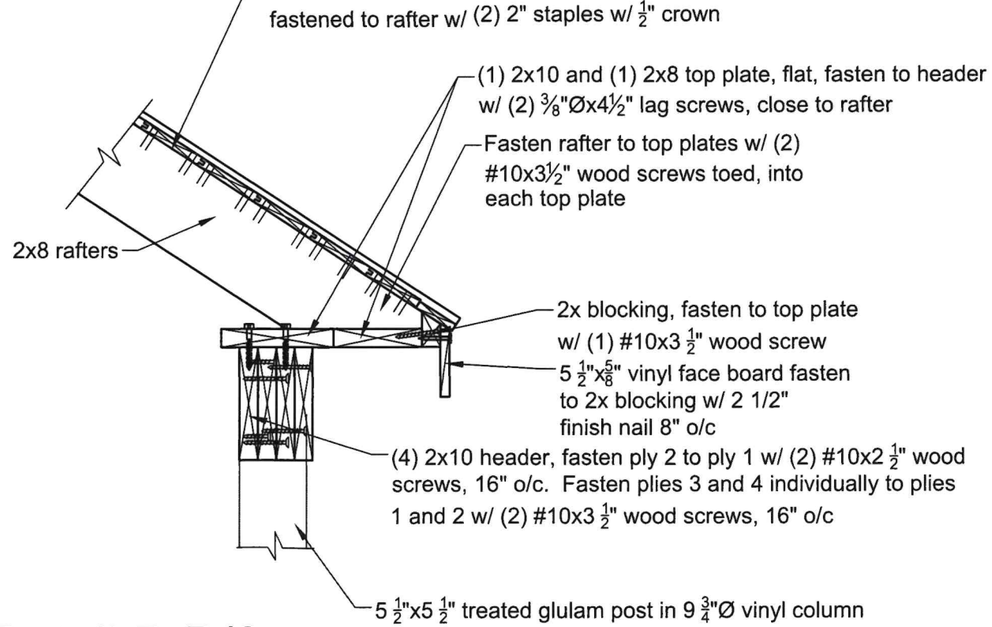
Drawing Number: E376-25	Page: 5 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25



View 3 Detail B-B/5

Scale 1" = 1'-0"

Hip Rafter



Detail B-B/6

Scale 1" = 1'-0"

Typical Single Rafter

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions
and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY
STRUCTURAL
No. 54084
REGISTERED PROFESSIONAL ENGINEER
11/6/25

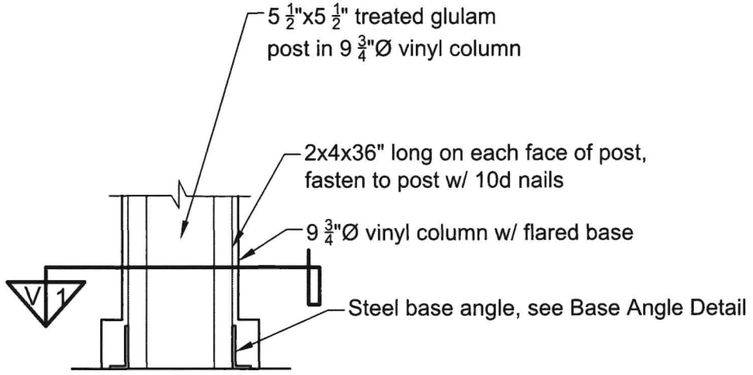
Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

Drawing Title:
View 3 Detail B-B/5
Detail B-B/6

Project:
20'x24' Hampton Pavilion for
5 Knowlton CT
Britsol RI
02809

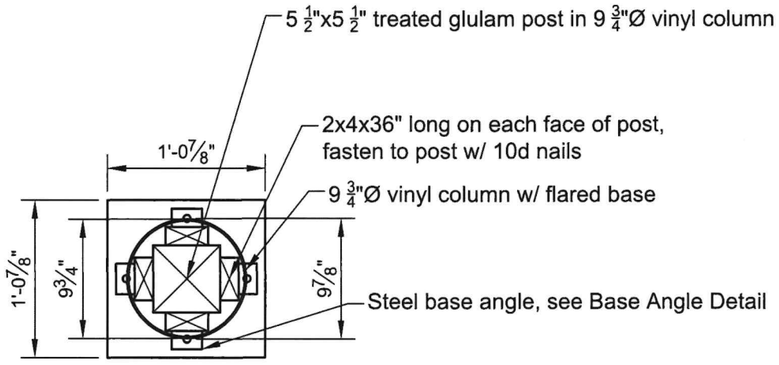
Revisions:	Date:	By:

Drawing Number: E376-25	Page: 6 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25



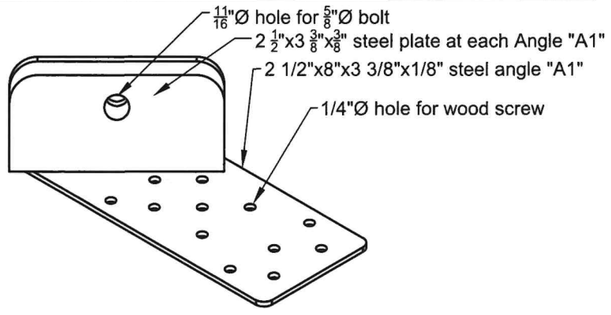
Detail C-C/7

Scale 1" = 1'-0"



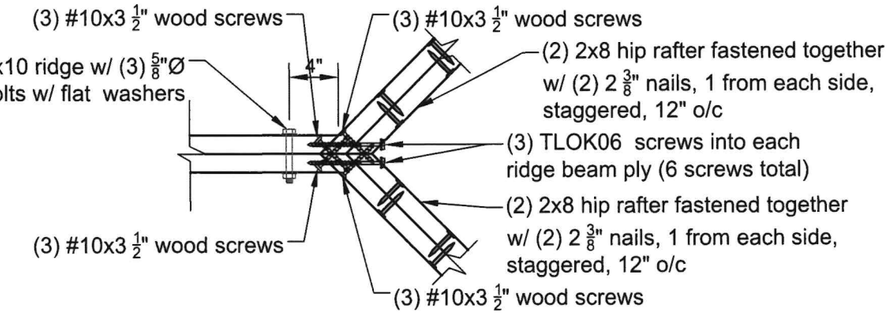
View 1 Detail C-C/7

Scale 1" = 1'-0"



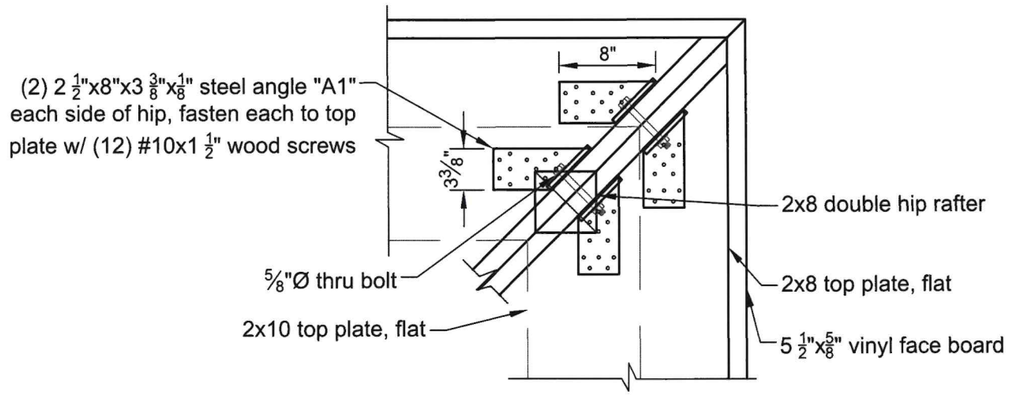
Angle "A1"

Scale 3" = 1'-0"



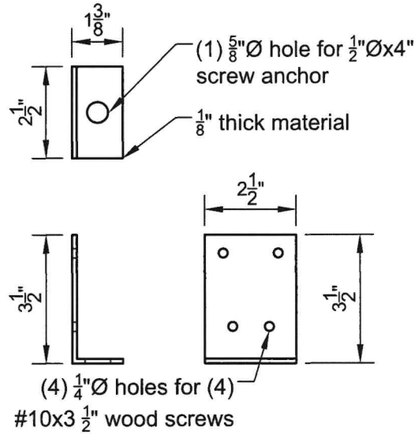
Detail D-D/7

Scale 1" = 1'-0"



Detail E-E/7

Scale 1" = 1'-0"



Base Angle Detail

Scale 3" = 1'-0"

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions
and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY STRUCTURAL No. 54084
REGISTERED PROFESSIONAL ENGINEER
11/6/25

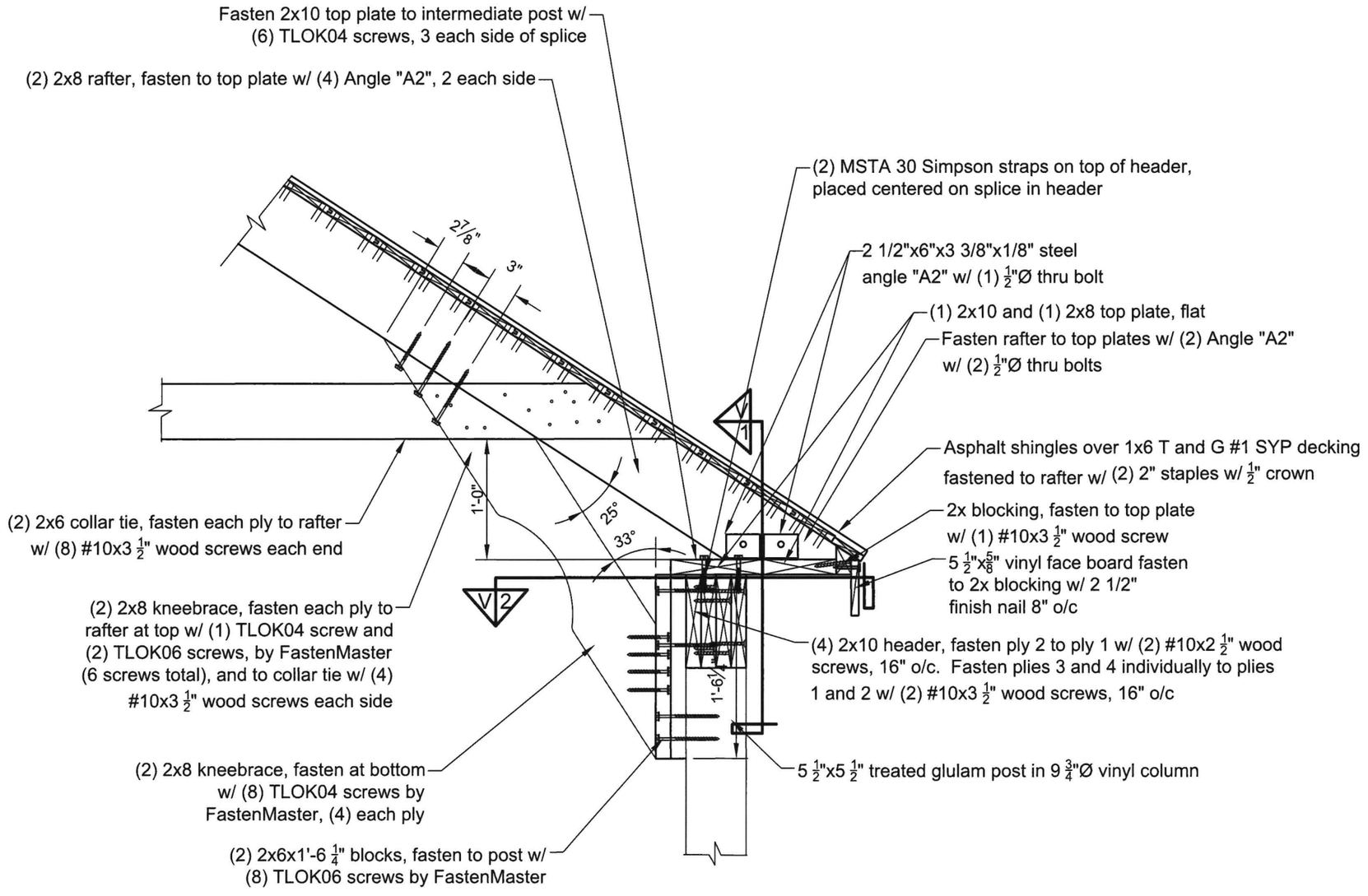
Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

Drawing Title:
Detail C-C/7
Detail D-D/7
Detail E-E/7
Angle "A1"
Base Angle Detail

Project:
20'x24' Hampton Pavilion for
5 Knowlton CT
Britsol RI
02809

Revisions:	Date:	By:

Drawing Number: E376-25	Page: 7 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25



Detail F-F/8
Center Double Rafter

Scale 1" = 1'-0"

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY STRUCTURAL No. 54084
REGISTERED PROFESSIONAL ENGINEER
11/6/25

Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

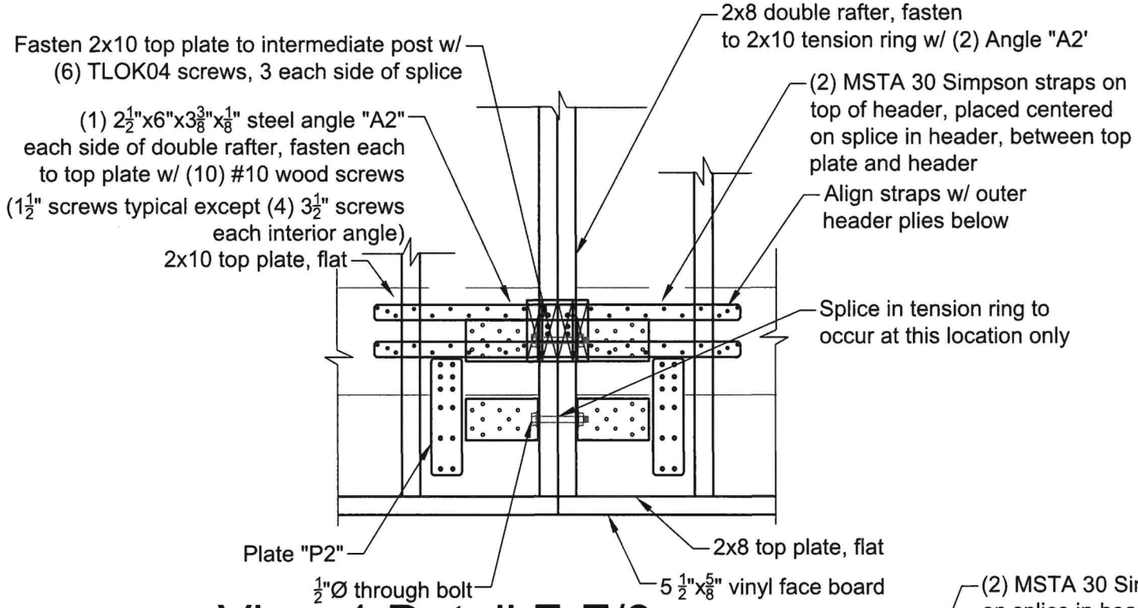
Drawing Title:
Detail F-F/8

Project:
20'x24' Hampton Pavilion for

5 Knowlton CT
Britsol RI
02809

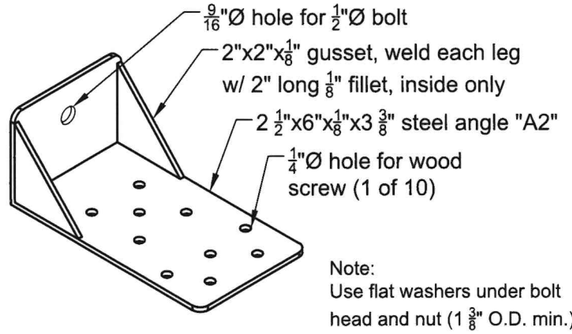
Revisions:	Date:	By:

Drawing Number: E376-25	Page: 8 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25



View 1 Detail F-F/8

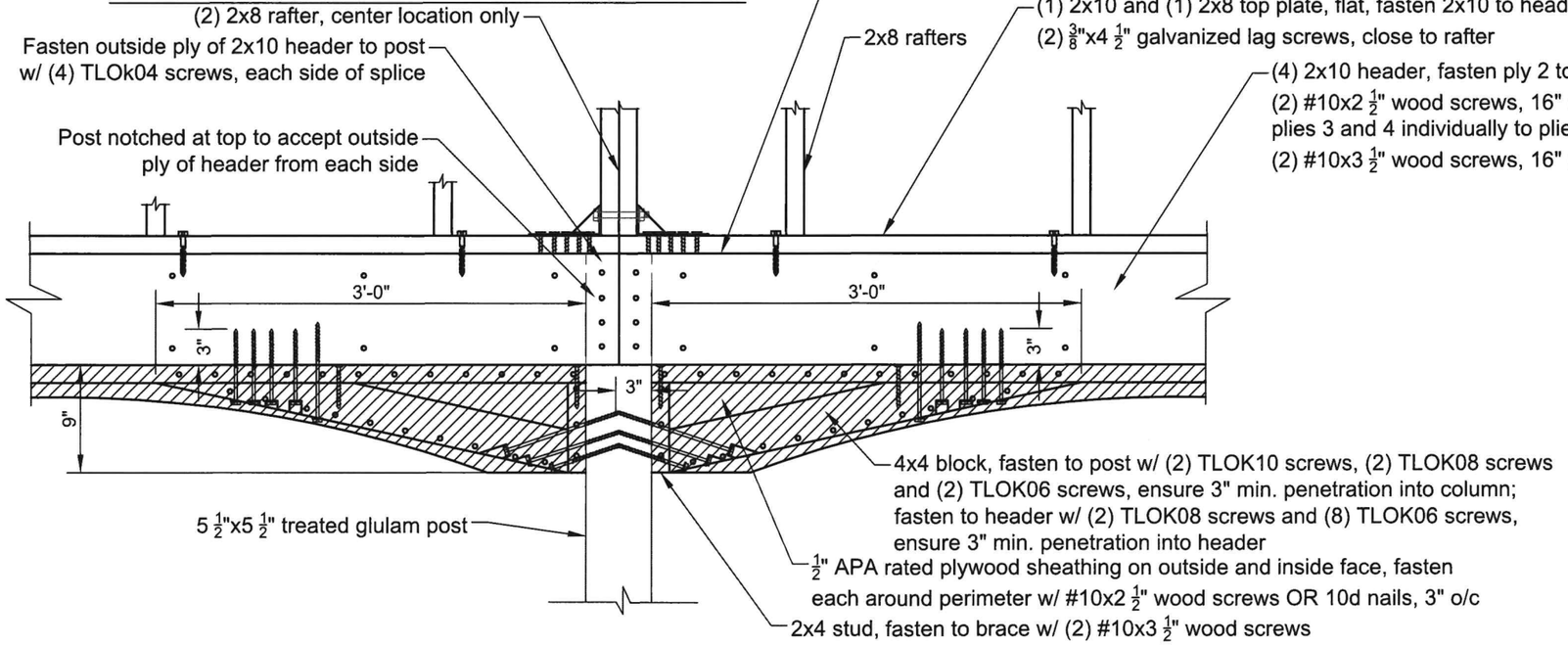
Scale 1" = 1'-0"



Note:
Use flat washers under bolt head and nut (1⅜" O.D. min.)

Angle "A2"

Scale 3" = 1'-0"



View 2 Detail F-F/8

Scale 1" = 1'-0"

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY STRUCTURAL No. 54084 REGISTERED PROFESSIONAL ENGINEER
11/6/25

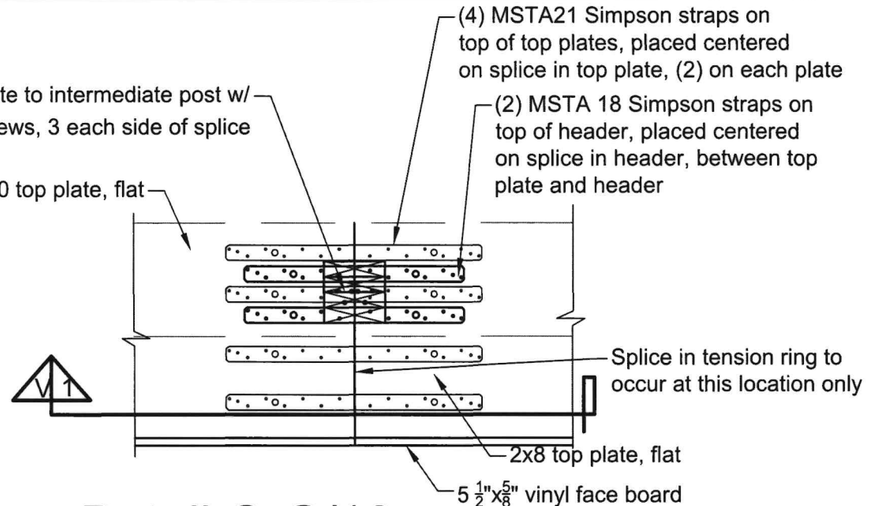
Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

Drawing Title:
View 1 Detail F-F/8
View 2 Detail F-F/8
Angle "A2"

Project:
20'x24' Hampton Pavilion for
5 Knowlton CT
Britsol RI
02809

Revisions:	Date:	By:

Drawing Number: E376-25	Page: 9 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25



Detail G-G/10

Scale 1" = 1'-0"

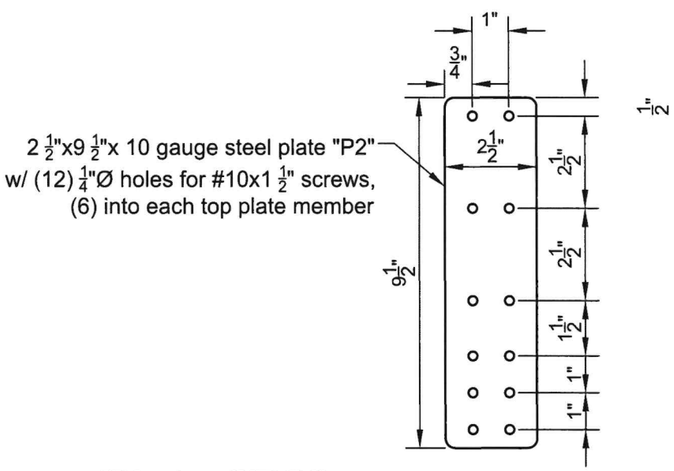
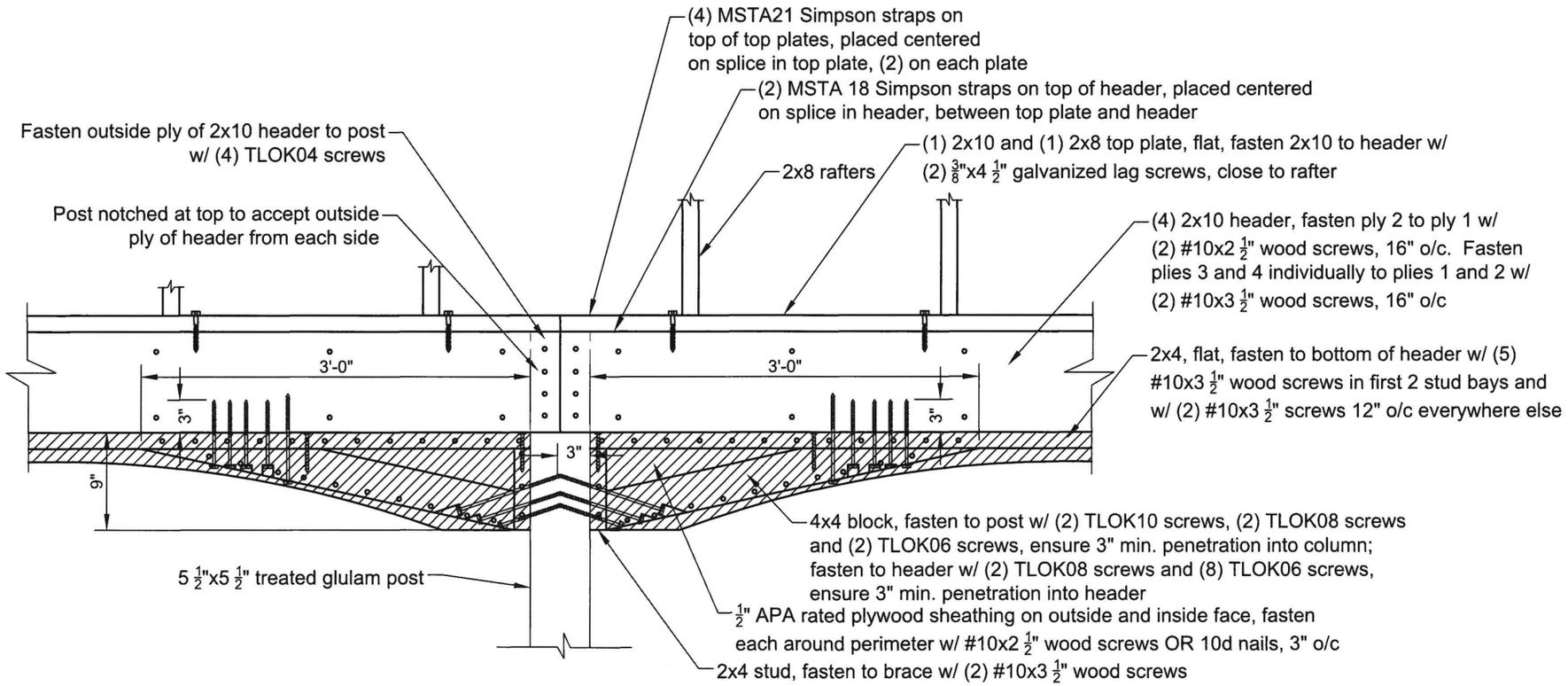


Plate "P2"

Scale 3" = 1'-0"



View 1 Detail G-G/10

Scale 1" = 1'-0"

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY STRUCTURAL No. 54084
REGISTERED PROFESSIONAL ENGINEER
11/6/25

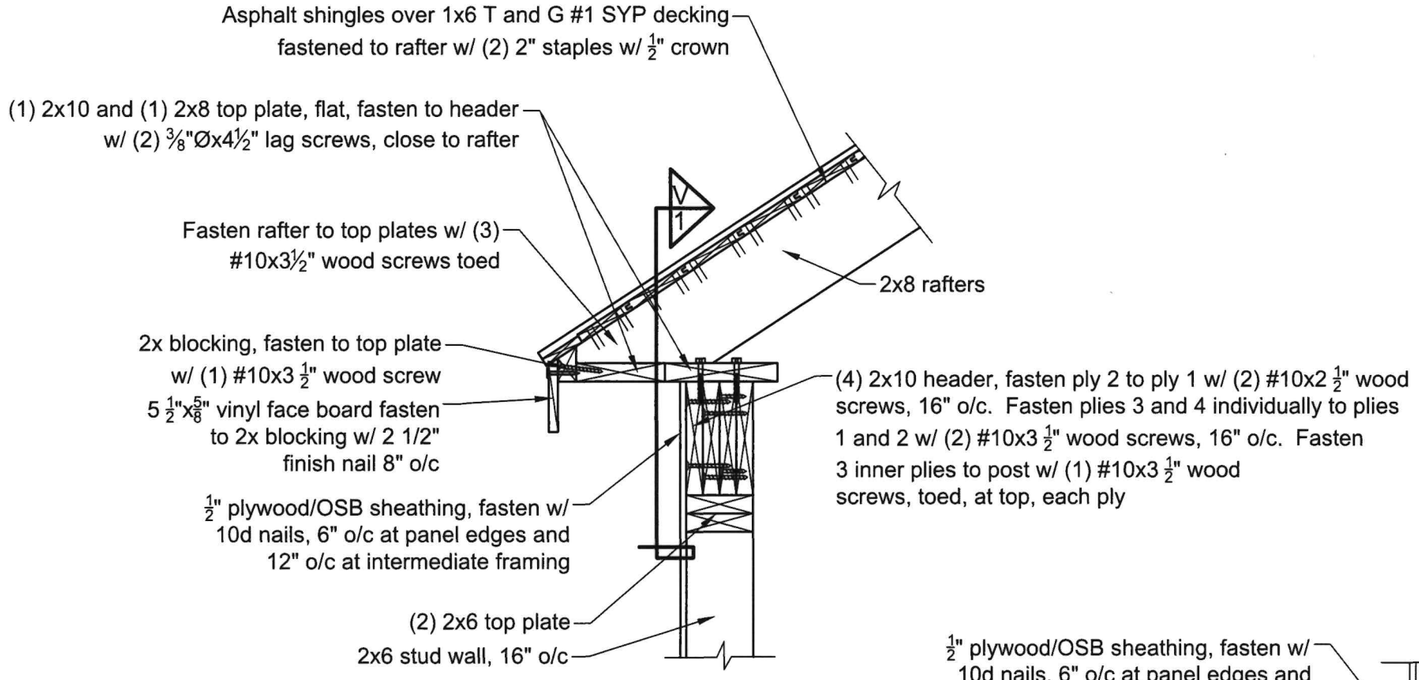
Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

Drawing Title:
Detail G-G/10
Plate "P2"

Project:
20'x24' Hampton Pavilion for
5 Knowlton CT
Britsol RI
02809

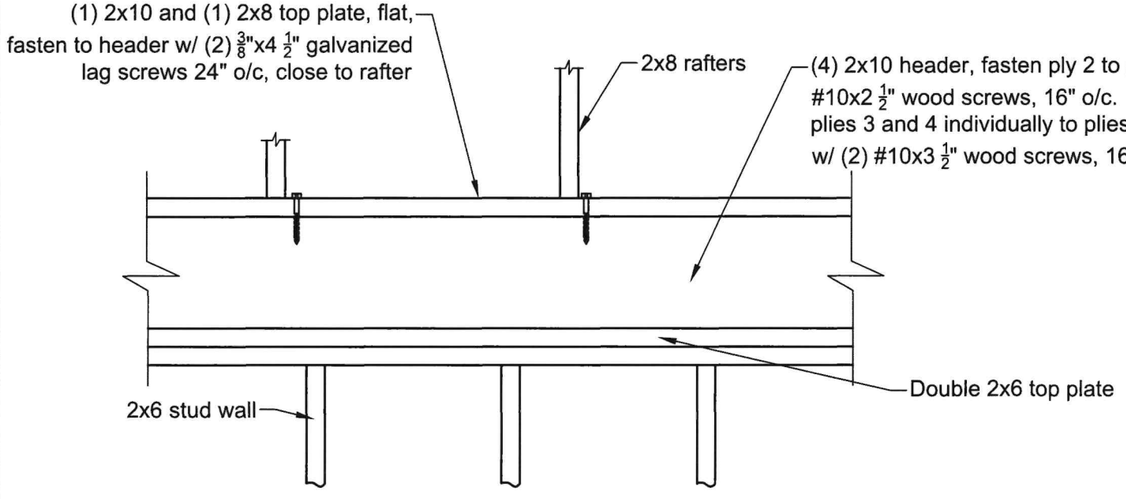
Revisions:	Date:	By:

Drawing Number: E376-25	Page: 10 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25



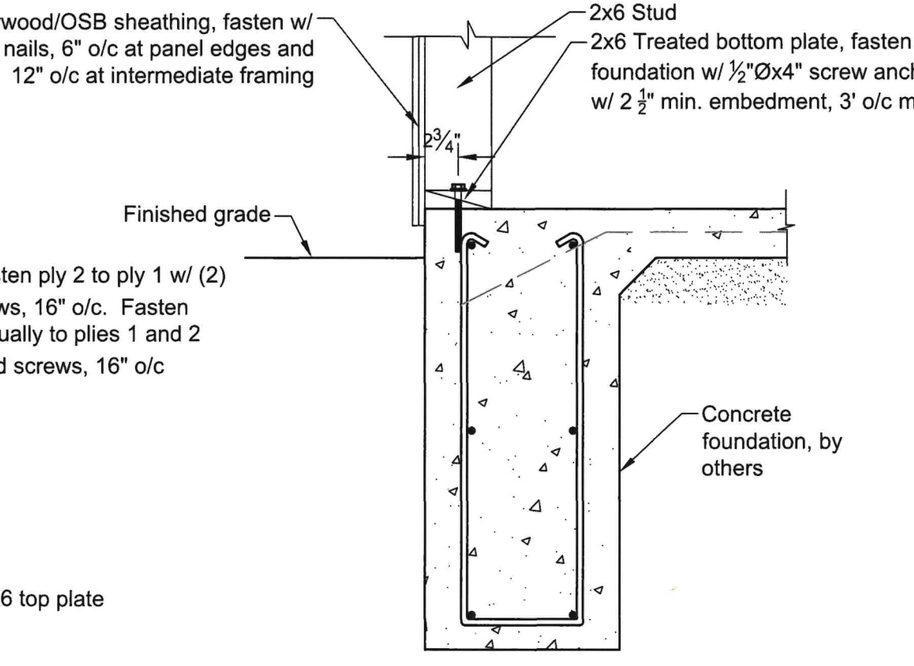
Detail H-H/11
Typical Single Rafter

Scale 1" = 1'-0"



View 1 Detail H-H/11

Scale 1" = 1'-0"



Detail J-J/11

Scale 1" = 1'-0"

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY
STRUCTURAL
No. 54084
REGISTERED PROFESSIONAL ENGINEER
11/6/25

Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

Drawing Title:
Detail H-H/11
Detail J-J/11

Project:
20'x24' Hampton Pavilion for
5 Knowlton CT
Britsol RI
02809

Revisions:	Date:	By:

Drawing Number: E376-25	Page: 11 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25

WOOD

1. General Requirements
   A. Structural wood members and connections shall be of sufficient size or capacity to carry all design loads without exceeding the allowable design values specified in "The National Design specification for Wood Construction" (NDS), and its "Supplement" by the American Wood Council (AWC).
   B. Wood members used for load supporting purposes shall have the grade mark of a lumber grading agency certified by the American Lumber Standards Committee.
2. Heavy Timbers
   A. Structural solid sawn timbers shall be designed, fabricated and installed in accordance with the NDS by AWC.
   B Structural glued laminated soft wood timbers shall conform with the "American National Standard or Structural Glued Laminated Timber", (ANSI/AITC 190.1).
   C. Structural decking shall conform to the NDS.
   D. Glued laminated columns shall be manufactured with laminating combinations that will provide a minimum design value of 1,850 psi for compressive stress (Fc), and 2,200 psi for bending stress (Fb).
3. Dimension Lumber
   A. All lumber species, graded visually or mechanically, shall comply with the NDS by AWC, and the "American Softwood Lumber Standard" (PS 20) by the U.S. Department of Commerce.
   B. The minimum grade and species for posts, beams, headers, and other primary structural members shall be Dense Select Structural Southern Pine, unless specified otherwise.
   C. Lumber used for secondary framing shall be #1 Southern Yellow Pine (SYP) or better.
   D. Mechanically laminated columns shall conform with ANSI/ASAE EP 559.
4. Pressure Preservative Treatment (PPT)
   A. Pressure treatment to be performed according to the American Wood Preservers' Association (AWPA) standards.
   B. Pressure treated members shall have the inspection mark of an agency accredited by the American Lumber Standards Committee.
   C. Preservative: Ammonia Copper Quaternary ammonia (ACQ) or Copper Boron Azole (CBA)
   D. Minimum waterborne treatment retention shall be 0.4 pcf for members above ground, and 0.6 pcf for members in contact with earth.
   E. Treat indicated items and the following:
      1. Wood members exposed to weather or insect infestation.
      2. Wood members in direct contact with earth or concrete.
      3. Wood members exposed to high moisture content (>19% for dimension lumber, >16% for glued laminated timber).
      4. Wood members less than 12 inches above grade.
   F. Field treat newly exposed wood where cutting, drilling or notching pressure treated lumber.
   G. Metal connectors used in treated wood shall be hot-dip galvanized as per ASTM A153.
5. Connections shall be designed and constructed according to the NDS by AWC and shall conform to the following:
   A. The minimum connection shall be two #10x3 $\frac{1}{2}$" wood screws, or as detailed on the drawings.
   B. Other connections as per standard construction practice.

Polyvinyl Chloride Compound (PVC)

1. General Requirements
   A. PVC sleeve material used to wrap wood members to be supplied according to Certainteed corporation specifications or equivalent.
   B. PVC sleeve material to be 0.160" thick for posts, and 0.105" thick for other structural members

timbertech
ENGINEERING
East: 22 Denver Road, Suite B Denver, PA 17517
Ph: 717-335-2750 Fax: 717-335-2753
West: 406 S Main Street, PO Box 509 Kouts, IN 46347
Ph: 219-766-2499 Fax: 219-766-2394
Southeast: 172 Luyben Hills Road, Kingston Springs, TN 37082
Ph: 615-378-1535 Fax: 615-378-1587
www.timbertecheng.com
a creative engineering firm, providing solutions and building relationships

This drawing is the property of Timber Tech Engineering, LLC and reproduction, alteration or use of this drawing without the written consent of Timber Tech Engineering, LLC is prohibited. Drawings shall not be scaled to obtain dimensions. The contractors and builders involved on this project shall verify all dimensions and conditions before starting work and any discrepancy shall be reported to the engineer in writing before starting work.

COMMONWEALTH OF MASSACHUSETTS
JUSTON FLUCKEY STRUCTURAL No. 54084
REGISTERED PROFESSIONAL ENGINEER
11/6/25

Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

Drawing Title:
Notes

Project:
20'x24' Hampton Pavilion for

Revisions:	Date:	By:

Drawing Number: E376-25	Page: 12 of 12
Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K.Salyer	Certified Date: 11/5/25

5 Knowlton Court - 300' Radius

Town of Bristol, RI

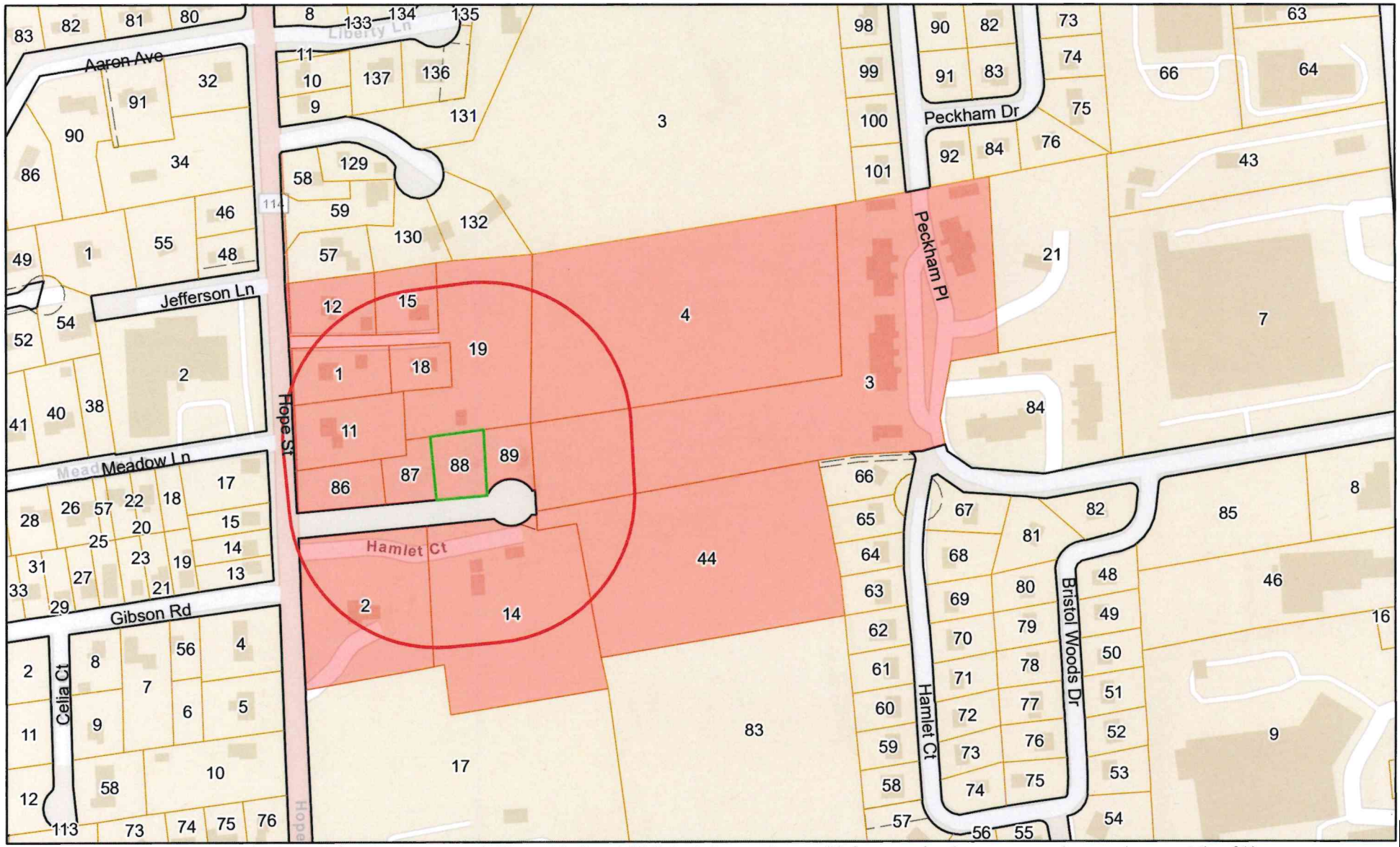
1 inch = 282 Feet

0 282 564 846

September 15, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



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.

Item 4D.

300 feet Abutters List Report

Bristol, RI
September 15, 2026

Subject Property:

Parcel Number: 103-88
CAMA Number: 103-88
Property Address: 5 KNOWLTON CT

Mailing Address: LANCASTER, MICHAEL HANLON & ROBIN NEWCOMER TE
5 KNOWLTON CT
BRISTOL, RI 02809

Abutters:

Parcel Number: 103-1
CAMA Number: 103-1
Property Address: 1222 HOPE ST

Mailing Address: SYLVESTER, JAMES J II & MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-11
CAMA Number: 103-11
Property Address: 1220 HOPE ST

Mailing Address: ASCIOLA, JOSEPH P. & ERIN TE
1220 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-12
CAMA Number: 103-12
Property Address: 1226 HOPE ST

Mailing Address: STRONG, EDWARD C & LAURIE WEISS TE
1226 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-14
CAMA Number: 103-14
Property Address: 6 KNOWLTON CT

Mailing Address: GABLINSKE, DOUGLAS W. & PATRICIA B. TE
6 KNOWLTON CT
BRISTOL, RI 02809

Parcel Number: 103-15
CAMA Number: 103-15
Property Address: 1222R HOPE ST

Mailing Address: IANNUCCILLI, DIANE M & EDWARD A TE
1222 R HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-18
CAMA Number: 103-18
Property Address: 1224 HOPE ST

Mailing Address: SYLVESTER, JAMES J II & MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-19
CAMA Number: 103-19
Property Address: HOPE ST

Mailing Address: SYLVESTER, JAMES J II & MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-2
CAMA Number: 103-2
Property Address: 1200 HOPE ST

Mailing Address: INFINITY 1217, LLC
545 CAMP DIXIE RD
PASCOAG, RI 02859

Parcel Number: 103-3
CAMA Number: 103-3-001
Property Address: C-1 BRISTOL WOODS DR

Mailing Address: HAWK, DAVID Q. & HAWK, JANET L. TRUSTEES
331 JACK NICKLAUS DR
LAKEWAY, TX 78738

Parcel Number: 103-3
CAMA Number: 103-3-002
Property Address: C-2 BRISTOL WOODS DR

Mailing Address: NOBLE, JOHN A. & POISSON, PHYLLIS
C-2 BRISTOL WOODS DR
BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number:	103-3	Mailing Address:	BILOTTI, JACQUELYN 3 BRISTOL WOODS DR # C 3 BRISTOL, RI 02809
CAMA Number:	103-3-003		
Property Address:	C-3 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	USTUNKOK, OKAN MUALLA TE C-4 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-004		
Property Address:	C-4 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	SILVIA, STEVEN R. & HOPPS, PETER C. TRUSTEES C-5 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-005		
Property Address:	C-5 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	MORAIS, MARIO B & LENTINI, ANDREA R TE C-6 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-006		
Property Address:	C-6 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	DREW, LANA M & DAVID J JT C-8 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-007		
Property Address:	C-8 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	SILVA, DENISE A. 1D BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-008		
Property Address:	D-1 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	CHALMERS PATRICIA E D2 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-009		
Property Address:	D-2 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	GERARDI, FRANK W & BRENDA E TE 490 THAMES ST NEWPORT, RI 02840
CAMA Number:	103-3-010		
Property Address:	D-3 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	RIDDER, ELISABETH ANNE D-4 BRISTOL WOODS DR BRISTOL, RI 02809
CAMA Number:	103-3-011		
Property Address:	D-4 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	MILFORD NATIONAL BANK & TRUST TRUSTEE-C/O ROCKLAND TRUST BANKL 300 EAST MAIN ST MILFORD, MA 01757
CAMA Number:	103-3-012		
Property Address:	D-5 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	JONES, JOSEPH HUW & JONES, SANDRA LEE TE D-6 BRISTOL WOODS DR Bristol, RI 02809
CAMA Number:	103-3-013		
Property Address:	D-6 BRISTOL WOODS DR		
Parcel Number:	103-3	Mailing Address:	JOHNSON, GAIL A. TRUSTEE GAIL A. JOHNSON TRUST BRISTOL WOODS DR UNIT D8 BRISTOL, RI 02809
CAMA Number:	103-3-014		
Property Address:	D-8 BRISTOL WOODS DR		

300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number:	103-3	Mailing Address:	TULENFELD, ROSA
CAMA Number:	103-3-015		2030 SOUTH OCEAN DR UNIT 1124
Property Address:	E-1 BRISTOL WOODS DR		HALLANDALE, FL 33009
Parcel Number:	103-3	Mailing Address:	VIEIRA, GEORGE DEBORAH TE
CAMA Number:	103-3-016		E2 BRISTOL WOODS DR
Property Address:	E-2 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	ROSSI, MARIE CLAUDE LIFE EST
CAMA Number:	103-3-017		ROSSI, KATHARINE
Property Address:	E-3 BRISTOL WOODS DR		E-3 BRISTOL WOODS DR
			BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	TABOR, WARNER H III
CAMA Number:	103-3-018		E-4 BRISTOL WOODS DR
Property Address:	E-4 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	FAY, LEILA J.
CAMA Number:	103-3-019		E-5 BRISTOL WOODS DR
Property Address:	E-5 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	BELLAFATTO, JOHN A.
CAMA Number:	103-3-020		E-6 BRISTOL WOODS DR.
Property Address:	E-6 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	RODERICK, ELAINE S. TRUSTEE
CAMA Number:	103-3-021		E-7 BRISTOL WOODS DR
Property Address:	E-7 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	WALKER, DEBORAH I.
CAMA Number:	103-3-022		E-8 BRISTOL WOODS
Property Address:	E-8 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	RECUPERO, JOSEPH J. & PATRICIA R.
CAMA Number:	103-3-023		TE
Property Address:	E-10 BRISTOL WOODS DR		E-10 BRISTOL WOODS DR
			BRISTOL, RI 02809
Parcel Number:	103-3	Mailing Address:	CASTRO, ELISIO & ARMINDA P TE
CAMA Number:	103-3-024		E-12 BRISTOL WOODS DR
Property Address:	E-12 BRISTOL WOODS DR		BRISTOL, RI 02809
Parcel Number:	103-4	Mailing Address:	KLEIN, DOUGLAS C. JR & SARAH TE
CAMA Number:	103-4		3 OLD ORCHARD FARM RD
Property Address:	HOPE ST		BRISTOL, RI 02809
Parcel Number:	103-44	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	103-44		10 COURT ST
Property Address:	HAMLET CT		BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number:	103-86	Mailing Address:	WERNECKE, JOEL A. & JIN Y. TE
CAMA Number:	103-86		1 KNOWLTON CT
Property Address:	1 KNOWLTON CT		BRISTOL, RI 02809
Parcel Number:	103-87	Mailing Address:	GRACE, EDWARD P. III & GRACE, HOLLY P. CO-TRUSTEES
CAMA Number:	103-87		3 KNOWLTON CT
Property Address:	3 KNOWLTON CT		BRISTOL, RI 02809
Parcel Number:	103-88	Mailing Address:	LANCASTER, MICHAEL HANLON & ROBIN NEWCOMER TE
CAMA Number:	103-88		5 KNOWLTON CT
Property Address:	5 KNOWLTON CT		BRISTOL, RI 02809
Parcel Number:	103-89	Mailing Address:	JABOUR, KATHY A.
CAMA Number:	103-89		7 KNOWLTON CT
Property Address:	7 KNOWLTON CT		BRISTOL, RI 02809

ASCIOLA, JOSEPH P. & ERIN
1220 HOPE ST
BRISTOL, RI 02809

BELLAFATTO, JOHN A.
E-6 BRISTOL WOODS DR.
BRISTOL, RI 02809

BILOTTI, JACQUELYN
3 BRISTOL WOODS DR # C 3
BRISTOL, RI 02809

CASTRO, ELISIO & ARMINDA
E-12 BRISTOL WOODS DR
BRISTOL, RI 02809

CHALMERS PATRICIA E
D2 BRISTOL WOODS DR
BRISTOL, RI 02809

DREW, LANA M & DAVID J J
C-8 BRISTOL WOODS DR
BRISTOL, RI 02809

FAY, LEILA J.
E-5 BRISTOL WOODS DR
BRISTOL, RI 02809

GABLINSKE, DOUGLAS W. & P
6 KNOWLTON CT
BRISTOL, RI 02809

GERARDI, FRANK W &
BRENDA E TE
490 THAMES ST
NEWPORT, RI 02840

GRACE, EDWARD P. III & GR
3 KNOWLTON CT
BRISTOL, RI 02809

HAWK, DAVID Q. & HAWK, JA
331 JACK NICKLAUS DR
LAKEWAY, TX 78738

IANNUCCILLI, DIANE M & ED
1222 R HOPE ST
BRISTOL, RI 02809

INFINITY 1217, LLC
545 CAMP DIXIE RD
PASCOAG, RI 02859

JABOUR, KATHY A.
7 KNOWLTON CT
BRISTOL, RI 02809

JOHNSON, GAIL A. TRUSTEE
GAIL A. JOHNSON TRUST
BRISTOL WOODS DR UNIT D8
BRISTOL, RI 02809

JONES, JOSEPH HUW &
JONES, SANDRA LEE TE
D-6 BRISTOL WOODS DR
Bristol, RI 02809

KLEIN, DOUGLAS C. JR & SA
3 OLD ORCHARD FARM RD
BRISTOL, RI 02809

LANCASTER, MICHAEL HANLON
5 KNOWLTON CT
BRISTOL, RI 02809

MILFORD NATIONAL BANK & T
TRUSTEE-C/O ROCKLAND TRUS
300 EAST MAIN ST
MILFORD, MA 01757

MORAIS, MARIO B &
LENTINI, ANDREA R TE
C-6 BRISTOL WOODS DR
BRISTOL, RI 02809

NOBLE, JOHN A. &
POISSON, PHYLLIS
C-2 BRISTOL WOODS DR
BRISTOL, RI 02809

RECUPERO, JOSEPH J. & PAT
E-10 BRISTOL WOODS DR
BRISTOL, RI 02809

RIDDER, ELISABETH ANNE
D-4 BRISTOL WOODS DR
BRISTOL, RI 02809

RODERICK, ELAINE S. TRUST
E-7 BRISTOL WOODS DR
BRISTOL, RI 02809

ROSSI, MARIE CLAUDE LIFE
ROSSI, KATHARINE
E-3 BRISTOL WOODS DR
BRISTOL, RI 02809

SILVA, DENISE A.
1D BRISTOL WOODS DR
BRISTOL, RI 02809

SILVIA, STEVEN R. & HOPPS
C-5 BRISTOL WOODS DR
BRISTOL, RI 02809

STRONG, EDWARD C &
LAURIE WEISS TE
1226 HOPE ST
BRISTOL, RI 02809

SYLVESTER, JAMES J II &
MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

SYLVESTER, JAMES J II &
MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

SYLVESTER, JAMES J II & M
1224 HOPE ST
BRISTOL, RI 02809

TABOR, WARNER H III
E-4 BRISTOL WOODS DR
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

TULENFELD, ROSA
2030 SOUTH OCEAN DR UNIT 1124
HALLANDALE, FL 33009

USTUNKOK, OKAN
MUALLA TE
C-4 BRISTOL WOODS DR
BRISTOL, RI 02809

VIEIRA, GEORGE
DEBORAH TE
E2 BRISTOL WOODS DR
BRISTOL, RI 02809

WALKER, DEBORAH I.
E-8 BRISTOL WOODS
BRISTOL, RI 02809

WERNECKE, JOEL A. & JIN Y
1 KNOWLTON CT
BRISTOL, RI 02809

SUPPLEMENTAL ANALYSIS

ZBR-26-44
Application for Dimensional Relief – Town of Bristol Zoning Board of Review
Applicant/Owner: Michael Lancaster
Property: 5 Knowlton Court, Bristol, Rhode Island
Plat/Lot: AP No. 103, Lot No. 88
Zone: R-10

2026 OCT 29 PM 12:

Introduction

The Applicant, Michael Lancaster (hereinafter, the "Applicant"), hereby respectfully submits this supplemental analysis along with his application for dimensional relief from the requirements of the Zoning Ordinance of the Town of Bristol (hereinafter, the "Zoning Ordinance").

Relief Requested

The applicant seeks relief from the maximum lot coverage requirement set forth in Bristol Zoning Ordinance Article IV § 28-111. The Zoning Ordinance permits maximum lot coverage of 25% in the R-10 Zone. The lot size of the Applicant's Property is 13,910 square feet upon which sits a principal dwelling unit that is 3,448 square feet in size. Accordingly, the present lot coverage of the Property is 24.79%. The Applicant proposes to construct a pool cabana in his backyard that would be 21 feet by 25 feet in size. A portion of this cabana will include a roof overhang, and so the footprint of the proposed pool cabana structure for calculating additional lot coverage is 360 square feet. At present, the Applicant's lot coverage is 29 square feet less than the maximum allowed under the requirements of the Zoning Ordinance. Accordingly, in order to construct the proposed pool cabana, the Applicant seeks relief from the maximum lot coverage requirements of the zoning ordinance in the amount of 331 square feet.

Applicable Standards and Analysis

The standards for granting dimensional variances are prescribed by Zoning Ordinance § 28-409(c) and are codified in R.I. Gen. Laws. § 45-24-41(d)-(e). First, the statute requires "[t]hat the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant." R.I.G.L. § 45-24-41 (d) (1). The applicant's unique lot size presents the hardship faced by the applicant. This is coupled by the fact that the house constructed on the lot is just below the maximum allowable lot coverage. As the Applicant's lot is unique in size, and features only one structure—the principal dwelling—that covers almost the entire allowable portion of the lot, the Applicant requires dimensional relief to construct a relatively small ancillary structure. The lot's unique size and coverage are the factors that cause the Applicant to face a hardship, rather than the general characteristics of the surrounding area or any disability of the Applicant. For these reasons, the first standard is satisfied.

The second statutory standard to be considered is "[t]hat the hardship is not the result of any prior action of the applicant. . ." R.I.G.L. § 45-24-41 (d) (2). The applicant has not taken any action that has caused the hardship that he faces. As aforementioned, the hardship is caused by the unique size of the applicant's lot and the present coverage of the lot caused by the single-family home situated thereupon. As such, this second standard is satisfied.

The third standard for consideration is "[t]hat the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based." R.I.G.L. § 45-24-41 (d) (3). The granting of the requested variances will not alter the character of the surrounding area. The Applicant's proposed pool cabana would be situated in his backyard, and so it would not

change the appearance of the surrounding area. Furthermore, the pool cabana proposed by the Applicant will be constructed and finished with materials matching his house. This would cause the proposed pool cabana to blend well with the existing house on the lot, as well as the surrounding area. Further, the pool cabana would be an addition to the Applicant's already finished and well-maintained backyard, enhancing the Property, and the use and enjoyment thereof, without altering the characteristics of the surrounding area.

Similarly, the requested variance would not impair the intent or purpose of the Bristol Comprehensive Plan (hereinafter, the "Comprehensive Plan"). One goal of the Comprehensive Plan is to "[p]romote land use patterns that are sensitive to the Town's character. . ." Land Use Goal 1. In order to implement this goal, the Comprehensive Plan seeks to "[m]aintain the character of Bristol and make sure that new development does not adversely impact the integrity of the Town." Land Use Goal 1, Policy E. Another goal of the Comprehensive Plan is to "[e]nsure that neighborhoods are livable places." Housing Goal 2. To achieve that goal, the Comprehensive Plan seeks to "[p]romote good design in all future developments[,]" and "[r]equire that new developments stay within a scale that is appropriate to Bristol and to surrounding homes." Housing Goal 2, Policies J-K. The Applicant's proposed pool cabana is certainly minor in terms of it being a "development," however, it still furthers all of the aforementioned goals and policies of the Comprehensive Plan. The proposed pool cabana would be a development to the Applicant's property that would enhance the property in a manner consistent with the existing home situated there. The proposed pool cabana will esthetically enhance the Applicant's property without changing the residential character of the Applicant's neighborhood. Accordingly, the requested relief will not thwart the intent and purpose of the Comprehensive Plan. Rather, granting the

requested relief will further the intent and purpose of the Comprehensive Plan. For all of these reasons, the third statutory standard is satisfied.

The final statutory standard to be considered when deciding whether to grant a dimensional variance states "[t]hat the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts 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." R.I.G.L. § 45-24-41 (e) (2). The applicant's hardship amounts to more than a mere inconvenience in this instance. The Applicant is proposing to build a pool cabana in his backyard so that he can use and enjoy his property. The pool cabana will enhance the Applicant's ability to do so. Furthermore, the Applicant, and his wife, both suffer from medical issues that require them to totally avoid the sun. Without a pool cabana, the Applicant and his wife will be unable to use and enjoy their yard individually, together, and with their family. Without the proposed pool cabana, the Applicant will be unable to fully use and enjoy his Property, which certainly amounts to more than an inconvenience. Furthermore, the relief requested by the Applicant is quite minimal and reasonable. The Applicant seeks only 331 square feet of relief in order to build a reasonably-sized pool cabana, which will allow him to use and enjoy his property to the fullest extent. The relief requested is minimal in order to construct a pool cabana of a reasonable size, as evidenced by the plans submitted with the application. As such, this final standard is satisfied.

For all of the reasons contained herein, the Applicant's application for dimensional variances should be granted, as all required statutory standards have been met.

Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

October 16, 2026
File #: ZBR-26-47

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, November 2, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Jose Antonio Figueroa Serra
Owner of Record: Jose Antonio Figueroa Serra and Sabrina Cancel Diaz
Location: 112 NARROWS RD , BRISTOL, RI, 02809
Plat: 148 Lot: 70
Zoning District: R-10

Applicant is requesting **a Dimensional Variance** to:

construct a 10ft. x 12ft. accessory shed structure with less than the required front yard on a corner lot.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-47

112 narrows rd 148 70

September 21, 2026

Applicant	
Name of Applicant	Jose Antonio Figueroa Serra
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
	112 narrows rd	148	70

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	120 feet
Width in Feet	10 feet
Length in Feet	12 feet
Height Above Grade	9 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	3 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	7 feet
Height in Feet	9 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

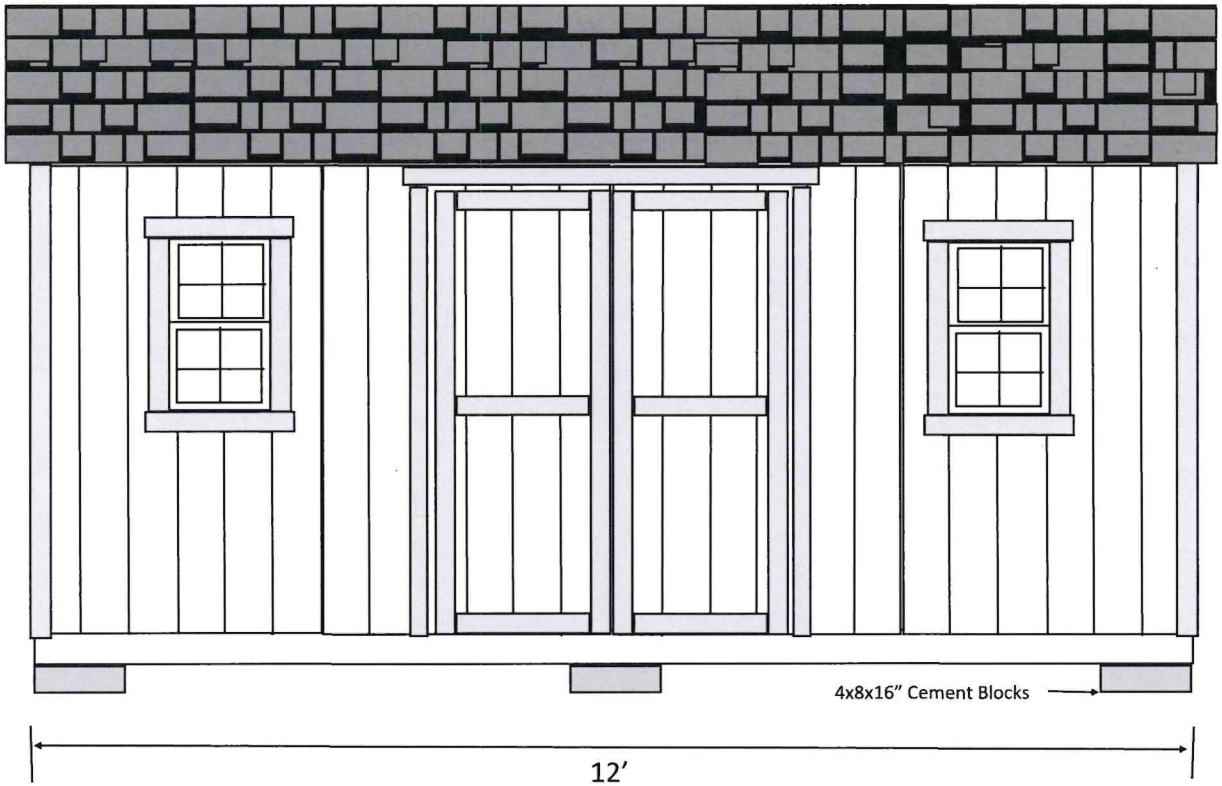
Provisions of Zoning Ordinance (If Known)

Property lot is approx. 5,000 sqft in R-10 zoning

Describe the extent of the proposed alterations and the reasons for the requesting relief
The lot's exiting configuration leaves very limited usable space in the backyard. The shed is modest in size and subordinate to the house. The shed is needed for ordinary residential storage.

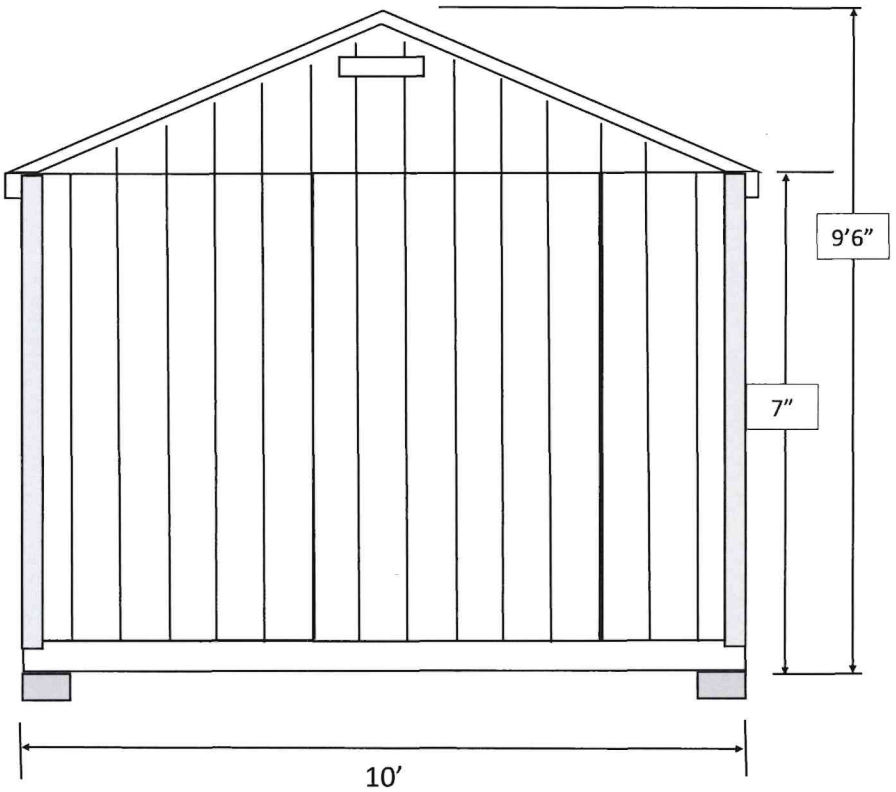
Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	4,900
Lot Frontage	50
Lot Depth	98

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



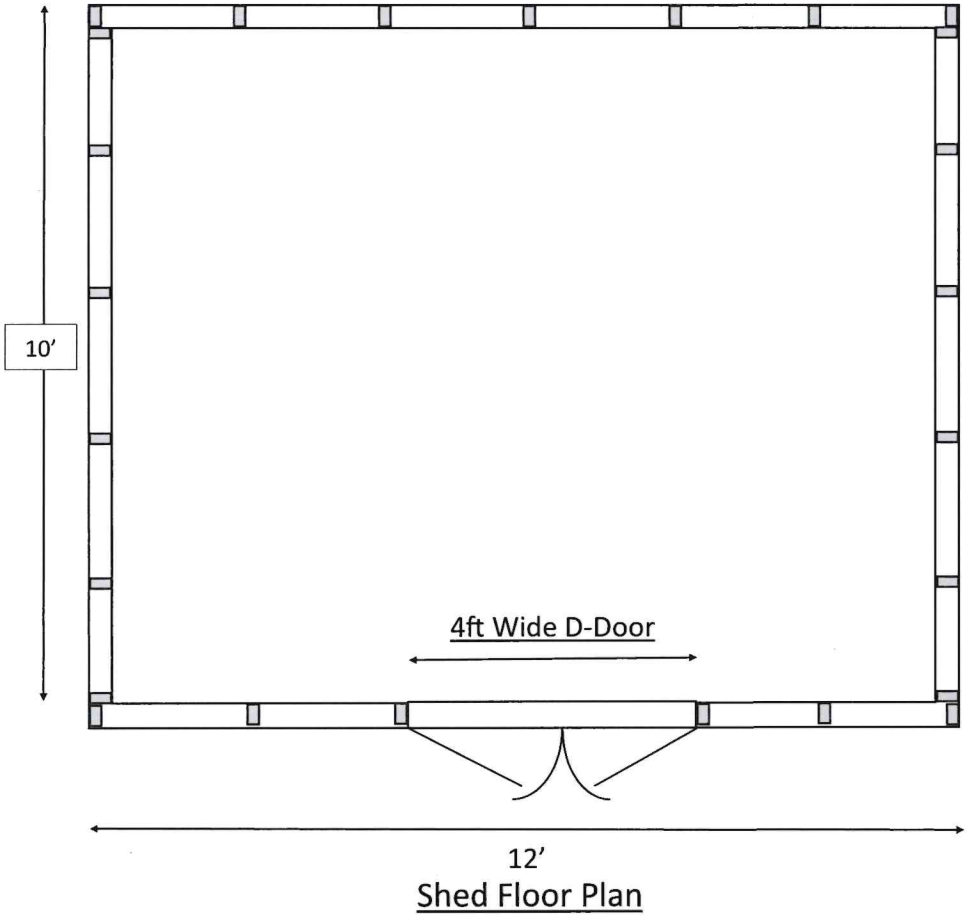
Front Elevation

10x12 Shed Plan

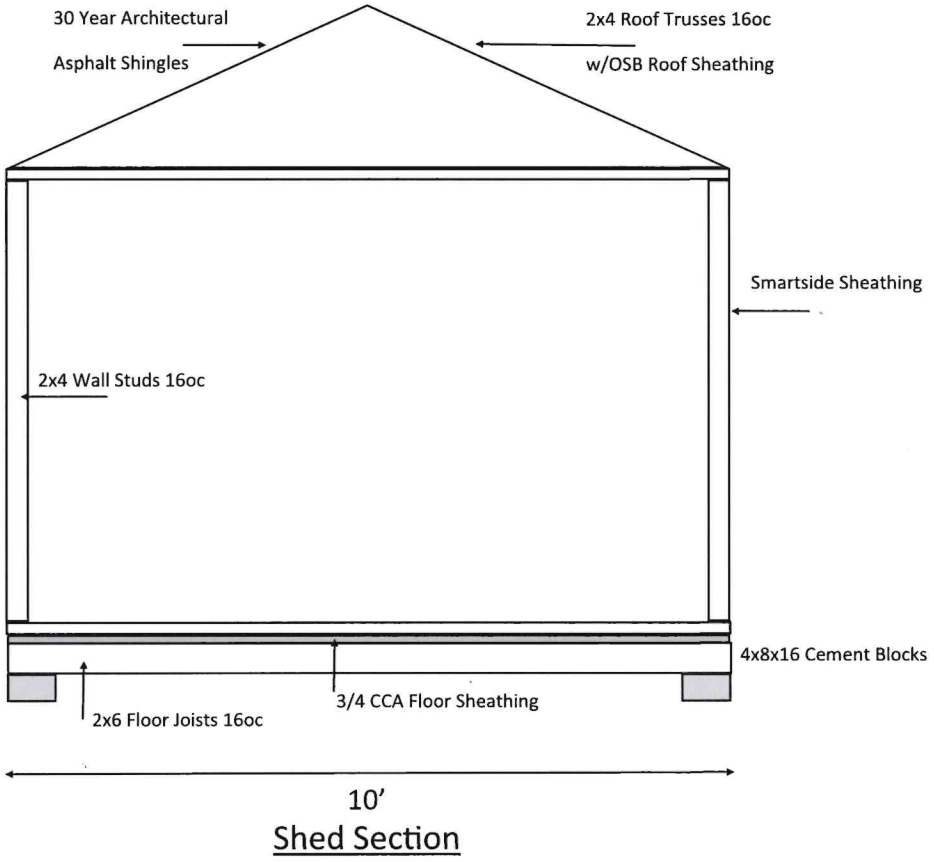


Side Elevation

10x12 Shed Plan



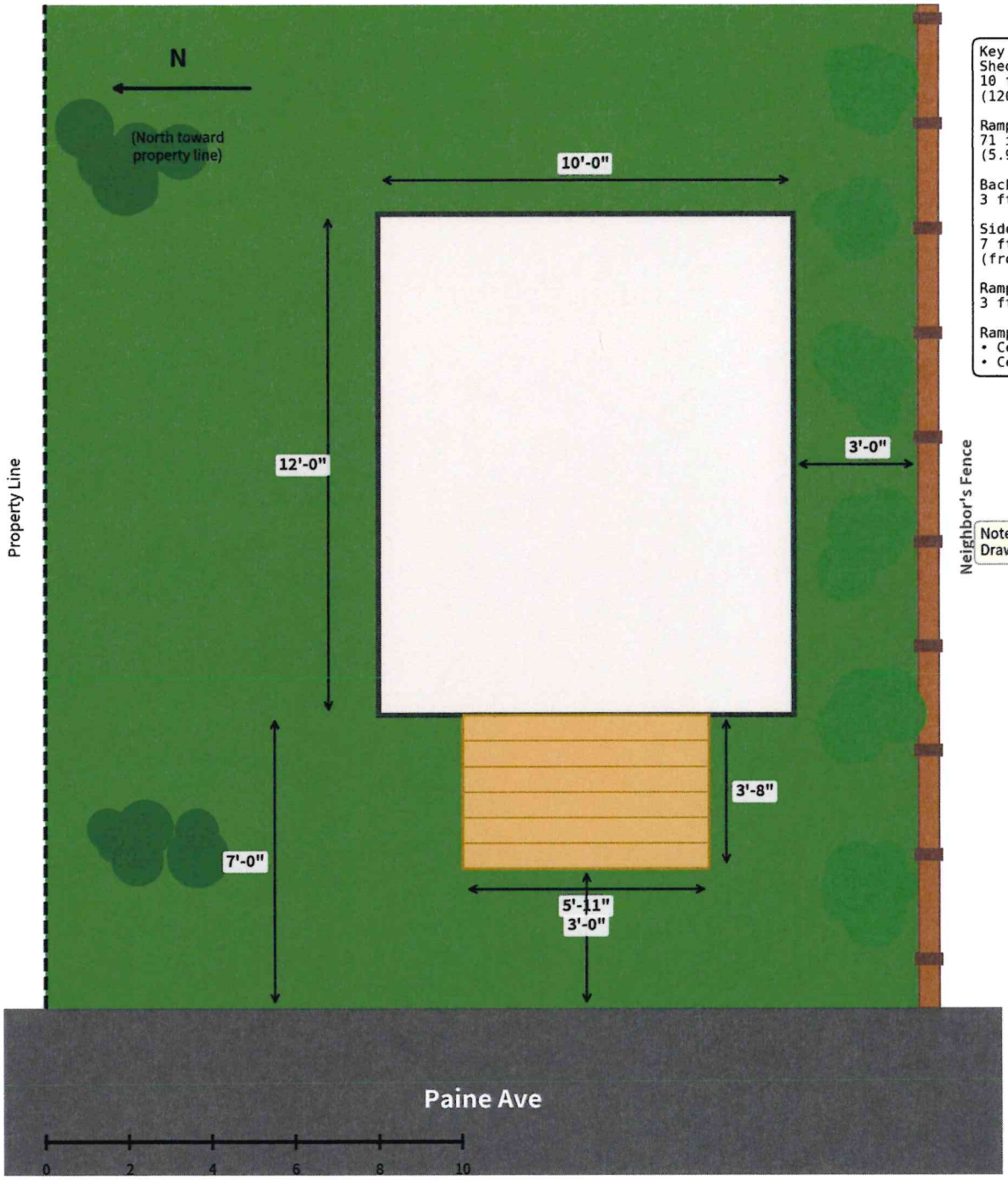
Shed Floor Plan



Shed Section

10x12 Shed Plan

Top View / Site Plan — Drawn to Scale



Scale: 1/4" = 1 ft | Feet

Key Dimensions
Shed (exterior):
10 ft (W) × 12 ft (L)
(120 sq ft)

Ramp:
71 in (W) × 44 in (L)
(5.92 ft × 3.67 ft)

Back wall to neighbor's fence:
3 ft (36 in)

Side wall to Paine Ave:
7 ft (84 in)
(from shed wall, on ramp side)

Ramp to Paine Ave:
3 ft (36 in)

Ramp location:
- Centered on 10 ft wall
- Centered on shed

Note: Measurements are approximate. Drawn accurately to scale.




CHILDREN
DO IT IN STONE


STOP

112 Narrows Rd, Bristol, RI

Map/Lot: 148-70

1 inch = 17 Feet

0 17 34 51

October 9, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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.

Item 5A.

Bristol — 112 NARROWS RD

Card 1 of 1

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Plat/Lot 148-0070-000 | **Account: 7497** | LUC 27 | Zone R-10 | **Assessment** $462,400

Owner

Owner Account #: 50-0044-50

		% Owned
Owner 1	SERRA, JOSE ANTONIO FIGUEROA &	
Owner 2	DIAZ, SABRINA CANCEL TE	0.00
Owner 3		0.00
Address	112 NARROWS RD, BRISTOL, RI 02809-0000	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
CABRAL, JOSEPH M.	05/29/2018	350,500	1941-53		W
GREENWICH BAY HOMES, LLC	09/03/2013	306,000	1726-182		W
SANTOS, DOLORES (ESTATE)	06/21/2012	65,000	1655-155	G	A

Assessment

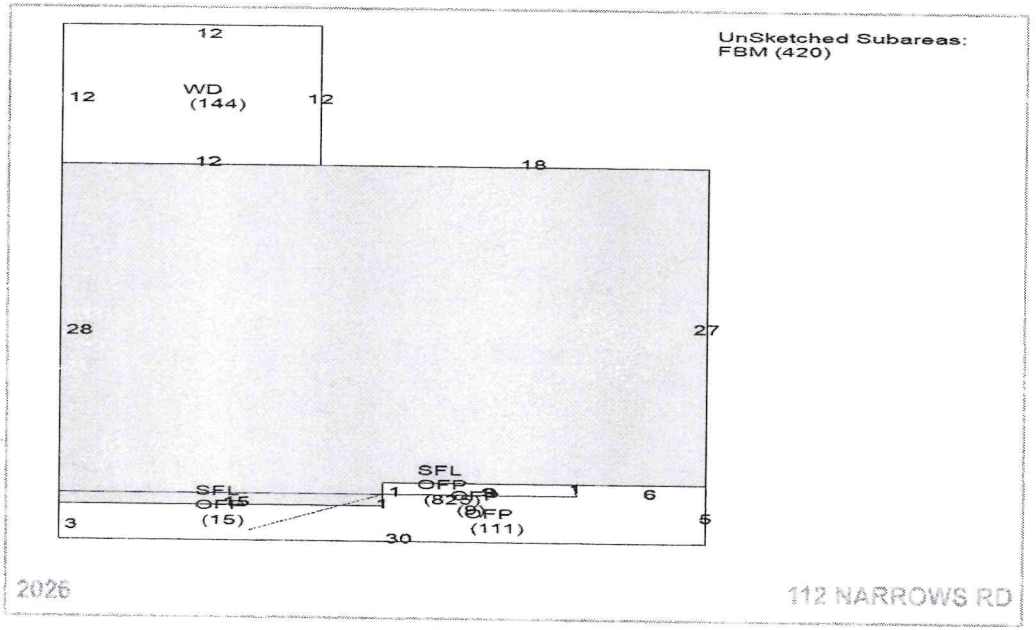
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	337,700	0	0.11	124,700	0	462,400
TOTAL	337,700	0	0.11	124,700	0	462,400

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 195.60 | VAL per SQ Unit/Parcel > 195.60

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	27	337,700	0	0	124,700	0	462,400	462,400
2025	27	337,700	0	0	124,700	0	462,400	462,400
2024	01	225,900	0	0	103,900	0	329,800	329,800
2023	01	225,900	0	0	103,900	0	329,800	329,800
2022	01	225,900	0	0	103,900	0	329,800	329,800
2021	01	271,700	0	0	95,700	0	367,400	367,400





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 Fa	0.10999	AC	P	1.00	756,000	1,133,739	N							124,700			1.00	0
2																				
3																				
4																				

Print Date = 10/9/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranteed.

Item 5A.

Bristol — 112 NARROWS RD — Card 1 of 1

Plat/Lot 148-0070-000 | **Account:** 7497 | LUC 27 | Zone R-10 | **Assessment** $462,400

CATALIS — ADVANCING GOVERNMENT ENGAGING CITIZENS

Building Information

	Description		Description
BLDG Type	Colonial	Story Height	2 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Vinyl Siding	EXT Wall 2	%
Roof Type 1	Gable	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Carpet % 20
BMT Garages		Color	YELLOW
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	3	Average
Ext Full Bath		
Half Bath	1	Typical
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Average
Ext Kitchens		
Fireplaces		
W.S. Flues		

Room Counts by Floor

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

Grade

Grade	Q3	Q3	
Year Built	2012	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	AV	AV - Average	12.0
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			12.0

Bas $/SQ	211.00
Size Adj	1.37
Constr Adj	1.01
Adj $/SQ	291.69
Othr Featrs	45,410
Grade Fac	1.18
Neigh Infl	1.00
Land Factor	1.00
Adj Total	383,696
Depreciation	46,044
Depr Total	337,652

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
SFL	2nd FLOOR	840	840	291.69	245,019
FBM	FIN BMT	420	420	52.50	22,050
OFP	OPEN PORCH	960	0	18.04	10,203
WD	WOOD DECK	144	0	17.25	2,484
Total		2,364	1,260		279,756

Visit History

Date	Result	By
1/13/2025	REVIEW	JN
12/30/2024	REVIEW	MP
8/16/2021	REVIEW	
11/7/2018	LISTED	
5/25/2018	REVIEW	
5/16/2018	MEASURED	
12/2/2014	MEASURE	
3/29/2013	MEASURE	
3/29/2013	LISTED	

Notes

ZONING CERTIFICATE 6/18/12 - demo old home FKA 5 PAINE AVE built new home c/o issued 2-5-13 mcb Land sale KR

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	08/01/2023	S57018		SLR	25,000	100	Closed	One or Two Family Dwelling
2	02/05/2023	E55715		ELEC	2,000	100	Closed	Home installation of Electric Vehicle (EV) Charging Station on driveway. Electr
3	06/26/2020	M50593		MECH	3,000	100	Closed	Install ductless heat pump
4	05/28/2020	E50404		ELEC	1,800	100	Closed	Wire basement room and bathroom to code
5	04/27/2020	B50249		BLDG	19,720	100	Closed	Partial basement remodel. Including adding a 5'x8' full bathroom. Plaster finisl
6	03/12/2019	P50326		PLMB	3,000	100	Closed	Installation of a bathroom group in basement, using sani flush pump toilet
7	10/29/2012	M16904		MECH	0	100	Closed	INSTALL WARM AIR HEATING SYSTEM
8	10/26/2012	E7361		ELEC	0	100	Closed	WIRE NEW HOME TO CODE WITH 200 AMP OVER HEAD SERVICE
9	10/17/2012	P21678		PLMB	0	100	Closed	ROUGH & FINISH NEW HOUSE

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	150	Solar P	1	Y					0			0
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 10/9/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warranteed.

112 Narrows Rd - 300' Radius

Town of Bristol, RI

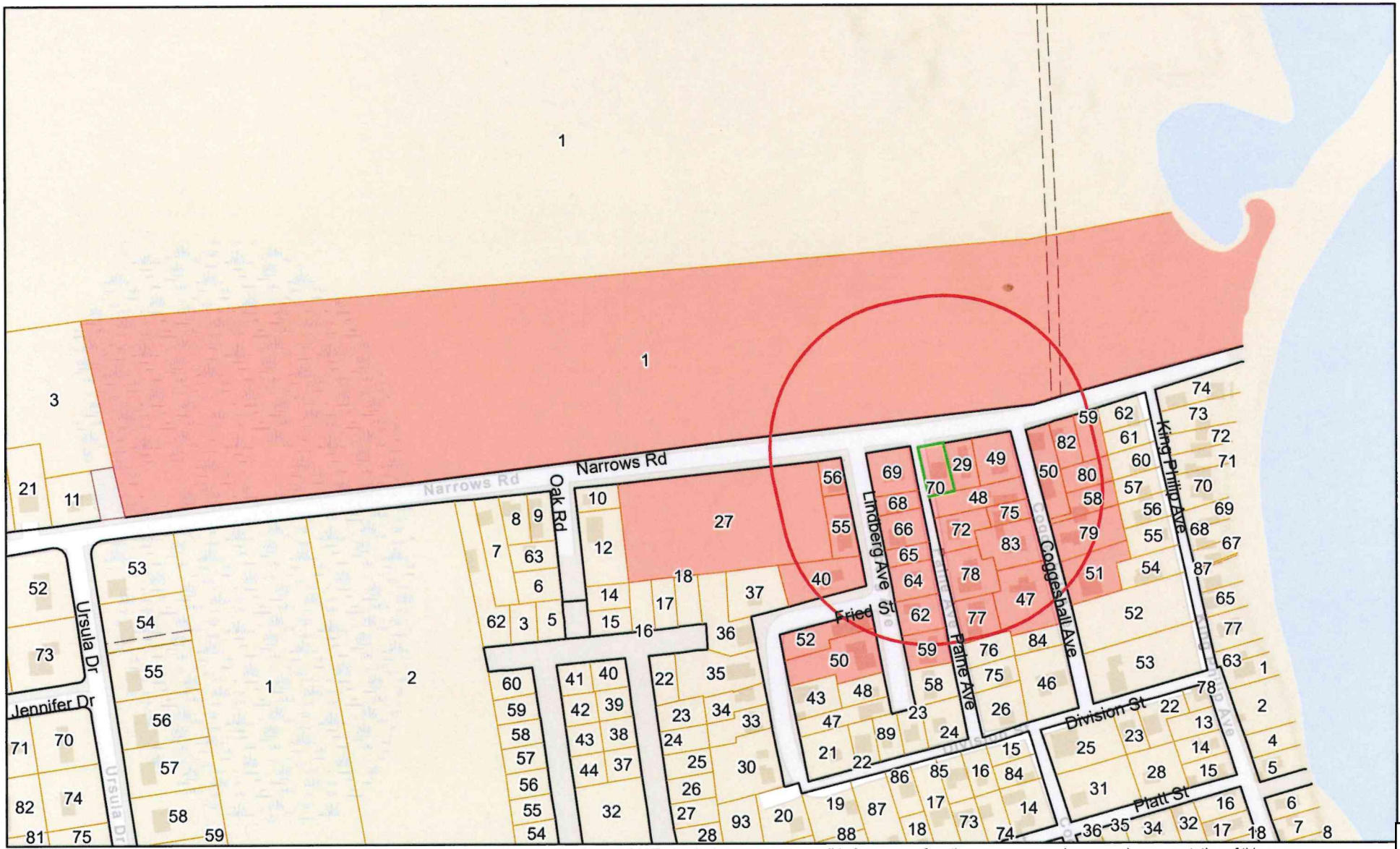
1 inch = 282 Feet

0 282 564 846

October 8, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



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.

Item 5A.

300 feet Abutters List Report

Bristol, RI
October 08, 2026

Subject Property:

Parcel Number:	148-70	Mailing Address:	SERRA, JOSE ANTONIO FIGUEROA &
CAMA Number:	148-70		DIAZ, SABRINA CANCEL TE
Property Address:	112 NARROWS RD		112 NARROWS RD
			BRISTOL, RI 02809

Abutters:

Parcel Number:	142-1	Mailing Address:	WAYPOYSET PRESERVE TRUST C/O
CAMA Number:	142-1		STEVEN JOHNSON
Property Address:	NARROWS RD		345 CHANNEL VIEW, UNIT 101
			WARWICK, RI 02889
Parcel Number:	147-47	Mailing Address:	ANDERSON, ANSEL K
CAMA Number:	147-47		22 COGGESHALL AVE
Property Address:	22 COGGESHALL AVE		BRISTOL, RI 02809
Parcel Number:	147-48	Mailing Address:	HEISLER, WALTER CHRISTOFF JR
CAMA Number:	147-48		8 COGGESHALL AVE
Property Address:	8 COGGESHALL AVE		BRISTOL, RI 02809
Parcel Number:	147-49	Mailing Address:	MORENCY, LIONEL J LIFE ESTATE
CAMA Number:	147-49		MORENCY, RICHARD
Property Address:	2 COGGESHALL AVE		2 COGGESHALL AVE
			BRISTOL, RI 02809
Parcel Number:	147-50	Mailing Address:	BELLOLI, GREGORY & DINA M. TE
CAMA Number:	147-50-001		1 COGGESHALL AVE
Property Address:	1 COGGESHALL AVE		BRISTOL, RI 02809
Parcel Number:	147-50	Mailing Address:	FWP COGGESHALL LLC
CAMA Number:	147-50-002		P.O. BOX 333
Property Address:	5 COGGESHALL AVE		BRISTOL, RI 02809
Parcel Number:	147-50	Mailing Address:	FWP COGGESHALL LLC
CAMA Number:	147-50-003		P.O. BOX 333
Property Address:	7 COGGESHALL AVE		BRISTOL, RI 02809
Parcel Number:	147-51	Mailing Address:	SLYE, ROBERT C & TRACY R TE
CAMA Number:	147-51		17 COGGESHALL AVE
Property Address:	17 COGGESHALL AVE		BRISTOL, RI 02809
Parcel Number:	147-58	Mailing Address:	BOTELHO, EDWARD
CAMA Number:	147-58		4 MUNRO AVE
Property Address:	11 COGGESHALL AVE		WARREN, RI 02885
Parcel Number:	147-59	Mailing Address:	ALMEIDA, CHRISTOPHER J. & JULIE A.
CAMA Number:	147-59		CLOUGH TRUSTEES
Property Address:	136 NARROWS RD		87 KICKEMUIT AVE
			BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
October 08, 2026

Parcel Number:	147-75	Mailing Address:	MANCINI, LORI A. 10 COGGESHALL AVE BRISTOL, RI 02809
CAMA Number:	147-75		
Property Address:	10 COGGESHALL AVE		
Parcel Number:	147-79	Mailing Address:	MERKLE, JEFFREY C & EILEEN TE 15 COGGESHALL AVE BRISTOL, RI 02809
CAMA Number:	147-79		
Property Address:	15 COGGESHALL AVE		
Parcel Number:	147-80	Mailing Address:	FWP NARROWS LLC 204 POPPASQUASH RD BRISTOL, RI 02809
CAMA Number:	147-80		
Property Address:	132 NARROWS RD		
Parcel Number:	147-82	Mailing Address:	CALLERY, ALLYSEN W. HAYES, TED TE 134 NARROWS RD BRISTOL, RI 02809
CAMA Number:	147-82		
Property Address:	134 NARROWS RD		
Parcel Number:	147-83	Mailing Address:	CATALANO, FRANK P SUSAN ETUX TE 14 COGGESHALL AVE BRISTOL, RI 02809
CAMA Number:	147-83		
Property Address:	14 COGGESHALL AVE		
Parcel Number:	148-27	Mailing Address:	TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
CAMA Number:	148-27		
Property Address:	NARROWS RD		
Parcel Number:	148-29	Mailing Address:	ROSA, JOSEPH MARTIN & JEAN ANN TRUSTEES 614 WINTERSIDE DR APOLLO BEACH, FL 33572
CAMA Number:	148-29		
Property Address:	126 NARROWS RD		
Parcel Number:	148-40	Mailing Address:	MARTINS, GILBERT C. 6 FRIED AVE BRISTOL, RI 02809
CAMA Number:	148-40		
Property Address:	6 FRIED AVE		
Parcel Number:	148-50	Mailing Address:	KEMMY, DAVID MICHAE & TIM ANNICE CO-TRUSTEES, KEMMY FAMILY TRUST 28 LINDBERG AVE BRISTOL, RI 02809
CAMA Number:	148-50		
Property Address:	28 LINDBERG AVE		
Parcel Number:	148-52	Mailing Address:	KALAIDJIAN, DAPHNE ROY, JEFFREY TE 1 FRIED AVE BRISTOL, RI 02809
CAMA Number:	148-52		
Property Address:	1 FRIED AVE		
Parcel Number:	148-55	Mailing Address:	DOS ANJOS, VANESSA TRUSTEE OF THE DEOLINDA DOS ANJOS IRREVOCABLE TRUST 4 LINDBERG AVE BRISTOL, RI 02809
CAMA Number:	148-55		
Property Address:	4 LINDBERG AVE		
Parcel Number:	148-56	Mailing Address:	MOWERY, MEGAN L 2 LINDBERG AVE BRISTOL, RI 02809
CAMA Number:	148-56		
Property Address:	2 LINDBERG AVE		

300 feet Abutters List Report

Bristol, RI
October 08, 2026

Parcel Number:	148-59	Mailing Address:	KEMMY, MICHAEL D
CAMA Number:	148-59		29 LINDBERG AVE
Property Address:	29 LINDBERG AVE		BRISTOL, RI 02809
Parcel Number:	148-62	Mailing Address:	PINTO MARK S PINTO PRANSAKUL
CAMA Number:	148-62		21 LINDBERG AVE
Property Address:	21 LINDBERG AVE		Bristol, RI 02809
Parcel Number:	148-64	Mailing Address:	SPATES, RICHARD M. TRACY M. TE
CAMA Number:	148-64		14 PAINE AVE
Property Address:	14 PAINE AVE		BRISTOL, RI 02809
Parcel Number:	148-65	Mailing Address:	DELL, NATHAN ALTON & SARAH
CAMA Number:	148-65		HOGAN TE
Property Address:	12 PAINE AVE		10 KINGSWOOD RD
			BRISTOL, RI 02809
Parcel Number:	148-66	Mailing Address:	USHER, PATRICK JR. LEITE, DIANE JT
CAMA Number:	148-66		9 LINDBERG AVE
Property Address:	9 LINDBERG AVE		BRISTOL, RI 02809
Parcel Number:	148-68	Mailing Address:	DELL, JONATHAN EUGENE & SUSAN
CAMA Number:	148-68		JEAN TE
Property Address:	5 LINDBERG AVE		41 HARRISON ST
			BRISTOL, RI 02809
Parcel Number:	148-69	Mailing Address:	LAFAZIA, JOSEPH K. CATHERINE T. TE
CAMA Number:	148-69		110 NARROWS RD
Property Address:	110 NARROWS RD		BRISTOL, RI 02809
Parcel Number:	148-70	Mailing Address:	SERRA, JOSE ANTONIO FIGUEROA &
CAMA Number:	148-70		DIAZ, SABRINA CANCEL TE
Property Address:	112 NARROWS RD		112 NARROWS RD
			BRISTOL, RI 02809
Parcel Number:	148-72	Mailing Address:	SECURO, FRANCES E. LE DESILETS,
CAMA Number:	148-72		ERIC M.
Property Address:	9 PAINE AVE		9 PAINE AVE
			BRISTOL, RI 02809
Parcel Number:	148-77	Mailing Address:	PIRES, DAVID A. & PATRICIA A.
CAMA Number:	148-77		TRUSTEES
Property Address:	19 PAINE AVE		19 PAINE AVE
			BRISTOL, RI 02809
Parcel Number:	148-78	Mailing Address:	DUNCAN, WHITNEY P CHAIKIN,
CAMA Number:	148-78		CAROLYN A JT
Property Address:	15 PAINE AVE		15 PAINE AVE
			BRISTOL, RI 02809

ALMEIDA, CHRISTOPHER J. &
87 KICKEMUIT AVE
BRISTOL, RI 02809

ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

BELLOLI, GREGORY & DINA M
1 COGGESHALL AVE
BRISTOL, RI 02809

BOTELHO, EDWARD
4 MUNRO AVE
WARREN, RI 02885

CALLERY, ALLYSEN W.
HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809

CATALANO, FRANK P
SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

DELL, JONATHAN EUGENE &
SUSAN JEAN TE
41 HARRISON ST
BRISTOL, RI 02809

DELL, NATHAN ALTON &
SARAH HOGAN TE
10 KINGSWOOD RD
BRISTOL, RI 02809

DOS ANJOS, VANESSA TRUSTE
DEOLINDA DOS ANJOS IRREVO
4 LINDBERG AVE
BRISTOL, RI 02809

DUNCAN, WHITNEY P
CHAIKIN, CAROLYN A JT
15 PAINE AVE
BRISTOL, RI 02809

FWP COGGESHALL LLC
P.O. BOX 333
BRISTOL, RI 02809

FWP NARROWS LLC
204 POPPASQUASH RD
BRISTOL, RI 02809

HEISLER, WALTER CHRISTOFF
8 COGGESHALL AVE
BRISTOL, RI 02809

KALAIDJIAN, DAPHNE
ROY, JEFFREY TE
1 FRIED AVE
BRISTOL, RI 02809

KEMMY, DAVID MICHAE & TIM
CO-TRUSTEES, KEMMY FAMILY
28 LINDBERG AVE
BRISTOL, RI 02809

KEMMY, MICHAEL D
29 LINDBERG AVE
BRISTOL, RI 02809

LAFAZIA, JOSEPH K.
CATHERINE T. TE
110 NARROWS RD
BRISTOL, RI 02809

MANCINI, LORI A.
10 COGGESHALL AVE
BRISTOL, RI 02809

MARTINS, GILBERT C.
6 FRIED AVE
BRISTOL, RI 02809

MERKLE, JEFFREY C & EILEE
15 COGGESHALL AVE
BRISTOL, RI 02809

MORENCY, LIONEL J LIFE ES
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

MOWERY, MEGAN L
2 LINDBERG AVE
BRISTOL, RI 02809

PINTO MARK S
PINTO PRANSAKUL
21 LINDBERG AVE
Bristol, RI 02809

PIRES, DAVID A. & PATRICI
19 PAINE AVE
BRISTOL, RI 02809

ROSA, JOSEPH MARTIN & JEA
614 WINTERSIDE DR
APOLLO BEACH, FL 33572

SECURO, FRANCES E. LE
DESILETS, ERIC M.
9 PAINE AVE
BRISTOL, RI 02809

SERRA, JOSE ANTONIO FIGUE
DIAZ, SABRINA CANCEL T
112 NARROWS RD
BRISTOL, RI 02809

SLYE, ROBERT C & TRACY R
17 COGGESHALL AVE
BRISTOL, RI 02809

SPATES, RICHARD M.
TRACY M. TE
14 PAINE AVE
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

USHER, PATRICK JR.
LEITE, DIANE JT
9 LINDBERG AVE
BRISTOL, RI 02809

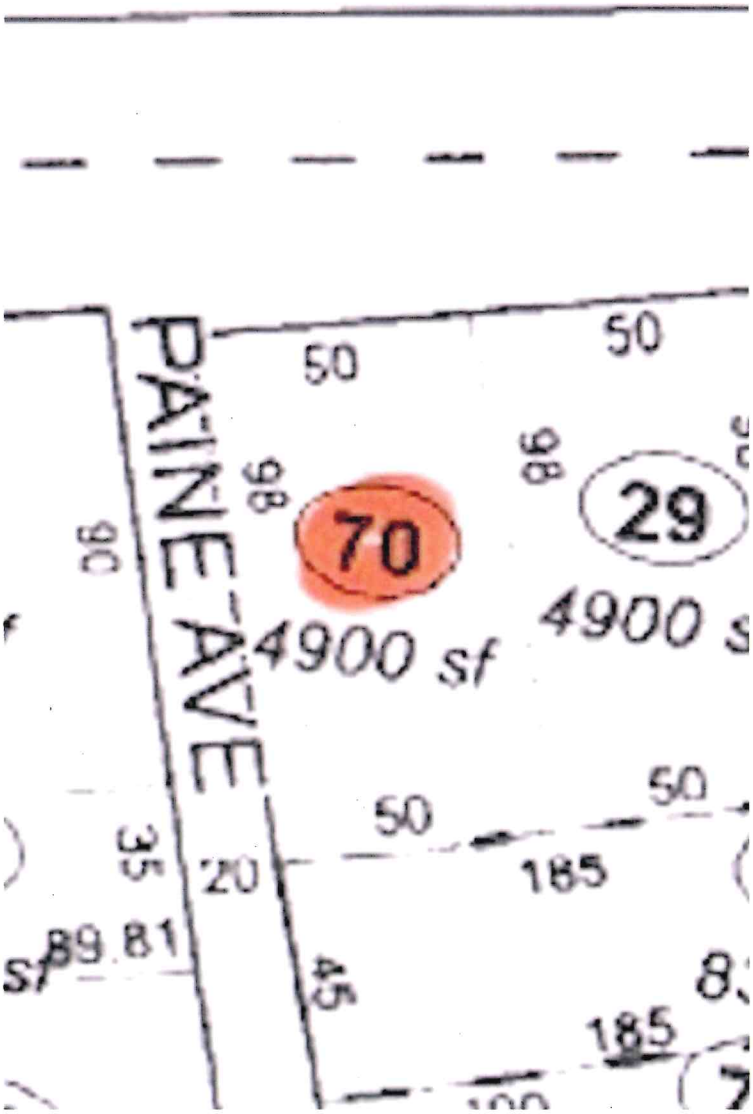
WAYPOYSET PRESERVE TRUST
C/O STEVEN JOHNSON
345 CHANNEL VIEW, UNIT 101
WARWICK, RI 02889

ZBR-26-11

112 Narrows Rd Shed Site Plan

112 Narrows Rd Lot #70

Parcel #70, as shown in the image below, is the lot assigned to 112 Narrows Road. The parcel measures approximately 98 feet by 50 feet, more or less, and is located at the corner of Paine Avenue and Narrows Road.



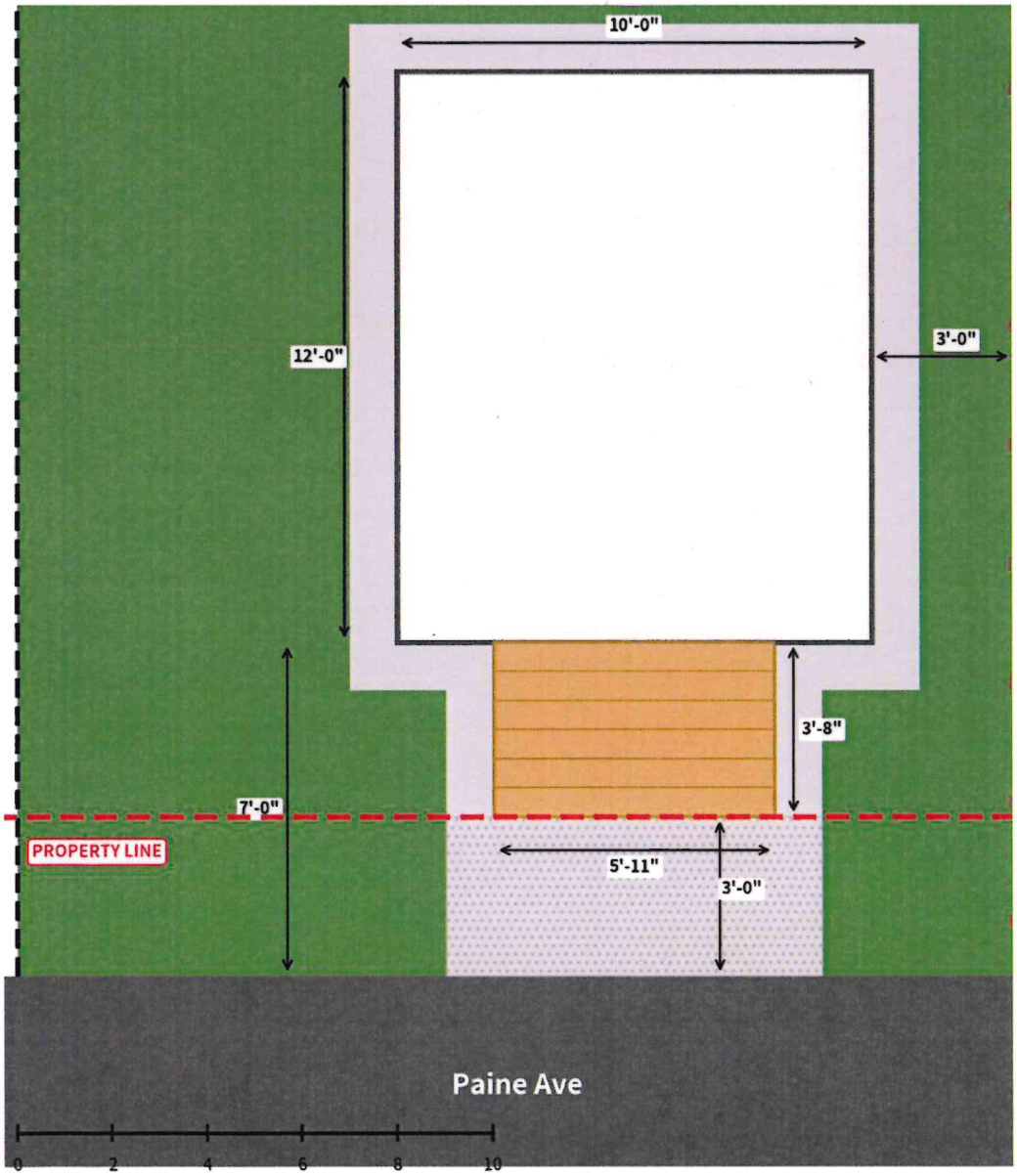
2026 OCT 26 AM 8:52

Shed Dimensions and Setbacks

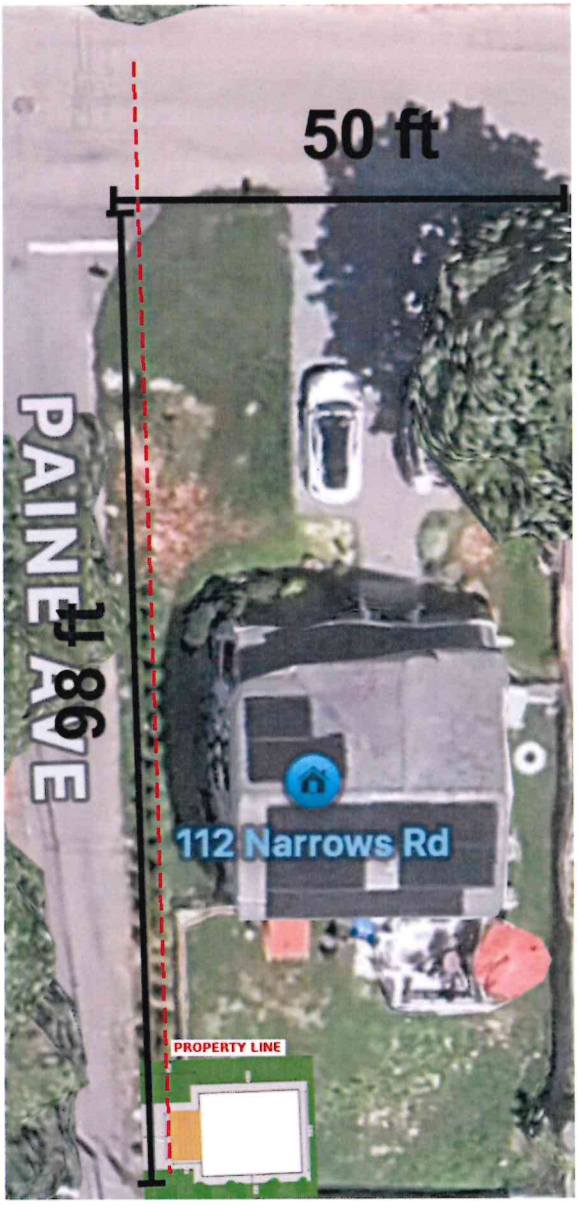
The image below shows the dimensions of the proposed shed (light yellow), gravel (light gray), ramp (brown), and associated setbacks. A red dashed line indicates the property line that runs parallel to Paine Avenue.

The shed measures 10 ft by 12 ft, for a total area of 120 square feet. The unroofed ramp measures approximately 3 ft 8 in by 5 ft 11 in. Gravel surrounds the shed and ramp at a width of approximately 1 ft and a depth of 2–3 inches, except in front of the ramp, where the gravel extends approximately 3 ft from the edge of the ramp to Paine Avenue and is approximately 8 ft wide. The shed does not rest directly on the ground; it is supported on cinder blocks.

The property line runs along the end of the ramp and is located approximately 3 ft from, and parallel to, Paine Avenue. The shed is situated entirely within the property boundaries, with the westerly wall of the shed located approximately 3 ft 8 in from the property line. The southerly wall of the shed maintains a 3 ft setback from the neighboring fence at 8 Coggeshall Avenue.



The satellite image below shows the dimensions of the property at 112 Narrows Road, with the proposed shed location indicated in the lower-left portion of the lot. The top-view image illustrates that the backyard is relatively limited in size, which constrains the available placement options for the shed.



Finished Shed and Final Placement Location

In accordance with the dimensions previously discussed, the shed was constructed in place in August 2026. Based on my initial research prior to construction, I understood that no permits were required. In September 2026, Mr. Ray Falcoa contacted me to advise that the shed had been built without the necessary permits and explained that permit requirements have changed in recent years. Mr. Falcoa outlined the available options for resolving the matter. Accordingly, I am now applying for the required permits.

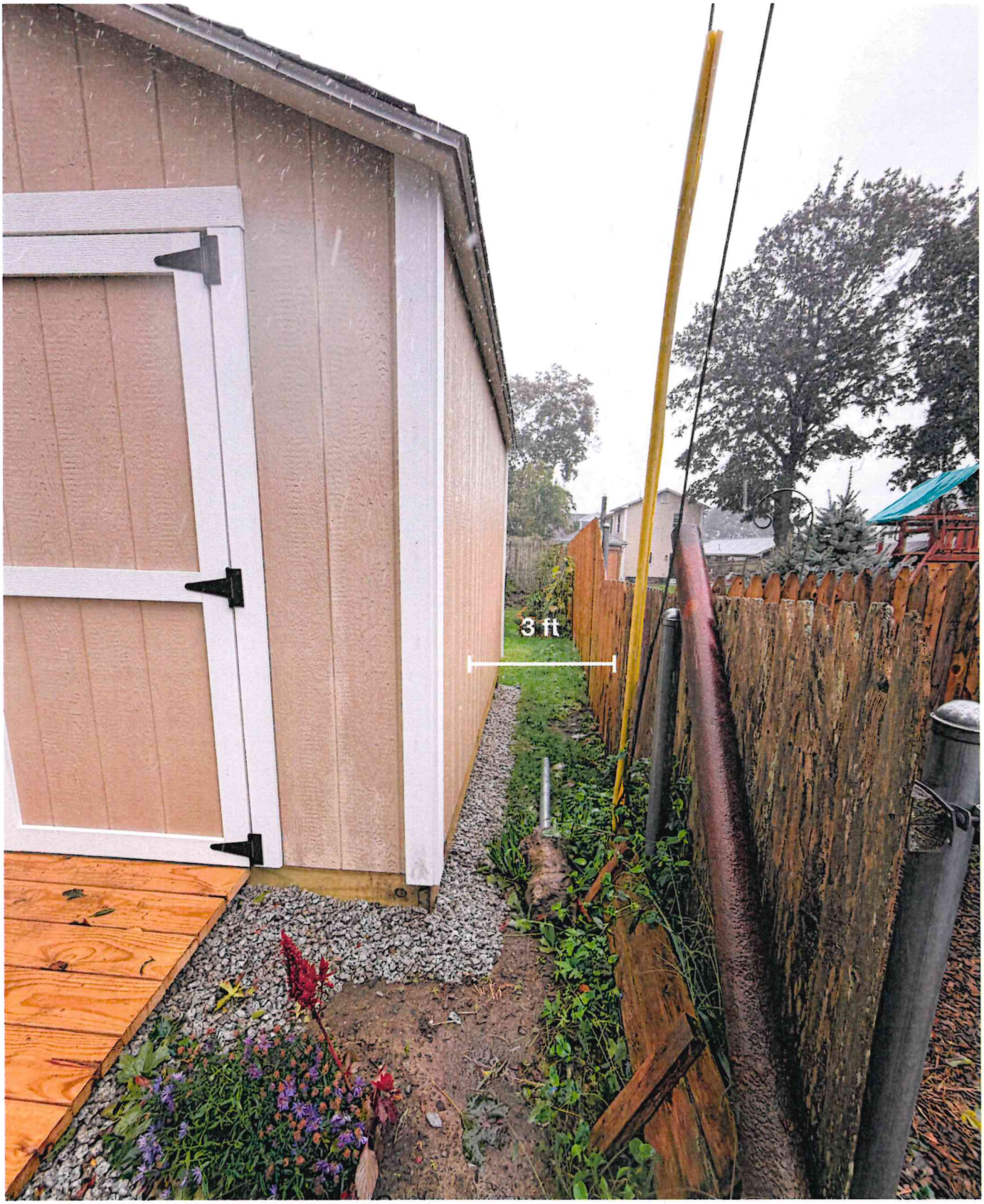
The photographs below show the completed shed and its placement. The first photograph shows the shed looking south toward the backyard of 112 Narrows Road and the neighboring properties.



The second photograph with an easterly Point of View (POV) shows the shed's double-door entrance. The photograph was taken from Paine Avenue and shows that the double doors have a setback of approximately 7 feet from the street and 3 ft 8 in from the property line. Prior to construction of the shed, the area now occupied by the ramp and gravel was covered with Arborvitae trees similar to those visible in the photograph below. We elected to install double doors and a ramp at a reasonable distance from Paine Avenue and property line to allow convenient access for storing our lawnmower and our sons' bicycles in the shed.



The final photograph below shows the setback from the southerly wall of the shed to the shared fence. The fence is shared between 112 Narrows Road and 8 Coggeshall Avenue. The distance from the fence to the shed wall is approximately 3 feet.



Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-47**

APPLICANT: Jose Antonio Figueroa Serra

LOCATION: 112 Narrows Road

PLAT: 148 LOT: 70 ZONE: R-10

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct a 10ft. x 12ft. accessory shed structure 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 requesting a dimensional variance to construct a 10' x 12' accessory shed structure on this lot located on the southerly side of Narrows Road and the easterly side of Paine Avenue. The proposed shed would be located to the rear of the existing dwelling at the southeast corner of the property.

The proposed shed has already been installed by the applicant. The Town's Code Compliance Coordinator was made award of the structure and determined that it was constructed without a building permit. The applicant has since applied for a building permit for the structure. After reviewing photographs of the shed, I determined that it was located partially within the front yard setback from Paine Avenue and that a dimensional variance was required.

The structure is located within approximately 3 feet 8 inches of the westerly front property line at Paine Avenue and approximately 3 feet from the southerly rear property line. A double door and ramp provide access to the structure from Paine Avenue. The ramp extends to the Pain Avenue property line. As this property consists of a nonconforming 4,900 square foot single lot of record located in the R-10 zone, it is afforded reduced setbacks and increased lot coverage per Section 28-221(a)(2) of the zoning ordinance. As such, the proposed accessory structure is subject to front yard setbacks of 15 feet and side/rear yard setbacks of 3 feet.

10/29/2026

Edward M. Tanner, Zoning Officer

Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

October 16, 2026
File #: ZBR-26-49

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, November 2, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Mark and Kristine Wilcox
Owner of Record: Threeacres, LLC
Location: 159 POPPASQUASH RD , BRISTOL, RI, 02809
Plat: 182 Lot: 28
Zoning District: R-40

Applicant is requesting **a Dimensional Variance** to:

construct an approximate 36ft. x 61ft. two-story garage and pool cabana addition to an existing single-family dwelling with less that the required rear yard.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-49

159 Poppasquash Road 182 28

October 2, 2026

Applicant	
Name of Applicant	Mark and Kristine Wilcox
Who is Submitting this Application	Architect
	If other, Describe:
Owner's Name (If Different than Applicant)	ThreeAcres, LLC C/O Kristine Wilcox

Location for Application			
Property Type	Both		
Zoning District	R-40		
Address, Plat, Lot	Address	Plat	Lot
	159 Poppasquash Road	182	28

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,533 feet
Width in Feet	36 feet
Length in Feet	51 feet
Height Above Grade	29.75 feet
Number of Stories	1.5

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	15 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)
Article IV Dimensional Regulations Sec 28-111

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

Existing Lot Specifications	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	130,000
Lot Frontage	508.25
Lot Depth	278.5

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 3,728	Building/Structure Detail if Other:

Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review
Application (Continued)
159 Poppasquash Road
Wilcox Residence

5. Written Statement:

The owners, Mark and Kris Wilcox, were approved by the zoning board in 2022 to build a garage/pool house/cabana addition. Their zoning approval was extended in 2024 and 2025 while they were finalizing construction documents and hiring a general contractor. They are now coming before the board to request approval for a few adjustments to their project based on builder feedback and constructability. These changes reduce the footprint and height of the non-conforming elements from the 2022 approval.

The most significant difference to the design is the elimination of the 684 square foot basement. The basement was designed for recreational aquatic / boat accessory storage. For greater access and construction simplification this storage was moved to the garage level. The north facade added two additional garage doors to improve access flexibility.

The cabana lounge space previously on the main level is relocated to the second floor to capture better views and ambiance. The associated pool amenities, such as the powder room, shower and equipment closet will remain at the garage level.

Although the new 2026 footprint is approximately 109 sf larger than the 2022 design (a 7.6% increase), the area within the setback was actually *reduced* by 12 square feet. The increased area is mostly the covered porch / balcony which is on the opposite side the encroaching addition not requiring relief.

The overall structure is slightly taller (3') partially due to the second floor being aligned with the main house to maintain a flush connection and partially for the increase in width. To minimize the height impact within the requested relief, the main ridge was pushed back 6' to be behind the setback.

We feel these are minor changes within the spirit of the previous application and still meets the standards found in Section 28-409 (c) Standards for Relief of the zoning ordinance as elaborated on in our previously approved application.

Mark and Kris Wilcox

159 Poppasquash Road

Bristol, RI 02809

(401) 338-7947

September 11, 2026

Mr. Edward Tanner

Principal Planner, Zoning Enforcement Officer

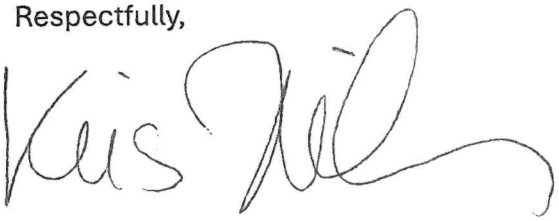
10 Court Street

Bristol, RI 02809

Dear Mr Tanner,

This is to certify that I, Kris Wilcox, authorize Patrick Connors of Brewster Thornton Group Architects to submit this Zoning Board of Review Application on my behalf for the property located at 159 Poppasquash Road.

Respectfully,



Kris Wilcox

Town of Bristol, Rhode Island
Zoning Board of Review

DECISION FOR VARIANCE **FILE # 2022-13**

RE: Application of: **Mark A. and Kristine M. Wilcox**

Property Owner: **Threeacres, LLC**

For property located at **159 Poppasquash Road,** in Bristol, Rhode Island (**Tax Assessor's Plat 182, Lots 28)** in the following zoning district: **Residential R-40.**

This matter was heard before the Board at a public hearing on **March 7, 2022** upon the Applicant's request for a **DIMENSIONAL VARIANCE** from the Zoning Ordinance to:

Construct an approximate 34ft. x 48ft. two-story garage and pool cabana addition to an existing single-family dwelling with less that the required rear yard.

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

1. The aforementioned hardship is due to the unique characteristics of the subject land and structure, and is not due to the general characteristics of the surrounding area. The applicant proposes to construct a 34ft. x 48ft. two-story garage and pool cabana addition to the existing dwelling. This application requires 15 feet of relief for the rear yard setback. The proposed structure will be within 25 feet of the northerly rear property line, versus the minimum requirement of 40 feet in R-40 zoning district. The existing dwelling was built in 2004 in its current location at the end of a street cul de sac; and the applicant acquired the property in 2016. The location of the existing structure on the lot and the presence of an existing utility easement and private sewage disposal system limit locations for a building addition.

2. The hardship is not the result of any prior action on the part of the applicant, nor is it due to any economic disability on the part of the applicant or any desire on the part of the applicant to realize greater financial gain. The applicant did not construct the dwelling in its existing location. The Board heard testimony stating that the purpose of the proposed building addition was for a third enclosed storage area for a vehicle, as well as space for pool use and a home office.

3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. This is an oversized lot, as it is actually three times larger than what is required as the minimum lot area in the R-40 zone. The property will remain a single-family residence within a residential neighborhood that is developed with dwellings on rather large lots.

4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. The Board heard testimony as to the need and purpose of the proposed addition and the minimum relief required.

5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience. Based on the constraints of an existing electric utility easement right-of-way, existing utilities on the property, and the location of a sewage disposal septic system, the proposed addition location is really the only location that this structure can go.

Therefore the Board voted **5** to **0** to **approve** the application as proposed permitting the construction of an approximate 34ft. x 48ft. two-story garage and pool cabana addition to an existing single-family dwelling within 25 feet of the northerly rear property line.

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 21st day of October, 2022.

Diane M. Williamson

Diane M. Williamson, Director of Community Development

Recorded Oct 21 2022 at 02:50pm
Melissa Conduitte Town Clerk

159 Poppasquash Rd, Bristol, RI

Map/Lot: 182-28

1 inch = 87 Feet

0 87 174 261

October 9, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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

Bristol | **159 POPPASQUASH RD** | Card 1 of 1

Plat/Lot 182-0028-000 | **Account: 9465** | LUC 27 | Zone R-40 | **Assessment** $3,635,000

CATALIS ADVANCING GOVERNMENT. ENGAGING CITIZENS.

Owner

▶ Owner Account #: 50-0012-83

		% Owned
Owner 1	THREEACRES LLC	
Owner 2	C/O KRISTINE WILCOX	0.00
Owner 3		0.00
Address	159 POPPASQUASH RD, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BIJUR, PETER I. TRUSTEE	02/19/2016	3,500,000	1835-179	F	W
ASPEN HOLDINGS LLC	12/01/2008	0	1461-71		
ASPEN HOLDINGS, LLC	11/24/2008	2,975,000	1461-71		W
ASPEN HOLDINGS LLC	08/22/2000	0	750-294		
	08/22/2000	0	750-289		

Assessment

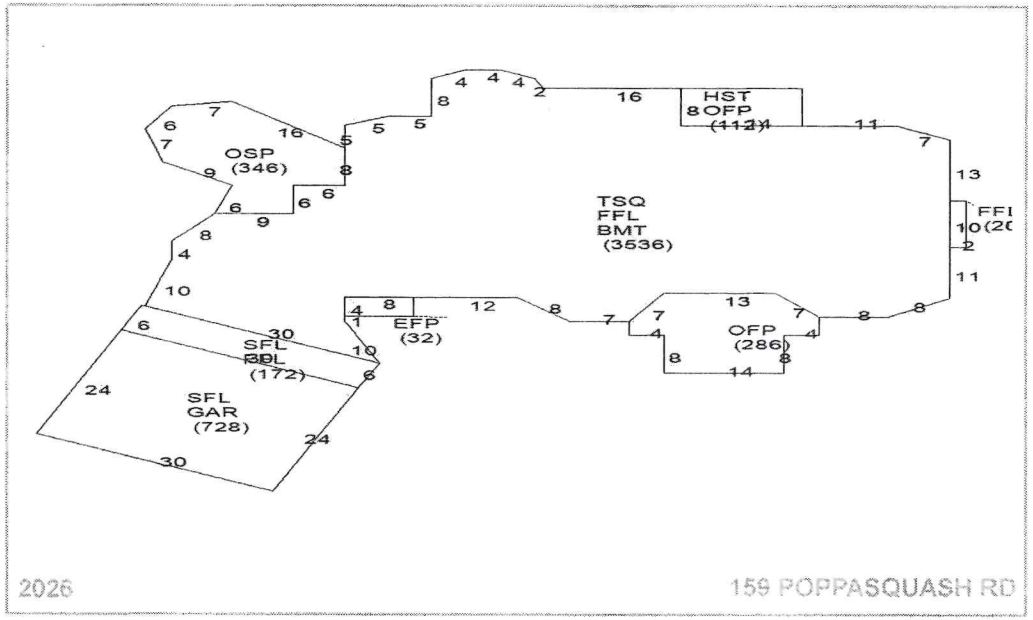
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	2,673,900	1,500	3.00	959,600	0	3,635,000
TOTAL	2,673,900	1,500	3.00	959,600	0	3,635,000

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 293.71 | VAL per SQ Unit/Parcel > 293.71

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	27	2,673,900	1,500	3	959,600	0	3,635,000	3,635,000
2025	27	2,673,900	1,500	3	959,600	0	3,635,000	3,635,000
2024	01	2,505,100	1,500	3	842,000	0	3,348,600	3,348,600
2023	01	2,505,100	1,500	3	842,000	0	3,348,600	3,348,600
2022	01	2,505,100	1,500	3	842,000	0	3,348,600	3,348,600
2021	01	1,917,800	1,500	3	888,500	0	2,807,800	2,807,800





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 Fa	0.91827	AC	P	1.00	453,628	908,230	P	Waterview	100					834,000			1.00	0
2	27	R Single Fa	2.08173	AC	EX	0.20	453,628	60,334	P							125,600			1.00	0
3																				
4																				

Print Date = 10/9/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrant

Item 5B.

Bristol | **159 POPPASQUASH RD** | Card 1 of 1

Plat/Lot 182-0028-000 | **Account: 9465** | LUC 27 | Zone R-40 | **Assessment** $3,635,00

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Building Information

	Description		Description
BLDG Type	Cape	Story Height	1 3/4 Story Finishe
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shngl	EXT Wall 2	%
Roof Type 1	Hip	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	FWA w/AC
# Heat Sys		% Heated	100
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

	Quantity	Quality
Full Bath	5	Typical
Ext Full Bath		
Half Bath	2	Typical
Ext Half Bath		
Ext Fixtures	4	Typical
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	13	4	U
2				
3				
4				
Totals	1	13	4	

Grade

Grade	Q2	Q2	
Year Built	2004	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	ROLLING
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	VG	VG - Very Goc	13.0
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			13.0

Bas $/SQ	237.00
Size Adj	0.87
Constr Adj	1.01
Adj $/SQ	207.16
Othr Featrs	91,176
Grade Fac	1.75
Neigh Infl	1.00
Land Factor	1.00
Adj Total	3,073,438
Depreciation	399,547
Depr Total	2,673,891

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	3,728	3,728	207.16	772,293
TSQ	3/4 STORY	2,652	2,652	207.16	549,388
SFL	2nd FLOOR	900	900	207.16	186,444
HST	HALF STORY	56	56	207.16	11,601
OFP	OPEN PORCH	398	0	12.73	4,783
OSP	SCRN PORCH	346	0	10.73	3,713
BMT	BASEMENT	3,536	0	31.07	109,864
EFP	ENCL PORCH	32	0	36.00	1,152
GAR	GARAGE	728	0	35.49	25,837
Total		12,376	7,336		1,665,075

Visit History

Date	Result	By
12/30/2024	REVIEW	MP
4/6/2022	HEARING NC	
7/27/2021	REVIEW	
5/8/2019	HEARING CH	
10/19/2018	REVIEW	
9/27/2018	MEASURED	MP
4/6/2013	MEASURE	
4/6/2013	LISTED	
9/22/2007	CALL BACK	MP

Notes

PORCH, PATIO & BATH RENOVATIONS COMPLETE C/O 07/15/09 EAS repair work 2012 mcb

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	06/21/2016	B40502		BLDG	0	100	Closed	INSTALL 30' X 60' TENTSET UP ON 7-2-16 DOWN ON 7-5-16
2	05/15/2012	B25939		BLDG	0	100	Closed	REBUILD GARAGE CLOSET & STAIRS
3	02/06/2012	B28994		BLDG	0	100	Closed	TEMPORARY FOUNDATION SUPPORT DURING EXCAVATION OF CONTAMINA
4	01/31/2012	E10156		ELEC	0	100	Closed	REMOVE SERVICE CABLES, PHONE LINE, AND WELL CABLES FOR OIL REM
5	11/18/2009	M17561		MECH	0	100	Closed	SET 1-500 UNDERGROUND TANK RUN 40-50 FT. OF UG GAS LINE TO GENER
6	09/22/2009	P20326		PLMB	0	100	Closed	INSTAL NEW BATHROOM
7	09/15/2009	E1489		ELEC	0	100	Closed	WIRE NEW SECOND STORY ADDITION ABOVE GARAGE AS PER PLANS
8	07/24/2009	D204		DEMO	0	100	Closed	DEMOLISH INTERIOR- NON STRUCTURAL ROOM ABOVE GARAGE
9	07/22/2009	B24746		BLDG	0	100	Closed	CONSTRUCT SECOND FLOOR RENOVATIONS AND ADDITION TO EXISTING R

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	13	Patio	1	Y	1			616	3	AV	2004	1,500
2												
3												
4												
5												
6												
7												
8												
9												
10												

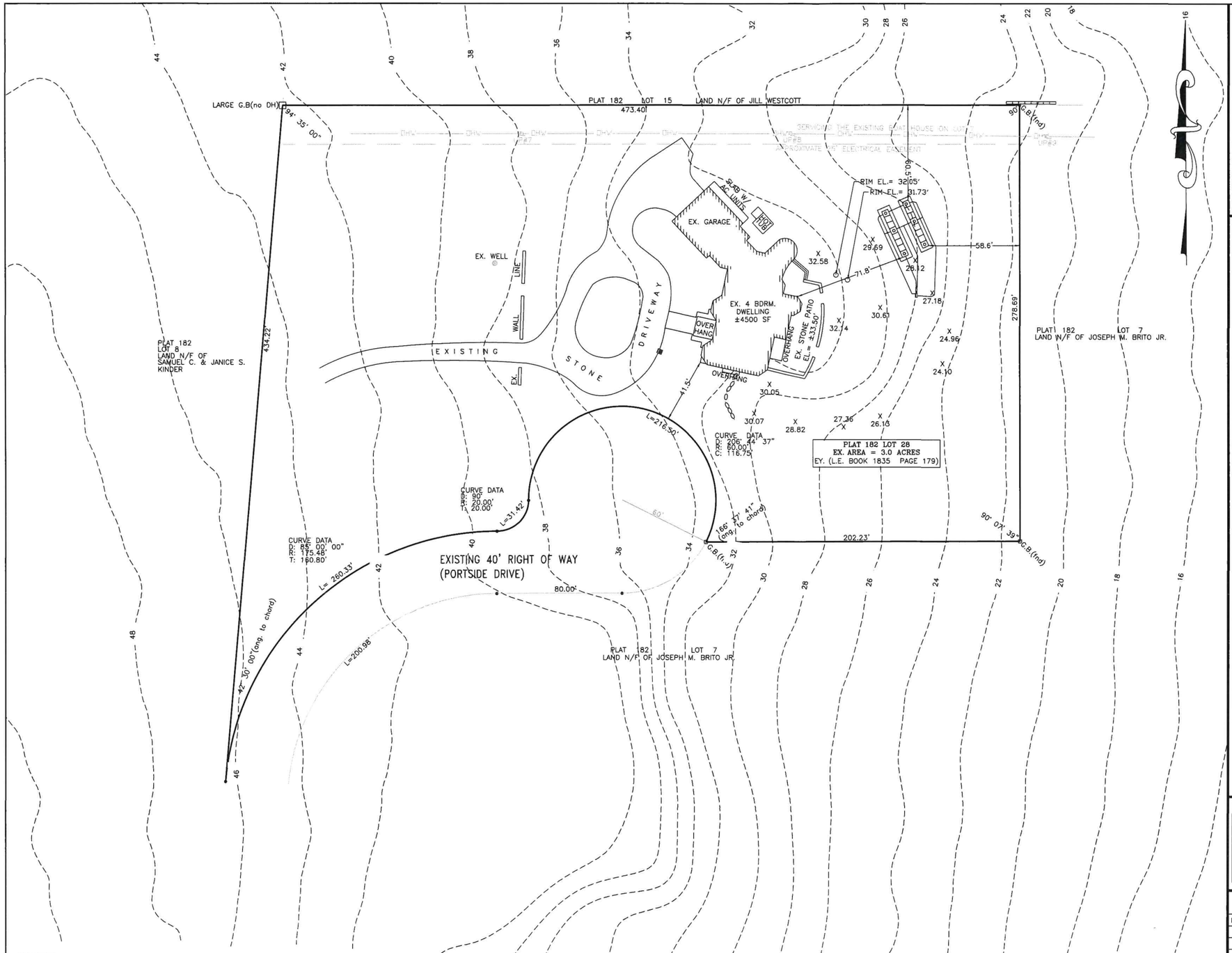
Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 10/9/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante



SITE



SITE LOCUS
NOT TO SCALE

LEGEND

- PROPERTY LINE
- ABUTTER LINE
- EX. EDGE OF PAVEMENT
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EX. TEST PIT
- GRANITE BOUND (G.B.)
- EXISTING WATER LINE
- EXISTING UTILITY POLE
- EXISTING HYDRANT

GENERAL NOTES:

1. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH ANY APPLICABLE LOCAL, STATE AND FEDERAL LAWS GOVERNING HIS INTENDED ACTIVITIES. OSHA REGULATIONS ARE APPLICABLE OF PROJECT SITE CONSTRUCTION ACTIVITIES.
2. ALL CONSTRUCTION WILL BE UNDERTAKEN IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE TOWN OF TIVERTON.
3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF ALL EXISTING UTILITIES, STRUCTURES, AND ABUTTING PROPERTIES. THE COST OF ANY REPAIR OR REPLACEMENT OF DAMAGED ITEMS SHALL BE BORNE BY THE CONTRACTOR.
4. IF THE MUNICIPALITY REQUIRES A PROJECT PRE-CONSTRUCTION CONFERENCE, THE PROJECT DEVELOPER AND THE PROJECT CONTRACTOR WILL ATTEND AND WILL PROVIDE ALL REQUESTED MATERIALS PRIOR TO COMMENCING ANY WORK.
5. IF CEMENT CONCRETE MIX TRUCKS ARE TO BE WASHED OUT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING A WASH OUT AREA WITH APPROPRIATE PROTECTION CONTROLS.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING COLLECTION AND STORAGE LOCATIONS ON-SITE FOR ALL CONSTRUCTION DEBRIS AND TRASH SO THAT THIS MATERIAL DOES NOT BECOME A NEIGHBORHOOD NUISANCE.
7. CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.

PLAN REFERENCE:

CLASS I LIMITED CONTENT BOUNDARU SURVEY PLAN ENTITLED:
"SITE PLAN FOR THREEACRES LLC."
C/O MARK WILCOX
159 POPPASQUASH ROAD PLAT 182 LOT 28 BRISTOL, RI 02809
PREPARED BY: BARKER LAND SURVEYING, INC.
168 HIGH STREET BRISTOL, RI 02809
401.254.0824
DATE: 08/10/2021

NOTE:

1. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.
2. THE UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SERVICING THE PROPERTY.
3. THIS PROPERTY IS IN FLOOD ZONE "X" ON FIRM MAP #44001C0013H

ZONING: R-80

REQUIREMENTS:
MINIMUM LOT AREA = 40,000 S.F.
MINIMUM FRONT YARD = 40'
MINIMUM SIDE YARD = 25'
MINIMUM REAR YARD = 40'
MAXIMUM BUILDING COVERAGE = 20%

SYSTEM PLAN
GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Thomas J. Principe, III
No. 9107
REGISTERED PROFESSIONAL ENGINEER

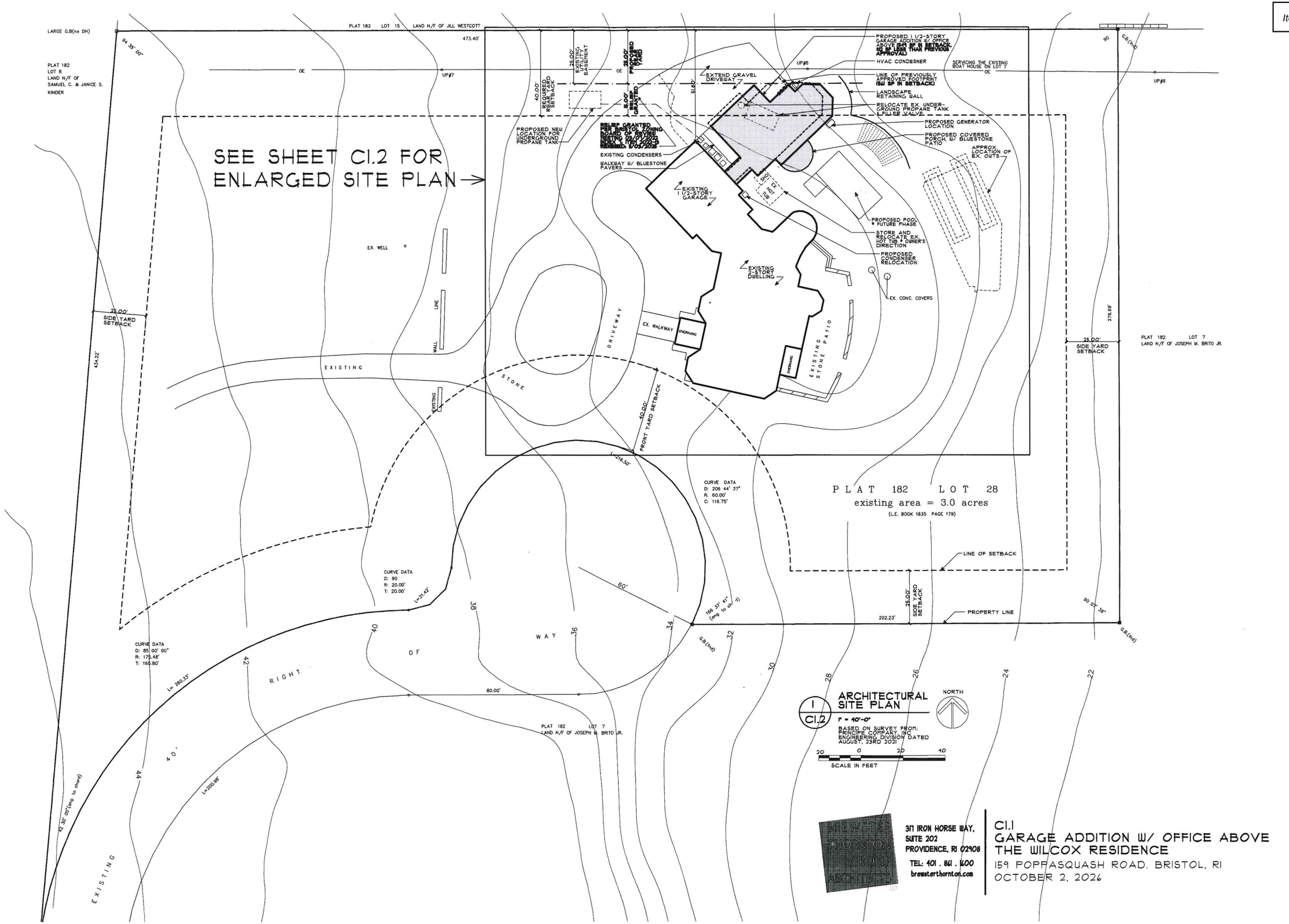
REVISIONS

No.	DATE	DRWN	CHKD

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
PO BOX 298
TIVERTON, RI 02878
401.816.5385
PRINCIPEENGINEERING@GMAIL.COM

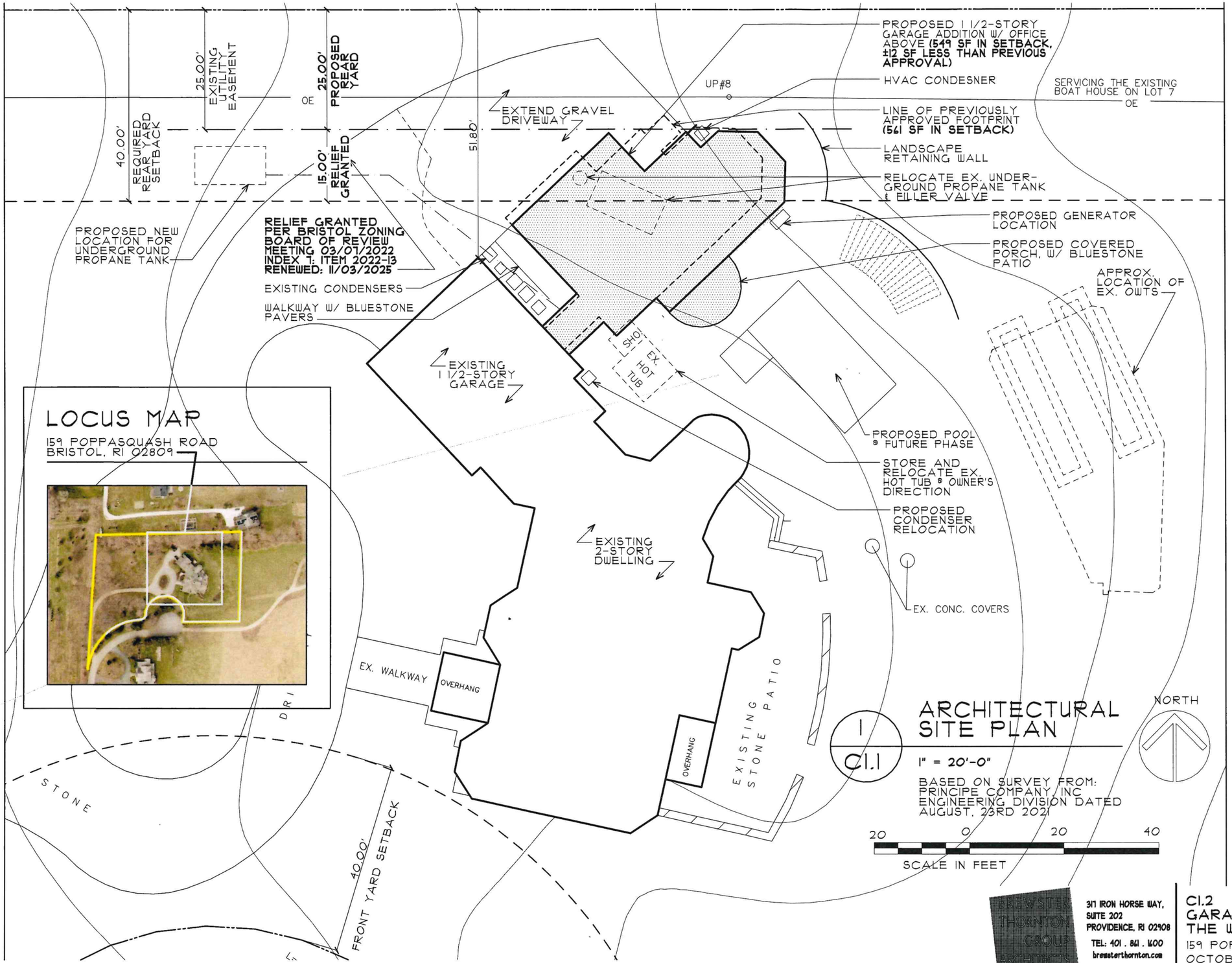
SITE PLAN
for
AP 182 LOT 28
159 POPPASQUASH ROAD
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 30'		SHEET NO: 1 of 1
DRAWN BY: TJP	DESIGN BY: TJP	CHECKED BY: TJP
DATE: 12/28/2021		PROJECT NO.: SVY-2021-23



BREWSTER THORNTON GROUP ARCHITECTS LLC
311 IRON HORSE WAY,
SUITE 202
PROVIDENCE, RI 02908
TEL: 401 . 861 . 1600
brewsterthornton.com

C1.1
GARAGE ADDITION W/ OFFICE ABOVE
THE WILCOX RESIDENCE
159 POPPASQUASH ROAD. BRISTOL, RI
OCTOBER 2, 2026



LEGEND:

- BUILDING OUTLINE
- PROPERTY LINE
- EASEMENT
- SETBACK

ZONING INFORMATION

ADDRESS:	159 POPPASQUASH ROAD BRISTOL, RI
PLAT:	182
LOT(S):	28
LOT AREA:	3.0 ACRES (±130,680 SF) (MIN. 40,000 SF)
ZONE:	R-40
MIN. LOT WIDTH:	150'
MIN. FRONTAGE:	150 FT

	REQUIRED	EXISTING	PROPOSED
FRONT YARD SETBACK:	40'	-'	-'
SIDE YARD SETBACK:	25'	-'	-'
REAR YARD SETBACK:	40'	51.8'	25' (AS PREV. APPROVED)
15' RELIEF GRANTED PER BRISTOL ZONING BOARD OF REVIEW MEETING 03/01/2022 INDEX 1: ITEM 2022-13 RENEWED: 11/03/2025			
HOUSE HEIGHT:	35'(MAX)	±29'	29.75'
ADDITION HEIGHT:		-'	29.75'
LOT COVERAGE:	26,136 SF 20%(MAX)	5,148 SF 3.93%	7371 SF 5.64%

UPDATED REQUEST ADDITION SQUARE FOOTAGE:

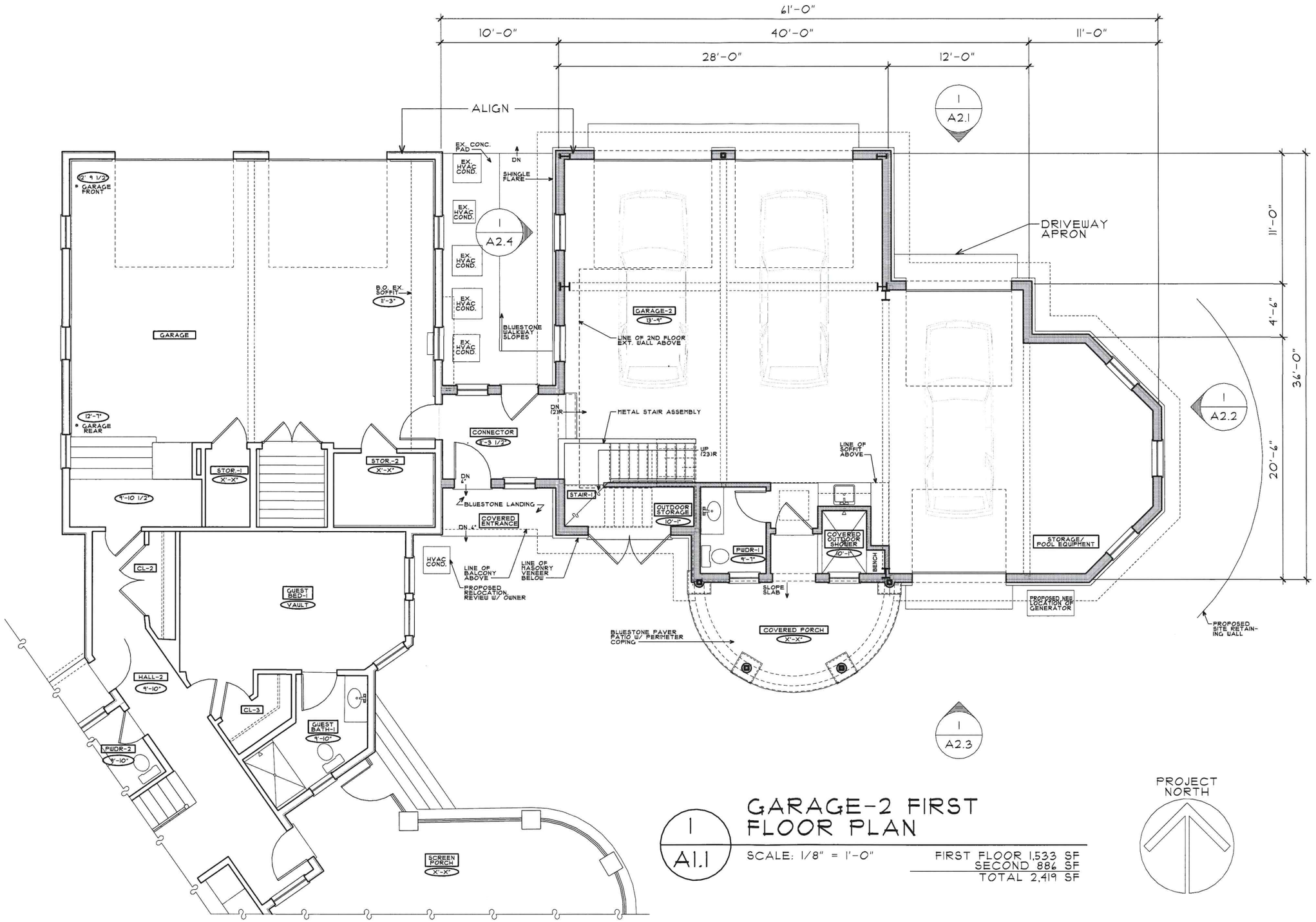
GARAGE-2 W/ STORAGE -	1,553 SF
SECOND FLOOR (OFFICE) -	877 SF
UPDATED REQUEST ADDITION FOOTPRINT -	1,533 SF
UPDATED REQUEST FOOTPRINT IN SETBACK -	**549 SF (12 SF LESS)**

PREVIOUSLY APPROVED ADDITION SQUARE FOOTAGE:

FIRST FLOOR & GARAGE -	1,424 SF
SECOND FLOOR (OFFICE) -	456 SF
PREVIOUSLY APPROVED ADDITION FOOTPRINT -	1,424 SF
PREVIOUSLY APPROVED FOOTPRINT IN SETBACK -	**561 SF**
POOL -	690 SF

BREWSTER THORNTON GROUP ARCHITECTS
317 IRON HORSE WAY, SUITE 202
PROVIDENCE, RI 02908
TEL: 401 . 861 . 1400
brewsterthornton.com

C1.2
GARAGE ADDITION W/ OFFICE ABOVE
THE WILCOX RESIDENCE
159 POPPASQUASH ROAD. BRISTOL, RI
OCTOBER 2, 2026



1 / A1.1 GARAGE-2 FIRST FLOOR PLAN

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

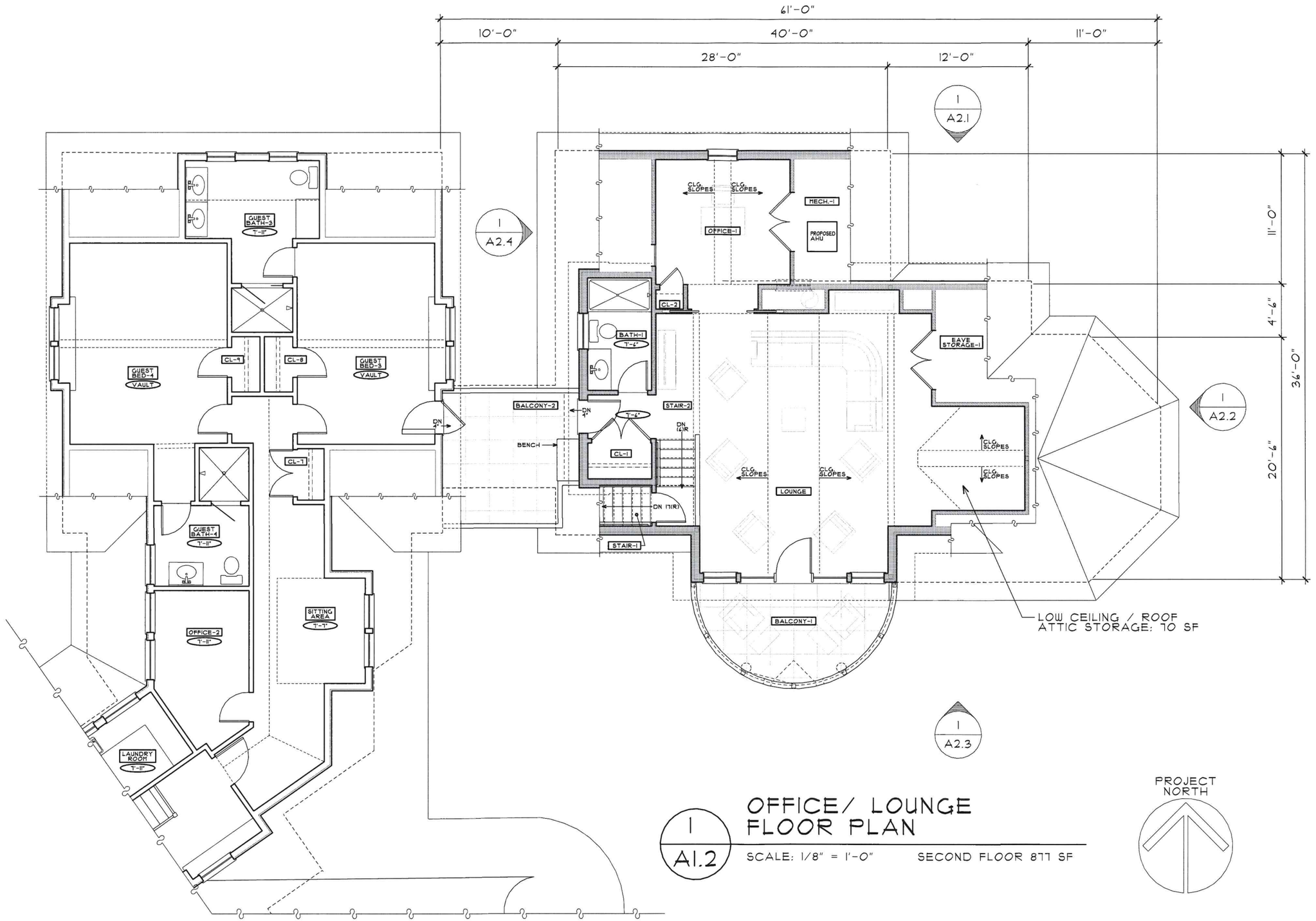
FIRST FLOOR 1,533 SF
SECOND 886 SF
TOTAL 2,419 SF

PROJECT NORTH

DRAWING A1.1
GARAGE ADDITION W/ OFFICE ABOVE
THE WILCOX RESIDENCE
159 POPPASQUASH ROAD. BRISTOL, RI
OCTOBER 2, 2026

317 IRON HORSE WAY.
SUITE 202
PROVIDENCE, RI 02908
TEL: 401 . 861 . 1600
brewsterthornton.com

BREWSTER THORNTON GROUP ARCHITECTS



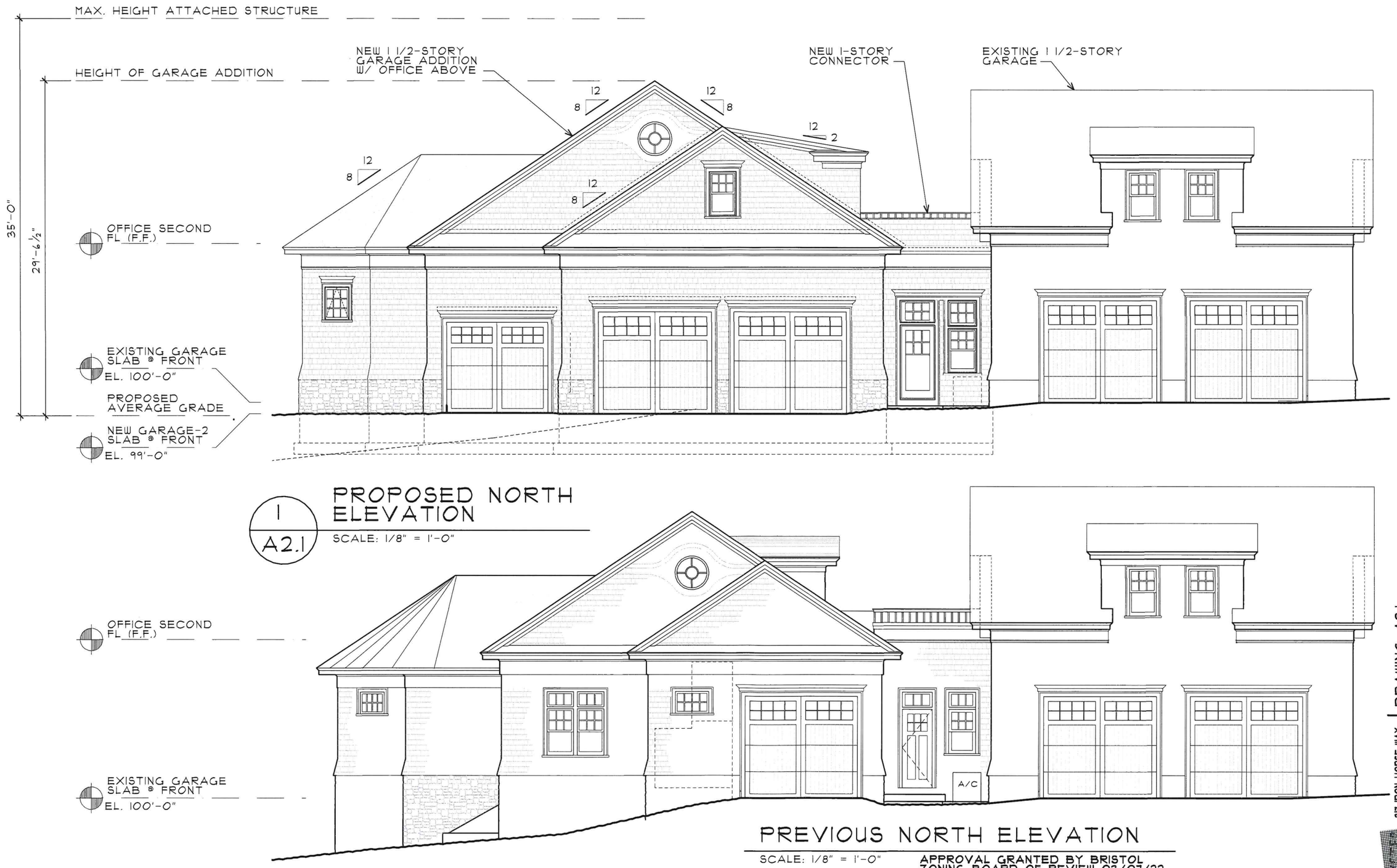
1 A1.2 OFFICE/ LOUNGE FLOOR PLAN

SCALE: 1/8" = 1'-0" SECOND FLOOR 877 SF

PROJECT NORTH

DRAWING A1.2
GARAGE ADDITION W/ OFFICE ABOVE
THE WILCOX RESIDENCE
159 POPPASQUASH ROAD. BRISTOL, RI
OCTOBER 2, 2026

317 IRON HORSE WAY, SUITE 202
PROVIDENCE, RI 02908
TEL: 401 . 861 . 1600
brewsterthornton.com
BREWSTER THORNTON GROUP ARCHITECTS



1 / A2.1

PROPOSED NORTH ELEVATION

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

PREVIOUS NORTH ELEVATION

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

APPROVAL GRANTED BY BRISTOL ZONING BOARD OF REVIEW 03/07/22. RENEWED 11/03/25

DRAWING A2.1
GARAGE ADDITION W/ OFFICE
THE WILCOX RESIDENCE
159 POPPASQUASH ROAD. BRISTOL, RI
OCTOBER 2, 2026

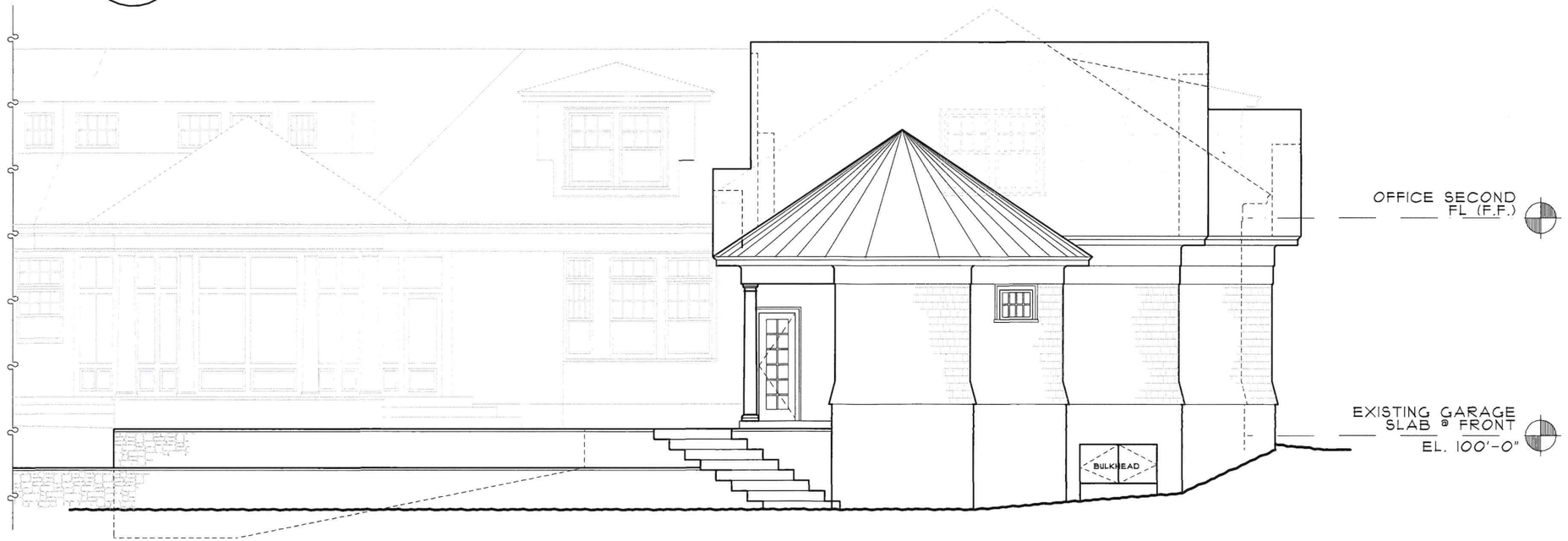
BREWSTER THORNTON GROUP ARCHITECTS
311 IRON HORSE WAY, SUITE 202
PROVIDENCE, RI 02908
TEL: 401 . 861 . 1600
brewsterthornton.com



1 / A2.2

PROPOSED EAST ELEVATION

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



PREVIOUS EAST ELEVATION

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

APPROVAL GRANTED BY BRISTOL ZONING BOARD OF REVIEW 03/07/22. RENEWED 11/03/25

DRAWING A2.2
GARAGE ADDITION W/ OFFICE ABOVE
THE WILCOX RESIDENCE
159 POPPASQUASH ROAD. BRISTOL, RI
OCTOBER 2, 2026

BREWSTER THORNTON GROUP ARCHITECTS
317 IRON HORSE WAY, SUITE 202
PROVIDENCE, RI 02908
TEL: 401 . 861 . 1400
brewsterthornton.com



1 / A2.3 PROPOSED SOUTH ELEVATION

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



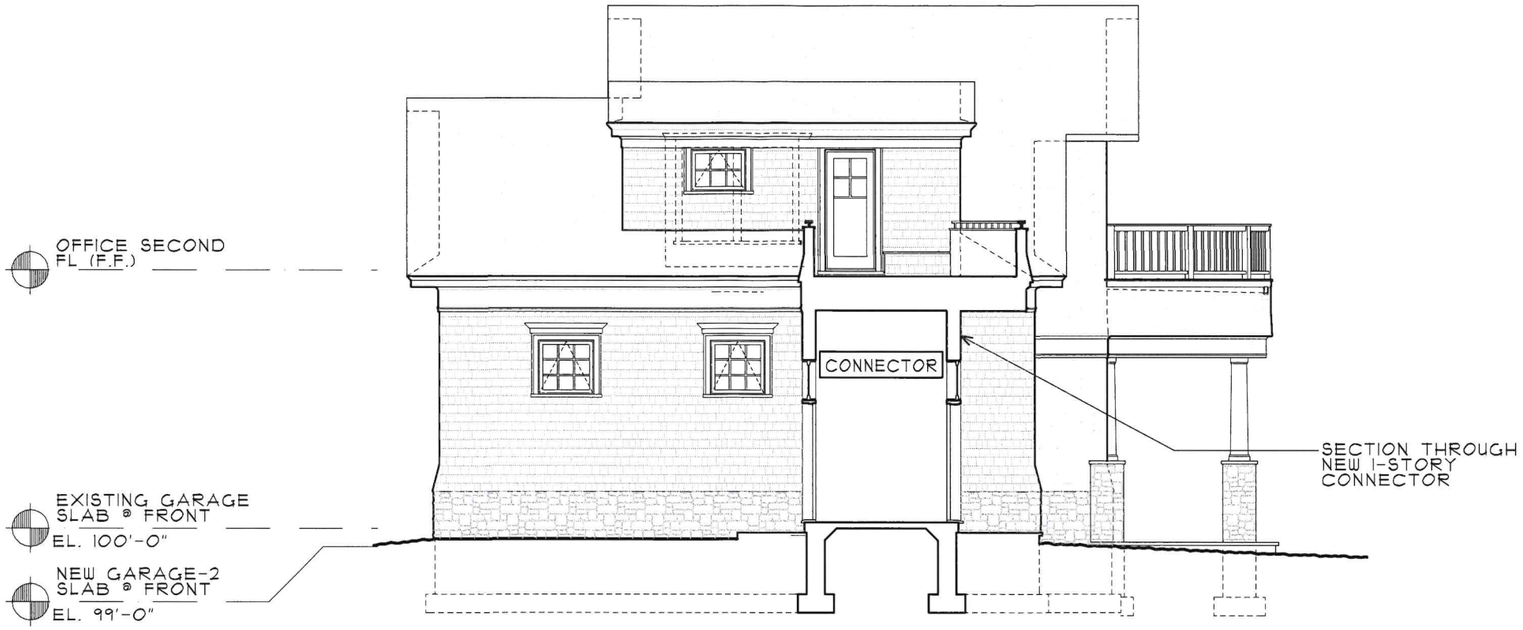
PREVIOUS SOUTH ELEVATION

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

APPROVAL GRANTED BY BRISTOL ZONING BOARD OF REVIEW 03/07/22. RENEWED 11/03/25

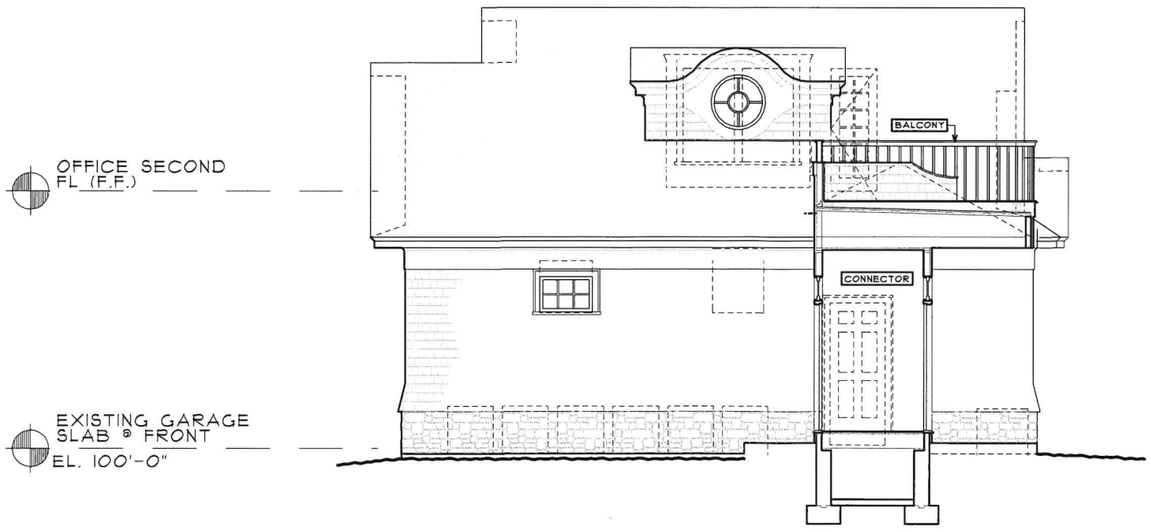
DRAWING A2.3
GARAGE ADDITION W/ OFFICE ABOVE
THE WILCOX RESIDENCE
159 POPPASQUASH ROAD. BRISTOL, RI
OCTOBER 2, 2024

BREWSTER THORNTON GROUP ARCHITECTS
317 IRON HORSE WAY.
SUITE 202
PROVIDENCE, RI 02908
TEL: 401 . 861 . 1400
brewsterthornton.com



1 / A2.4 PROPOSED WEST ELEVATION

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



PREVIOUS WEST ELEVATION

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

APPROVAL GRANTED BY BRISTOL ZONING BOARD OF REVIEW 03/07/22. RENEWED 11/03/25

DRAWING A2.4
GARAGE ADDITION W/ OFFICE ABOVE
THE WILCOX RESIDENCE
159 POPPASQUASH ROAD. BRISTOL, RI
OCTOBER 2, 2026

BREWSTER THORNTON GROUP ARCHITECTS
311 IRON HORSE WAY.
SUITE 202
PROVIDENCE, RI 02908
TEL: 401 . 861 . 1600
brewsterthornton.com

159 Poppasquash Rd - 300' Radius

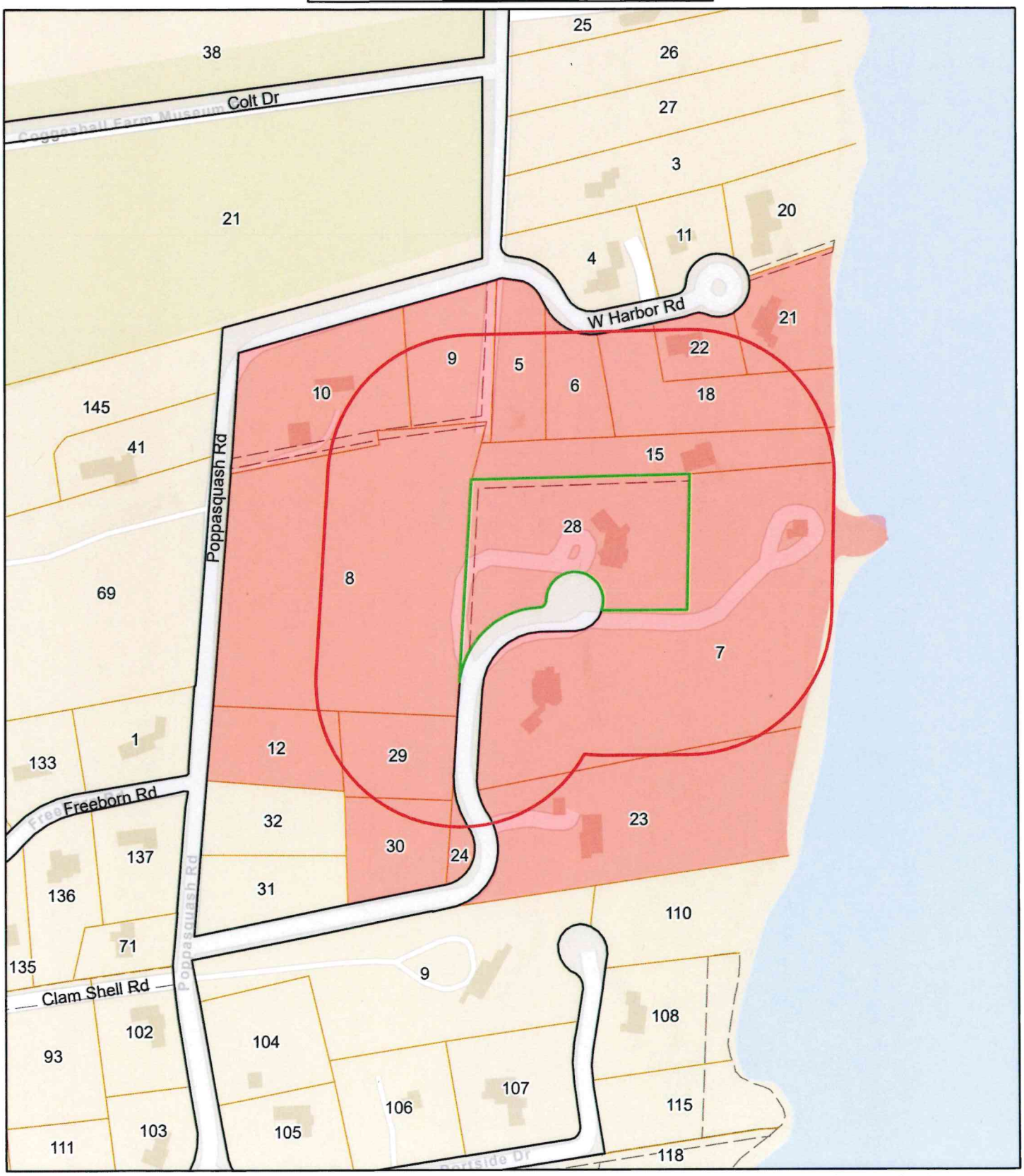
Town of Bristol, RI

1 inch = 282 Feet

0 282 564 846

October 8, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



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
October 08, 2026

Subject Property:

Parcel Number:	182-28	Mailing Address:	THREEACRES LLC C/O KRISTINE WILCOX
CAMA Number:	182-28		159 POPPASQUASH RD
Property Address:	159 POPPASQUASH RD		BRISTOL, RI 02809

Abutters:

Parcel Number:	182-10	Mailing Address:	KINDER, JANICE S - TRUSTEE JANICE S KINDER LIVING TRUST
CAMA Number:	182-10		43 QUAIL ROAD
Property Address:	POPPASQUASH RD		PORTSMOUTH, RI 02871
Parcel Number:	182-12	Mailing Address:	GRANOFF, EVAN J.
CAMA Number:	182-12		163 POPPASQUASH RD
Property Address:	171 POPPASQUASH RD		BRISTOL, RI 02809
Parcel Number:	182-15	Mailing Address:	WESTCOTT, JIL & BELL, JOHN G. TE
CAMA Number:	182-15		411 WALNUT ST. UNIT 6451
Property Address:	153 POPPASQUASH RD		GREEN COVE SPRINGS, FL 32043
Parcel Number:	182-18	Mailing Address:	AUSTIN, EDWARD A III TRUSTEE EDWARD A AUSTIN III REVOCABLE LIVING TRUST
CAMA Number:	182-18		C/O 45 HIGH ST
Property Address:	6 WEST HARBOR RD		BRISTOL, RI 02809
Parcel Number:	182-21	Mailing Address:	MACDONALD, MARLIES H TRUSTEE & MACDONALD, SUMNER B TRUSTEE
CAMA Number:	182-21		12 WEST HARBOR RD
Property Address:	12 WEST HARBOR RD		BRISTOL, RI 02809
Parcel Number:	182-22	Mailing Address:	LEVICK, REBECCA A. TRUSTEE REBECCA A. LEVICK REV TRUST -
CAMA Number:	182-22		8 W HARBOR RD
Property Address:	8 WEST HARBOR RD		BRISTOL, RI 02809
Parcel Number:	182-23	Mailing Address:	GRANOFF, EVAN J. ETUX TE C/O GRANOFF ASSOCIATES
CAMA Number:	182-23		163 POPPASQUASH RD
Property Address:	163 POPPASQUASH RD		BRISTOL, RI 02809
Parcel Number:	182-24	Mailing Address:	BRITO, JOSEPH M JR - TRUSTEE JOSEPH M BRITO JR FAMILY TRUST
CAMA Number:	182-24		161 POPPASQUASH RD
Property Address:	POPPASQUASH RD		BRISTOL, RI 02809
Parcel Number:	182-28	Mailing Address:	THREEACRES LLC C/O KRISTINE WILCOX
CAMA Number:	182-28		159 POPPASQUASH RD
Property Address:	159 POPPASQUASH RD		BRISTOL, RI 02809

CAI Technologies
www.cai-tech.com
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.

300 feet Abutters List Report

Bristol, RI
October 08, 2026

Parcel Number:	182-5	Mailing Address:	PAITCHEL, STEVEN & PAITCHEL, MARIA L. TRUSTEES OF THE PAITCHEL FAMILY 2025 IRREVOCABLE TRUST 2 WEST HARBOR RD BRISTOL, RI 02809
CAMA Number:	182-5		
Property Address:	2 WEST HARBOR RD		
Parcel Number:	182-6	Mailing Address:	WATT, DAVID B & DEBORAH TE 4 WEST HARBOR RD BRISTOL, RI 02809
CAMA Number:	182-6		
Property Address:	4 WEST HARBOR RD		
Parcel Number:	182-7	Mailing Address:	BRITO, JOSEPH M JR - TRUSTEE JOSEPH M BRITO JR FAMILY TRUST 161 POPPASQUASH RD BRISTOL, RI 02809
CAMA Number:	182-7		
Property Address:	161 POPPASQUASH RD		
Parcel Number:	182-8	Mailing Address:	KINDER, JANICE S - TRUSTEE JANICE S KINDER LIVING TRUST 43 QUAIL ROAD PORTSMOUTH, RI 02871
CAMA Number:	182-8		
Property Address:	POPPASQUASH RD		
Parcel Number:	182-9	Mailing Address:	LUIZ, HEATHER E 158 POPPASQUASH RD BRISTOL, RI 02809
CAMA Number:	182-9		
Property Address:	158 POPPASQUASH RD		

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

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

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

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

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

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

LUIZ, HEATHER E
158 POPPASQUASH RD
BRISTOL, RI 02809

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

PAITCHEL, STEVEN & PAITCH
OF THE PAITCHEL FAMILY 20
2 WEST HARBOR RD
BRISTOL, RI 02809

THREEACRES LLC
C/O KRISTINE WILCOX
159 POPPASQUASH RD
BRISTOL, RI 02809

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

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

ZBR-2 Item 5B.

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-49**

APPLICANT: Mark A. and Kristine M. Wilcox

LOCATION: 159 Poppasquash Road

PLAT: 182 LOT: 28 ZONE: R-40

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Construct an approximate 36ft. x 61ft. two-story garage and pool cabana addition to an existing single-family dwelling with less that the required rear yard.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicants are requesting a dimensional variance to construct a two-story garage, pool cabana, and home office addition to the existing single-family dwelling on this lot located at the northerly end of Johnson Estates Road east of Poppasquash Road. The proposed two-story addition would consist of a three-stall garage with a covered porch and bath/shower on the first floor, with a home office and lounge area above. The addition would be located off the northerly end of the existing dwelling and would be connected to the existing two-stall garage by an enclosed breezeway. The footprint of the proposed addition would measure approximately 36' x 61' and it would extend to within 25 feet of the northerly rear property line. The zoning ordinance requires a 40 foot rear yard setback in the R-40 zoning district.

Recall that the applicants were before the Board in March 2022 and they received a dimensional variance (File No. 2022-13) approving a similar addition in approximately the same location as the current proposal. The previously approved addition consisted of a single stall garage and cabana space on the first floor with office and living space above. The applicant has submitted architectural plans showing the proposed addition along with site plans showing the location and footprint of both the current and previous proposed additions. The current proposed addition has a larger footprint than previous, but it would have slightly less building area within the rear yard setback. Although the previous zoning board decision remains valid (two extension permits have been granted by the Board), I have determined that changes between the newly proposed design and the original design are significant enough to warrant a new application to the Board.

10/29/2026

Edward M. Tanner, Zoning Officer

Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

October 16, 2026
File #: ZBR-26-50

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, November 2, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Yvonne Posa
Owner of Record: Yvonne Posa
Location: 17 SHORE RD , BRISTOL, RI, 02809
Plat: 74 Lot: 18
Zoning District: R-20

Applicant is requesting **a Dimensional Variance** to:

remove existing rear decks and construct an approximate 19ft. x 26ft. rear deck addition to an existing single family dwelling with less than the required left side yard.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-50

17 Shore Rd. 74 18

October 6, 2026

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

Location for Application			
Property Type	Both		
Zoning District	R-20		
Address, Plat, Lot	Address	Plat	Lot
	17 Shore Rd.	74	18

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	433 feet
Width in Feet	26 feet
Length in Feet	19 feet
Height Above Grade	4 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	13 feet
Right Side Yard in Feet	0 feet
Height in Feet	4 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Section 28-111. Table B Dimensional Table. Side yard setback.

Describe the extent of the proposed alterations and the reasons for the requesting relief
Extend existing 16'x10' deck to line up with other existing 8'x11' deck to make new deck all one level and eliminate existing 8'x6' landing and stairs. Existing decks including landing are 296sqft. Proposed addition 137sqft.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	16,555
Lot Frontage	91.5
Lot Depth	167

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 1,630	Building/Structure Detail if Other:
Structure: Deck	Square Footage: 296	Building/Structure Detail if Other: Rear Deck and Landing
Structure: Deck	Square Footage: 144	Building/Structure Detail if Other: Front Porch

17 Shore Rd
Bristol R.I. 02809
October 6, 2026

To: Town of Bristol Zoning Board of Appeals
Re: Application for Variance

I hereby grant authority to the following individuals to represent me at the November Planning Board meeting for 17 Shore Road, Bristol RI:

Serafino Posa
Jonathan Daponte
Frank Daponte

Signed,
Yvonne Posa
Yvonne Posa, trustee for the Yvonne Posa Family Trust

STATE OF RHODE ISLAND
COUNTY OF BRISTOL

On this 6 day of October, 2026 I certify that the this is a true, exact, complete and unaltered copy made by me of Letter, presented to me by Yvonne Posa, and to the best of my knowledge the copied document is neither a vital record nor a publicly recordable document, certified copies of which may be available from an official source other than a notary.

Margarida Chaves
Notary Public:
My Commission Expires: 7/1/30

MARGARIDA CHAVES
NOTARY PUBLIC
STATE OF RHODE ISLAND
NOTARY ID # 774228
MY COMMISSION EXPIRES 7/1/30

Bristol | **17 SHORE RD** | Card 1 of 1

Plat/Lot 074-0018-000 | **Account: 4603** | LUC 27 | Zone R-20 | **Assessment** $815,100

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

▶ Owner Account #: 50-0100-30

		% Owned
Owner 1	POSA, YVONNE TRUSTEE	
Owner 2		
Owner 3		
Address	40 CUTTING CROSS WAY, WAYLAND, MA 01778	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
VOUTES, GEORGE & LISA	05/15/2026	1,450,000	2321-212		W
STARKMAN, JOAN B TRUSTEE	08/09/2022	940,000	2183-328		T
STARKMAN, JOAN	10/24/2017	0	1914-137	A	Q
STARKMAN, MARVIN & GLICKMAN, JOAN	05/01/2017	0	1890-151	A	Q

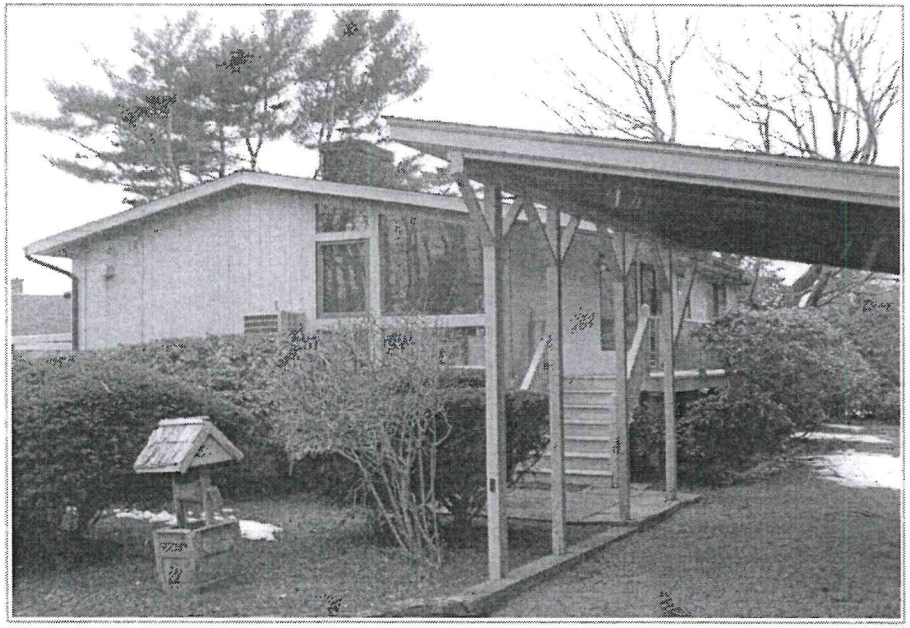
Assessment

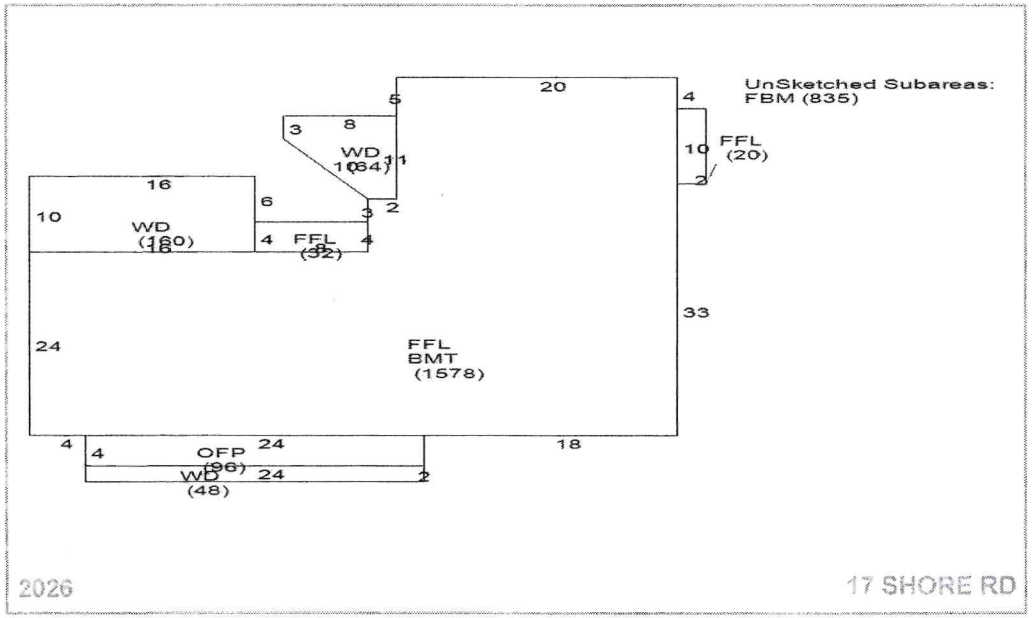
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	448,300	5,000	0.38	361,800	0	815,100
TOTAL	448,300	5,000	0.38	361,800	0	815,100

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 184.79 | VAL per SQ Unit/Parcel > 184.79

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	27	448,300	5,000	0	361,800	0	815,100	815,100
2025	27	448,300	5,000	0	361,800	0	815,100	815,100
2024	01	243,900	5,000	0	301,500	0	550,400	550,400
2023	01	237,300	5,000	0	348,100	0	590,400	590,400
2022	01	237,300	5,000	0	348,100	0	590,400	590,400
2021	01	205,200	5,000	0	458,400	0	668,600	668,600





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	27	R Single Fa	0.38005	AC	P	1.00	778,800	951,980	F	Waterview	50	R o w	-5			361,800			1.00	0
2																				
3																				
4																				

Print Date = 10/9/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Item 5C.

Bristol | **17 SHORE RD** | Card 1 of 1 | CATALIS

Plat/Lot 074-0018-000 | **Account: 4603** | LUC 27 | Zone R-20 | **Assessment** $815,100

Building Information

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

	Quantity	Quality
Full Bath	2	Typical
Ext Full Bath		
Half Bath	1	Typical
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Typical
Ext Kitchens		
Fireplaces	1	Typical
W.S. Flues		

Room Counts by Floor

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

Grade

Grade	Q3	Q3	
Year Built	1975	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	GD	GD - Good	27.0
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			27.0

Bas $/SQ	209.00
Size Adj	1.09
Constr Adj	1.01
Adj $/SQ	231.03
Othr Featrs	47,628
Grade Fac	1.18
Neigh Infl	1.00
Land Factor	1.00
Adj Total	614,054
Depreciation	165,795
Depr Total	448,259

Remodeling History

Additions		Plumbing	
Interior		Electric	
Exterior		Heating	2023
Kitchen	2023	General	
Bath(s)	2023		

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,630	1,630	231.03	376,578
FBM	FIN BMT	835	835	41.59	34,728
OFP	OPEN PORCH	96	0	15.25	1,464
WD	WOOD DECK	272	0	21.19	5,293
BMT	BASEMENT	1,578	0	34.66	54,693
Total		4,411	2,465		472,756

Visit History

Date	Result	By
1/30/2025	REVIEW	MP
1/24/2025	REVIEW	MP
1/14/2025	BP	MP
7/8/2021	REVIEW	
9/7/2018	REVIEW	
8/28/2018	MEASURED	
5/26/2007	LISTED	
5/26/2007	CALL BACK	MP
5/11/2007	CALL BACK	MP

Notes

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	08/01/2025	B61792		BLDG	0	100	Closed	Remove and discard existing roof, includes the carport, install GAF roofing sy
2	01/17/2024	P58027		PLMB	5,000	100	Closed	Rough and finish plumbing
3	11/30/2023	E57794		ELEC	8,000	100	Closed	Rewire kitchen, 2 bathrooms. General lighting and power upgrades
4	11/20/2023	B57734		BLDG	26,400	100	Closed	Remodel bathroom,install new kitchen cabinets,remove and frame in2 window
5	08/24/2023	M57163		MECH	18,000	100	Closed	REPLACE OIL FIRED FURNACE AND TRANE AC
6	11/29/2004	M12073		MECH	0	100	Closed	REPLACE OLD WARM AIR FURNANCE WITH NEW CONCORD WARM AIR FUR
7	04/03/1990	B42076		BLDG	0	100	Closed	ADDITION
8								
9								

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	27	Carport	1	Y	1	24	23	552	4	AV	1975	5,000
2												
3												
4												
5												
6												
7												
8												
9												
10												

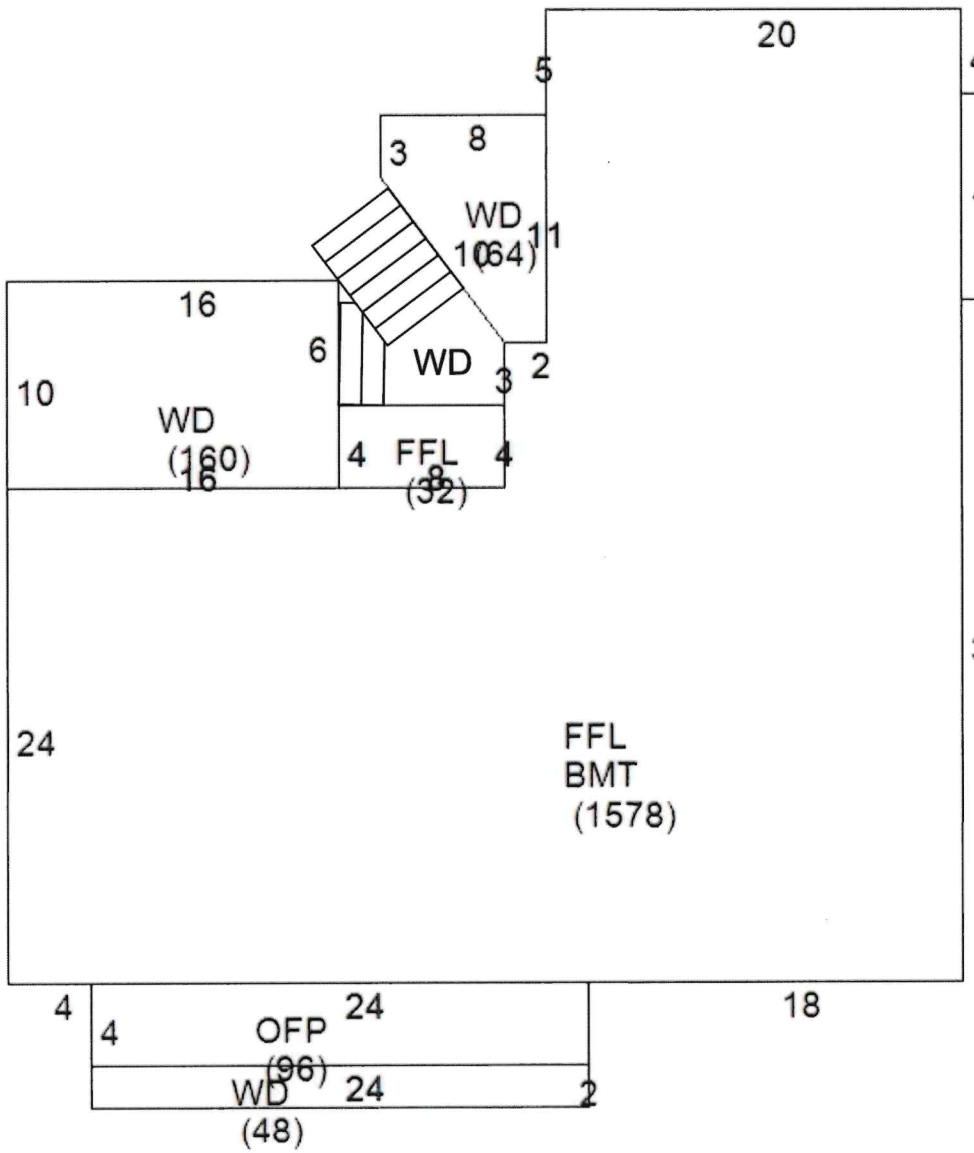
Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 10/9/2026 Printed By = Ed Tanner

Year ID: 2026

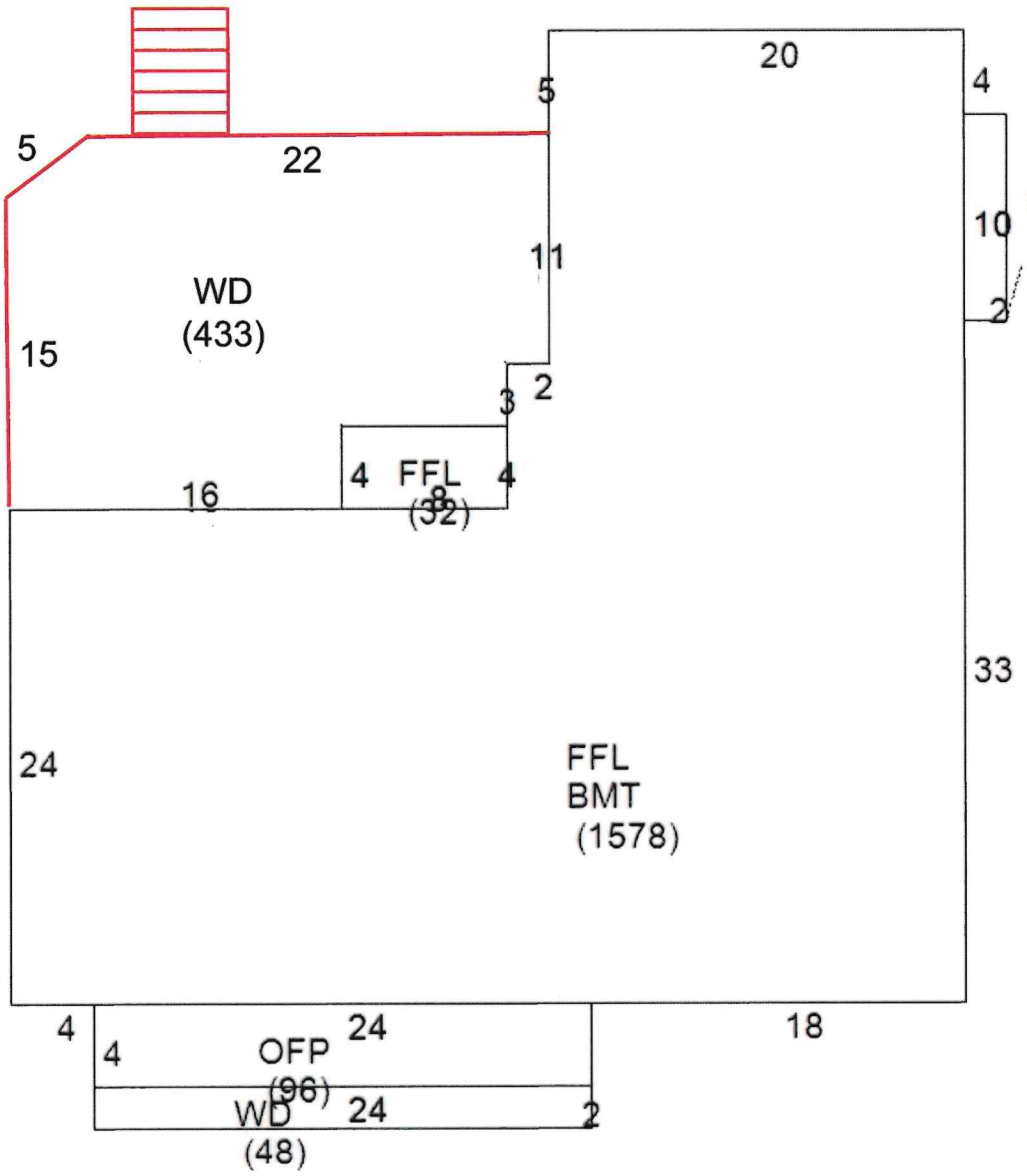
Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante



UnSketched Subareas:
FBM (835)

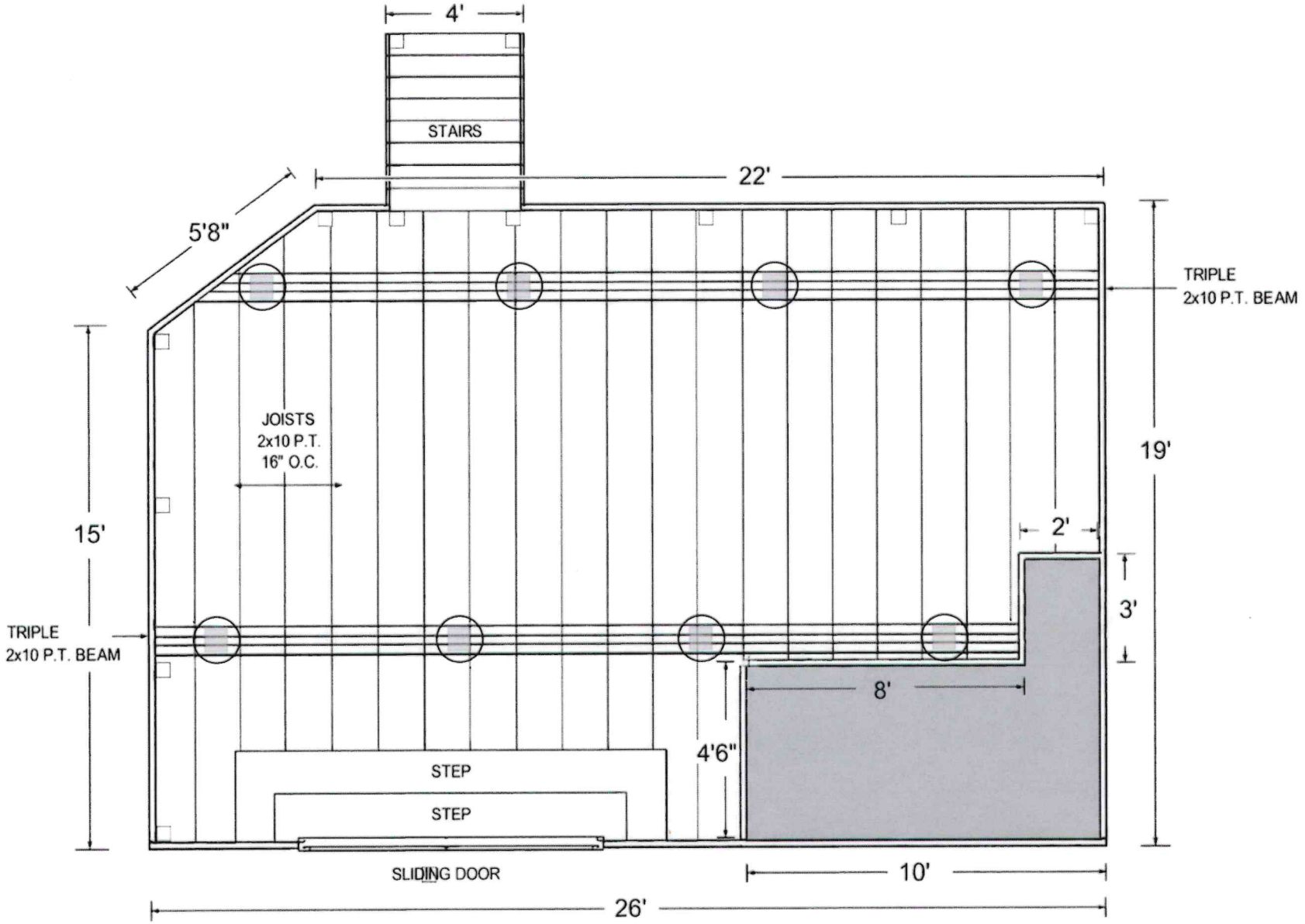
Posa Residence
17 Shore Road Bristol, RI

Item 5C.



Proposed Deck
Posa Residence
17 Shore Road Bristol, RI

Item 5C.



LEGEND

- 4x4 POST
- 6x6 POST
- 12" SONOTUBE CONCRETE FOOTING
- TRIPLE 2x10 P.T. BEAM
- 2x10 P.T. JOIST @ 16" O.C.

NOTES

- ALL LUMBER PRESSURE TREATED (P.T.)
- JOISTS: 2x10 @ 16" O.C., RUNNING PERPENDICULAR TO BEAMS
- BEAMS: TRIPLE 2x10 P.T.
- POSTS: 6x6 ON FOOTINGS
- FOOTINGS NO MORE THAN 8' APART

DECK FRAMING PLAN

Posa Rear Deck
17 Shore Rd. Bristol, RI
F.T. Construction Co. Inc.

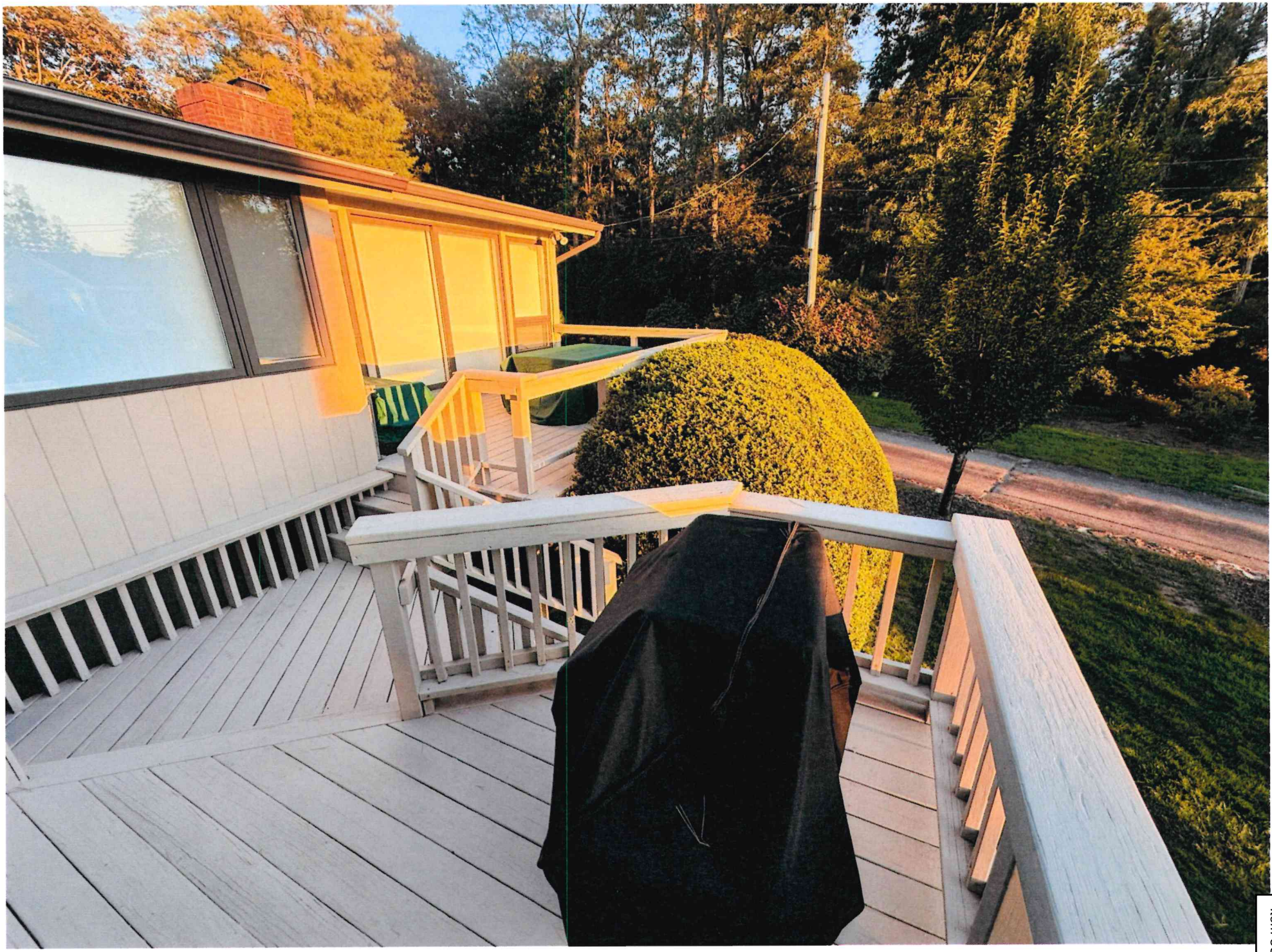
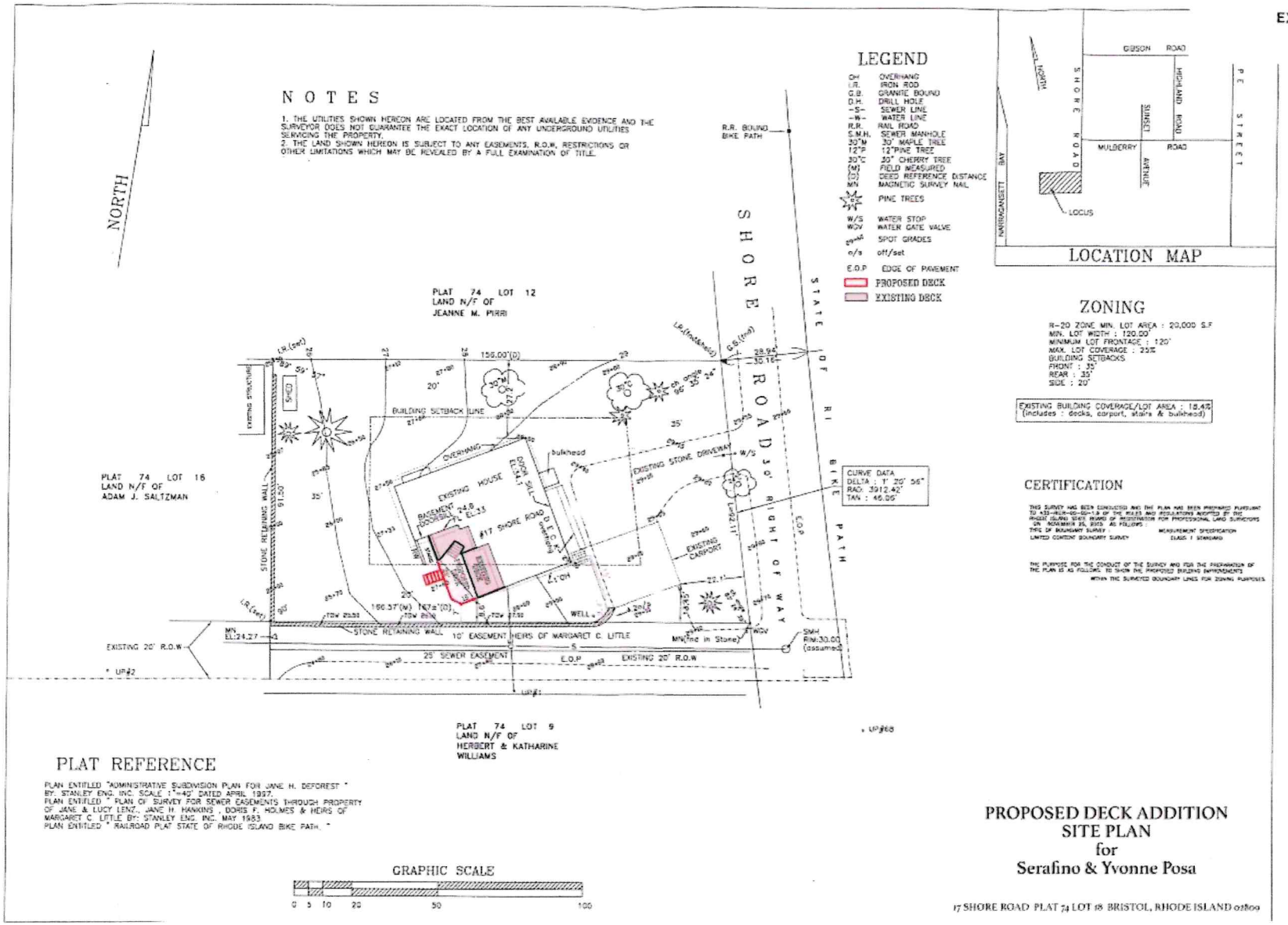




EXHIBIT B



ZONING

R-20 ZONE MIN. LOT AREA : 20,000 S.F
MIN. LOT WIDTH : 120.00'
MINIMUM LOT FRONTAGE : 120'
MAX. LOT COVERAGE : 25%
BUILDING SETBACKS
FRONT : 35'
REAR : 35'
SIDE : 20'

EXISTING BUILDING COVERAGE/LOT AREA : 18.4%
(includes : decks, carport, stairs & bulkhead)

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 432-RICR-00-00-1.8 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 26, 2013. AS FOLLOWS :

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

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE PROPOSED BUILDING IMPROVEMENTS WITHIN THE SURVEYED BOUNDARY LINES FOR ZONING PURPOSES.

PLAT REFERENCE

PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR JANE H. DEFOREST " BY: STANLEY ENG. INC. SCALE 1"=40' DATED APRIL 1957.
PLAN ENTITLED " PLAN OF SURVEY FOR SEWER EASEMENTS THROUGH PROPERTY OF JANE & LUCY LENZ, JANE H. HANKINS , DORIS F. HOLMES & HEIRS OF MARGARET C. LITTLE BY: STANLEY ENG. INC. MAY 1983.
PLAN ENTITLED " RAILROAD PLAT STATE OF RHODE ISLAND BIKE PATH. "

PROPOSED DECK ADDITION
SITE PLAN
for
Serafino & Yvonne Posa

17 SHORE ROAD PLAT 74 LOT 18 BRISTOL, RHODE ISLAND 02809

Item 5C.

EXHIBIT B

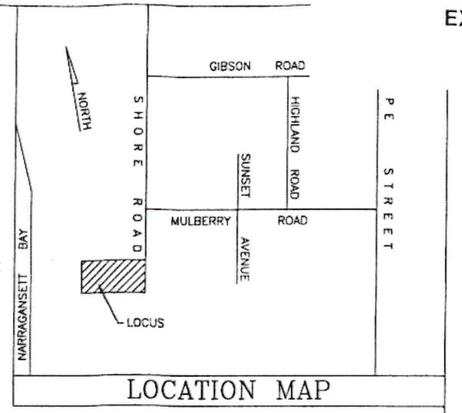
NORTH

NOTES

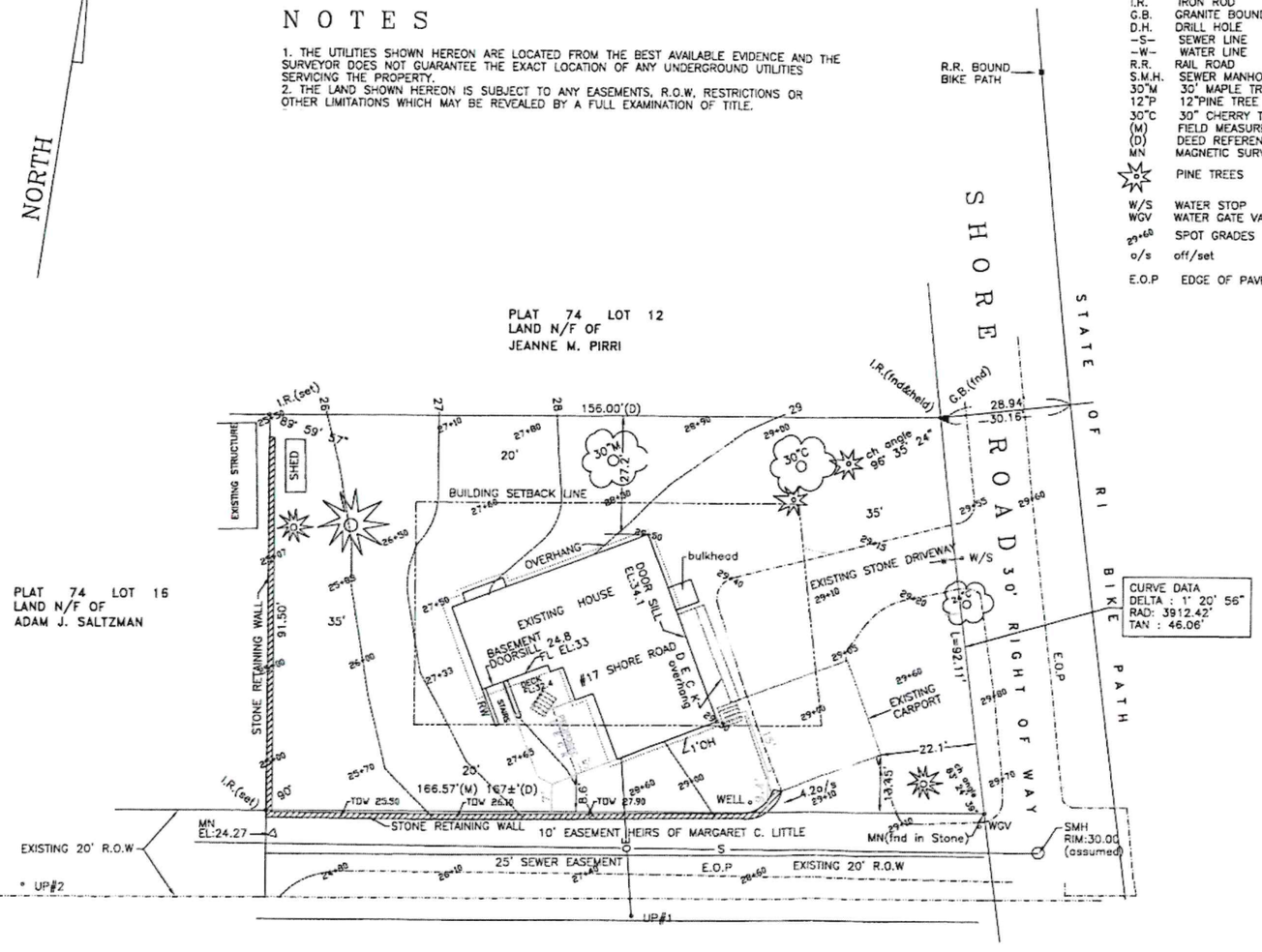
1. THE UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SERVICING THE PROPERTY.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.

LEGEND

OH	OVERHANG
I.R.	IRON ROD
G.B.	GRANITE BOUND
D.H.	DRILL HOLE
-S-	SEWER LINE
-W-	WATER LINE
R.R.	RAIL ROAD
S.M.H.	SEWER MANHOLE
30"M	30" MAPLE TREE
12"P	12"PINE TREE
30"C	30" CHERRY TREE
(M)	FIELD MEASURED
(D)	DEED REFERENCE DISTANCE
MN	MAGNETIC SURVEY NAIL
	PINE TREES
W/S	WATER STOP
WGV	WATER GATE VALVE
29+60	SPOT GRADES
o/s	off/set
E.O.P	EDGE OF PAVEMENT



LOCATION MAP



CURVE DATA
DELTA : 1° 20' 56"
RAD: 3912.42'
TAN : 46.06'

ZONING

R-20 ZONE MIN. LOT AREA : 20,000 S.F
MIN. LOT WIDTH : 120.00'
MINIMUM LOT FRONTAGE : 120'
MAX. LOT COVERAGE : 25%
BUILDING SETBACKS
FRONT : 35'
REAR : 35'
SIDE : 20'

EXISTING BUILDING COVERAGE/LOT AREA : 18.4%
(includes : decks, carport, stairs & bulkhead)

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.8 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS :

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

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE PROPOSED BUILDING IMPROVEMENTS WITHIN THE SURVEYED BOUNDARY LINES FOR ZONING PURPOSES.

PLAT REFERENCE

PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR JANE H. DEFOREST " BY: STANLEY ENG. INC. SCALE 1"=40' DATED APRIL 1997.
PLAN ENTITLED " PLAN OF SURVEY FOR SEWER EASEMENTS THROUGH PROPERTY OF JANE & LUCY LENZ., JANE H. HANKINS , DORIS F. HOLMES & HEIRS OF MARGARET C. LITTLE BY: STANLEY ENG. INC. MAY 1983.
PLAN ENTITLED " RAILROAD PLAT STATE OF RHODE ISLAND BIKE PATH. "

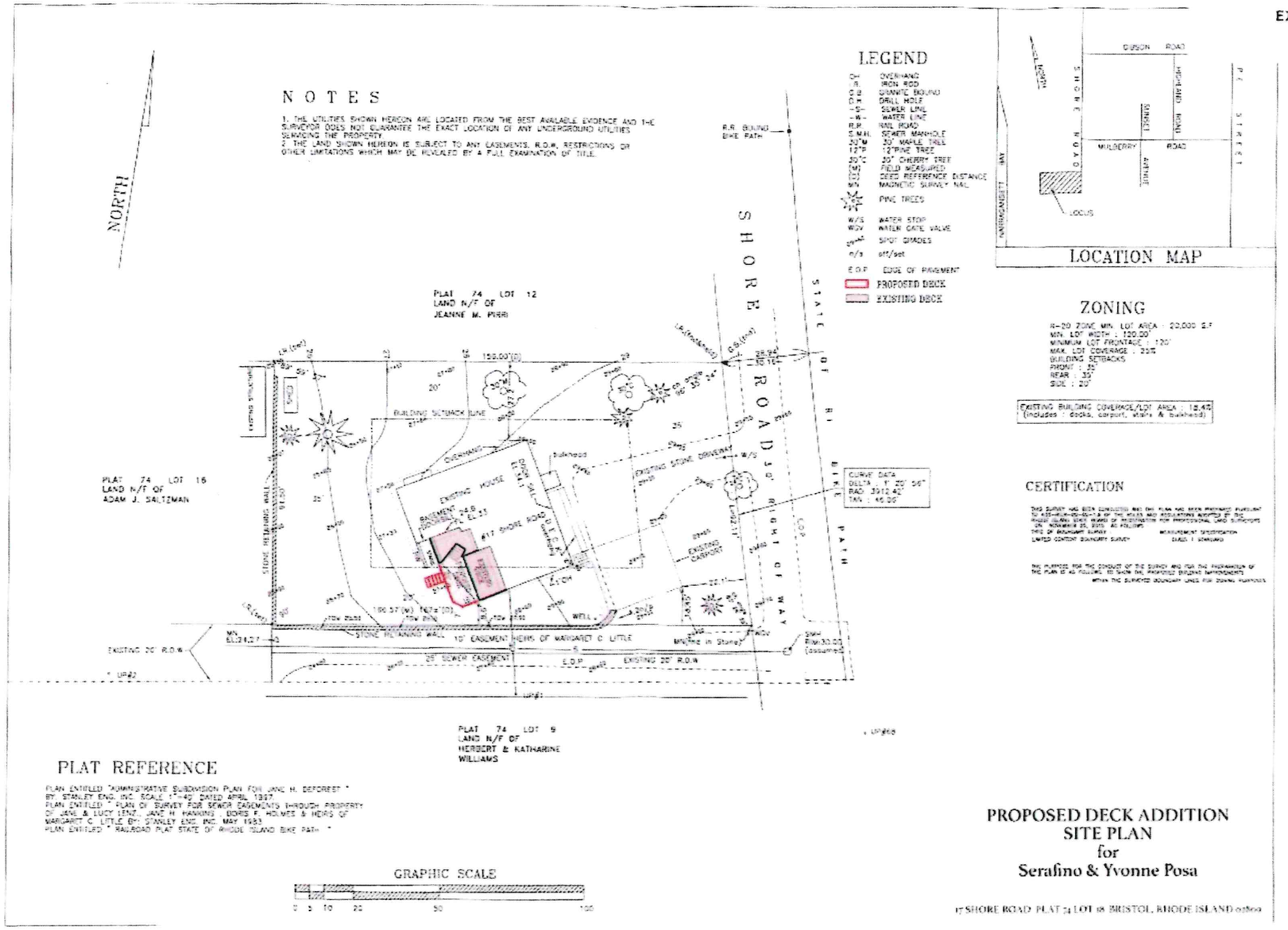
GRAPHIC SCALE

0 5 10 20 50 100

PROPOSED DECK ADDITION
SITE PLAN
for
Serafino & Yvonne Posa

17 SHORE ROAD PLAT 74 LOT 18 BRISTOL, RHODE ISLAND 02809

EXHIBIT B



PROPOSED DECK ADDITION
SITE PLAN
for
Serafino & Yvonne Posa

17 SHORE ROAD PLAT 74 LOT 16 BRISTOL, RHODE ISLAND 02809

17 Shore Road - 300' Radius

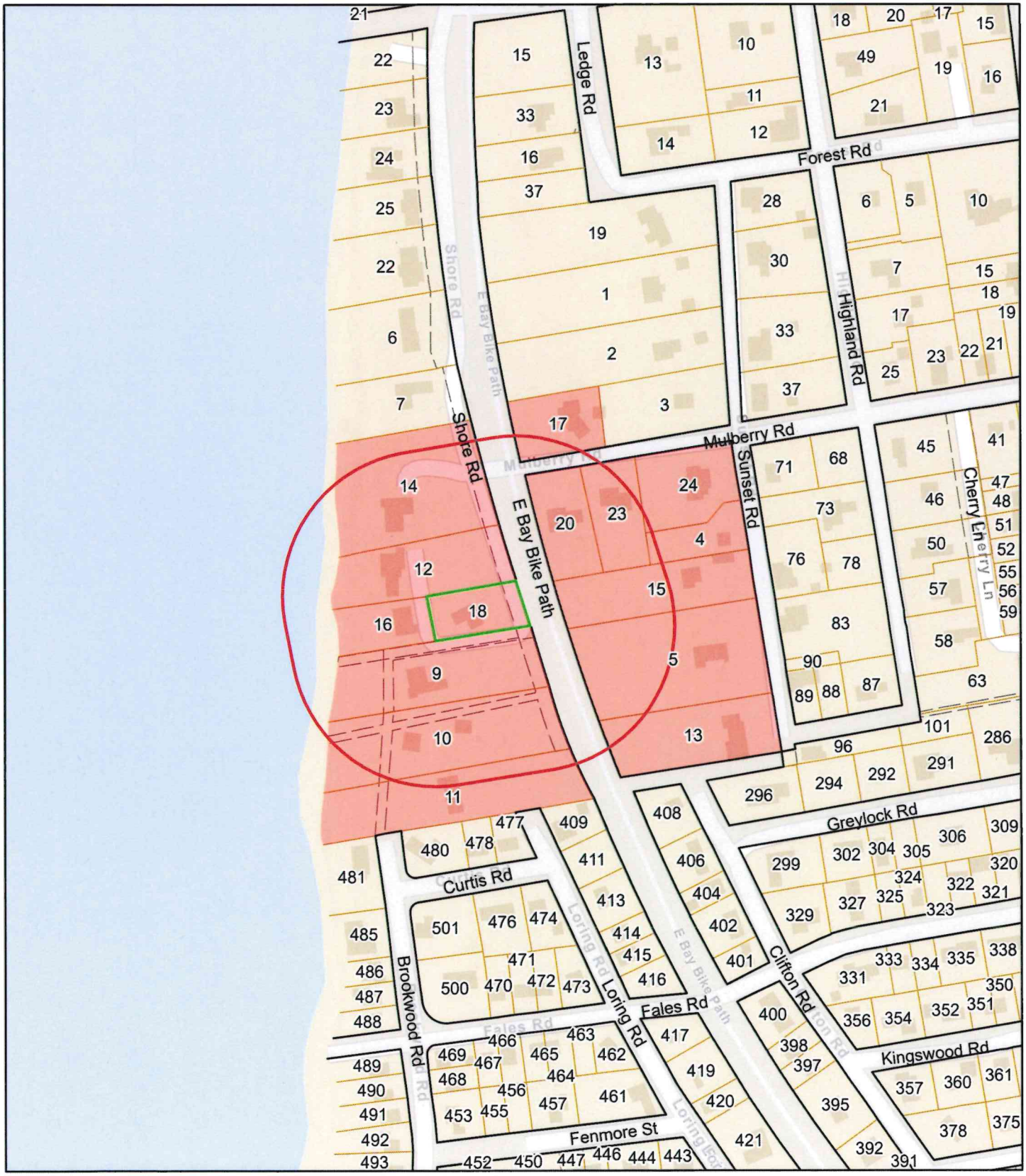
Town of Bristol, RI

1 inch = 282 Feet

0 282 564 846

October 8, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



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
October 08, 2026

Subject Property:

Parcel Number:	74-18	Mailing Address:	POSA, YVONNE TRUSTEE
CAMA Number:	74-18		40 CUTTING CROSS WAY
Property Address:	17 SHORE RD		WAYLAND, MA 01778

Abutters:

Parcel Number:	74-10	Mailing Address:	DEFOREST, ROBERT E & ELIZA H
CAMA Number:	74-10		TRSTS JANE H. DEFOREST FAMILY TRST
Property Address:	5 SHORE RD		5506 9TH AVE DR WEST
			BRADENTON, FL 34209
Parcel Number:	74-11	Mailing Address:	CAMPBELL SANDRA L
CAMA Number:	74-11		1 SHORE RD
Property Address:	1 SHORE RD		BRISTOL, RI 02809
Parcel Number:	74-12	Mailing Address:	PIRRI, JEANNE M TRUSTEE JEANNE M
CAMA Number:	74-12		PIRRI LIV TRUST AGMT
Property Address:	2 MULBERRY RD		2 MULBERRY RD
			BRISTOL, RI 02809
Parcel Number:	74-13	Mailing Address:	ONEIL, MICHAEL T & LOUISE M. JT
CAMA Number:	74-13		1 SUNSET RD
Property Address:	1 SUNSET RD		BRISTOL, RI 02809
Parcel Number:	74-14	Mailing Address:	KRANOWITZ, MELISSA & DAVID TE
CAMA Number:	74-14		509 RYE LN
Property Address:	4 MULBERRY RD		DELRAY BEACH, FL 33444
Parcel Number:	74-15	Mailing Address:	VITALE, CHRISTOPHER P & AMY C TE
CAMA Number:	74-15		17 SUNSET RD
Property Address:	17 SUNSET RD		BRISTOL, RI 02809
Parcel Number:	74-16	Mailing Address:	SALTZMAN, ADAM J
CAMA Number:	74-16		11 SHORE RD
Property Address:	11 SHORE RD		BRISTOL, RI 02809
Parcel Number:	74-17	Mailing Address:	ROMANO, EMILY E & & ALEX A TE
CAMA Number:	74-17		PO BOX 1205
Property Address:	17 MULBERRY RD		BRISTOL, RI 02809
Parcel Number:	74-18	Mailing Address:	POSA, YVONNE TRUSTEE
CAMA Number:	74-18		40 CUTTING CROSS WAY
Property Address:	17 SHORE RD		WAYLAND, MA 01778
Parcel Number:	74-20	Mailing Address:	LOURIA, AGNES
CAMA Number:	74-20		8 MULBERRY RD
Property Address:	8 MULBERRY RD		BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
October 08, 2026

Parcel Number:	74-23	Mailing Address:	WHEELER, JESSICA A., TRUSTEE THE JESSICA A WHEELER TRUST 1 10 MULBERRY ROAD BRISTOL, RI 02809
CAMA Number:	74-23		
Property Address:	10 MULBERRY RD		
Parcel Number:	74-24	Mailing Address:	FISHER, CRAIG M. KATHRYN M TE 25 SUNSET RD BRISTOL, RI 02809
CAMA Number:	74-24		
Property Address:	25 SUNSET RD		
Parcel Number:	74-4	Mailing Address:	FISHER, CRAIG M KATHRYN M ETUX TE 25 SUNSET ROAD BRISTOL, RI 02809
CAMA Number:	74-4		
Property Address:	21 SUNSET RD		
Parcel Number:	74-5	Mailing Address:	SANTONI, MICHAEL & PAPPAS, ALEXIS I. TE 9 SUNSET ROAD BRISTOL, RI 02809
CAMA Number:	74-5		
Property Address:	9 SUNSET RD		
Parcel Number:	74-9	Mailing Address:	WILLIAMS, HERBERT R. (1/2) TRUSTEE WILLIAMS, KATHARINE B. (1/2) TRUSTEE 9 SHORE RD BRISTOL, RI 02809
CAMA Number:	74-9		
Property Address:	9 SHORE RD		

CAMPBELL SANDRA L
1 SHORE RD
BRISTOL, RI 02809

DEFOREST, ROBERT E & ELIZ
JANE H. DEFOREST FAMILY T
5506 9TH AVE DR WEST
BRADENTON, FL 34209

FISHER, CRAIG M
KATHRYN M ETUX TE
25 SUNSET ROAD
BRISTOL, RI 02809

FISHER, CRAIG M.
KATHRYN M TE
25 SUNSET RD
BRISTOL, RI 02809

KRANOWITZ, MELISSA & DAVI
509 RYE LN
DELRAY BEACH, FL 33444

LOURIA, AGNES
8 MULBERRY RD
BRISTOL, RI 02809

ONEIL, MICHAEL T & LOUISE
1 SUNSET RD
BRISTOL, RI 02809

PIRRI, JEANNE M TRUSTEE
JEANNE M PIRRI LIV TRUST
2 MULBERRY RD
BRISTOL, RI 02809

POSA, YVONNE TRUSTEE
40 CUTTING CROSS WAY
WAYLAND, MA 01778

ROMANO, EMILY E &
& ALEX A TE
PO BOX 1205
BRISTOL, RI 02809

SALTZMAN, ADAM J
11 SHORE RD
BRISTOL, RI 02809

SANTONI, MICHAEL &
PAPPAS, ALEXIS I. TE
9 SUNSET ROAD
BRISTOL, RI 02809

VITALE, CHRISTOPHER P & A
17 SUNSET RD
BRISTOL, RI 02809

WHEELER, JESSICA A., TRUS
THE JESSICA A WHEELER TRU
10 MULBERRY ROAD
BRISTOL, RI 02809

WILLIAMS, HERBERT R. (1/2
WILLIAMS, KATHARINE B. (1
9 SHORE RD
BRISTOL, RI 02809

ZBR-

Item 5C.

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-50**

APPLICANT: Yvonne Posa

LOCATION: 17 Shore Road

PLAT: 74 LOT: 18 ZONE: R-20

APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:

Remove existing rear decks and construct an approximate 19ft. x 26ft. rear deck addition to an existing single family dwelling with less than the required left side yard.

COMPREHENSIVE PLAN REVIEW:

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

FINDINGS AND RECOMMENDATIONS BY STAFF:

The applicant is requesting a dimensional variance to construct a new deck addition to the rear of the existing dwelling on this lot located on the westerly side of Shore Road. The proposed addition would consist of a 19ft. x 26ft. deck to be constructed off the southwest rear portion of the dwelling. The proposed deck would replace two existing smaller decks as well as a landing and stairs in this location.

Portions of the existing dwelling and existing rear deck are located within the southerly left side yard. According to the site plan submitted with this application, the existing rear deck extends to within approximately 8.6 feet from the southerly side property line. The proposed deck would extend to within approximately 7 feet of the southerly property line. As this property is a 16,555 square foot nonconforming single lot of record located in the R-20 zoning district, it is afforded reduced setbacks per Section 28-221(a)(2) of the zoning ordinance. As such, the minimum side yard setback is reduced to 16.6 feet.

10/29/2026

Edward M. Tanner, Zoning Officer

Town of Bristol, RI

Department of Community Development

Attn: Ed Tanner

2026 OCT 16 PM 3:05
COMM. DEV.

October 16, 2026

Dear Mr. Tanner

As mentioned on my email dated October 14th, 2026, we have a bit of a family health emergency that we must attend to in Australia and opted to jump on a flight next week.

That said, we're forced to request a continence for the December 7th meeting and we'll be sure not to miss it.

As we stated in our initial letter, the town of Bristol is a very important part of our lives and most certainly our future but this trip is very important and a bit last minute.

Hope to see you soon and thank you for the assistance so far.

Thank you

Thomas & Tija Tromp (Aka..."Adam")

Town of Bristol, Rhode Island
Zoning Board of Review

10 Court Street, Bristol, RI 02809
Telephone: (401) 253-7000
www.bristolri.gov

October 16, 2026
File #: ZBR-26-51

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:
Bristol Town Hall
10 Court Street, Bristol, RI 02809
Monday, November 2, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Thomas A Tromp
Owner of Record: Thomas A. and Tija Z. Tromp
Location: 137 FERRY RD , BRISTOL, RI, 02809
Plat: 165 Lot: 11
Zoning District: R-40

Applicant is requesting **a Special Use Permit and Dimensional Variances** to:

operate a short-term rental within a residential zoning district; with a dwelling having six bedrooms and a requested capacity for up to 12 renters.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at https://bristol-ri.municodemeetings.com/. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov.

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-51

137 Ferry Road

October 6, 2026

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

Location for Application			
Property Type	Physical Address		
Zoning District	R-40		
Address, Plat, Lot	Address	Plat	Lot
	137 Ferry Road		

Type of Application	
Application Type	Special Use Permit & Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Short-term rental within an existing single family dwelling.
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	5,712 feet
Width in Feet	46 feet
Length in Feet	122 feet
Height Above Grade	35 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	130 feet
Rear Yard in Feet	270 feet
Left Side Yard in Feet	38 feet
Right Side Yard in Feet	25 feet
Height in Feet	35 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

To the Bristol Planning Board
RE: 137 Ferry Road, Bristol, RI. 02809

It has come to our attention that due to the new ordinance, we need to apply for a special use permit. Please note that we make it a point to abide by all the city rules and laws and obtained a permit for the STR a couple years ago but we were not aware it recently expired

Unfortunately, we were not aware our permit had expired as we clearly would have paid the fee and we had no knowledge of the new ordinance until after the fact. We did not receive a call, an email or any mail at our home that the new ordinance was being issued until after the fact which was a bit unnerving since the town is always so great about letting us know about variation requests etc.

Although we firmly feel that we should be grandfathered in as we've done whatever we can to not fulfil the town requirements, we feel we have one of the nicest STR's in all the town and use it to help however we can. We work very close with Blithewold Mansion mainly but other venues as well. Much of our art and deco is sourced from town merchants, we especially love our regular visits to the antique store to buy more and more items, some for our very popular prop house that's based in California. We push clients to visit our friends restaurants whenever possible, mainly DeWolfe, Thames and The Beach House. Often times Chef Andy, previously a partner at The Oyster Bar and Brick Oven Pizza caters for our guests and families as he's truly a remarkable chef and wonderful guy.

We continue to support the town however we can, visiting restaurants and bars when we're in town, using all the local vendors for our landscaping as well as local contractors. My dear mate Colin McLellan is my first call but the we remain close to our friends, the Fonseca's that sold us their family home and underwent a very difficult escrow to make it happen. We will forever love them for that.

I think it's important we share our story a bit on our attachment to Bristol.

In 2018 we went to visit my wife's closest friend in Providence for an overnight stay and the next day she wanted to show us the home they were fixing up on Fales Rd. Rachel is a real-estate appraiser and said "you have to see this home down on Brookwood, they never come for sale and you will love it". We had ZERO intensions of buying a home, we just wanted to visit our friend and visit Bristol and Newport. It was a short walk and the town already made an immediate impression on us.

We fell in love! It was in rough shape but it was a dream come true and considering our age, we were already trying to figure out where we'd retire and live out our lives at. In fact, we had just left New Zealand and that ranked high on the list but clearly difficult to manage with our roots in the USA. We made an immediate offer, AS IS with no contingencies! We spent the next 5 years fixing it up as our little dream cabin on the water, doing much of the work ourselves. It was a huge project but it came out amazing and true to the towns look. While this was going on, we befriended the neighbors so much that we made it a point to have dinners with them every trip and still do. They are our extended family.

The house was finally complete, but we started realizing that it was just too small for us. I'm a taller guy for one, our kids are talking about having kids but the guest room is small and we needed more space. Plus, I really dreamt of a garage, basement and more land. By some wild coincidence a Lawyer in Boston reached out and kept pushing us to sell...the offer increased every week to the point we had to meet with them. The final offer was just shy of 1.2M and we thought about selling to find something larger. The neighbors that we have become incredibly fond of found out and asked if they could make an offer. They could only afford just shy of $1M but we took the offer anyway as we adore them and preferred to keep the home in the family as we initially bought the home from the same family as it was in probate and the kids wanted it sold (expect our neighbor as she wanted to keep it). In addition, the family in Boston wanted to tear down our beautiful cottage to build a 3 story monstrosity that would have been horrible to our neighbors. We couldn't allow that!

At the time my wife's father was 98, going on 99 years old and her mom was recently diagnosed with Parkison's Disease, thankfully it wasn't bad. We decided to just take our check and go to CA and figure things out. Well...great Karma paid off and just prior to coming back to CA our realtor told us of a home, not on the market that the Fonseca's needed to sell. It checked every box for us but much larger than what we hoped (shooting for 2500-3000 sq ft) and far out of our budget, but they wouldn't give us an amount.

Needless to say, we fell in love with the home, had no idea how we could afford it but I knew I could get it done and after a VERY difficult escrow with the banks, we figured it out!

To make it work and knowing that this home would be our forever home, we worked extra hard to grow our companies and help make it sustainable. Added a second floor to our prop house, expanded my motorbike company etc.

Then the bottom fell out of our plans. Hollywood strikes, headwinds for CA businesses etc. What's worse, Tija's father [illegible] is my closest friend had a major heart attack and her mom's Parkison's worsened. 5 heart surgeries later and 3 new nurses that we must cover the expense of were killing us financially. I called Ryan Fonseca to list the home and find some new owners. My wife and I are incredibly positive / CAN DO kind of people so this really broke our hearts. The town we love, the place we want to call home forever just slipped through our fingers. We had some offers, some difficult potential buyers etc., and just said WE MUST FIGURE THIS OUT!

Ryan Fonseca at Century 21 knew how much the house meant to us and said, you guys should put it on the STR market, it will do amazing! We agreed and considering we had a cabin in Big Bear California at one point; we already knew how to run STR's.

We spent the new 3 month preparing the house. Fresh paint, new lighting, new furniture, signs throughout for guests. We wanted the BEST Vrbo / AirBnB in town and I'm quite sure we succeeded as it was a huge success. Blithewold was pivotal in making that happen as they send us so many families, we adore them for that.

Even with the rentals last year, we're still very much in the red so we opted to sell our main home in CA of 12 years and rented an apartment to help afford the Ferry house. The rentals kept doing better, we had the exterior shingles treated, painted the home, more landscaping, just keep making it better.

Now we find ourselves with a 101-year-old man we're taking care of a bit more than planned. Tija's mom can no longer walk and barely function due to Parkison's and our businesses are quite busy so our time in Bristol is not what we hoped. We are on borrowed time with my wife's parents, but when that sad day comes, we will sell the home she was raised in, pay off Ferry Road and spend MUCH more time there. We try to get out there every 9-10 weeks for 9-12 days, but we had so many summer rentals and my wife's parents needed us that we typically just stay there in winters. We love the town more in the winter as it's less crowded, the restaurants have more space and the seasons are a nice change.

To sum it all up. We love our town and boast about it everywhere we travel. I'm strongly considering opening a branch of my company in Rhode Island, likely next year and as such that will bring us there more often as my wife's prop house had a staff that's been there for about 30 years so she can work remotely.

The house is 6 bedrooms, 6 baths (some half baths), it has a 3.5 car garage and it's on 1.4 acres with a very long driveway so there is ZERO issues with 6 or so cars. We cap the stay at 12 people and explain that no events other than family lunches or dinners are permitted, and we push them all to use local wedding venues and local restaurants as much as possible.

The fact is that we cannot afford to keep our dream home without the short term rentals so we implore you to issue you us the permit we require. Especially with this new nonresident tax we were recently hit with. I look forward to being there often enough to mitigate that one!

One last thing. To help make Bristol our forever home, I've been talking my daughter Kylie M Tromp and her boyfriend Quinn Deaton into buying a home there. They have worked so hard, you really have no idea how hard they pushed so they could finally afford to buy a place as they live in New York and MUST get out of town from time to time. They both have "semi remote" type of work schedules that they are working to turn into full remote jobs, or they may find new ones to assist.

After Bristol being the constant focus of our family talks and now mention that they may want to raise kids there, they bought an amazing fixer upper home right on Loring Road, right near our first home at 15 Brookwood. Sadly escrow was pushed and they are not being denied a STR permit as well. They just wanted to buy now before prices continue to raise and price them out with the hopes of renting it after we fix it up together and until they can live there a bit fuller time. I suspect they will always rent it for the summers as they are quite thrifty, but I really hope you'll reconsider their application as well.

Thank you for your time and we hope to attend the town meeting in person

Thomas A Tromp (known as Adam) and Tija Z Tromp

The two companies we own can be found on social media at Iconic Motorbikes and PinaProps. Our Ferry Road property also has a social media account known as Bristol Beach House so you can see how beautiful my wife made it. It's truly a special spot with ALL 5-star reviews from our guests so far.

Thank you again!

Describe the extent of the proposed alterations and the reasons for the requesting relief
Our Short Term Rental agreement expired and we are not being permitted to be grandfathered in. We had no knowledge of the guidelines changes, we were not advised our permit was expiring nor did we receive any notice of the rule changes via email, call or mail. We work hand in hand with Blithewold and various other wedding locations to make our home available for the wedding attendies or bride / groom families and NEED these rentals to keep our property perfect and in good order. We buy much of our art from local stores in Bristol, we are exceptionally close with a couple of restaurant owners and feed them all the business we can until we can finally find the time to live in Bristol full time for the rest of our lives. It's a very important property and town to us, we need this!

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	57,000
Lot Frontage	180
Lot Depth	315

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

Received
10/13/2026

To the Bristol Zoning Board

RE: 137 Ferry Road, Bristol, RI. 02809

It has come to our attention that due to the new ordinance, we need to apply for a special use permit. Please note that we make it a point to abide by all the city rules and laws and obtained a permit for the STR a couple years ago but we were not aware it recently expired

Unfortunately, we were not aware our permit had expired as we clearly would have paid the fee and we had no knowledge of the new ordinance until after the fact. We did not receive a call, an email or any mail at our home that the new ordinance was being issued until after the fact which was a bit unnerving since the town is always so great about letting us know about variation requests etc.

Although we firmly feel that we should be grandfathered in as we've done whatever we can to not fulfil the town requirements, we feel we have one of the nicest STR's in all the town and use it to help however we can. We work very close with Blithewold Mansion mainly but other venues as well. Much of our art and deco is sourced from town merchants, we especially love our regular visits to the antique store to buy more and more items, some for our very popular prop house that's based in California. We push clients to visit our friends restaurants whenever possible, mainly DeWolfe, Thames and The Beach House. Often times Chef Andy, previously a partner at The Oyster Bar and Brick Oven Pizza caters for our guests and families as he's truly a remarkable chef and wonderful guy.

We continue to support the town however we can, visiting restaurants and bars when we're in town, using all the local vendors for our landscaping as well as local contractors. My dear mate Colin McLellan is my first call but the we remain close to our friends, the Fonseca's that sold us their family home and underwent a very difficult escrow to make it happen. We will forever love them for that.

I think it's important we share our story a bit on our attachment to Bristol.

In 2018 we went to visit my wife's closest friend in Providence for an overnight stay and the next day she wanted to show us the home they were fixing up on Fales Rd. Rachel is a real-estate appraiser and said "you have to see this home down on Brookwood, they never come for sale and you will love it". We had ZERO intensions of buying a home, we just wanted to visit our friend and visit Bristol and Newport. It was a short walk and the town already made an immediate impression on us.

We fell in love! It was in rough shape but it was a dream come true and considering our age, we were already trying to figure out where we'd retire and live out our lives at. In

fact, we had just left New Zealand and that ranked high on the list but clearly difficult to manage with our roots in the USA. We made an immediate offer, AS IS with no contingencies! We spent the next 5 years fixing it up as our little dream cabin on the water, doing much of the work ourselves. It was a huge project but it came out amazing and true to the towns look. While this was going on, we befriended the neighbors so much that we made it a point to have dinners with them every trip and still do. They are our extended family.

The house was finally complete, but we started realizing that it was just too small for us. I'm a taller guy for one, our kids are talking about having kids but the guest room is small and we needed more space. Plus, I really dreamt of a garage, basement and more land. By some wild coincidence a Lawyer in Boston reached out and kept pushing us to sell…the offer increased every week to the point we had to meet with them. The final offer was just shy of 1.2M and we thought about selling to find something larger. The neighbors that we have become incredibly fond of found out and asked if they could make an offer. They could only afford just shy of $1M but we took the offer anyway as we adore them and preferred to keep the home in the family as we initially bought the home from the same family as it was in probate and the kids wanted it sold (expect our neighbor as she wanted to keep it). In addition, the family in Boston wanted to tear down our beautiful cottage to build a 3 story monstrosity that would have been horrible to our neighbors. We couldn't allow that!

At the time my wife's father was 98, going on 99 years old and her mom was recently diagnosed with Parkison's Disease, thankfully it wasn't bad. We decided to just take our check and go to CA and figure things out. Well…great Karma paid off and just prior to coming back to CA our realtor told us of a home, not on the market that the Fonseca's needed to sell. It checked every box for us but much larger than what we hoped (shooting for 2500-3000 sq ft) and far out of our budget, but they wouldn't give us an amount.

Needless to say, we fell in love with the home, had no idea how we could afford it but I knew I could get it done and after a VERY difficult escrow with the banks, we figured it out!

To make it work and knowing that this home would be our forever home, we worked extra hard to grow our companies and help make it sustainable. Added a second floor to our prop house, expanded my motorbike company etc.

Then the bottom fell out of our plans. Hollywood strikes, headwinds for CA businesses etc. What's worse, Tija's father who is my closest friend had a major heart attack and her mom's Parkison's worsened. 5 heart surgeries later and 3 new nurses that we must cover the expense of were killing us financially. I called Ryan Fonseca to list the home and find some new owners. My wife and I are incredibly positive / CAN DO kind of

people so this really broke our hearts. The town we love, the place we want to call home forever just slipped through our fingers. We had some offers, some difficult potential buyers etc., and just said WE MUST FIGURE THIS OUT!

Ryan Fonseca at Century 21 knew how much the house meant to us and said, you guys should put it on the STR market, it will do amazing! We agreed and considering we had a cabin in Big Bear California at one point; we already knew how to run STR's.

We spent the new 3 month preparing the house. Fresh paint, new lighting, new furniture, signs throughout for guests. We wanted the BEST Vrbo / AirBnB in town and I'm quite sure we succeeded as it was a huge success. Blithewold was pivotal in making that happen as they send us so many families, we adore them for that.

Even with the rentals last year, we're still very much in the red so we opted to sell our main home in CA of 12 years and rented an apartment to help afford the Ferry house. The rentals kept doing better, we had the exterior shingles treated, painted the home, more landscaping, just keep making it better.

Now we find ourselves with a 101-year-old man we're taking care of a bit more than planned. Tija's mom can no longer walk and barely function due to Parkison's and our businesses are quite busy so our time in Bristol is not what we hoped. We are on borrowed time with my wife's parents, but when that sad day comes, we will sell the home she was raised in, pay off Ferry Road and spend MUCH more time there. We try to get out there every 9-10 weeks for 9-12 days, but we had so many summer rentals and my wife's parents needed us that we typically just stay there in winters. We love the town more in the winter as it's less crowded, the restaurants have more space and the seasons are a nice change.

To sum it all up. We love our town and boast about it everywhere we travel. I'm strongly considering opening a branch of my company in Rhode Island, likely next year and as such that will bring us there more often as my wife's prop house had a staff that's been there for about 30 years so she can work remotely.

The house is 6 bedrooms, 6 baths (some half baths), it has a 3.5 car garage and it's on 1.4 acres with a very long driveway so there is ZERO issues with 6 or so cars. We cap the stay at 12 people and explain that no events other than family lunches or dinners are permitted, and we push them all to use local wedding venues and local restaurants as much as possible.

The fact is that we cannot afford to keep our dream home without the short term rentals so we implore you to issue you us the permit we require. Especially with this new nonresident tax we were recently hit with. I look forward to being there often enough to mitigate that one!

One last thing. To help make Bristol our forever home, I've been talking my daughter Kylie M Tromp and her boyfriend Quinn Deaton into buying a home there. They have worked so hard, you really have no idea how hard they pushed so they could finally afford to buy a place as they live in New York and MUST get out of town from time to time. They both have "semi remote" type of work schedules that they are working to turn into full remote jobs, or they may find new ones to assist.

After Bristol being the constant focus of our family talks and now mention that they may want to raise kids there, they bought an amazing fixer upper home right on Loring Road, right near our first home at 15 Brookwood. Sadly escrow was pushed and they are not being denied a STR permit as well. They just wanted to buy now before prices continue to raise and price them out with the hopes of renting it after we fix it up together and until they can live there a bit fuller time. I suspect they will always rent it for the summers as they are quite thrifty, but I really hope you'll reconsider their application as well.

Thank you for your time and we hope to attend the town meeting in person

Thomas A Tromp (known as Adam) and Tija Z Tromp

The two companies we own can be found on social media at Iconic Motorbikes and PinaProps. Our Ferry Road property also has a social media account known as Bristol Beach House so you can see how beautiful my wife made it. It's truly a special spot with ALL 5-star reviews from our guests so far.

Thank you again!

October 5th, 2026

RE: STR of 137 Ferry Road, Bristol, RI 02809

We received an email from Nick Toth on October 1, 2026 that he received our approved short short term rental application for the state of Rhode Island, however we're required to apply for a special use permit since we do not fall into the guidelines of the changes made on the new ordinance

I called and email Mr Toth the moment I received the email to explain our situation, he was on holiday and just returned my call this morning on October 5th at 8:56 EST or 5:56 PST as we're in California presently.

We have followed the guidelines from the very start. We applied with the City, applied with the State and even met with Mr Toth prior to putting our home up for STR nearly 2 years ago. We were not made aware our permit was expiring or expired. No letter was sent, no email and no call as we believed the first permit was for 3 years. Mr. Toth advised that there was a posting at town hall and on their website but there was nothing prompting us to check there so why would we? Either way, after some research and determining our permit had expired, we applied for a renewal immediately. The renewal was instantly approved by the State last week but again, it appears that local mandates and rules have changed for NEW applications but I want to make it clear that we have been renting on a STR basis for nearly 2 years. I'd venture to assume we have one of the more popular rentals in the town of Bristol as we assist with as many weddings as possible with the local venues such as Blithewold Mansion and others. In fact, they all keep us exceptionally busy!

Our home is 6 bedrooms, mainly used for bridal parties and such so most rooms are double occupied. We have a hard limit at 12 guests, two people per bed. We are strict about parties, do not allow events and very courteous and mindful to our neighbors on both sides. We keep our home and our property exceptionally well cared for as this is our "forever home"

Due to unforeseen events with our Mother getting Parkisons Diseases, our father needing more and more help and refusing to move at 101 years old after 5 heart surgeries 2 years ago, we find ourselves taking care of them daily. Beyond that, our businesses although mostly internet based and with multiple worldwide locations, require us to be in CA more often than expected.

We do everything possible to support our town. We are very close with the owners of DeWolf, send them business and visit them regularly. Our former neighbors when we

owned 15 Brookwood Road, Bristol are some of our closest friends that we speak to just about every week. In fact, we even sold our home back to the original family at a discount as we care for them so much. They now help us look after our home when we're away and check on things between rentals

Much of the art in the home was purchased at Bristol stores as was some of the furniture. We take pride in what will one day be our forever home and do our best to support all the local businesses

Between the homes mortgage, landscaping, electrical, taxes, new Non resident tax and upkeep, it would be impossible for us to maintain the home without STR income.

It is clear that the new rule is designed to support Bed & Breakfasts where it requires us to be in the home during rentals but as per the above, that's not possible nor do wedding families / groups want strangers staying with them during their very special events.

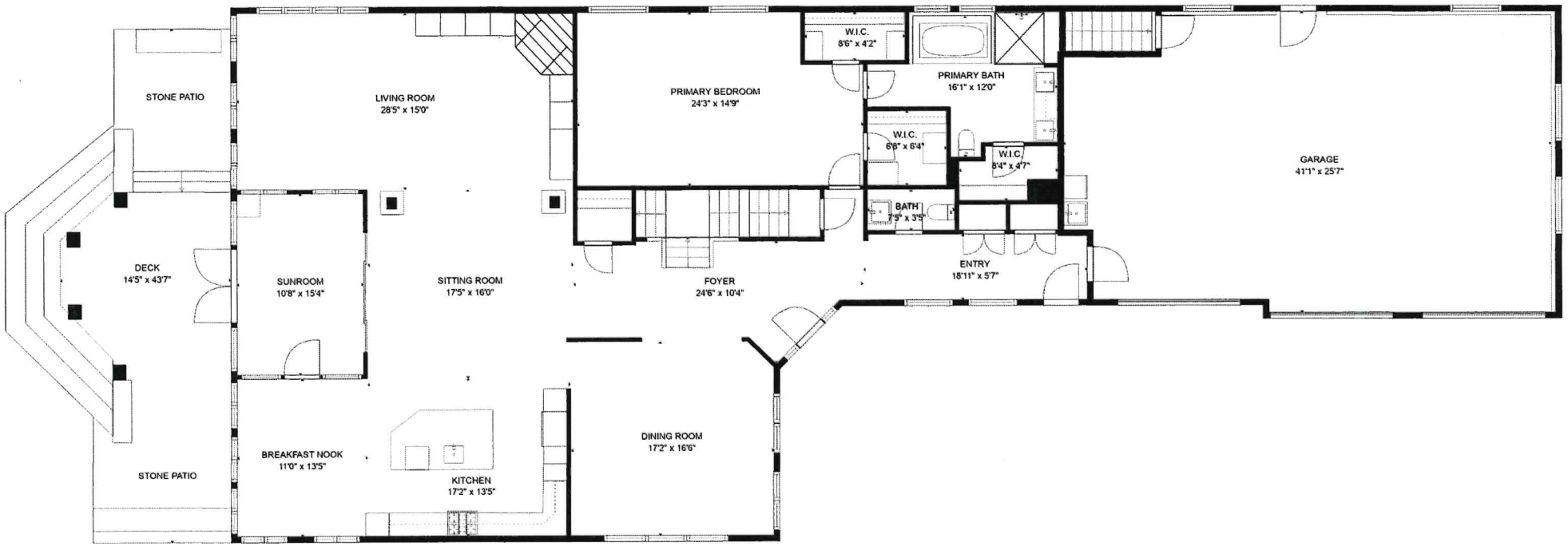
I would also like to add that we are already booked for the entire wedding season of 2027 and part of 2028 through AirBnB and VRBO and with a considerable amount of STR taxes being paid to the City / State that we love so much.

We had no idea our STR permit expired and therefore ask that you please allow us the same permit and rules that we had prior and allowed us to cover the home costs until we can live there full time.

More than happy to fly in at any time for a meeting with the City or Board.

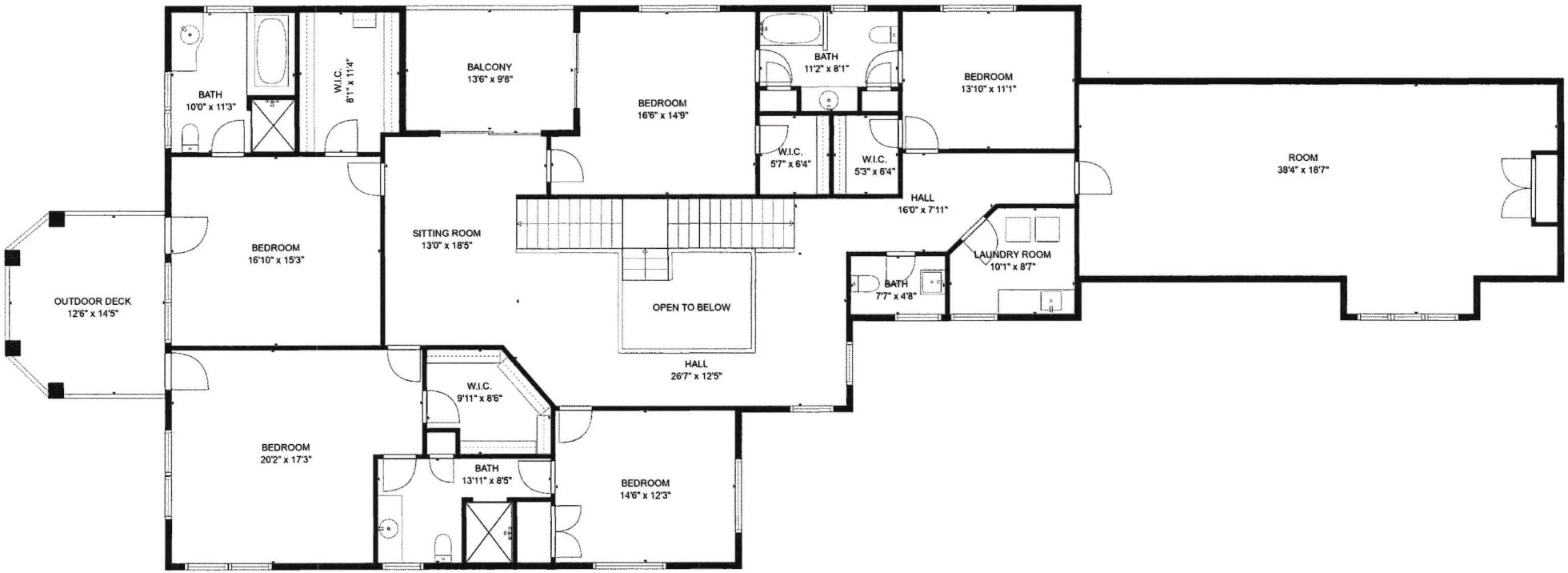
Thank you

Thomas and Tija Tromp



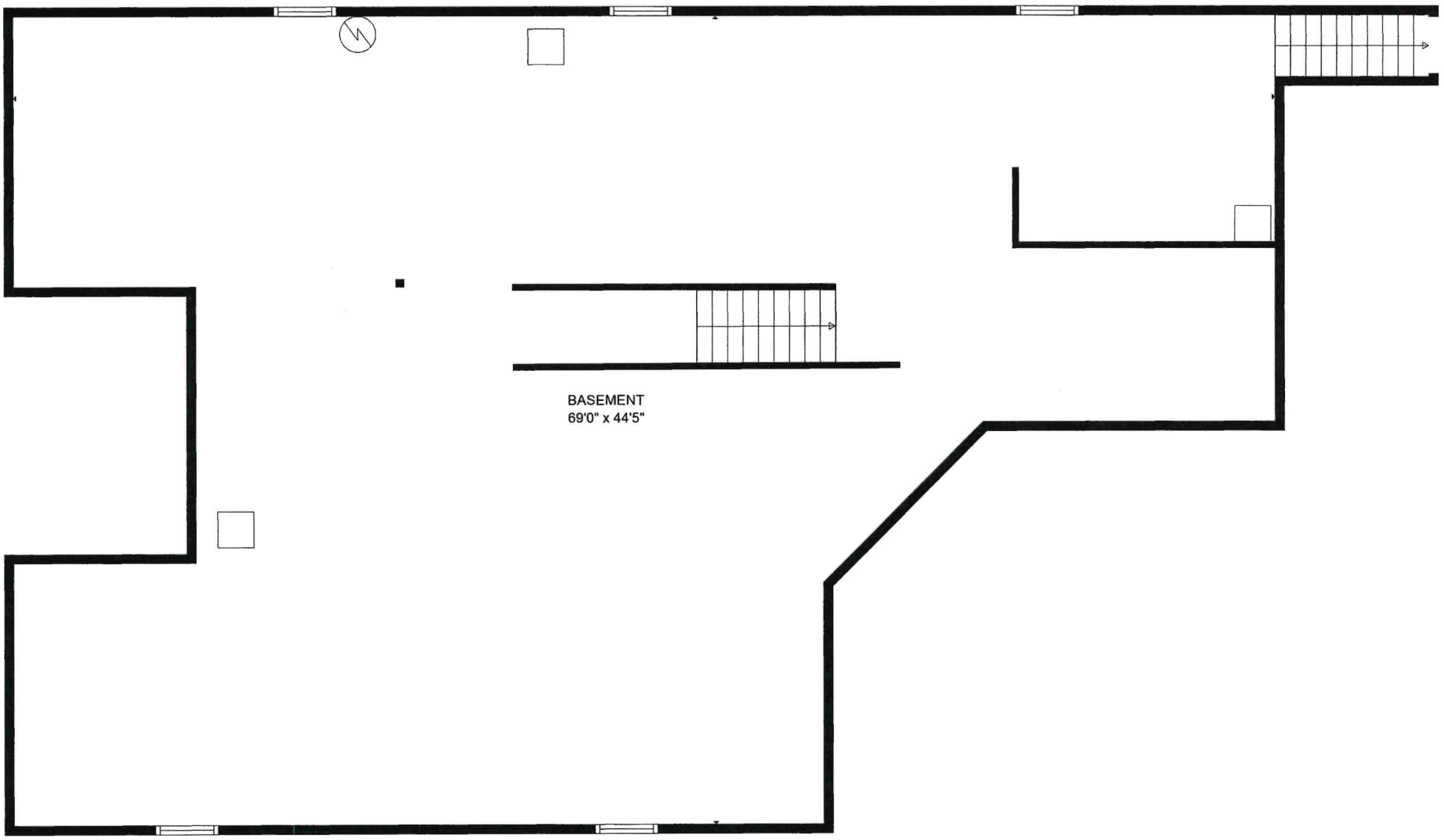
GROSS INTERNAL AREA
Below Ground: 2437 sq. ft, FLOOR 2: 2660 sq. ft, FLOOR 3: 3333 sq. ft
EXCLUDED AREAS: GARAGE: 993 sq. ft, DECK: 616 sq. ft, OPEN TO BELOW: 72 sq. ft,
BALCONY: 131 sq. ft
TOTAL: 8430 sq. ft
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

N



GROSS INTERNAL AREA
Below Ground: 2437 sq. ft, FLOOR 2: 2660 sq. ft, FLOOR 3: 3333 sq. ft
EXCLUDED AREAS: GARAGE: 993 sq. ft, DECK: 616 sq. ft, OPEN TO BELOW: 72 sq. ft,
BALCONY: 131 sq. ft
TOTAL: 8430 sq. ft
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

N



GROSS INTERNAL AREA
Below Ground: 2437 sq. ft, FLOOR 2: 2660 sq. ft, FLOOR 3: 3333 sq. ft
EXCLUDED AREAS: GARAGE: 993 sq. ft, DECK: 616 sq. ft, OPEN TO BELOW: 72 sq. ft,
BALCONY: 131 sq. ft
TOTAL: 8430 sq. ft
MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

N

Item 5D.


Ferry Rd
137 Ferry Rd

137 Ferry Rd, Bristol, RI

Map/Lot: 165-11

1 inch = 98 Feet

October 13, 2026

0 98 196 294

CAI Technologies
Precision Mapping. Geospatial Solutions
www.cai-tech.com



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

Bristol | **137 FERRY RD** | Card 1 of 1

Plat/Lot 165-0011-000 | **Account: 9237** | LUC 01 | Zone R-40 | **Assessment** $3,199,000

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

▶ Owner Account #: 06-2758-27

		% Owned
Owner 1	TROMP, THOMAS A. & TIJA Z.TE	
Owner 2		
Owner 3		
Address	137 FERRY RD, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
FONSECA, MICHAEL J.	11/01/2023	3,400,000	2227-228	P	W
FONSECA, MICHAEL J.	03/29/2005	0	1193-210		Q
STOUGHTON, JAMES F.	08/25/2004	675,000	0-0		W

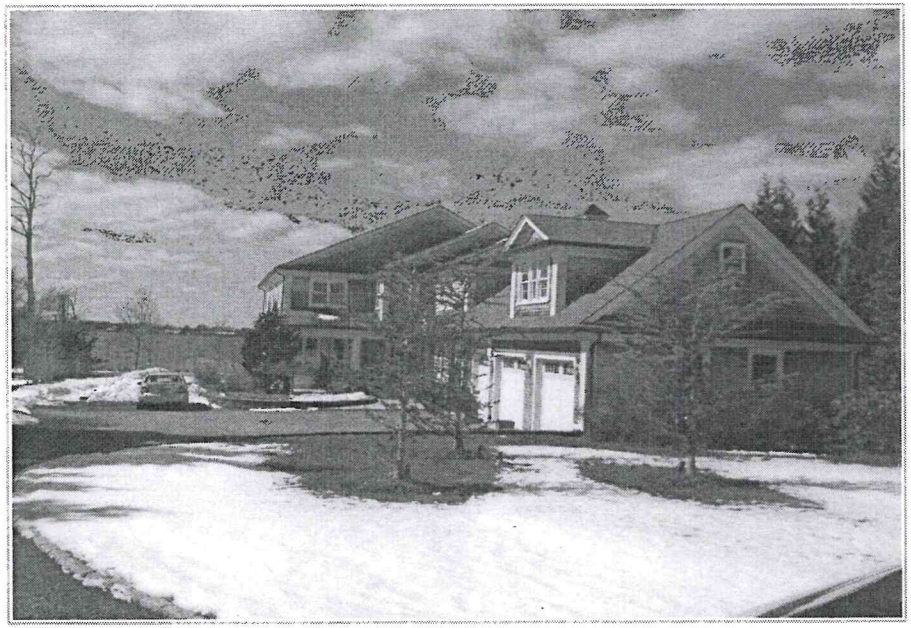
Assessment

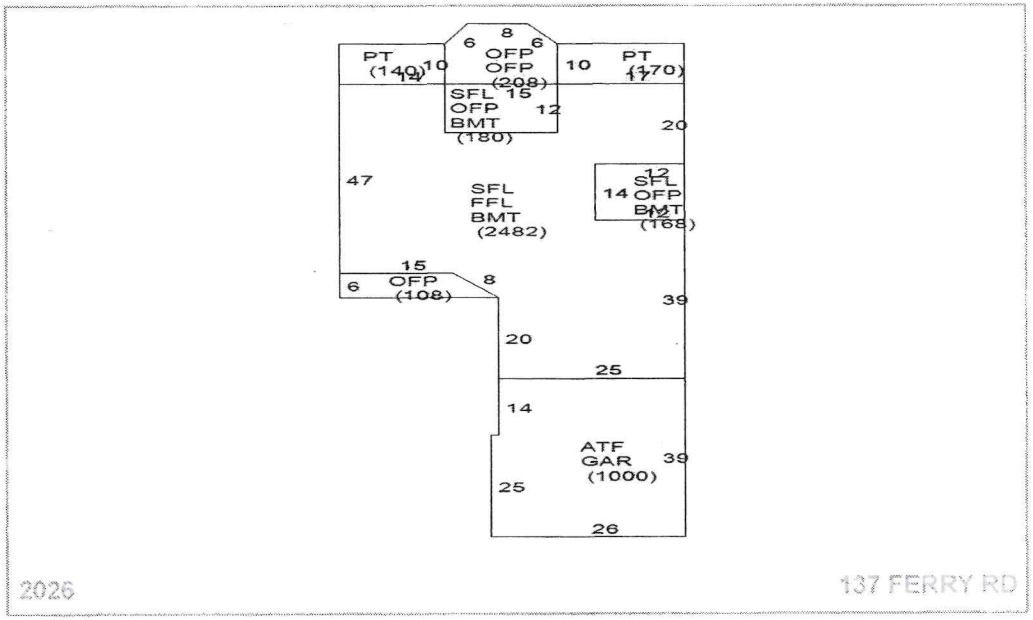
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	1,961,100	0	1.30	1,237,900	0	3,199,000
TOTAL	1,961,100	0	1.30	1,237,900	0	3,199,000

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 298.30 | VAL per SQ Unit/Parcel > 298.30

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	1,961,100	0	1	1,237,900	0	3,199,000	3,199,000
2025	01	1,961,100	0	1	1,237,900	0	3,199,000	3,199,000
2024	01	1,456,300	0	1	1,031,600	0	2,487,900	2,487,900
2023	01	1,456,300	0	1	1,031,600	0	2,487,900	2,487,900
2022	01	1,456,300	0	1	1,031,600	0	2,487,900	2,487,900
2021	01	1,103,500	0	1	762,700	0	1,866,200	1,866,200





Land Information

	Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01	NR Single I	0.91827	AC	P	1.00	478,800	1,294,173	M	Easement	-10	WF	200			1,188,400			1.00	0
2	01	NR Single I	0.38269	AC	EX	0.20	478,800	129,348	M	Easement	-10					49,500			1.00	0
3																				
4																				

Print Date = 10/13/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

Item 5D.

Bristol | 137 FERRY RD | Card 1 of 1

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Plat/Lot 165-0011-000 | **Account:** 9237 | LUC 01 | Zone R-40 | **Assessment** $3,199,00

Building Information

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

	Quantity	Quality
Full Bath	3	Typical
Ext Full Bath		
Half Bath	1	Typical
Ext Half Bath		
Ext Fixtures		
Kitchens	1	Typical
Ext Kitchens		
Fireplaces		
W.S. Flues		

Room Counts by Floor

	Units	# Rooms	# Bedrooms	Floor Level
1	1	9	5	U
2				
3				
4				
Totals	1	9	5	

Grade

Grade	Q2	Q2	
Year Built	2005	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	LEVEL
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	GD	GD - Good	14.6
Functional		-	0.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			14.6

Bas $/SQ	220.00
Size Adj	0.88
Constr Adj	1.01
Adj $/SQ	196.43
Othr Featrs	60,992
Grade Fac	1.75
Neigh Infl	1.00
Land Factor	1.00
Adj Total	2,296,375
Depreciation	335,271
Depr Total	1,961,104

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
SFL	2nd FLOOR	2,830	2,830	196.43	555,896
FFL	1st FLOOR	2,482	2,482	196.43	487,539
ATF	FIN ATTIC	400	400	196.43	78,572
GAR	GARAGE	1,000	0	34.00	34,000
OFP	OPEN PORCH	872	0	12.64	10,845
PT	PATIO	310	0	3.23	997
BMT	BASEMENT	2,830	0	29.46	83,372
Total		10,724	5,712		1,251,221

Visit History

Date	Result	By
1/13/2025	REVIEW	MP
8/11/2021	REVIEW	
6/22/2018	REVIEW	
6/7/2018	MEASURED	
6/1/2015	HEARING NC	
4/16/2008	LISTED	
4/16/2008	CALL BACK	
3/19/2008	MEASURE	MP
12/22/2007	CALL BACK	MP

Notes

PROPERTY COMPLETE C/O 8/25/06 EAS

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	06/19/2008	B40151		BLDG	0	100	Closed	INSTALL A 20 X 50 TENTSET UP ON 06-20-08 TAKE DOWN ON 06-23-08
2	02/15/2006	E2842		ELEC	0	100	Closed	INSTALL SECURITY SYSTEM
3	12/09/2005	M15415		MECH	0	100	Closed	INSTALLATION OF FIVE FIRST COMPANY HYDRO AIR HANDLERS WITH FIVE
4	11/04/2005	E4384		ELEC	0	100	Closed	WIRE NEW HOME CODE
5	11/03/2005	D191		DEMO	0	100	Closed	DEMOLISH EXISTING SINGLE FAMILY RESIDENCE(OLD RESIDENCE)
6	05/20/2005	P20412		PLMB	0	100	Closed	INSTALL THREE BATHS, WASHER AND KITCHEN
7	03/03/2005	B42373		BLDG	0	100	Closed	CONSTRUCT SINGLE FAMILY RESIDENCE
8								
9								

Special Features & Yard Items

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

Other Info.

AFDU	
ortTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 10/13/2026 Printed By = Ed Tanner

Year ID: 2026

Disclaimer - This Information is believed to be correct, but is subject to change and is not warrante

137 Ferry Road - 300' Radius

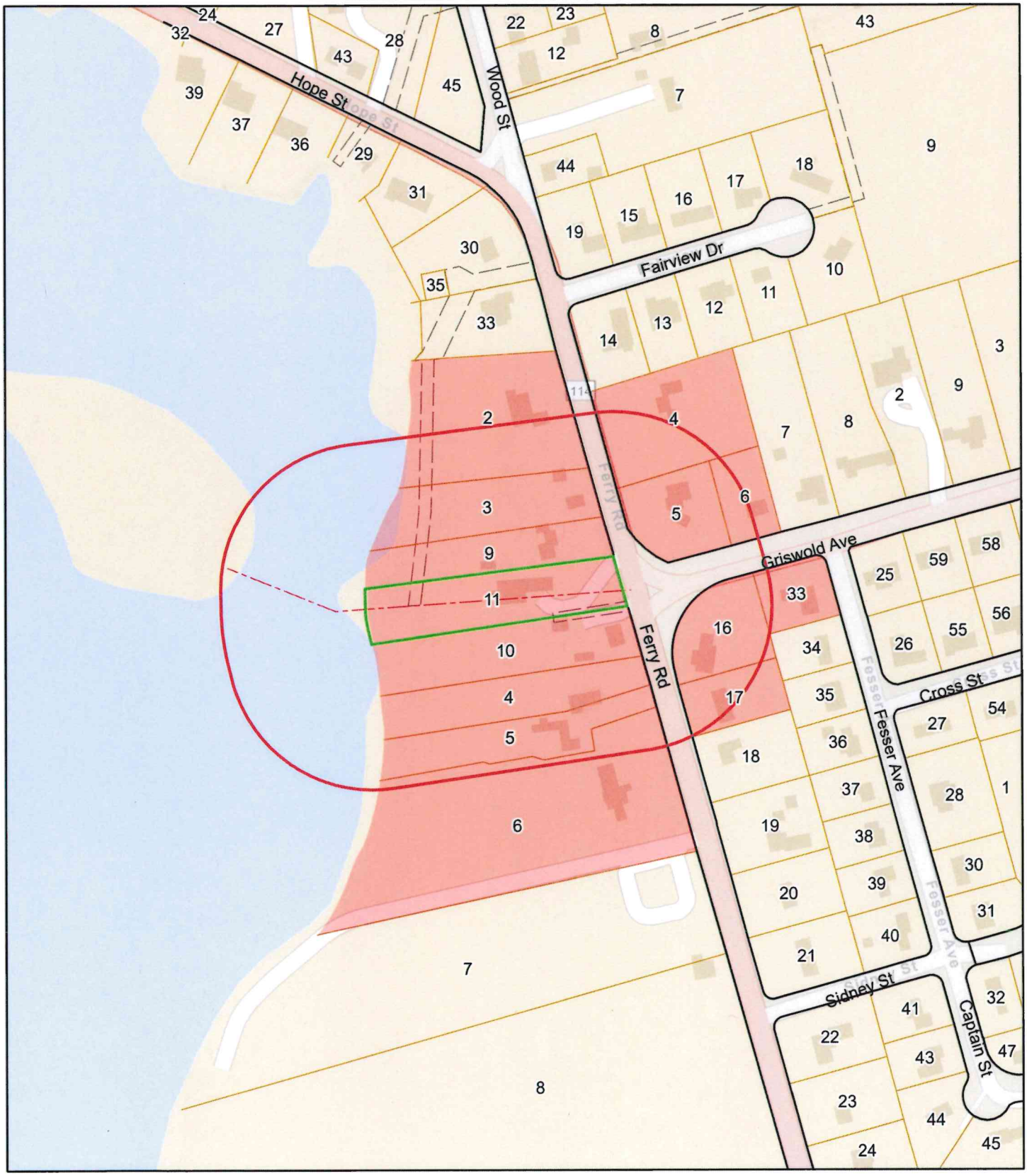
Town of Bristol, RI

1 inch = 282 Feet

0 282 564 846

October 8, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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
October 08, 2026

Subject Property:

Parcel Number:	165-11	Mailing Address:	TROMP, THOMAS A. & TIJA Z.TE
CAMA Number:	165-11		137 FERRY RD
Property Address:	137 FERRY RD		BRISTOL, RI 02809

Abutters:

Parcel Number:	162-4	Mailing Address:	SWANSON, KATHRYN DUNN
CAMA Number:	162-4		150 FERRY RD
Property Address:	150 FERRY RD		BRISTOL, RI 02809
Parcel Number:	162-5	Mailing Address:	PACELLE, THOMAS MARK & SARA TRUE TE
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:	163-33	Mailing Address:	CANDELMO, DOLORES A. LIFE EST BLAZKA, DEENA C.
CAMA Number:	163-33		PO BOX 2
Property Address:	1 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
Parcel Number:	165-11	Mailing Address:	TROMP, THOMAS A. & TIJA Z.TE
CAMA Number:	165-11		137 FERRY RD
Property Address:	137 FERRY RD		BRISTOL, RI 02809
Parcel Number:	165-2	Mailing Address:	HUTCHENS, SCOTT GORDON & LISA TE
CAMA Number:	165-2		
Property Address:	151 FERRY RD		211-R MIDDLEBORO RD
			FREETOWN, MA 02717
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

300 feet Abutters List Report

Bristol, RI
October 08, 2026

Parcel Number:	165-5	Mailing Address:	SCHOFER, MARK TRUSTEE
CAMA Number:	165-5		164 W. CONCORD ST
Property Address:	133 FERRY RD		BOSTON, MA 02118
Parcel Number:	165-6	Mailing Address:	PAYSON, RAYMOND P. TRUSTEE (50%)
CAMA Number:	165-6		& BLOUNT, MARCIA L. TRUSTEE (50%)
Property Address:	131 FERRY RD		131 FERRY RD
			BRISTOL, RI 02809
Parcel Number:	165-9	Mailing Address:	YANYAR, VIRGINIA M. LIFE EST REV LT
CAMA Number:	165-9		VIRGINIA M. YANYAR
Property Address:	141 FERRY RD		141 FERRY RD
			BRISTOL, RI 02809

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

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

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

HUTCHENS, SCOTT GORDON &
211-R MIDDLEBORO RD
FREETOWN, MA 02717

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

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

PACELLE, THOMAS MARK & SA
142 FERRY RD
BRISTOL, RI 02809

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

SCHOFER, MARK TRUSTEE
164 W. CONCORD ST
BOSTON, MA 02118

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

SWANSON, KATHRYN DUNN
150 FERRY RD
BRISTOL, RI 02809

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

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

Town of Bristol, Rhode Island
Zoning Board of Review

STAFF REPORT FOR:

FILE NO. **ZBR-26-51**

APPLICANT: Thomas A. and Tija Z. Tromp

LOCATION: 137 Ferry Road

PLAT: 165 LOT: 11 ZONE: Residential R-40

APPLICANT IS REQUESTING A SPECIAL USE PERMIT AND DIMENSIONAL VARIANCES TO:
Operate a short-term rental within a residential zoning district; with a dwelling having six bedrooms and a requested capacity for up to 12 renters.

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 has not yet scheduled a meeting to review this application; and the applicant has requested a continuance of the public hearing to the December 7, 2026 meeting. The TRC will review this application and their findings will be forwarded to the zoning board prior to the December public hearing.

FINDINGS AND RECOMMENDATIONS BY STAFF:
The applicant is requesting a special use permit to operate a short-term rental on this 1.3 acre waterfront property located on the westerly side of Ferry Road. This property is currently improved with a single-family dwelling and attached garage. The applicants have reportedly owned the property for approximately three years, and have operated a short-term rental there for much of that time.

On September 16, 2026, the Bristol Town Council adopted zoning ordinance amendments to regulate short-term rentals. These amendments include a "short term rental" definition, as well as amendments to the Permitted Use Table requiring a special use permit in several zoning districts. The definition of short-term rental restricts the number of renters to no more than six (6) during any rental period. In addition, the amendment includes specific standards for short-term rentals found in Section 28-162 of the zoning ordinance. This section provides specific standards for short-term rentals, including a requirement for registration with the State of Rhode Island; a restriction on the number of bedrooms within the rental unit (maximum of five (5)); a requirement for at least one off street parking space per bedroom within the rental unit; and restrictions on events and functions on the property during rental periods.

The applicant has presented information describing the use of the property and noting that the dwelling has six (6) bedrooms and that the number of guests is capped at 12 persons. Thus, given that the number of bedrooms and the number of guests exceed the limits contained in the ordinance, the applicant has requested dimensional variances from the special use permit standards. Although this property has reportedly been used as a short-term rental in the past, and the applicant states that they have been registered with the State of Rhode Island, the property was not registered with the Rhode Island Department of Business Regulation at the time the ordinance was adopted. The registration reportedly expired at some point prior to ordinance adoption. Thus, the use of this property as a short-term rental is not considered legal nonconforming. In addition to the standards found in Section 28-162 for short-term rentals, the general standards for relief for dimensional variances and special use permits found in Section 28-409(c) also apply to this application.

As noted previously, the applicants have requested a continuance of the public hearing to the December 7, 2026 meeting. The TRC will hold a meeting to review this application and the TRC's findings will be forwarded to the Board prior to the public hearing.

10/29/2026

Edward M. Tanner, Zoning Officer