



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, October 5, 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 1st, 2026*.

- 1. Pledge of Allegiance**
- 2. Approval of Minutes - September 14, 2026**
- 3. Sitting as Board of Appeal - Continued Petitions**

3A. ZAPL-26-1, ZAPL-26-3, ZAPL-26-4 David Ramos / Ramos Landscaping, LLC – Appeal (continued from July 13th): of three Notices of Violation dated February 12th, February 25th, and March 11, 2026 issued by the Administrative Officer for conducting business operations on a Sunday and/or outside of the Planning Board's approved special use permit hours of operation. Located at **668 and 670 Metacom Avenue**; Assessor's Plat 128, Lots 15 & 16; Zone: GB. ***Public Hearing is closed, vote on formal decision only.***

3B. 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-26-24 Joseph M. Brito, Jr. – Dimensional Variances: to demolish an existing residential guest house structure and construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a size and height greater than permitted for accessory structures in a residential zoning district. Also, a Special Use Permit: to construct a 41ft. 2in. x 44ft. 4in. x 32ft. high accessory bunkhouse / boathouse structure at a height greater than 25 feet above grade within the flood zone. Located at **161 Poppasquash Road**; Assessor's Plat 182, Lot 7; Zone: R-40.

4B. ZBR-26-30 Sarah Miller – 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. Located at **169 Fatima Drive**; Assessor's Plat 123, Lot 33; Zone: R-10.

4C. ZBR-26-33 Andrew Tyska – Dimensional Variance: to construct an approximate 12ft. x 23ft. sunroom addition to an existing single-family dwelling with less than the required rear yard. Located at **26 Patricia Ann Drive**; Assessor's Plat 55, Lot 129; Zone: R-15.

4D. ZBR-26-37 Douglas and Patricia Gablinske – Dimensional Variances: to construct a 16ft. x 30ft. pool house/cabana addition to an existing 22.2ft x 22.2ft. accessory garage structure with less than the required front yard; and at a size

greater than permitted for accessory structures in the R-10 zoning district. Located at **6 Knowlton Court**; Assessor's Plat 103, Lot 14; Zone: R-10.

- 4E.** **ZBR-26-38 Paul J. and MaryAnn Salesi – Dimensional Variance:** to construct a 20ft. x 41ft. accessory dwelling unit (ADU) addition to an existing 20ft x 24ft. accessory garage structure at a size greater than permitted for accessory structures in the R-6 zoning district. Located at **66 Collins Street**; Assessor's Plat 26, Lot 72; Zone: R-6.

5. Sitting as Board of Review - New Petitions

- 5A.** **ZBR-26-39 Keith N. Johnson – 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. Located at **13.5 Smith Street**; Assessor's Plat 133, Lot 127; Zone: R-15.
- 5B.** **ZBR-26-40 Laura Orrell – Special Use Permit and 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. Located at **4 Bay Street**; Assessor's Plat 12, Lot 36; Zone: R-6.
- 5C.** **ZBR-26-41 Andrew Mulvey – Dimensional Variance:** to install approximately 40 linear feet of 8ft. high cedar stockade fence along a portion of the rear property line. Located at **6 Ansonia Avenue**; Assessor's Plat 44, Lot 85; Zone: R-10.
- 5D.** **ZBR-26-42 John J. Barker, Jr. – Dimensional Variance:** to convert an existing accessory garage structure into a two bedroom accessory dwelling unit (ADU) at a size greater than permitted relative to the size of the existing principal residential structure. Located at **48 Cliff Drive**; Assessor's Plat 62, Lot 73; Zone: R-10.
- 5E.** **ZBR-26-43 Kathleen Keating and John Oliver – Dimensional Variance:** to construct an approximate 18ft. x 19ft. accessory shed and bedroom structure within the footprint of a previously existing accessory shed structure, with less than the required right side yard. Located at **35 Burton Street**; Assessor's Plat 15, Lot 73; Zone: R-6.
- 5F.** **ZBR-26-44 Michael Lancaster – Dimensional Variance:** 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.
- 5G.** **ZBR-26-45 Douglas Klein – Dimensional Variances:** to construct a 26ft. x 36ft. two-story accessory dwelling unit (ADU) structure at a height of 25 feet above grade and with a 6ft. x 26ft. front porch, at an overall size and height greater than permitted for accessory structures, and with less than the required front yard in the R-10 zone. Located at **3 Old Orchard Farm Road**; Assessor's Plat 100, Lot 131; Zone: R-10.
- 5H.** **ZBR-26-46 Joseph A. Motta – Dimensional Variances:** to construct second and third floor additions to an existing 26ft. x 32ft. single-family dwelling with less than the required front yard and with less than the required left side yard. Located at **635A Wood Street**; Assessor's Plat 6, Lot 25; Zone: R-10.

6. Adjournment

Date Posted: September 18, 2026

Posted By: emt



Town of Bristol, Rhode Island Zoning Board of Review

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

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

PUBLIC HEARING

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

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

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

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



Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

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



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

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

Stephen I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 27th, 2026

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

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

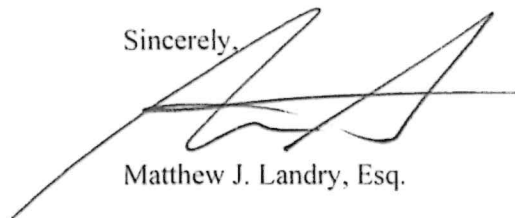
Dear Members of the Board:

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew J. Landry', written over a horizontal line.

Matthew J. Landry, Esq.

Cc: Diane Williamson
Amy Goins, Esq.



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-4

Date Certified Complete: March 26,
2026

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

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

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

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



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

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Stephen I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 26th, 2026

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

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

Dear Members of the Board:

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

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

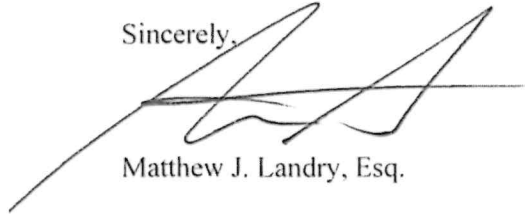
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a “garage” to house company vehicles and certain aspects of the Ramos Landscaping business. Certain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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew J. Landry", is written over a horizontal line. The signature is fluid and cursive.

Matthew J. Landry, Esq.



Town of Bristol, Rhode Island

Department of Community Development

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

March 11, 2026

Via Certified & Regular U.S. Mail

And Via Email

David Ramos

Ramos Landscaping LLC

12 Ruth Avenue

Bristol, RI 02809

Via Email

Matthew Landry, Esq.

Blish and Cavanagh

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

Dear Mr. Ramos:

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

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

Sincerely,

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



Application For Appeal
Zoning Board of Review

File #: ZAPL-26-3

Date Certified Complete: March 17,
2026

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

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

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

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



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

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www.blishcavlaw.com

Steven I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 17th, 2026

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

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

Dear Members of the Board:

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

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

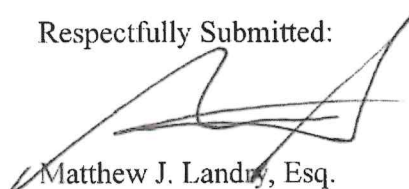
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a "garage" to house company vehicles and certain aspects of the Ramos Landscaping business. Certain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

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

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

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

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Matthew J. Landry', is written over a horizontal line.

Matthew J. Landry, Esq.

Town of Bristol, Rhode Island

Department of Community Development



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

February 25, 2026

Via Certified & Regular U.S. Mail

And Via Email

David Ramos

Ramos Landscaping LLC

12 Ruth Avenue

Bristol, RI 02809

Via Email

Matthew Landry, Esq.

Blish and Cavanagh

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

Dear Mr. Ramos:

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

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

Sincerely,


Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor

Zoning Board
Appeal
Application
ZAPL-26-1

Your submission

Submitted Mar 4, 2026 at 2:02pm

Your Submission

Attachments

Guests (0)

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

Contact Information

Matthew Landry

Email address

mjl@blishcavlaw.com

Phone Number

4018318900

Mailing Address

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

Locations

1 location
total

PRIMARY LOCATION



670 METACOM AVE

BRISTOL, RI 02809

Appellant Information

Name *

David Ramos

Street Address *

670 Metacom Ave

City *

Bristol

State *

RI

ZIP Code *

02809

Telephone Number *

4018318900

Email

ramoslandscaping401@gmail.com

Property Owner is
Appellant



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

Matthew Landry, Esq.

Agent or Attorney
Telephone

401-831-8900

Agent or Attorney
Mailing Address

30 Exchange
Terrace, Providence,
RI 02903

**Location
of Subject
Property**

Address of Subject
Property *
670 & 668 Metacom
Ave

Assessor's Plat(s) *
128

Assessor's Lot(s) *
15 & 16

Zoning District(s) of
Property *
Business

**Appeal
Information**

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

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

Administrative Officer

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

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

Signature

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

Applicant's Signature

*

✓ Matthew Landry

Mar 3, 2026

Town of Bristol, RI

Your Profile

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Resources

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Records (/search)

Claim a Record
(/claimRecord)

Employee Login
(https://bristolri.workflow



Joseph V. Cavanagh Jr.
 William R. Landry
 Edmund L. Alves, Jr.
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Steven I. Rosenbaum
 Of Counsel

John H. Blish
 (1986-2007)

March 4th, 2026

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

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

Dear Members of the Board:

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

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

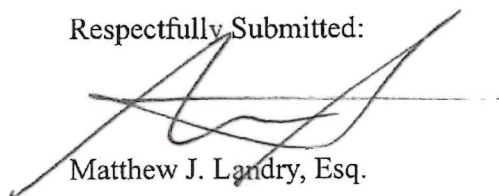
The conditions outlined in the December 11th, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a "garage" to house company vehicles and certain aspects of the Ramos Landscaping business. Certain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

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

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

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

Respectfully Submitted:

A handwritten signature in black ink, appearing to read 'Matthew J. Landry', is written over a horizontal line.

Matthew J. Landry, Esq.



Town of Bristol, Rhode Island

Department of Community Development

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

February 12, 2026

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

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

Via Email
Matthew Landry, Esq.
Blish and Cavanagh

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

Dear Mr. Ramos:

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

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

Sincerely,

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

Diane M. Williamson, Administrative Officer

cc: Town Administrator
Town Solicitor



Town of Bristol, Rhode Island
Planning Board



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

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

Item 3A.

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

PLANNING BOARD DECISIONS

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

SPECIAL USE PERMIT

The Planning Board finds that:

- A. The Application is for a Special Use Permit for a contract construction use on Lots 15 and 16 on Plat 128 in the General Business Zone. The Board finds it meets the standards for the Special Use Permit as follows:
- The use is specifically authorized by the Zoning Ordinance;
 - The proposal meets all the standards in the subsection of the Zoning Ordinance, specifically Section 28-150 (jj);
 - The granting of the Special Use Permit will not alter the general character of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan with the conditions of approval.

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

Operations and Extent of Activity on Lots 15 & 16

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

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

Landscaping and Buffering

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

Membrane Structure

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

Motion was made by Board member Katz, seconded by Board member Clark.

Voting in Favor In favor: Clark, Katz, Ruggiero, Murgio, and Millard

Opposed: None

MINOR LAND DEVELOPMENT

The Planning Board finds that:

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

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

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

Subject to:

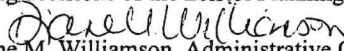
1. Final plans shall include the landscaping buffer to be planted on the adjacent parcel, Lot 84, if agreed to by the owner of Lot 84.
2. Revised Plans to indicate an 8' wide aisle space for the ADA van accessible parking space.
3. If, and when, Lot 15 is further developed, a sidewalk will be required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

Motion made by Board Member Katz, seconded by Board Member Clark

Voting in Favor In favor: Clark, Katz, Ruggiero, Murgio, and Millard

Opposed: None

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

By: 
Diane M. Williamson, Administrative Officer

Date: January 2, 2026

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





Town of Bristol, RI

1 inch = 71 Feet



www.cai-tech.com

March 16, 2026



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668 & 670 Metacom Ave - 300' Radius

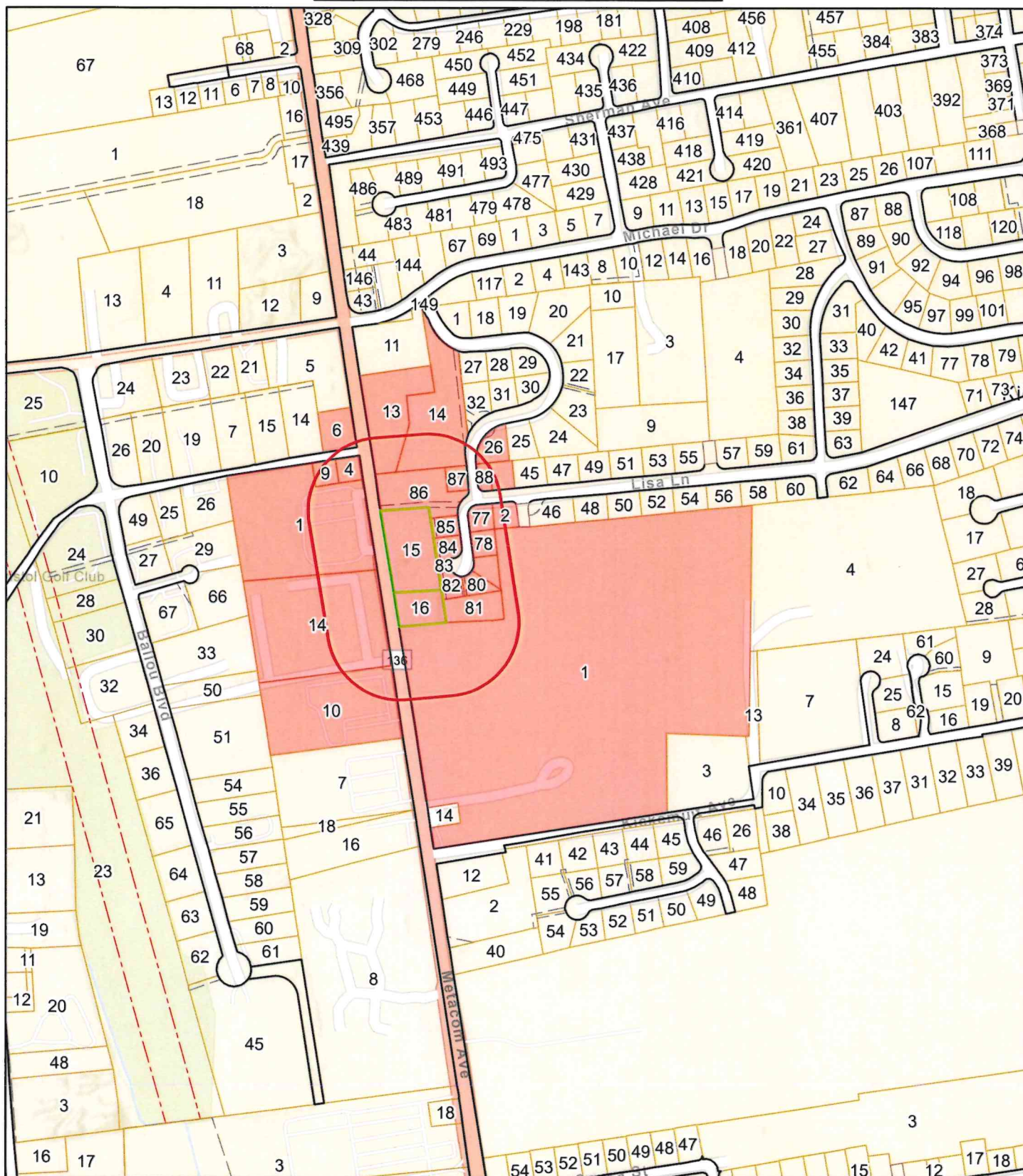
Town of Bristol, RI

1 inch = 563 Feet



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March 12, 2026



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Subject Properties:

Parcel Number: 128-15
CAMA Number: 128-15
Property Address: 670 METACOM AVE

Mailing Address: RAMOS, DAVID J.
670 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 128-16
CAMA Number: 128-16
Property Address: 668 METACOM AVE

Mailing Address: RAMOS, LIONEL J
9 SCOTT LANE
BRISTOL, RI 02809

Abutters:

Parcel Number: 128-13
CAMA Number: 128-13
Property Address: METACOM AVE

Mailing Address: VEADER REALTY RI, LLC
2283 GAR HWAY
SWANSEA, MA 02777

Parcel Number: 128-14
CAMA Number: 128-14
Property Address: CASEY DR

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

Parcel Number: 128-15
CAMA Number: 128-15
Property Address: 670 METACOM AVE

Mailing Address: RAMOS, DAVID J.
670 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 128-16
CAMA Number: 128-16
Property Address: 668 METACOM AVE

Mailing Address: RAMOS, LIONEL J
9 SCOTT LANE
BRISTOL, RI 02809

Parcel Number: 128-2
CAMA Number: 128-2
Property Address: 36 LISA LN

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

Parcel Number: 128-26
CAMA Number: 128-26
Property Address: 26 CASEY DR

Mailing Address: HANON, JAMES W & SHARON A TE
26 CASEY DR
BRISTOL, RI 02809

Parcel Number: 128-77
CAMA Number: 128-77
Property Address: 38 LISA LN

Mailing Address: DASILVA, JOSEPH A.
38 LISA LANE
BRISTOL, RI 02809

Parcel Number: 128-78
CAMA Number: 128-78
Property Address: 40 LISA LN

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

Parcel Number: 128-79
CAMA Number: 128-79
Property Address: 42 LISA LN

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



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3/12/2026

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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 128-80
CAMA Number: 128-80
Property Address: 44 LISA LN

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

Parcel Number: 128-81
CAMA Number: 128-81
Property Address: LISA LN

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

Parcel Number: 128-82
CAMA Number: 128-82
Property Address: 46 LISA LN

Mailing Address: LAGARTO, SHANNON M
46 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-83
CAMA Number: 128-83
Property Address: LISA LN

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

Parcel Number: 128-84
CAMA Number: 128-84
Property Address: 43 LISA LN

Mailing Address: PHELAN, CAROL
43 LISA LN
BRISTOL, RI 02809

Parcel Number: 128-85
CAMA Number: 128-85
Property Address: 41 LISA LN

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

Parcel Number: 128-86
CAMA Number: 128-86
Property Address: METACOM AVE

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

Parcel Number: 128-87
CAMA Number: 128-87
Property Address: 29 CASEY DR

Mailing Address: CARINHA, BARRY S
29 CASEY DR
BRISTOL, RI 02809

Parcel Number: 128-88
CAMA Number: 128-88
Property Address: LISA LN

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

Parcel Number: 128-89
CAMA Number: 128-89
Property Address: 37 LISA LN

Mailing Address: PACHECO, JOE M
37 LISA LANE
BRISTOL, RI 02809

Parcel Number: 134-1
CAMA Number: 134-1
Property Address: 648 METACOM AVE

Mailing Address: FALES, FRANK M. JR. DONALD G. TRST
& THE FALES FA
648 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 87-6
CAMA Number: 87-6
Property Address: 697 METACOM AVE

Mailing Address: ELJ INC
703 METACOM AVE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-1
CAMA Number: 94-1
Property Address: 685 METACOM AVE

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

Parcel Number: 94-10
CAMA Number: 94-10-001
Property Address: 661 METACOM AVE

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

Parcel Number: 94-10
CAMA Number: 94-10-002
Property Address: 661 METACOM AVE

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

Parcel Number: 94-10
CAMA Number: 94-10-003
Property Address: 661 METACOM AVE

Mailing Address: KOVACS KRISTINA K
1354 CAMDEN WALK
DECATUR, GA 30033

Parcel Number: 94-10
CAMA Number: 94-10-004
Property Address: 661 METACOM AVE

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

Parcel Number: 94-10
CAMA Number: 94-10-005
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-006
Property Address: 661 METACOM AVE

Mailing Address: HURWITZ, STEVEN J
294 MARKST ST
WARREN, RI 02885

Parcel Number: 94-10
CAMA Number: 94-10-007
Property Address: 661 METACOM AVE

Mailing Address: FATINI, WALTER A & LEAH J TE
661 METACOM AVE, UNIT 7
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-008
Property Address: 661 METACOM AVE

Mailing Address: DEANGELIS, DEBORAH
661 METACOM AVE UNIT 8
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-009
Property Address: 661 METACOM AVE

Mailing Address: FARIAS, CHERYL
661 METACOM AVE UNIT 9
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-010
Property Address: 661 METACOM AVE

Mailing Address: ANDRADE, KATHIE J., TRUSTEE DONNA
P JANARIO IRREVOCABLE TRUST
661 METACOM AVE, UNIT 10
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-011
Property Address: 661 METACOM AVE

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



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

Parcel Number: 94-10
CAMA Number: 94-10-012
Property Address: 661 METACOM AVE

Mailing Address: PELOQUIN, JEANNE UNIT 12
661 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-013
Property Address: 661 METACOM AVE

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

Parcel Number: 94-10
CAMA Number: 94-10-014
Property Address: 661 METACOM AVE

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

Parcel Number: 94-10
CAMA Number: 94-10-015
Property Address: 661 METACOM AVE

Mailing Address: GOODWIN, LYDIA
661 METACOM AVE UNIT 15
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-016
Property Address: 661 METACOM AVE

Mailing Address: PANNONE, LEE ANN
661 METACOM AVENUE
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-017
Property Address: 661 METACOM AVE

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

Parcel Number: 94-10
CAMA Number: 94-10-018
Property Address: 661 METACOM AVE

Mailing Address: ROY, JOSHUA P. & MCGREGOR, SARAH
A. JT
661 METACOM AVE, UNIT 18
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-019
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-020
Property Address: 661 METACOM AVE

Mailing Address: ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-021
Property Address: 661 METACOM AVE

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

Parcel Number: 94-10
CAMA Number: 94-10-022
Property Address: 661 METACOM AVE

Mailing Address: ORBAN CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

Parcel Number: 94-10
CAMA Number: 94-10-023
Property Address: 661 METACOM AVE

Mailing Address: DEFREITAS, MARIA J & ERNESTO TE
DEFREITAS, ZACKERY JT
661 METACOM AVE UNIT 23
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
March 12, 2026

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



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3/12/2026

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300 feet Abutters List Report

Bristol, RI
March 12, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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3/12/2026

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300 feet Abutters List Report

Bristol, RI
March 12, 2026

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



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Bristol, RI
March 12, 2026

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



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Bristol, RI
March 12, 2026

Parcel Number: 94-14 CAMA Number: 94-14-050 Property Address: 673 METACOM AVE	Mailing Address: MARTIN, MARCIA 673 METACOM AVE, Unit 50 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-051 Property Address: 673 METACOM AVE	Mailing Address: GONSALVES, ANDREW J. 673 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-052 Property Address: 673 METACOM AVE	Mailing Address: D'ELIA, WILLIAM J. & GAIL K. TE 673 METACOM AVE, UNIT 52 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-053 Property Address: 675 METACOM AVE	Mailing Address: WELLS, RICHARD D. TRUSTEE 675 METACOM AVE, UNIT 53 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-054 Property Address: 675 METACOM AVE	Mailing Address: ROGERS, ROSE M. 675 METACOM AVE UNIT 54 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-055 Property Address: 675 METACOM AVE	Mailing Address: CCB ENETERPRISES LLC 18 WHEELER AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-056 Property Address: 675 METACOM AVE	Mailing Address: MEDEIROS, GAILELYN & EUGENE TE 675 METACOM AVE BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-057 Property Address: 675 METACOM AVE	Mailing Address: GREY, SALLY M.P. LE CROKE, ALISON L. & 675 METACOM AVE, UNIT 57 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-058 Property Address: 675 METACOM AVE	Mailing Address: STEEL, IRVING STEEL, RICHARD JT 675 METACOM AVE Bristol, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-059 Property Address: 677 METACOM AVE	Mailing Address: CADILE, COREY 677 METACOM AVE, Unit 59 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-060 Property Address: 677 METACOM AVE	Mailing Address: BALZANO, JOHN E. & JANE MARIE TE 677 METACOM AVE, UNIT 60 BRISTOL, RI 02809
Parcel Number: 94-14 CAMA Number: 94-14-061 Property Address: 677 METACOM AVE	Mailing Address: SWIFT, ROBERT 30 DOLLY DR BRISTOL, RI 02809



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Bristol, RI
March 12, 2026

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

ANGELONE JILIAN M
1 CHRISTINE CT
BRISTOL, RI 02809

CARINHA, BARRY S
29 CASEY DR
BRISTOL, RI 02809

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

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

CCB ENETERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

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

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

CCB ENTERPRISES LLC
18 WHEELER AVE
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ELJ INC
703 METACOM AVE
BRISTOL, RI 02809

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

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

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

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

HURWITZ, STEVEN J
294 MARKST ST
WARREN, RI 02885

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

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

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

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

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

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

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

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

KOVACS KRISTINA K
1354 CAMDEN WALK
DECATUR, GA 30033

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

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

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

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

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

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

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

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

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

LAGARTO, SHANNON M
46 LISA LN
BRISTOL, RI 02809

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

PACHECO, JOE M
37 LISA LANE
BRISTOL, RI 02809

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

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

PANNONE, LEE ANN
661 METACOM AVENUE
BRISTOL, RI 02809

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

MELT PROPERTIES LLC
32 HICKORY LN
WATERFORD, CT 06385

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

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

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

PEREIRA, DANNY
1 LANDMARK RD
WALLINGFORD, CT 06494

LOPES NELSY Y TRUSTEE
677 METACOM AVE
Bristol, RI 02809

NICOLI CATHY
671 METACOM AVE UNIT 38
BRISTOL, RI 02809

PHELAN, CAROL
43 LISA LN
BRISTOL, RI 02809

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

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

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

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

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

RAMOS, LIONEL J
9 SCOTT LANE
BRISTOL, RI 02809

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

NOVY, PRESTON
33 OHEHYAHTAH PL
DANBURY, CT 06810

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

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

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

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

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

ORBAN
CONSTANTINO REALTY LLC
337 NORTH LN
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

SWIFT, ROBERT
30 DOLLY DR
BRISTOL, RI 02809

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

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

SWIFT, ROBERT F
30 DOLLY DR
BRISTOL, RI 02809

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

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

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

ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

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

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

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

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

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

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

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

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



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

Bristol Historic District Commission
Decision Letter

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

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

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

To Deny Installation of sliding door on garage as constructed.

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

Sincerely,


Nicholas Toth
Planner/HDC Coordinator
Department of Community Development

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



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

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

APPELLANT: John J. Marshall

Date: May 7, 2026

I. PRELIMINARY STATEMENT

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

II. STANDARD OF REVIEW

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

III. ARGUMENT

1. Internal Inconsistency and Lack of Uniformity

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

A sliding glass doors on the rear of the primary dwelling.

A second-floor addition to the dwelling including a second sliding glass door.

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

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

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

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

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

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

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

3. Speculative Visibility vs. Public Way

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

4. Improper Use of Administrative Power as Punishment

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

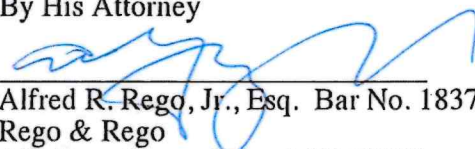
IV. CONCLUSION

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

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

Submitted

John J. Marshall
By His Attorney


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

APPELLANT'S LIST OF EXHIBITS

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

Category A: Property Context

Exhibit A-1: Application (proposed sliding glass door for garage): To install a 6/0 x 6/8 Andersen Fibrex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan.

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

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

Category B: Visual Evidence of Inconsistency

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

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

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



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-26	Contributing	March 5, 2026
-----------	--------------	---------------

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

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

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

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

Work Category:	Remodeling of Structure(s)
----------------	----------------------------

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

Property History

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

John Marshall

Applicant's Digital Signature

Date: March 5, 2026

**Proposed
2nd Floor
Addition
For:**

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

PROJECT NUMBER:	00450
Drawn By:	BM
Checked By:	X
Issue Date:	3-11-98

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 |

Particulars	No	Date	Description
1	5-07-25		

Deadline Time

Proposed Floor Plans

Grade 1/2 to 3/4

Domestic Market

4 of 7

DOOR SCHEDULE THIS SHEET			TYPE
1	3'-2 1/2" x 6'-10 1/2"	3'-0" x 6'-8"	EX
2	2'-8 1/2" x 6'-10 1/2"	2'-6" x 6'-8"	INT
3	2'-10 1/2" x 6'-10 1/2"	2'-8" x 6'-8"	EX
4	2'-10 1/2" x 6'-10 1/2"	2'-8" x 6'-8"	EX
5	3'-6" x 6'-6"	3'-0" x 6'-8"	INTER
6	11'-10" x 6'-10 1/2"	11'-9" x 6'-8"	SL
7	5'-2 1/2" x 6'-10 1/2"	5'-0" x 6'-8"	INT

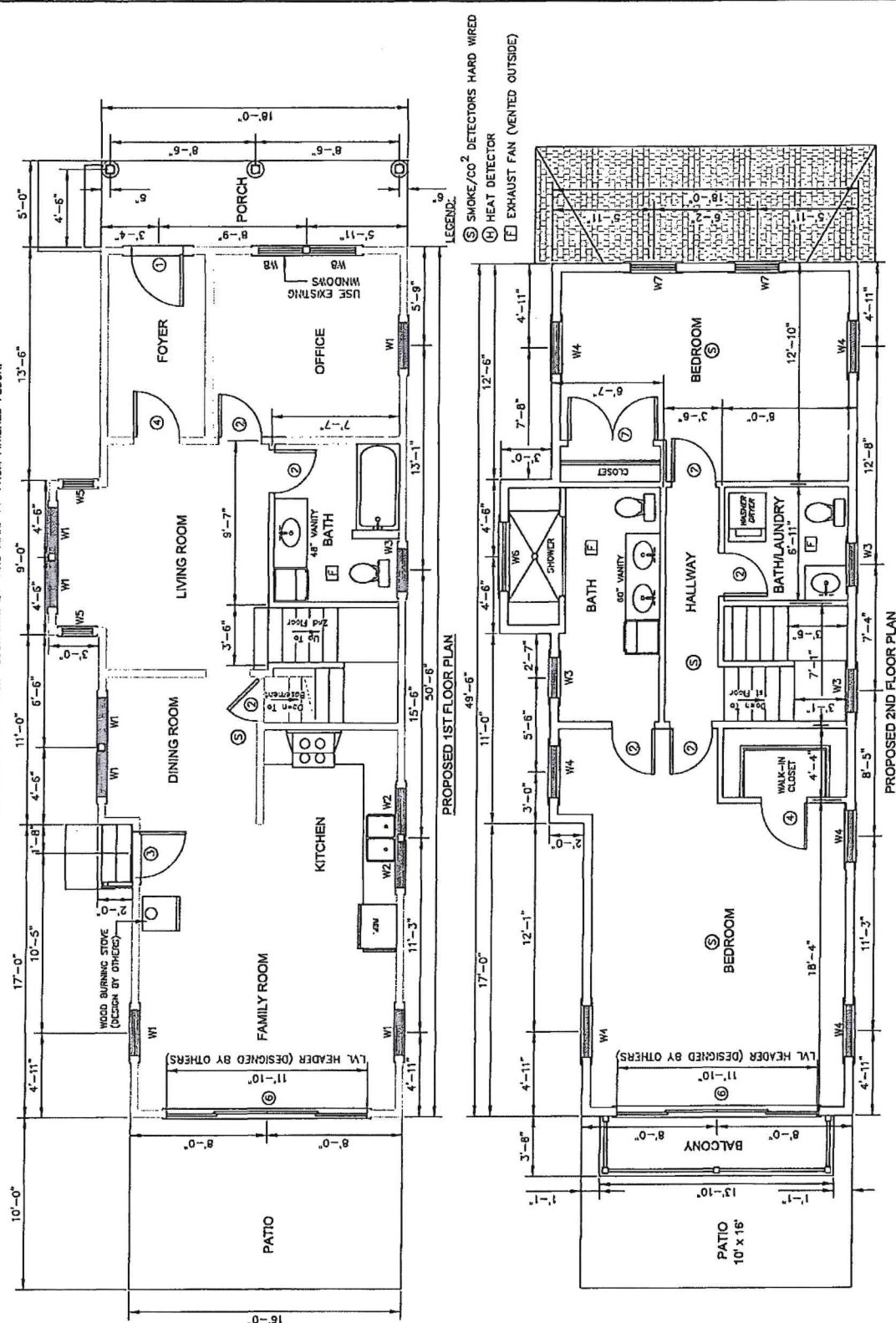
ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET		
NO.	QTY.	ROUGH OPENING
W1	9	2'-8 1/2" x 3'-0"
W2	2	2'-8 1/2" x 3'-4 1/2"
W3	4	2'-6 1/2" x 3'-4 1/2"
W4	6	3'-0" x 5'-0"
W5	2	1'-10 1/2" x 5'-0"
W6	1	4'-0" x 2'-0"
W7	2	2'-8 1/2" x 4'-6 1/2"
W8	2	32" x 60"

DOOR NOTES:

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

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.





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011-0020-000

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Sincerely,


Nicholas Toth
Planner/HDC Coordinator
Department of Community Development

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



B-I





Pete Dyer

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





Sent from my iPhone

Pete Dyer

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



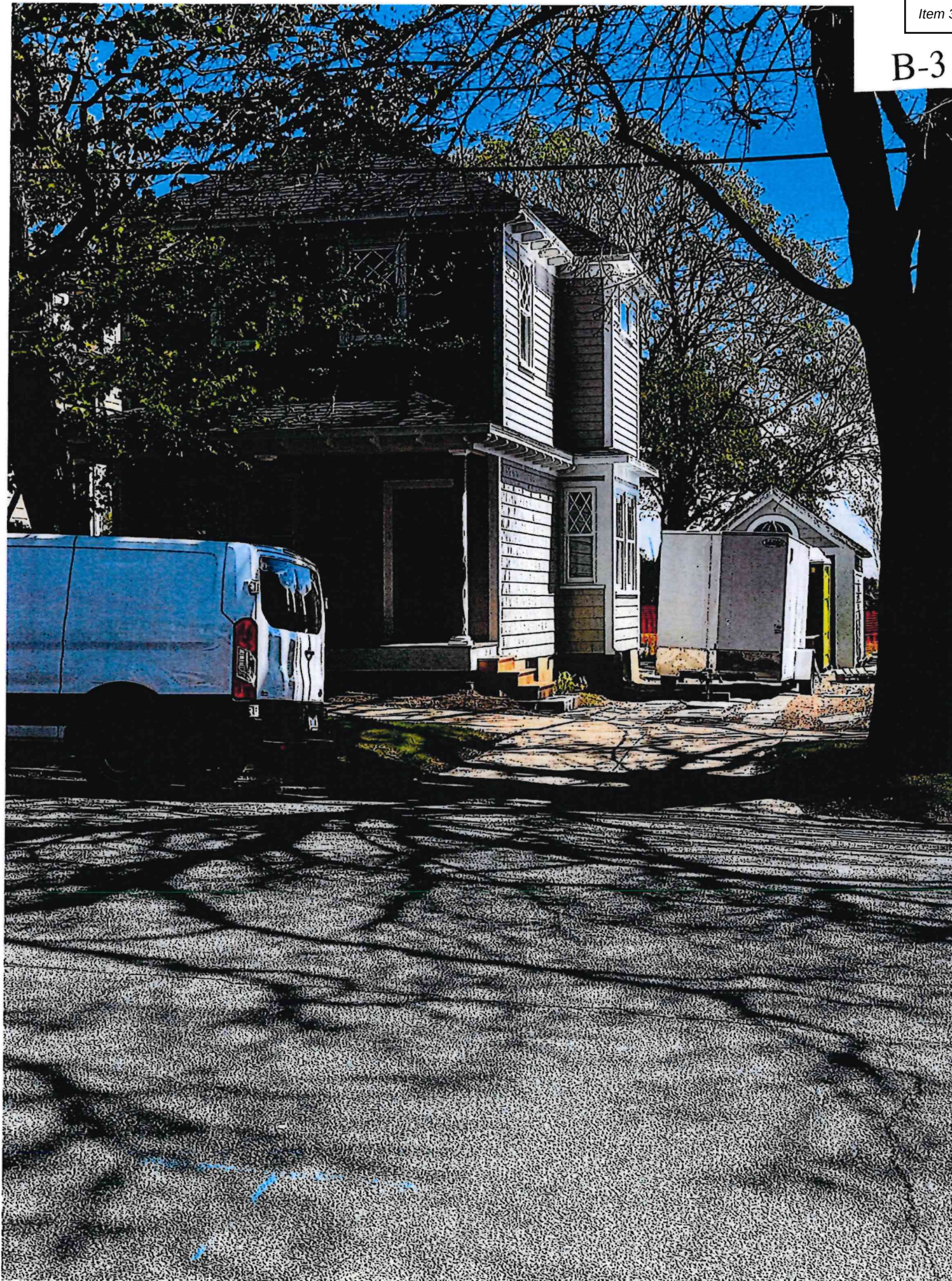


Sent from my iPhone

B-2



B-3





8 Constitution Street

Town of Bristol, RI

1 inch = 18 Feet



www.cai-tech.com

May 11, 2026



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

Owner

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

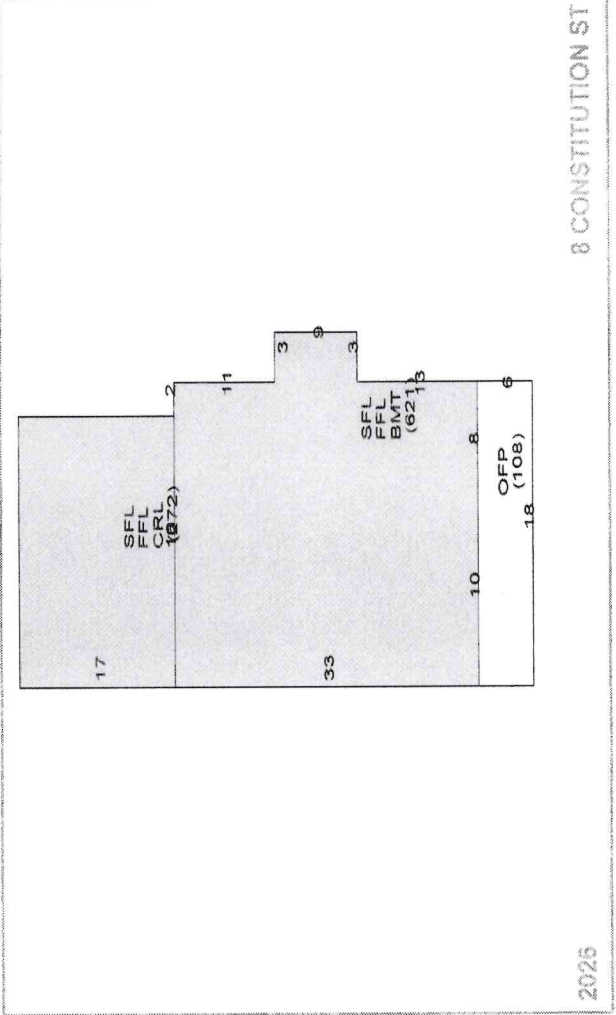
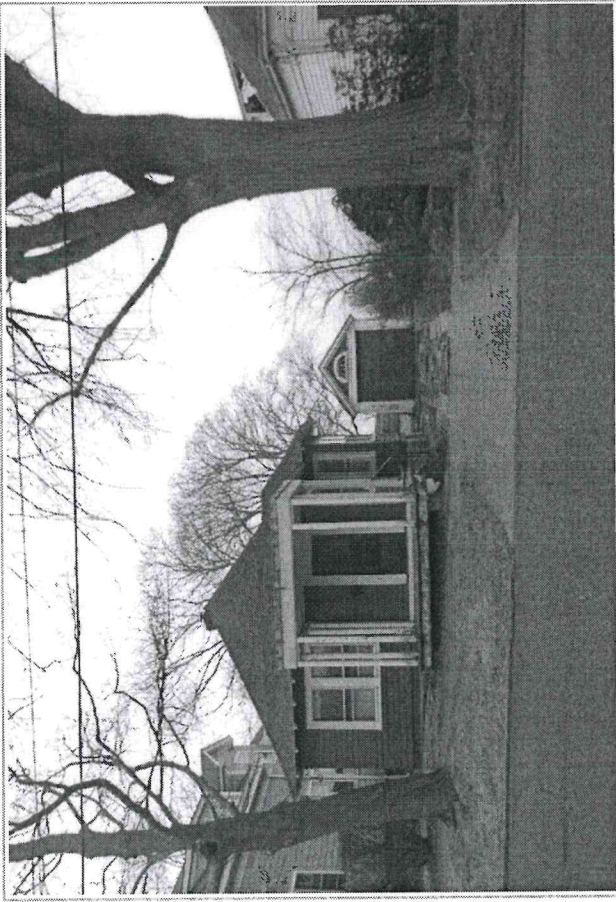
Grantor	Date	Sale Price	Leg Ref	NAL	Dead Type
HALSEY PROPERTIES, LLC	07/25/2024	300,000	2251-227	P	W
HERRESHOFF, HALSEY C	06/17/2019	0	1985-200		Q
HERRESHOFF, HALSEY C,	06/13/1979	0	226-214		Q
CHURCH, HEZEKIAH W. (SURV)	06/13/1979	0	226-212		W
CHURCH, ELIZABETH	01/01/1977	0	UNK-		D

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
01 NR Single I	0.06152	AC	P	1.00	1,842,000	4,505,852	1	Winter View	25					277,200			1.00	0
2																		
3																		
4																		

reshingled roof to code 9-17-13 mcb

▲ Building Permits

1	05/13/2025	B61244		BLDG	0
2	09/11/2015	247-15-M	11/11/2015	MECH	4,000
3	09/11/2015	M13799		MECH	0
4	06/18/2013	B26284		BLDG	0
5					
6					
7					
8					
9					

► Special Features & Yard Items

Length	Width	SF Size	Quality	Condition	Year	Assessed Value
20	10	200	3	PR	1910	3,000

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



8 Constitution - 200' Radius

Town of Bristol, RI

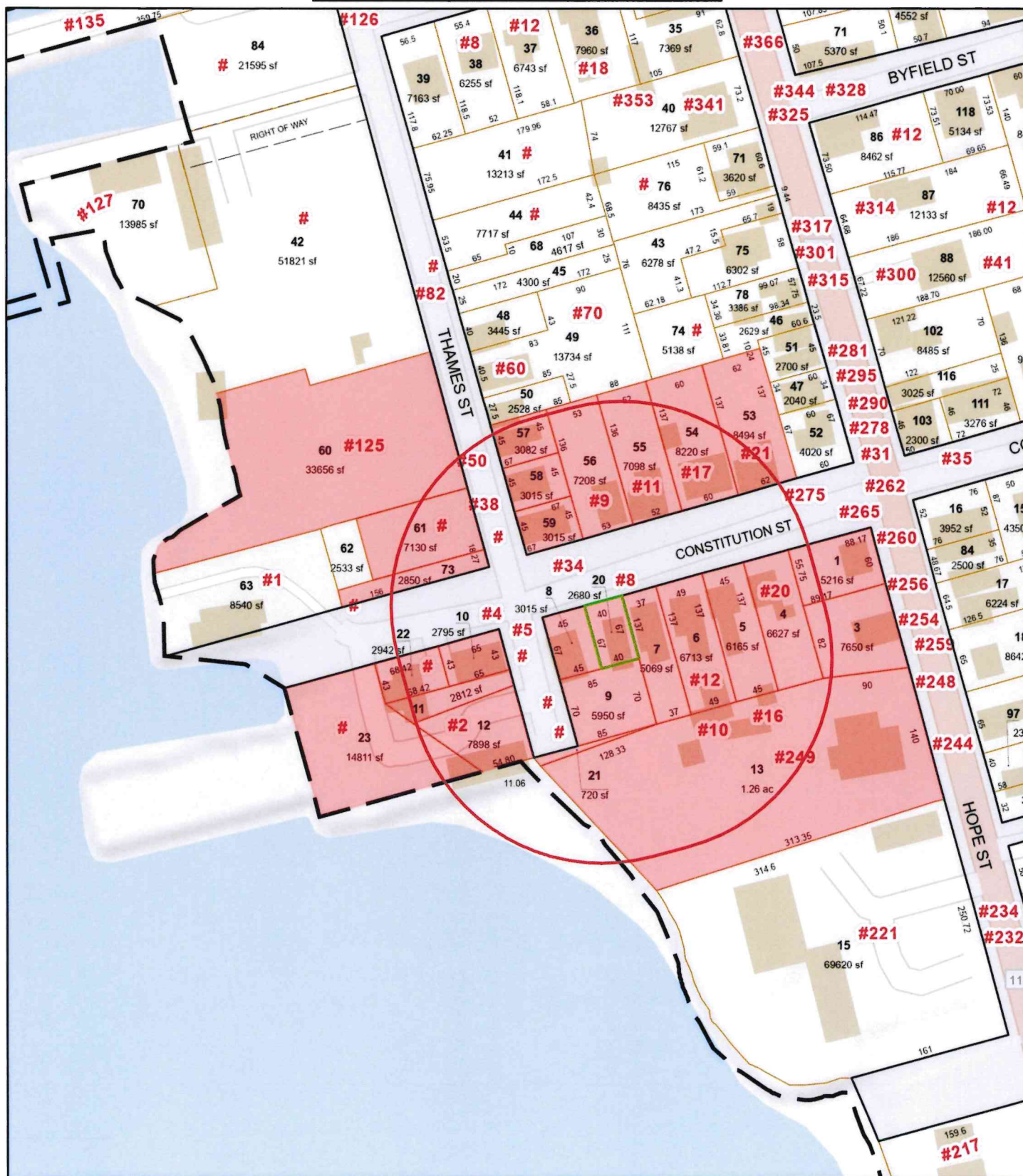
1 inch = 141 Feet



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May 11, 2026

0 141 282 423



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200 feet Abutters List Report

Bristol, RI
May 11, 2026

Subject Property:

Parcel Number: 11-20
CAMA Number: 11-20
Property Address: 8 CONSTITUTION ST

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

Abutters:

Parcel Number: 10-53
CAMA Number: 10-53
Property Address: 21 CONSTITUTION ST

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

Parcel Number: 10-54
CAMA Number: 10-54
Property Address: 17 CONSTITUTION ST

Mailing Address: DEMOPULOS, AMELIA & ABIGAIL TE
2313 COMMONWEALTH AVE
ALEXANDRIA, VA 22301

Parcel Number: 10-55
CAMA Number: 10-55
Property Address: 11 CONSTITUTION ST

Mailing Address: CALM REALTY, LLC
11 CONSTITUTION ST
BRISTOL, RI 02809

Parcel Number: 10-56
CAMA Number: 10-56
Property Address: 9 CONSTITUTION ST

Mailing Address: HARTLEY, JOHN P. & PAULA
ARSENAULT HARTLEY TE
9 CONSTITUTION STREET
BRISTOL, RI 02809

Parcel Number: 10-57
CAMA Number: 10-57
Property Address: 50 THAMES ST

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

Parcel Number: 10-58
CAMA Number: 10-58
Property Address: 38 THAMES ST

Mailing Address: SALCONE, PETER M.
509 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 10-59
CAMA Number: 10-59
Property Address: 34 THAMES ST

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

Parcel Number: 10-60
CAMA Number: 10-60
Property Address: 125 THAMES ST

Mailing Address: BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

Parcel Number: 10-61
CAMA Number: 10-61
Property Address: THAMES ST

Mailing Address: BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

Parcel Number: 10-73
CAMA Number: 10-73
Property Address: CONSTITUTION ST

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



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5/11/2026

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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
May 11, 2026

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



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5/11/2026

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Page 2 of 3



200 feet Abutters List Report

Bristol, RI
May 11, 2026

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



www.cai-tech.com

5/11/2026

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Page 3 of 3

BRISTOL LOFTS LLC
38 CHURCH ST
PAWTUCKET, RI 02860

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

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

BRISTOL LOFTS LLC
649 ALDEN ST
FALL RIVER, MA 02723

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

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12 CONSTITUTION ST
BRISTOL, RI 02809

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

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

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

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

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

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

CALM REALTY, LLC
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BRISTOL, RI 02809

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

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

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

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

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BARBARA M. TE
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BRISTOL, RI 02809

MURRAY, ROBERT F
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BRISTOL, RI 02809

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 sit inside of outer molding. He stated they were also adding an element which was a carved relief with a painted surface which would be digitally produced due to its size. Mr. McCullen said that everything on the sign was going to be hand painted. He said it would be acrylic paint with a clear coat over the top. Mr. McCullen said the letters would be made from a composite material with gold leaf and the sides would be finished in a metallic gold paint. He said the sign would be 24 inch wide and 32 inches high and would be affixed to the building with French cleats so there would not be any visible



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 PagesDECISION
Bk: 2320 Pg: 185
Instr: 2026-1040**Bristol Historic District Commission**
Decision LetterTOWN HALL
10 COURT ST.
BRISTOL, RI
02809
401-253-7000

May 4, 2026

John Marshall/

950 Warren Avenue East Providence RI 02914

RE: BHDC Review

8 CONSTITUTION ST , BRISTOL, RI, 02809

011-0020-000

Application HDC-26-26

Dear Applicant:

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

To Deny Installation of sliding door on garage as constructed.

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

Sincerely,


Nicholas Toth
Planner/HDC Coordinator
Department of Community DevelopmentReceived for record at Bristol, RI
5/6/2026 02:17:31 PM



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-26	Contributing	March 5, 2026
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

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

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

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

Work Category:	Remodeling of Structure(s)
----------------	----------------------------

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

Property History

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

John Marshall

Applicant's Digital Signature

Date: March 5, 2026



Town of Bristol, RI

CAI Technologies



Sent from my iPhone

Pete Dyer

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





Sent from my iPhone

Pete Dyer

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



SM
Drafting/Design
Riverside, R.I.
smesd54@msn.com

Proposed
2nd Floor
Addition
For:

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

PROJECT NUMBER: 0046
Drawn By: SM
Checked By: X
Issue Date: 3-11-25

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

Revisions	No.	Date	Description
1	1	3-11-25	

Drawing Title:
Proposed
Floor Plans
Scale: 1/4" = 1'-0"

Drawing Number
4 of 7

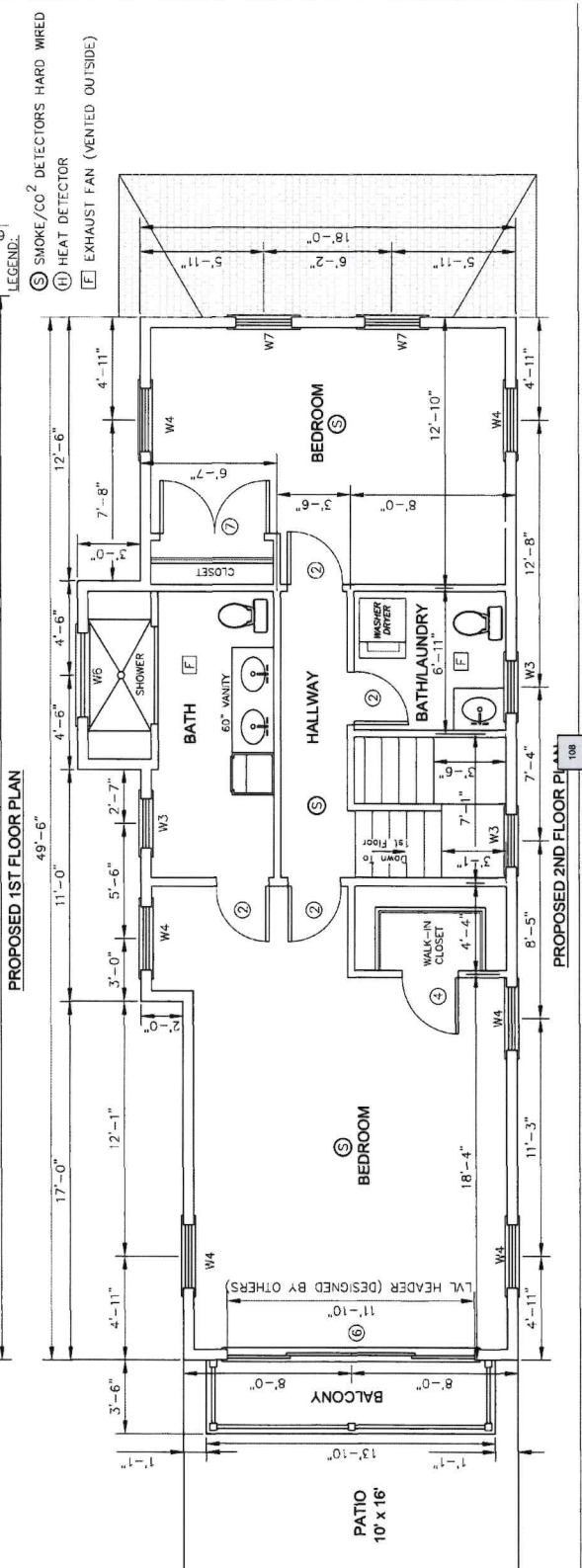
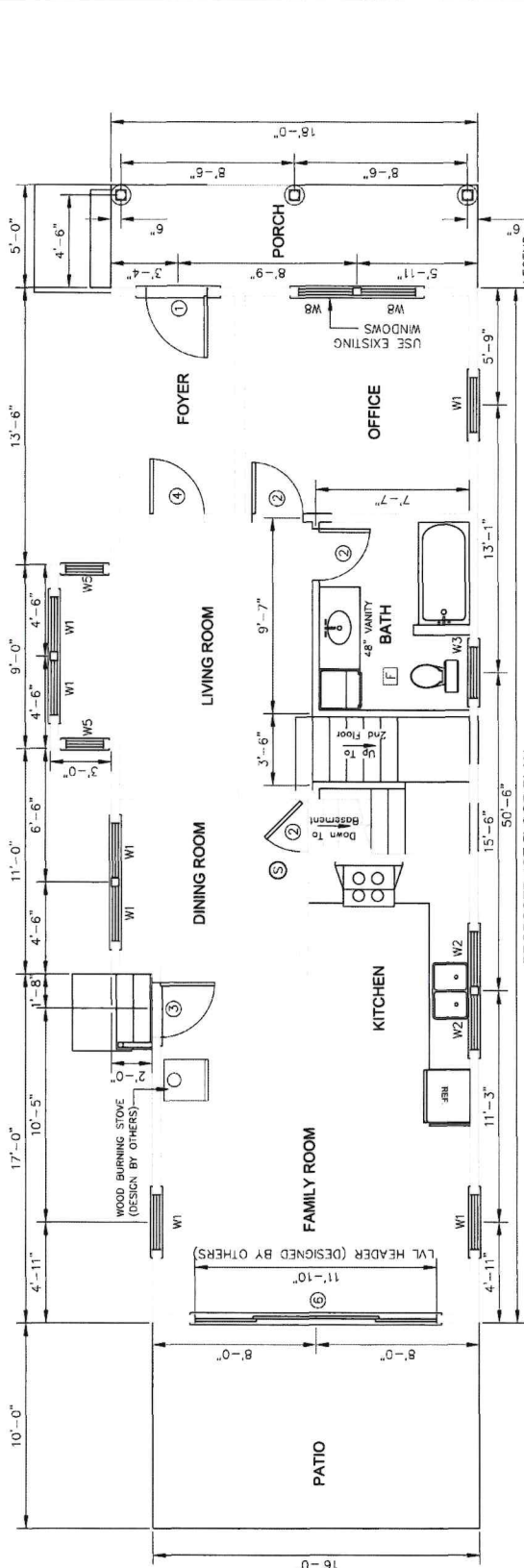
DOOR SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING TYPE
①	2	3'-0" x 6'-8" EXTERIOR DOOR
②	1	2'-6" x 6'-8" INTERIOR
③	1	2'-10" x 6'-8" EXTERIOR DOOR
④	2	2'-10" x 6'-10" 2'-8" x 6'-8" INTERIOR
⑤	1	3'-0" x 6'-8" INTERIOR BARN DOOR
⑥	2	11'-10" x 6'-10" 11'-9" x 6'-8" SLIDING DOOR
⑦	1	5'-0" x 6'-8" INTERIOR

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING DESIGNATION TYPE
W1	9	2'-8 1/2" x 5'-0" E Series Double-Hung
W2	2	2'-8 1/2" x 3'-4 1/2" E Series Double-Hung
W3	4	2'-6 1/2" x 3'-4 1/2" E Series Double-Hung
W4	6	3'-0 1/2" x 5'-0 1/2" E Series Double-Hung
W5	2	1'-10 1/2" x 5'-0 1/2" E Series Double-Hung
W6	1	4'-0 1/2" x 2'-0 1/2" A41 Awning
W7	2	2'-8 1/2" x 4'-6 1/2" E Series Double-Hung
W8	2	32" x 60" EXIST.

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.



PROJECT NUMBER:	00468
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

Revising No.	Date	Description

Drawing Title:

Cover Sheet

Scale:

Drawing Number

1 of 7



GENERAL NOTES:

1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE POUR ULTIMATE STRENGTH OF 3000 PSI @ 28 DAYS. PROVIDE TOTAL AIR ENTRAINMENT OF 6% (7% FOR ALL CONCRETE EXPOSED TO WEATHER). 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 90% FLOOR SLAB DENSITY. MAXIMUM DENSITY IN 8" LOOSE LAYERS. ELSEWHERE, COMPACT TO 90% OF MAXIMUM DENSITY IN 12" LOOSE LAYERS, EXCEPT FOR TWO 6" LAYERS DIRECTLY OVER PIPES.
7. ALL MASONRY WORK SHALL CONFORM TO NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA).
8. ALL MORTAR SHALL BE TYPE M OR S.
9. GROUT SHALL BE INSTALLED IN 4 FOOT LIFTS AND CONSOLIDATED WITH 10 MINUTES OF PLACEMENT. SUCCEEDING LIFTS SHALL FOLLOW AFTER WAITING 15 OR 60 MINUTES TO ALLOW FOR SETTLEMENT AND ABSORPTION OF EXCESS WATER.
10. JOINT REINFORCING SHALL CONFORM TO ASTM A85.
11. NAILING SHALL CONFORM TO TABLE 2305.2 OF RHODE ISLAND STATE BUILDING CODE.
12. STRUCTURAL LUMBER SHALL BE HEMFIR#1 (OR AS NOTED ON THE PLANS) OR CONSTRUCTION GRADE AS LISTED IN THE NATIONAL FOREST PRODUCT ASSOCIATION "NATIONAL DESIGN SPECIFICATIONS FOR STRESS-GRADE LUMBER AND ITS FASTENING" THAT HAVE ALLOWABLE UNIT STRESSES IN EXTREME FIBER IN BENDING EQUAL TO OR GREATER THAN 1400 PSI AND MODULUS OF ELASTICITY EQUAL TO OR GREATER THAN 1,500,000 PSI.

13. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT AND ANY APPLICABLE STATE, COUNTY, BUILDING AND 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 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 DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (DEM) (016 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

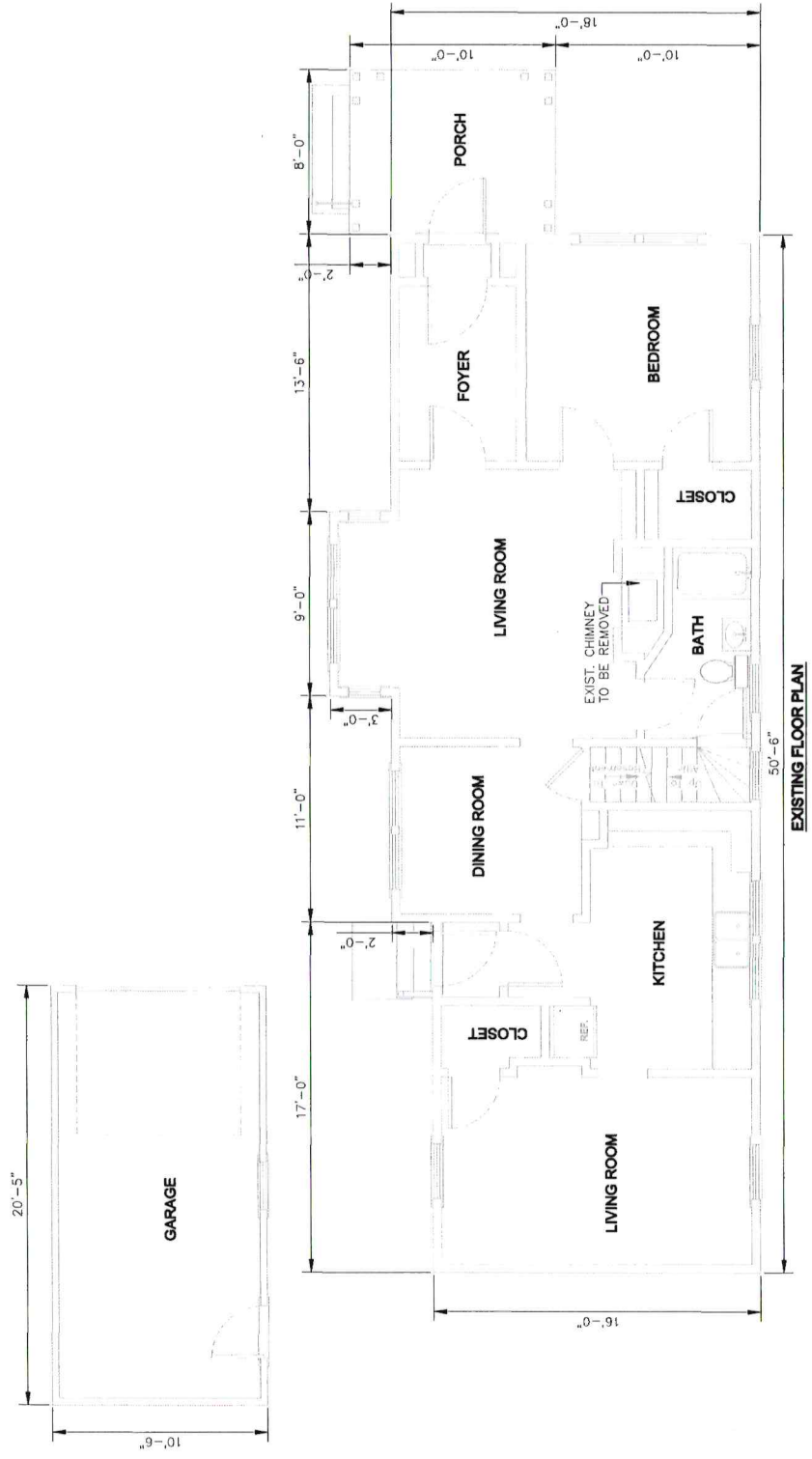
PROJECT NUMBER:	0440
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-05

- Drawing Index:**
- | Sheet No. | Description |
|-----------|-------------------------|
| 1. | Cover Sheet |
| 2. | Existing Floor Plan |
| 3. | Existing Elevations |
| 4. | Proposed Floor Plans |
| 5. | Proposed Elevations |
| 6. | Framing Plans |
| 7. | Cross Section & Details |

Revising No.	Date	Description

Drawing Title:
Existing Floor Plan
Scale: 1/4" = 1'-0"

Drawing Number:
2 of 7



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

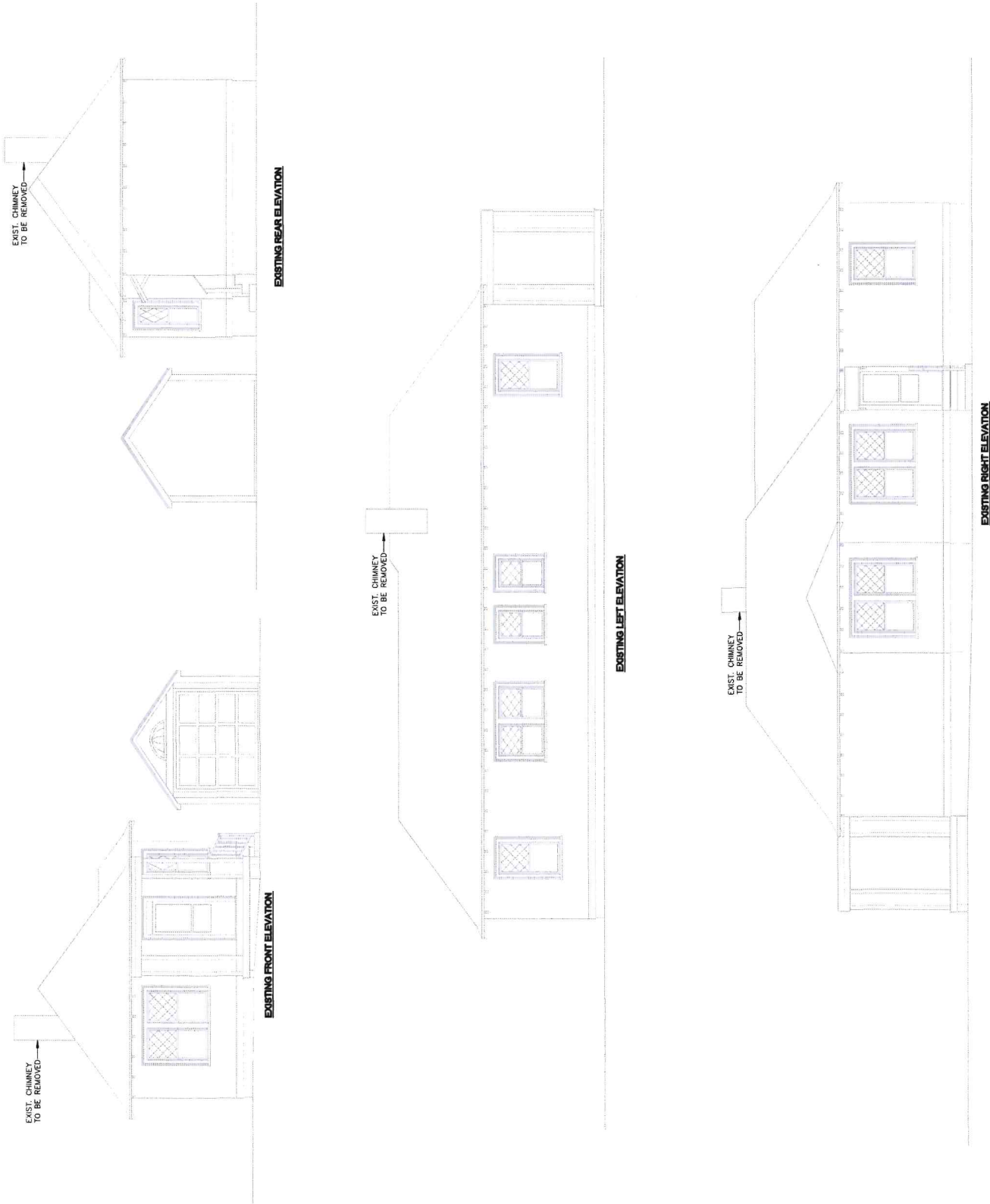
PROJECT NUMBER: 00466
Drawn By: SM
Checked By: X
Issue Date: 3-11-05

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

Revisions	No.	Date	Description

Drawing Title:
Existing Elevations
Scale: 3/16" = 1'-0"

Drawing Number:
3 of 7



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: 0940
Drawn By: SM
Checked By: X
Issue Date: 3-11-20

Drawing Index:
Sheet No. Description

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

Revising No.	Date	Description

Drawing Title

Proposed
Floor Plans

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

Drawing Number

4 of 7

DOOR SCHEDULE THIS SHEET		
NO.	QTY	ROUGH OPENING TYPE
1	2	3'-0" x 6'-8" EXTERIOR DOOR
2	1	2'-6 1/2" x 6'-10 1/2" EXTERIOR DOOR
3	1	2'-10 1/2" x 6'-10 1/2" EXTERIOR DOOR
4	2	2'-10 1/2" x 6'-10 1/2" EXTERIOR DOOR
5	1	36" x 96" INTERIOR BARN DOOR
6	2	11'-10" x 6'-10 1/2" 11'-9" x 6'-8" SLIDING DOOR
7	1	5'-2 1/2" x 6'-10 1/2" 5'-0" x 6'-8" INTERIOR

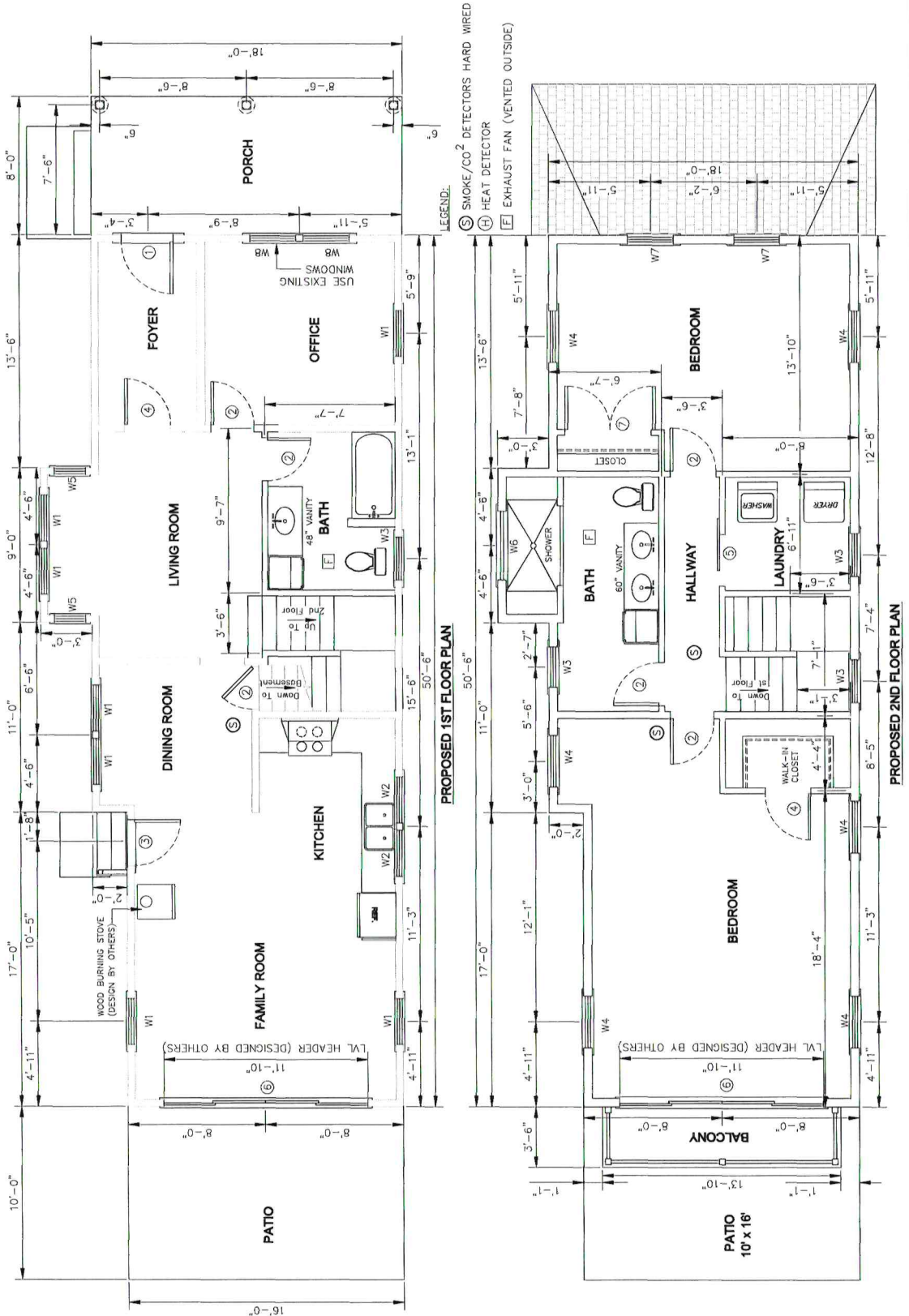
DOOR NOTES:

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

ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET		
NO.	QTY.	ROUGH OPENING DESIGNATION TYPE
W1	9	2'-8 1/2" x 5'-0 1/2" TOLDH2850 E Series Double-Hung
W2	2	2'-8 1/2" x 3'-4 1/2" TOLDH2834 E Series Double-Hung
W3	4	2'-6 1/2" x 3'-4 1/2" TOLDH2834 E Series Double-Hung
W4	6	3'-0 1/2" x 5'-0 1/2" TOLDH3050 E Series Double-Hung
W5	2	1'-10 3/8" x 5'-0 1/2" TOLDH2834 E Series Double-Hung
W6	1	4'-0 1/2" x 2'-0 3/8" A41 Awning
W7	2	2'-8 1/2" x 4'-6 1/2" TOLDH2846 E Series Double-Hung
W8	2	32" x 60" EXIST.

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.



**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		Description
No	Date	

Drawing Title:

Existing Elevations

8cm: 3'16" = 1'5"

Ordering Number

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

Proposed
2nd Floor
Addition
For:

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

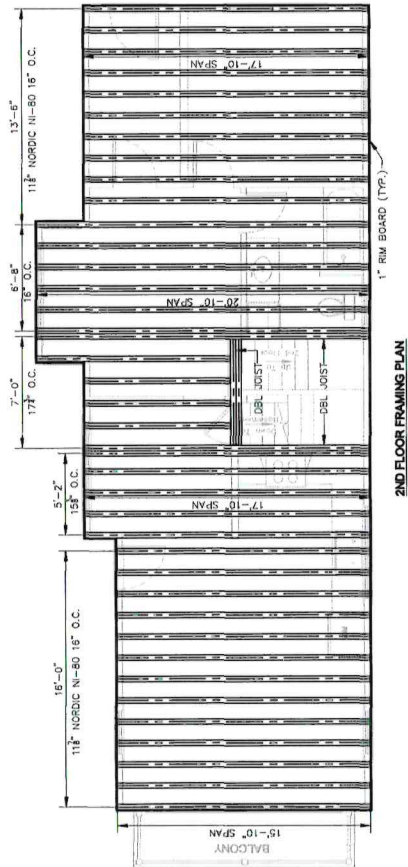
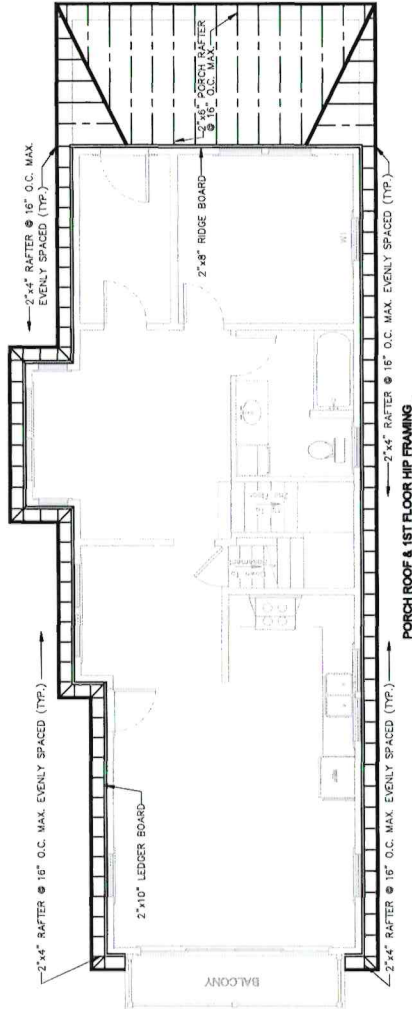
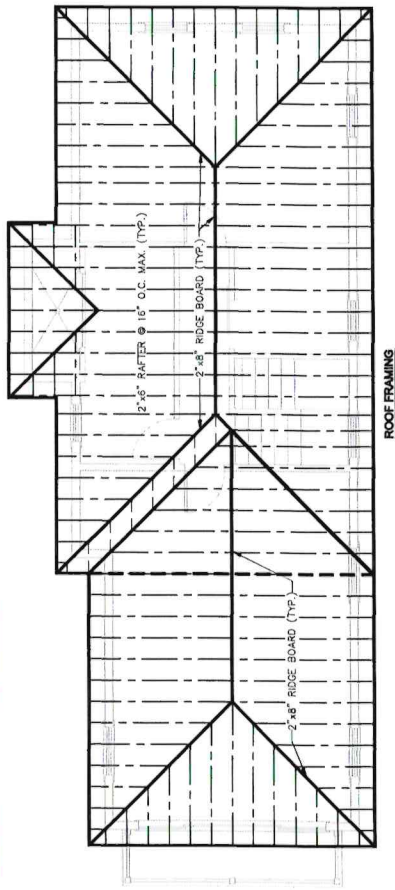
PROJECT NUMBER:	00408
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-20

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

Revisions		
No	Date	Description

Drawing Title
FRAMING PLANS
Scale: 3/16" = 1'-0"

Drawing Number
6 of 7



SM

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

Proposed
2nd Floor
Addition
For:

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

PROJECT NUMBER: 0046
Drawn By: BAI
Checked By: X
Issue Date: 3-11-25

Drawing Index:
Sheet No. Description

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

Revisions	Date	Description

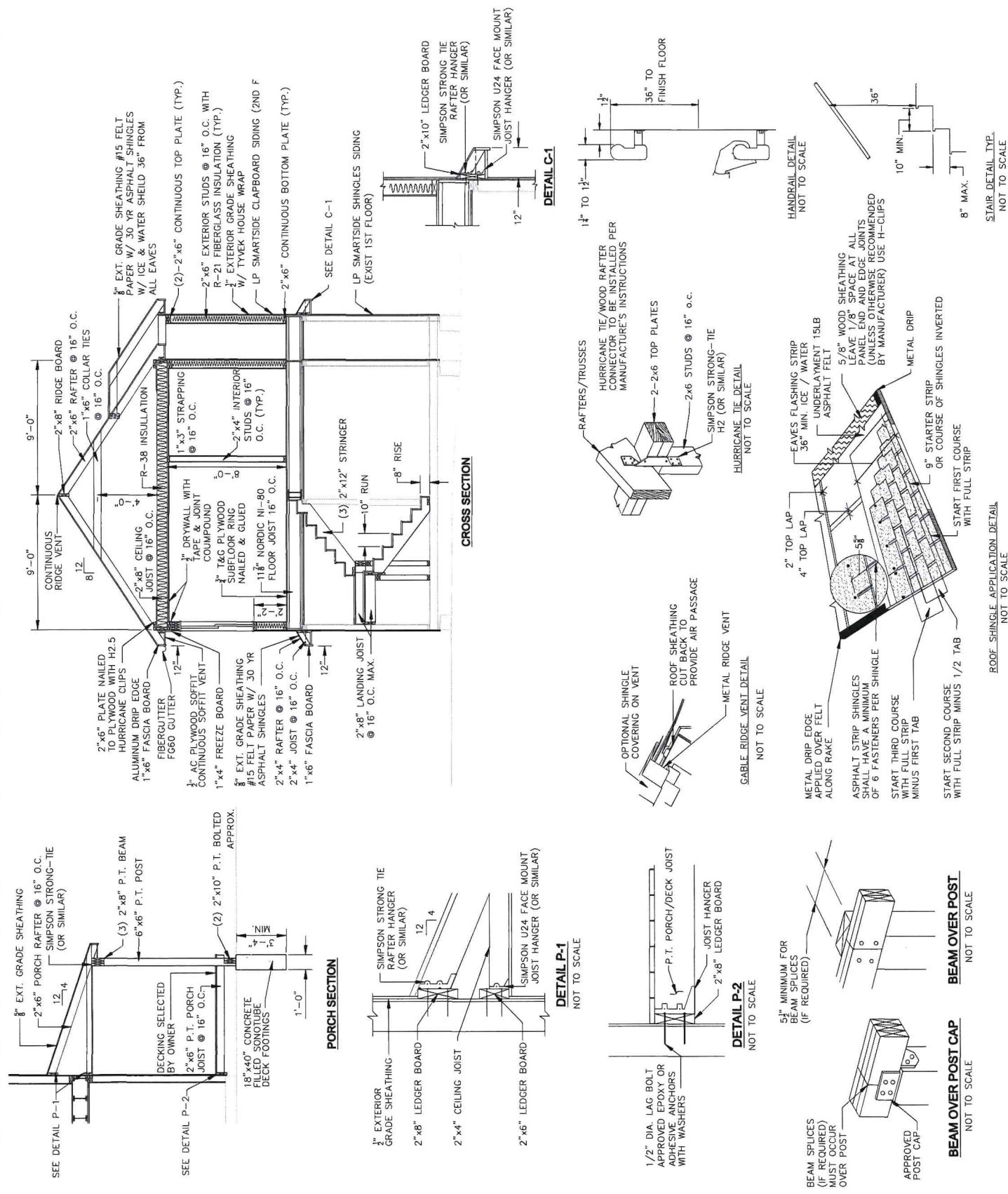
Drawing Title

Cross Section
& Details

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

Drawing Number

7 of 7



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

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

Secretary of Interior Standards: #5, 6

Project Monitor: Chris Ponder

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

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

John Marshall and Cordelia Dawson present.

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

Allen: Have you seen this letter?

Dawson: No.

Allen: It is important for you to see it.

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

Lima: Present what you came to present first.

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

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

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

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

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

Lima: How long was it empty for?

Marshall: The tenant vacated the property sometime in October.

Lima: So, it was not owner occupied?

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

Lima: Thank you.

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

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

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

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

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

Allen: just my opinion.

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

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

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

Page: I'm a yes.

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

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

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

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

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

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

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

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

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

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

Millard: I like diamond pattern as well.

Dawson: That's what's desired.

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

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

Lima: I don't know.

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

Lima: Thank you.

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

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

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

Voting Yea: Lima, Ponder, Page, and Millard

Opposed: Allen

Lima: Motion carries 4 to 1.

Secretary of Interior Standards: #5, 9

Project Monitor: Chris Ponder

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

Marshall: Thank you.

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

Dave Rizzolo and David Andreozzi, architects, present.

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



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-24

161 Poppasquash Road Plat 182 Lot
7

May 7, 2026

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

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

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

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

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
--

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

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

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

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

Existing Lot Specifications

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

Existing Buildings & Structures

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



TRANSMITTAL

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

VIA:	☐ Mail	☐ Courier	☐ Overnight
	☒ E-mail	☐ By Hand	☐ Fax ☐ Other

CONTENTS

EXHIBIT	IDENTIFICATION	DESCRIPTION
A	Decision for Variance	July 2021 Variance decision
B	Pages from Zoning Board Minutes	Minutes from July 2021 Variance decision
C	Authorization of Agent	Affidavit form
D	Zoning Board Presentation	Site plans, Floor plans, Pictures, and 3d renderings

REMARKS

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

ISSUED BY

Elliott Richmond

Associate

Union Studio Architecture & Community Design

5/8/2026

DATE

cc: file

EXHIBIT A



Town of Bristol, Rhode Island
Zoning Board of Review

DECISION FOR VARIANCE**FILE # 2021-32****RE: Application of: Joseph M. Brito, Jr.**

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

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

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

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

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

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

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

Voting to **Deny**: None

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

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

This _____ day of _____, 2021.

Diane M. Williamson, Director of Community Development

EXHIBIT B

12 JULY 2021

4. 2021-32

JOSEPH M. BRITO, JR.

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

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

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

12 JULY 2021

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

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

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

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

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

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

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

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

12 JULY 2021

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

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

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

X X X X X X

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

12 JULY 2021

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

12 JULY 2021

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

MR. BRUM: I'll second.

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

MR. BURKE: Aye.

MR. SIMOES: Aye.

MR. BRUM: Aye.

MR. KERN: Aye.

MR. ASCIOLA: Aye.

X X X X X X

(THE MOTION WAS UNANIMOUSLY APPROVED)

(Petition Granted)

EXHIBIT C

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

State of Rhode Island

County of Bristol

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

1. Scope of Authority

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

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

2. Term of Authorization

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



5-7-2026

Owner Signature

Date:

JOSEPH M. BRITO, JR.

Printed Name

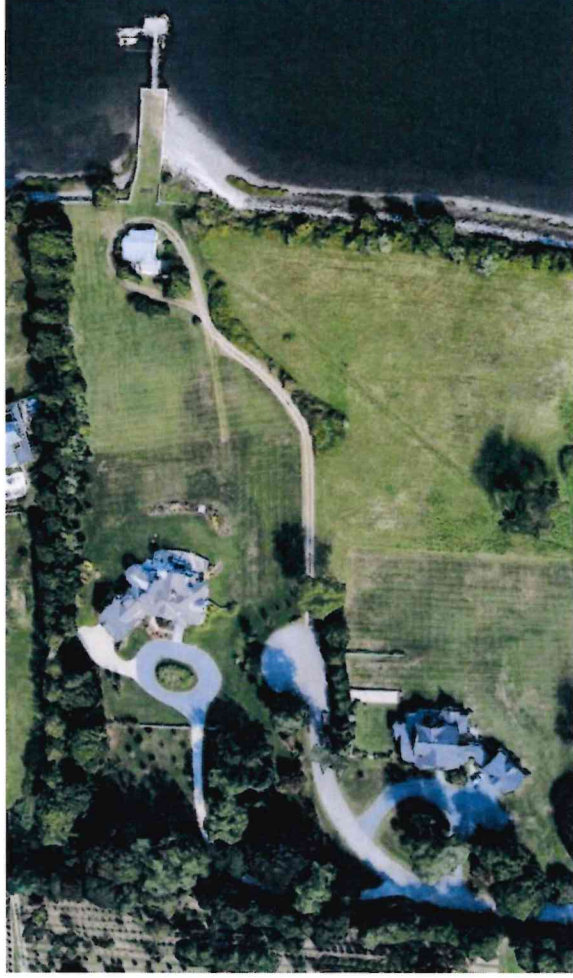
EXHIBIT D

POPPASQUASH BOAT HOUSE

ZONING BOARD PRESENTATION

161 POPPASQUASH ROAD
BRISTOL, RI

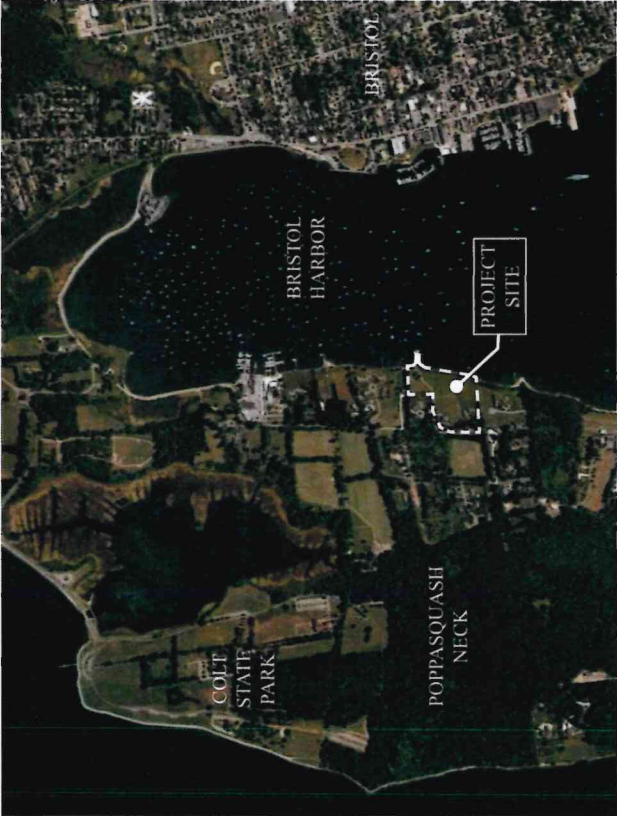
MAY 08, 2026



UNION

Places of Value. Value of Place.

(401) 272-4724 | unionstudioarch.com



VICINITY MAP



SATELLITE VIEW OF PROPERTY



EXISTING BUILDING (VIEW FROM NE)



EXISTING BUILDING (VIEW FROM SW)

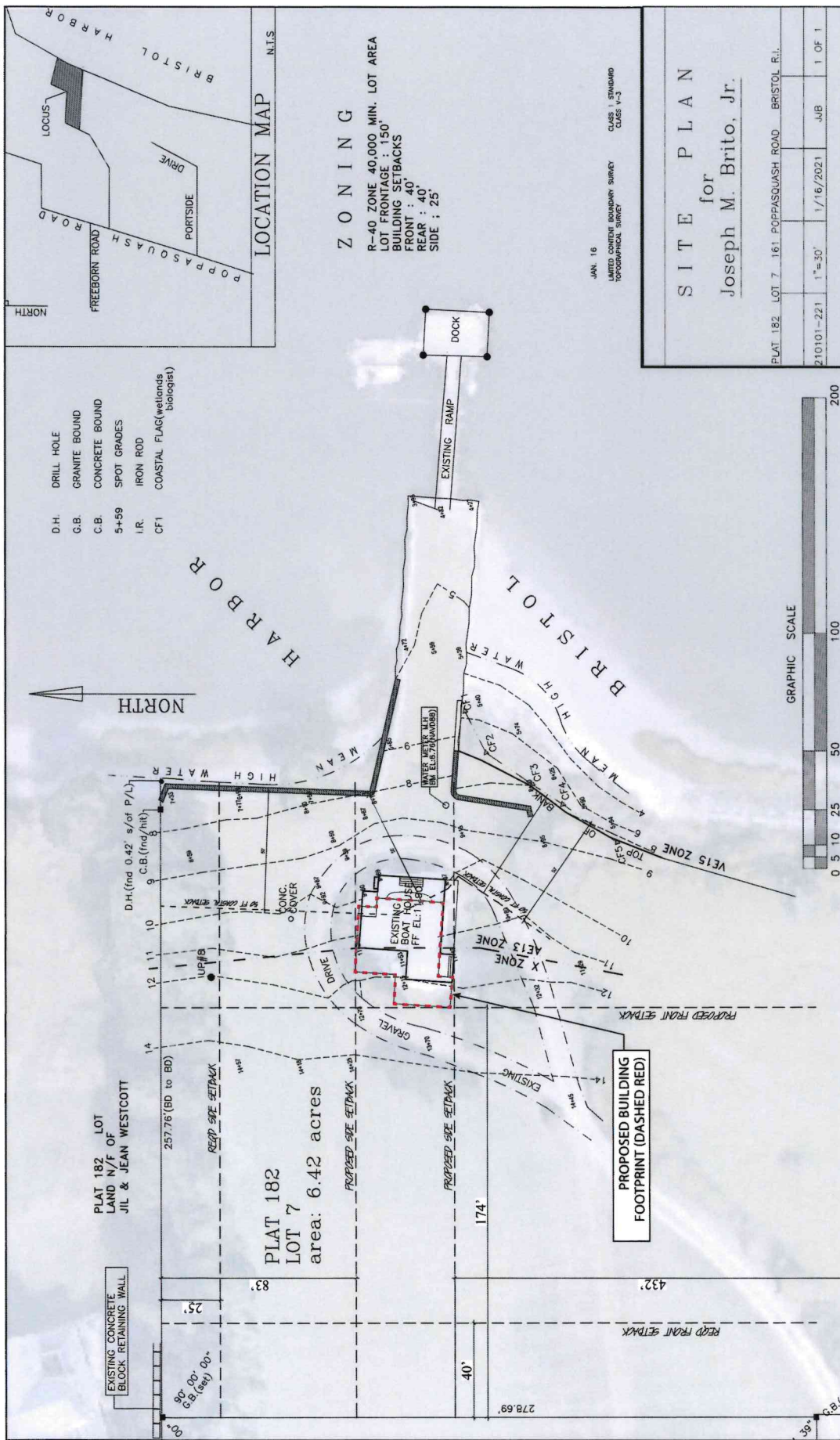


EXISTING BUILDING (VIEW FROM W)

POPPASQUASH BOAT HOUSE

EXISTING CONDITIONS
MAY 08, 2026





POPPASQUASH BOAT HOUSE

EXISTING SITE SURVEY WITH PROPOSED BUILDING FOOTPRINT OVERLAY

MAY 08, 2026

SCALE: 1"=10'-0"

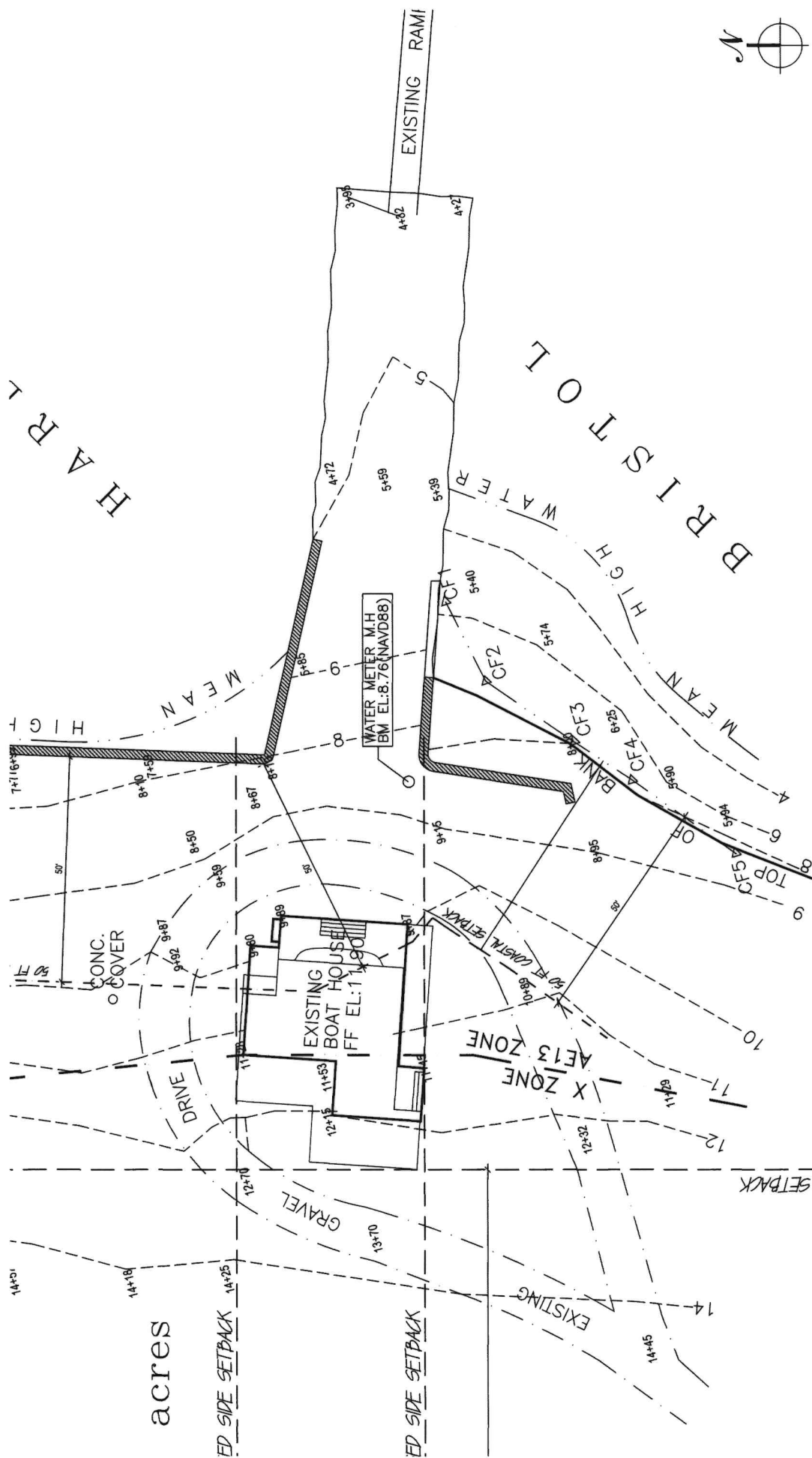


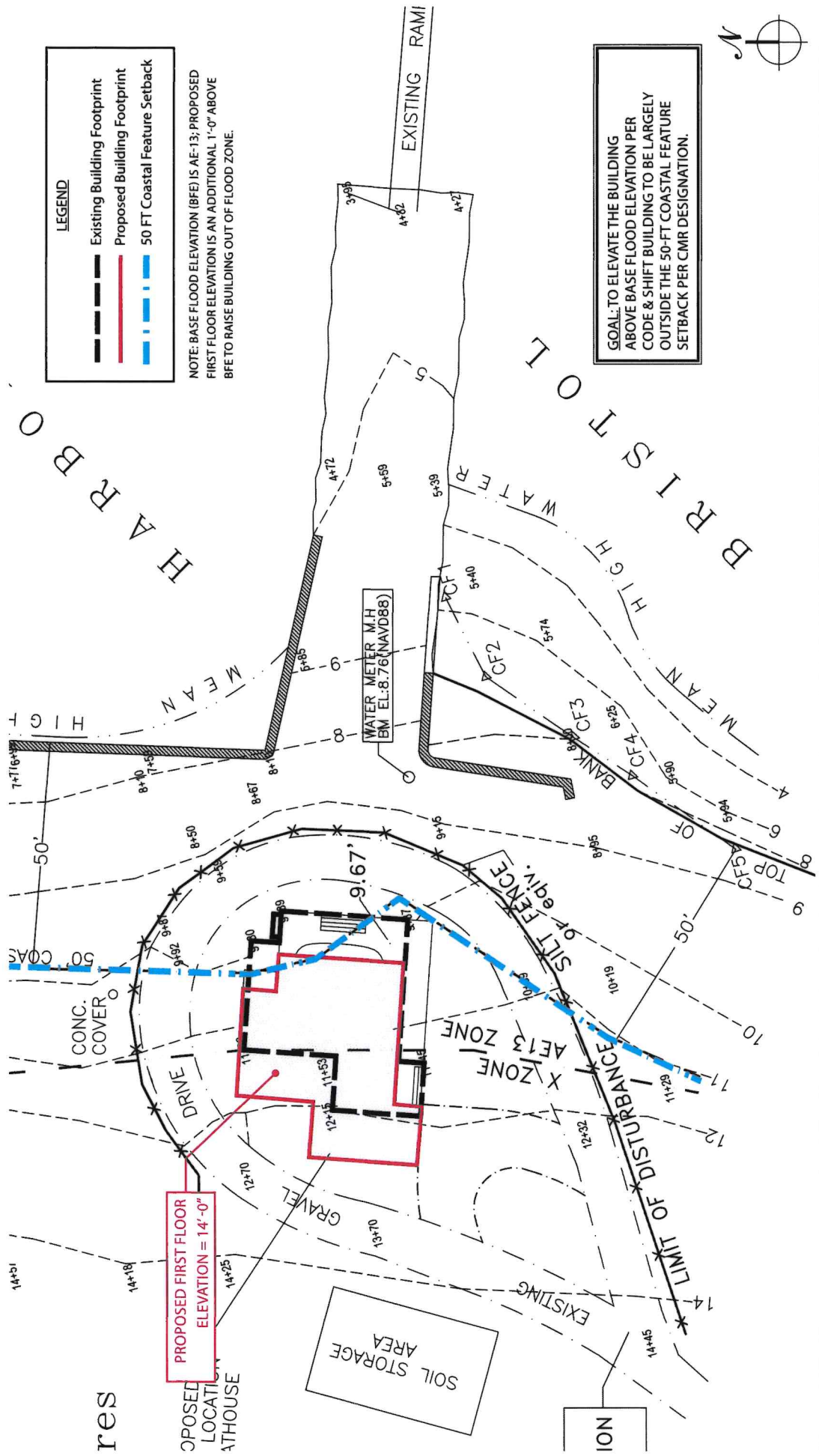
POPPASQUASH BOAT HOUSE

EXISTING SITE PLAN

MAY 08, 2026

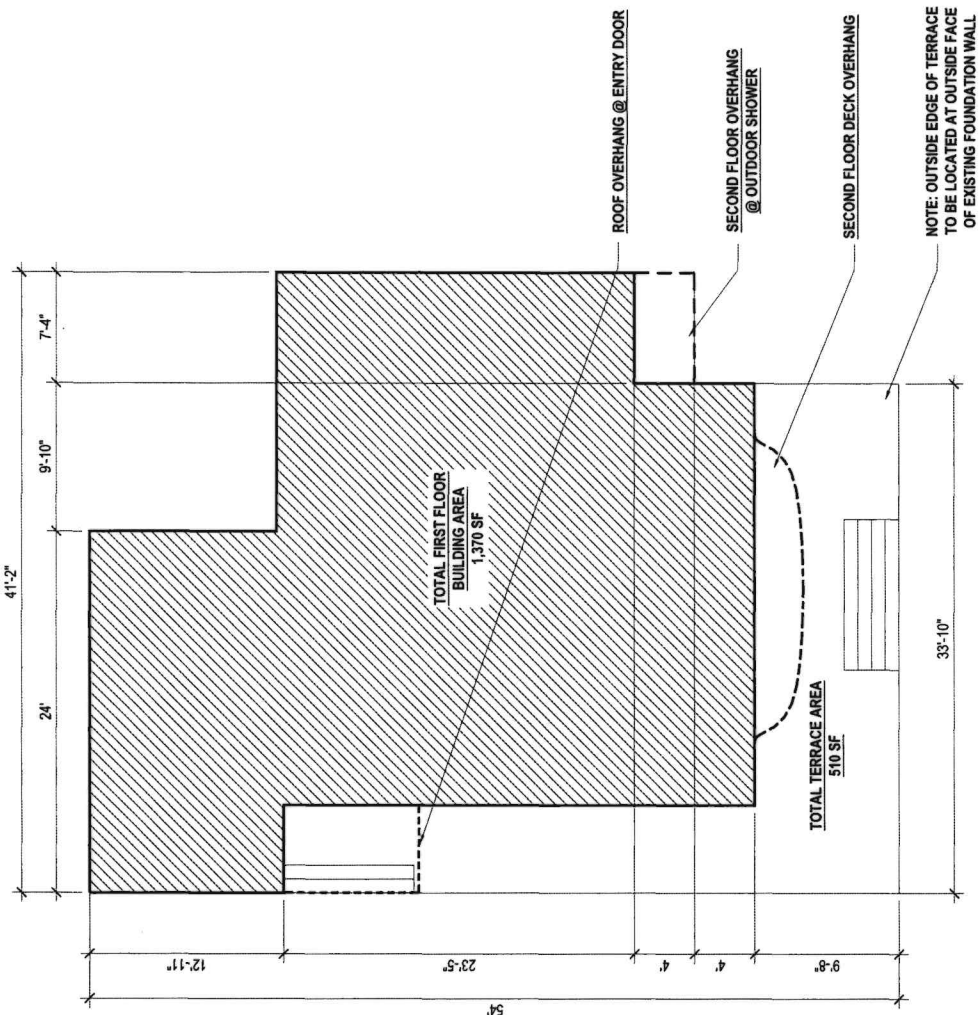
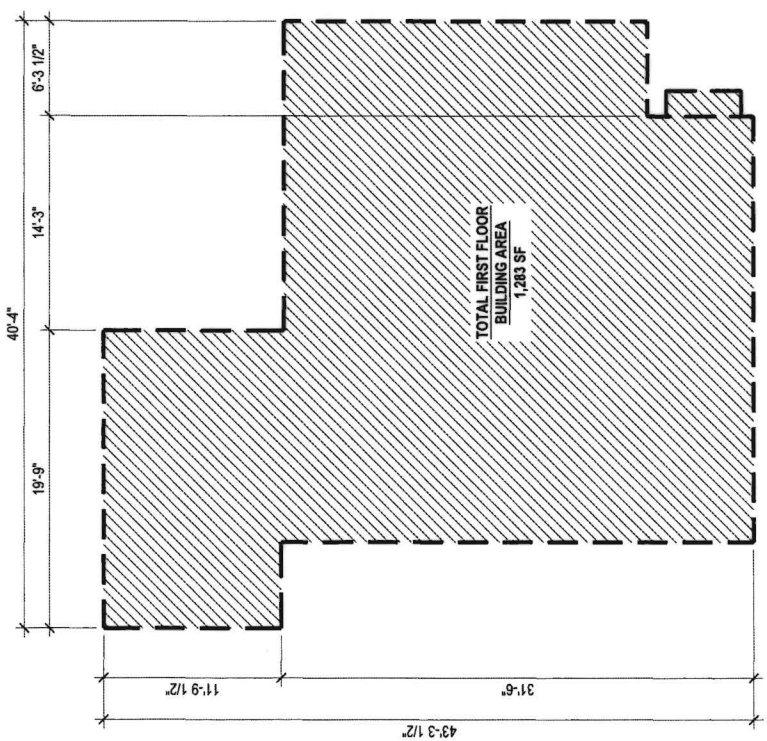
SCALE: 1" = 20'-0"





POPPASQUASH BOAT HOUSE





POPPASQUASH BOAT HOUSE

BUILDING FOOTPRINT

MAY 08, 2026

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



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

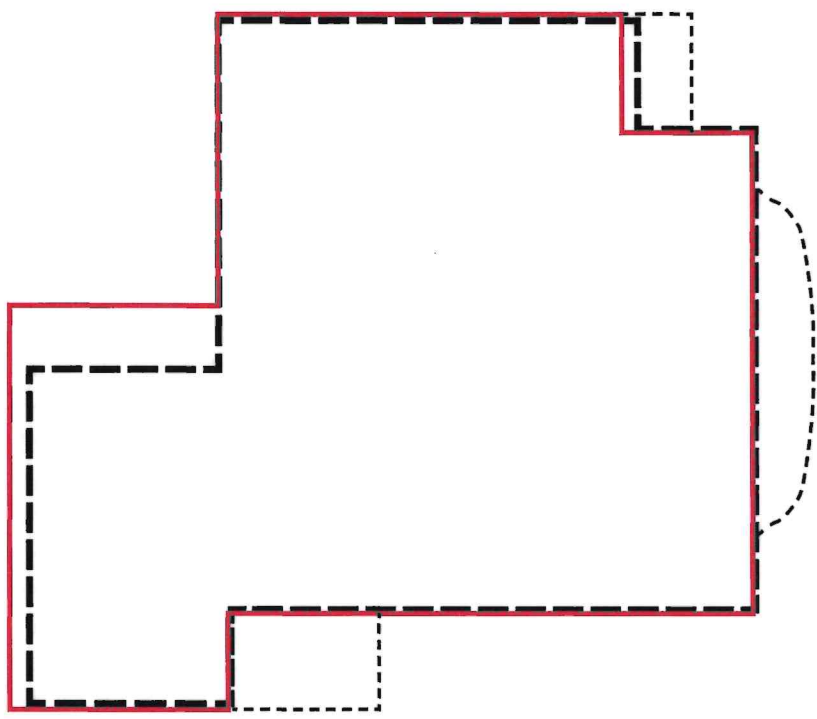
*Allowable increase cannot exceed 50% of total existing lot coverage per CRMC regulations.

LEGEND

Existing Building Footprint

Proposed Building Footprint

Roof / Overhang Above



EXISTING & PROPOSED BUILDING FOOTPRINT OVERLAY

POPPASQUASH BOAT HOUSE

BUILDING FOOTPRINT
MAY 08, 2026
SCALE: 1/8"=1'-0"
0 4' 8' 16' 32'





PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



POPPASQUASH BOAT HOUSE

PROPOSED FLOOR PLANS
MAY 08, 2026





POPPASQUASH BOAT HOUSE

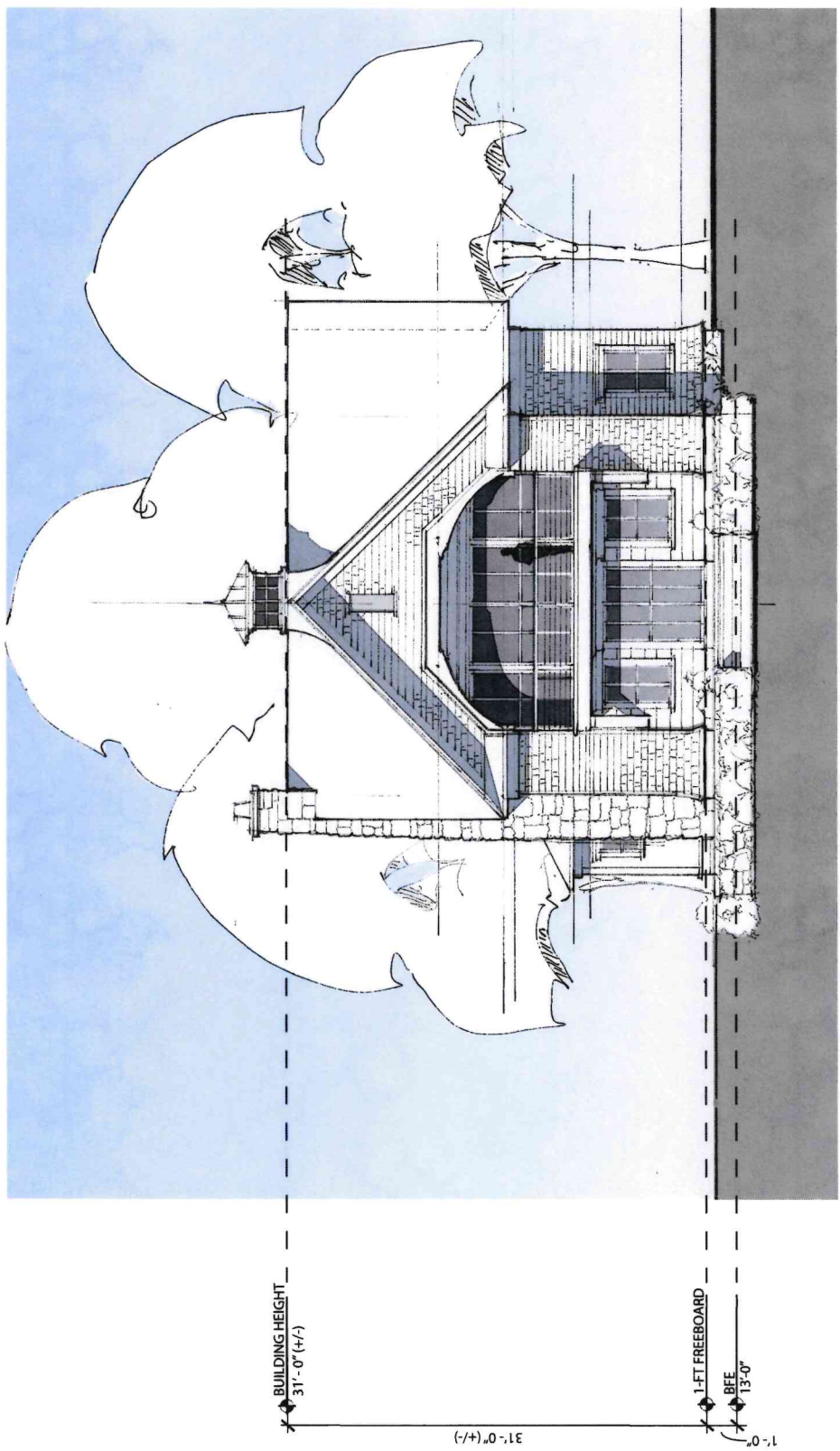
PROPOSED WATERFRONT ELEVATION

MAY 08, 2026

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



PAGE 9





POPPASQUASH BOAT HOUSE

VIEW FROM SOUTHWEST
MAY 08, 2026

PAGE 10





POPPASQUASH BOAT HOUSE

VIEW FROM SOUTH
MAY 08, 2026



POPPASQUASH BOAT HOUSE

VIEW FROM SOUTHEAST
MAY 08, 2026

PAGE 12





POPPASQUASH BOAT HOUSE

VIEW FROM EAST (WATERSIDE)
MAY 08, 2026

PAGE 13



POPPASQUASH BOAT HOUSE

VIEW FROM NORTHEAST
MAY 08, 2026

PAGE 14





161 Poppasquash Road

Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

May 11, 2026



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Bristol

161 POPPASQUASH RD

Card 1 of 2

CATALIS

Plat/Lot 182-0007-000

Account: 9447

LUC 27

Zone R-40

Assessment

\$4,876,700

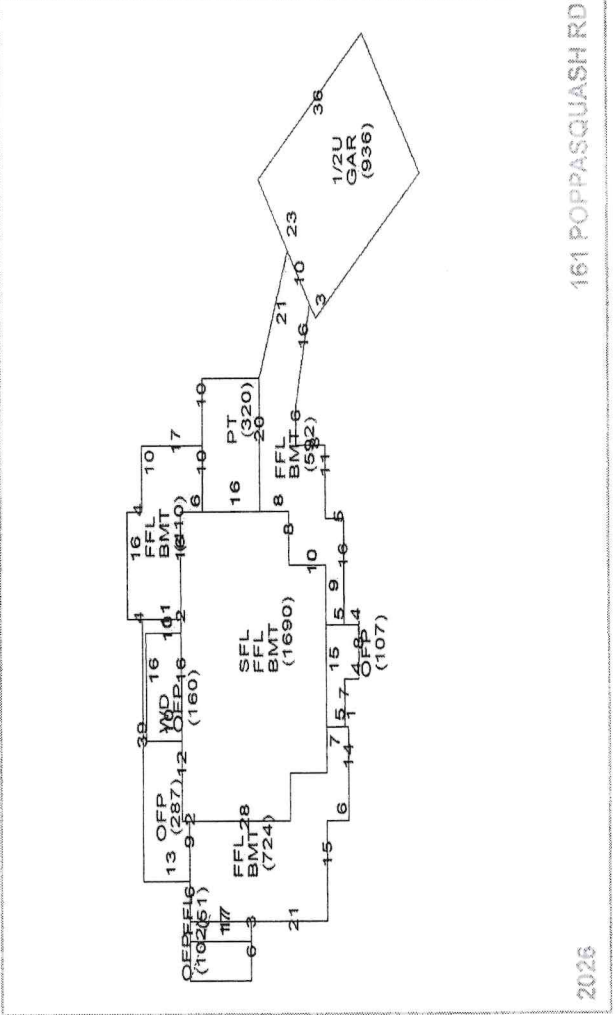
Owner	Owner Account #: 02-3081-51	% Owned
Owner 1 BRITO, JOSEPH M JR - TRUSTEE		
Owner 2 JOSEPH M BRITO JR FAMILY TRUST		
Owner 3		
Address	161 POPPASQUASH RD, BRISTOL, RI 02809	

Previous Owners & Sales Information

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

► Assessment							
Use Code	Bldg Value	SF/Y1 Value	Land Size	Land Value	AG Credit	Assessed Value	
27	2,270,900	72,100	6.42	2,533,700	0	4,876,700	
TOTAL	2,270,900	72,100	6.42	2,533,700	0	4,876,700	
Source > Mkt Adj Cost				VAL per SQ Unit/Card >	416.48	VAL per SQ Unit/Parcel >	393.70

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



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

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 Shlr	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 HGT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

Grade

Grade	Q2	Q2	Flood Hazard
Year Built	2002	EFF Year	Topography
Alt LUC		Alt %	Street
			Traffic
Depreciation			
Code	GD	Description	%
Condition	GD	GD - Good	16.9
Functional			
Economic			
Special			
OV			
Total Depreciation % > 16.9			
Bas \$/SQ			
Size Adj			
Constr Adj			
Adj \$/SQ			
Othr Feats			
Grade Fac			
Neigh Infl			
Land Factor			
Adj Total			
Depreciation			
Depr Total			

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	3,467	3,467	196.72	682,028
SFL	2nd FLOOR	1,690	1,690	196.72	332,457
BMT	BASEMENT	3,416	0	29.51	100,806
GAR	GARAGE	936	0	34.27	32,077
OPF	OPEN PORCH	656	0	13.33	8,304
PT	PATIO	320	0	2.72	870
1/2U	UNF 1/2 STOR	468	0	19.67	9,206
WD	WOOD DECK	160	0	16.88	2,701
Total		11,113	5,157		1,168,449

Visit History

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

Notes

NEW ROOF 12/08 EAS

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
04/17/2024	B58613		BLDG	200,000	100	Closed	Remove existing red cedar siding shingles on house and garage. Install new T1
01/20/2021	M51621		MECH	57,500	100	Closed	Replacement includes: Manual J load calculation performed to ensure proper
04/25/2016	B40346		BLDG	0	100	Closed	INSTALL 40' X 100' TENT AND A 9' X 10' MARQUEE(COMMUNITY STRING PRO
04/25/2016	182-16-B	05/09/2016	BLDG	2,940	100	Closed	40 X 100 TENT 9 X 10 MARQUE COMMUNITY STRING PROJECT
06/23/2014	E9119		ELEC	0	100	Closed	WIRING NEW GENERATOR
06/18/2014	M13920		MECH	0	100	Closed	SET 36 KW GENERATOR AND INSTALL GAS PIPING AND 500 GALLON PROP
04/17/2014	B39871		BLDG	0	100	Closed	INSTALL A 20' X 30' TENT WITH SIDEWALLS, LITE SIGN, FIRE EXIT AND TWO
08/28/2013	B39831		BLDG	0	100	Closed	SET UP ON 8-30-13 DOWN ON 9-02-13 INSTALL 20' X 30' TENT AND A 40' X 70'
11/12/2008	B23543		BLDG	0	100	Closed	RESHINGLE ROOF

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
15	Station Dk	1	Y	1			694	3	AV	2002	72,100
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	9	4
2			U
3			
4			
Totals	1	9	4

► Bristol

► 161 POPPASQUASH RD

Card 2 of 2

CATALIS

► Plat/Lot 182-0007-000

► Account: 9447

Zone R-40

► Assessment

\$4,876,700

► Owner	► Owner Account #: 02-3081-51	% Owned
Owner 1	BRITO, JOSEPH M JR - TRUSTEE	
Owner 2	JOSEPH M BRITO JR FAMILY TRUST	
Owner 3		
Address	161 POPPASQUASH RD, BRISTOL, RI 02809	

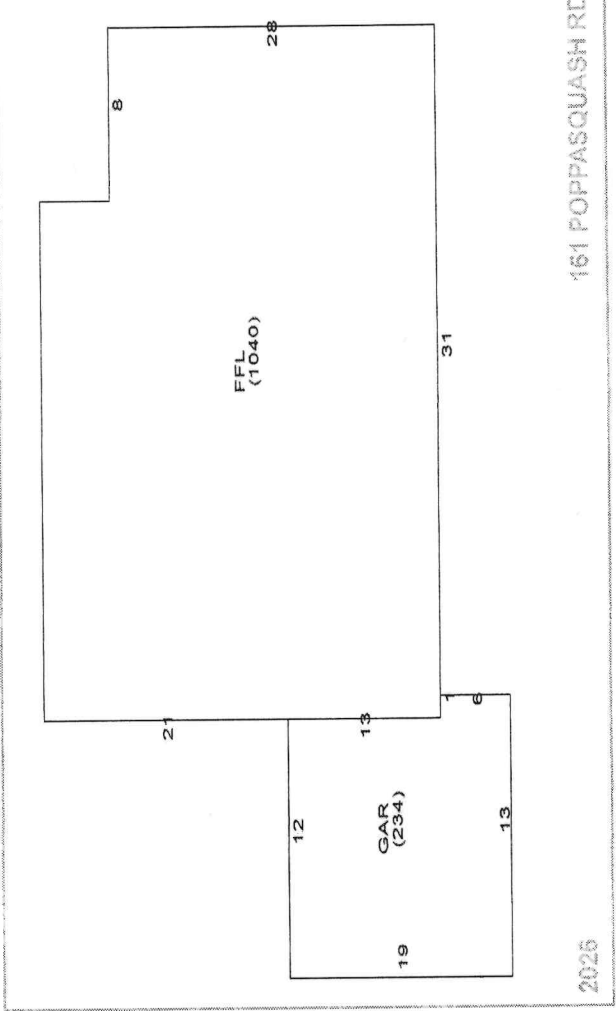
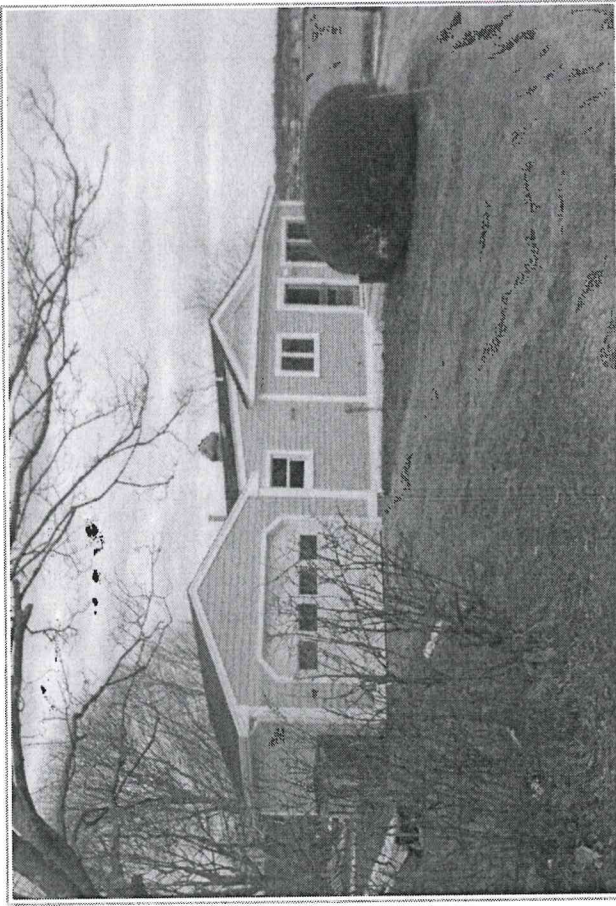
► Previous Owners & Sales Information

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

► Assessment							
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value	
27	2,270,900	72,100	6.42	2,533,700	0	4,876,700	
TOTAL	2,270,900	72,100	6.42	2,533,700	0	4,876,700	
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >		194.98	VAL per SQ Unit/Parcel >		393.70

► Previous Assessments

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



► Land Information

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

Building Information

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

Grade

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

Other Factors

Flood Hazard	Topography	Street	Traffic
Bas \$/SQ	209.00	Size Adj	1.26
Constr Adj	1.01	Adj \$/SQ	266.30
Other Featrs	94,140	Grade Fac	1.00
Neigh Infil	1.00	Land Factor	1.00
Adj Total	382,111	Depreciation	133,739
Depr Total	248,372	Total Depreciation %	> 35.0

Sub-Area Detail

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

Visit History

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

Notes

NEW ROOF 12/08 EAS

Remodeling History

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

Condo Data

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

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	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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



161 Poppasquash Rd - 300' Radius

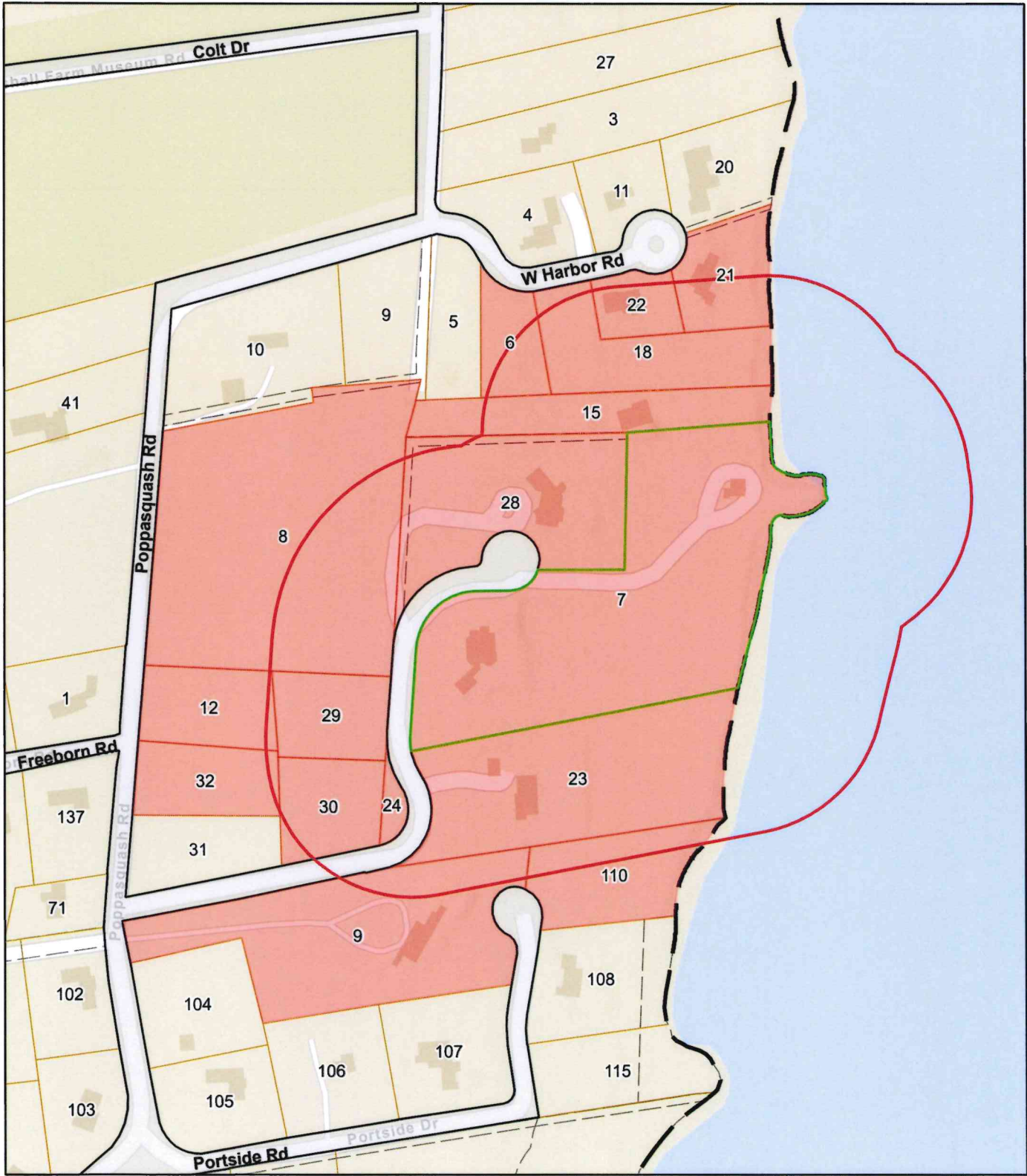
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

May 11, 2026



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300 feet Abutters List Report

Bristol, RI
May 11, 2026

Subject Property:

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

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

Abutters:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



www.cai-tech.com

5/11/2026

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Page 1 of 2



300 feet Abutters List Report

Bristol, RI
May 11, 2026

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

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

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

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

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

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



www.cai-tech.com

5/11/2026

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Page 2 of 2

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

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

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

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

GLASER, SCOTT TRUSTEE
165 POPPASQUASH RD
BRISTOL, RI 02809

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

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

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

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

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

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

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



Bristol Zoning Board of Review
10 Court Street
Bristol, RI 02809

September 09, 2026

Re: Request for continuance

Dear Members of the Zoning Board of Review,

On behalf of Joeseeph M. Brito Jr. of 161 Poppasquash Road; Assessor's Plat 182, Lot 7; Zone: R-40, we respectfully request that the Dimentional Variance Request and Special Use Permit Application currently scheduled for September 14th before the Bristol Zoning Board of Review be continued to the Board's **October 5, 2026 meeting**.

The additional time is requested to allow proper time for the owner to have some additional information included for the record. We had expected to receive these additional items for this hearing, but have not received them in time.

We respectfully request that the Board grant this continuance and carry the matter to the October 5, 2026 meeting.

Thank you for your consideration.

Sincerely,

Elliott Richmond
Associate

UNION



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.



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)
--

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

1. Overview of the Requested Relief We 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

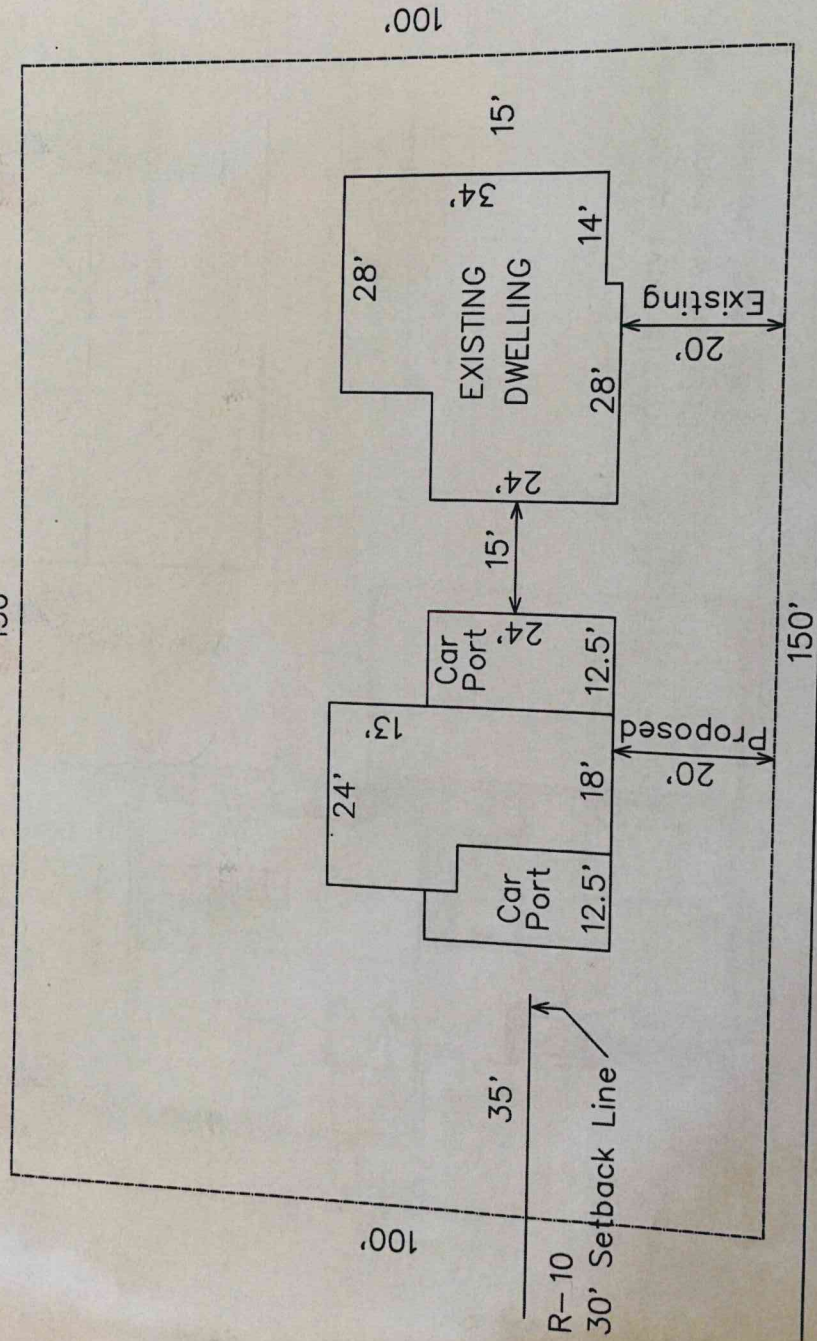
Existing Buildings & Structures

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

Renovation Designers	169 Fatima Drive, Bristol RI Plat 123B Lot 33 Zone R-10
Miller ADU & Carport	Front Yard Setback: 30' Rear Yard Setback: 30' Side Yard Setback: 15'
169 Fatima Drive Bristol, RI	
Designed By: <u>A. Nunes</u> Drawing By: <u>A. Nunes</u> Approved By: _____	
Permit Date: _____ Revision Dates: <u>4/14/2026</u> <u>5/15/2026</u>	
Notes: Drawings will be to scale if printed to 18" x 24" Format	
Drawing: SITE PLAN	
Sheet: S-1	



FATIMA DRIVE

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	
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:

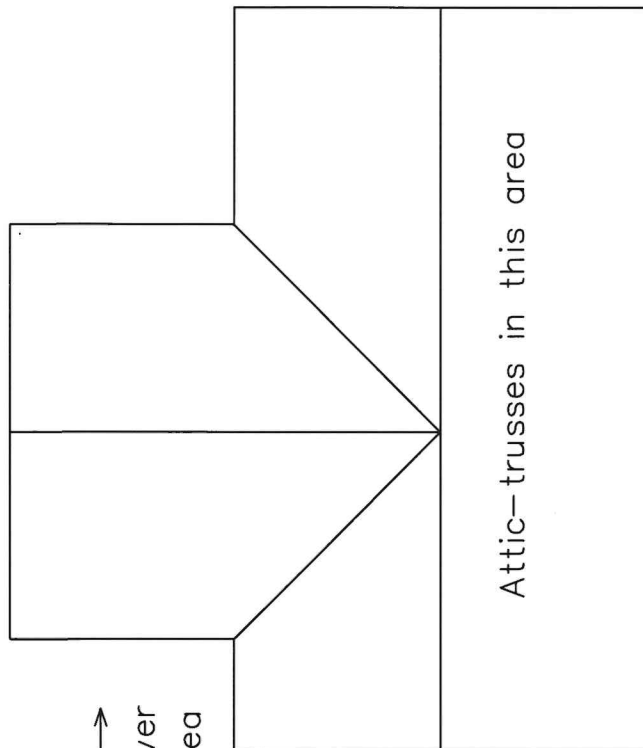
Floor &
Roof Plan

Sheet:

1-A

Item 4B.

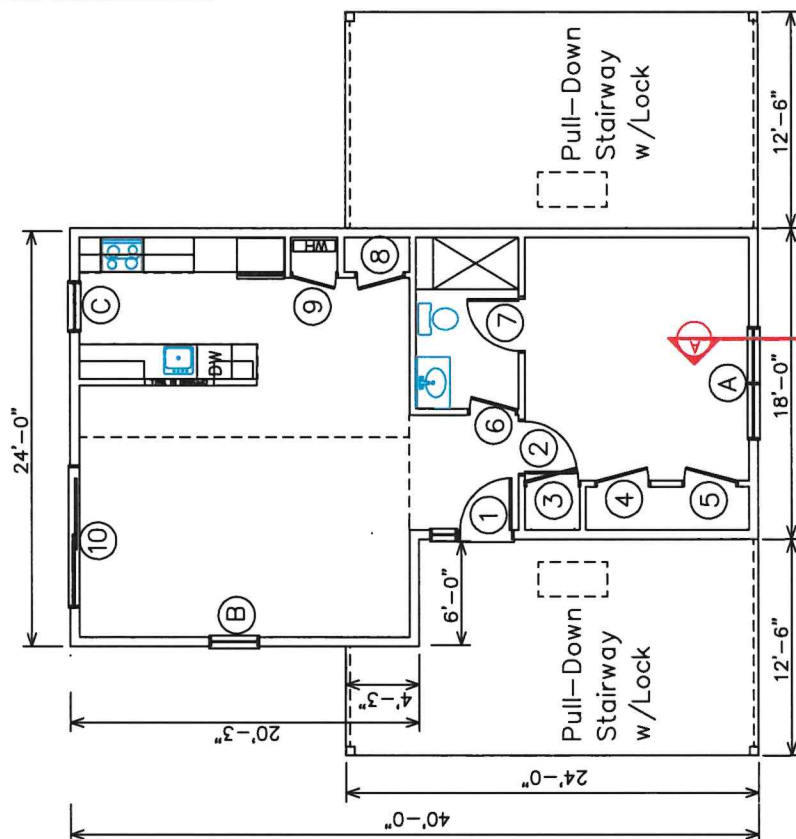
Scissor trusses in this area →
to create vaulted ceilings over
the Kitchen/Dining/Living area



Roof 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



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
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

These drawings were prepared by the undersigned for the purpose of obtaining a permit for the construction of the project described and are not to be used for any other purpose without the written consent of the undersigned. The undersigned is not responsible for the accuracy of the information provided by the client or for the construction of the project. The undersigned is not responsible for the construction of the project. The undersigned is not responsible for the construction of the project. The undersigned is not responsible for the construction of the project.

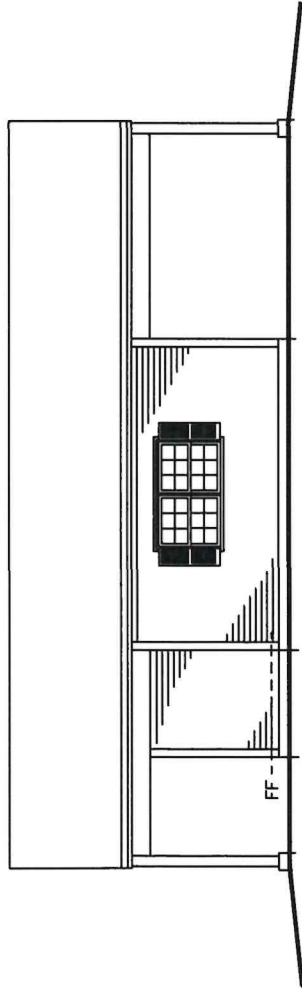
Drawing:

Elevations

Sheet:

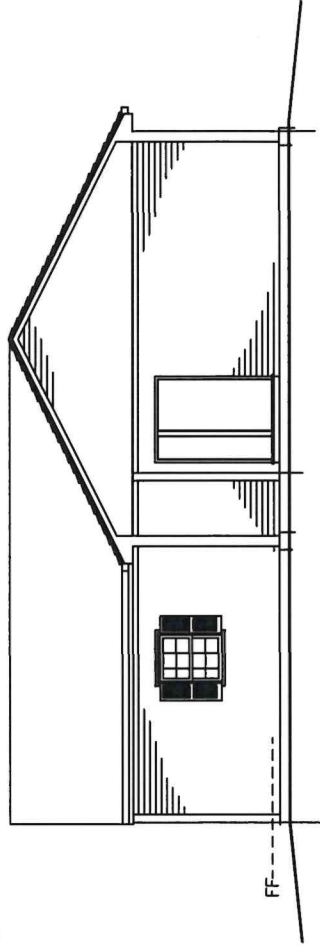
A-2

Item 4B.



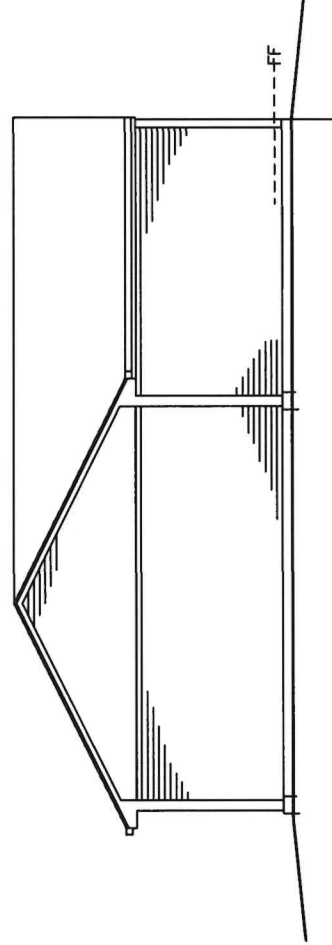
South Elevation

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



West Elevation

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



East 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:
5/28/2026

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

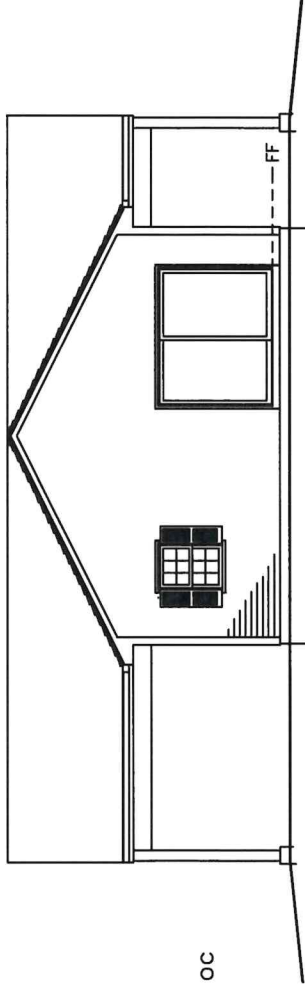
NOTES:
These drawings were prepared for the purpose of obtaining a permit for the proposed building and are not to be used for any other purpose. The drawings are the property of the designer and shall not be reproduced or used in any other form without the written consent of the designer. The drawings are not to be used for any other purpose than the one for which they were prepared. The drawings are not to be used for any other purpose than the one for which they were prepared.

Drawing:

North
Elevation
&
Framing Plan

Sheet:
A-3

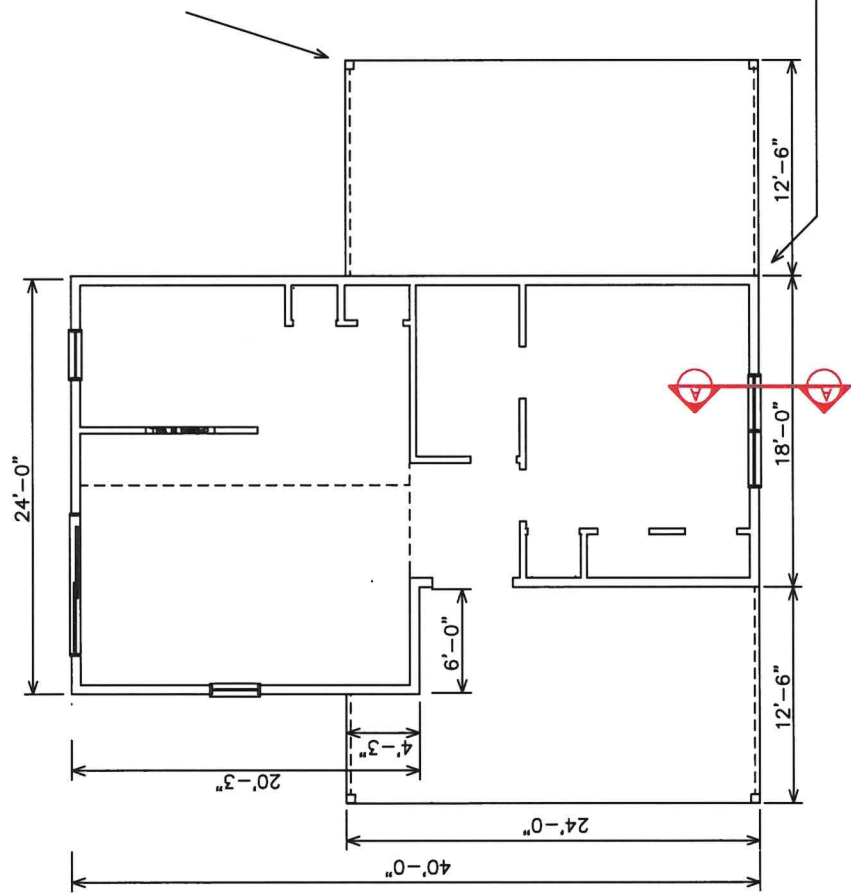
Item 4B.



North Elevation

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

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



Framing Plan

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

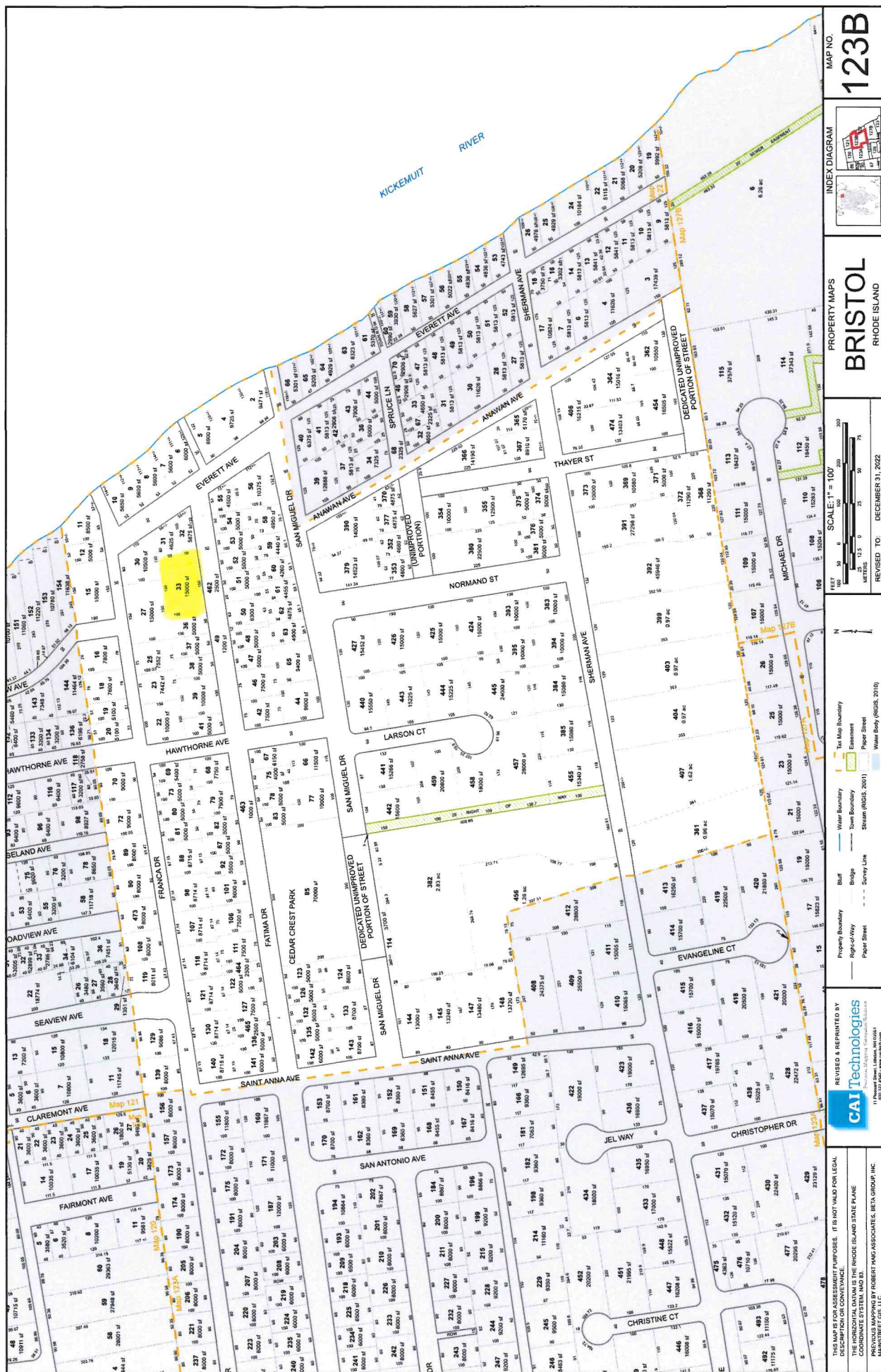
Support columns to be anchored to the concrete piers by means of a Simpson Strong-Tie ABU 6"x6" SS base anchor. Simpson Strong-Tie CC column cap shall be used at the connection to the roof framing.

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.



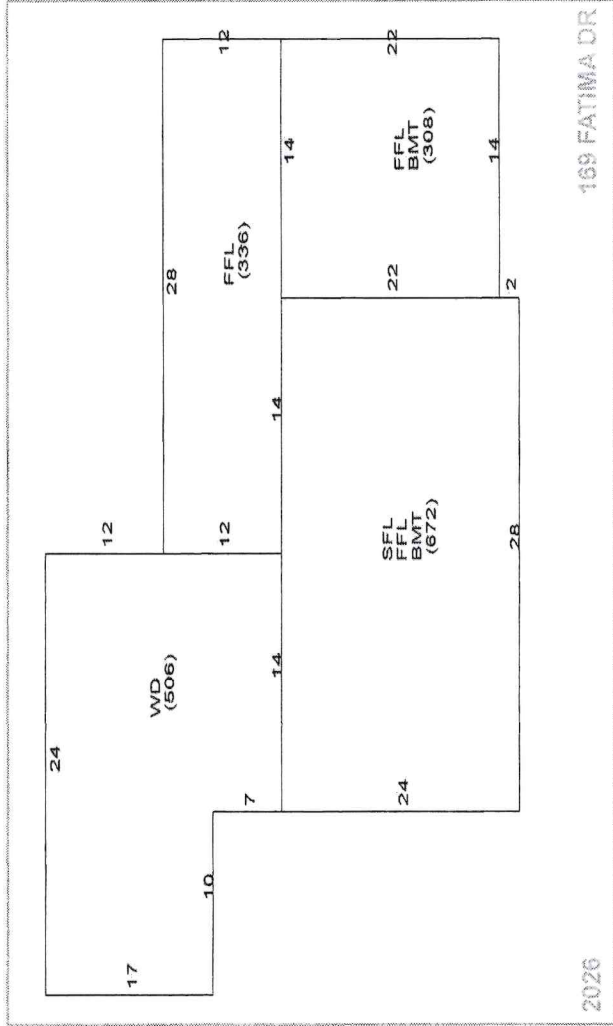
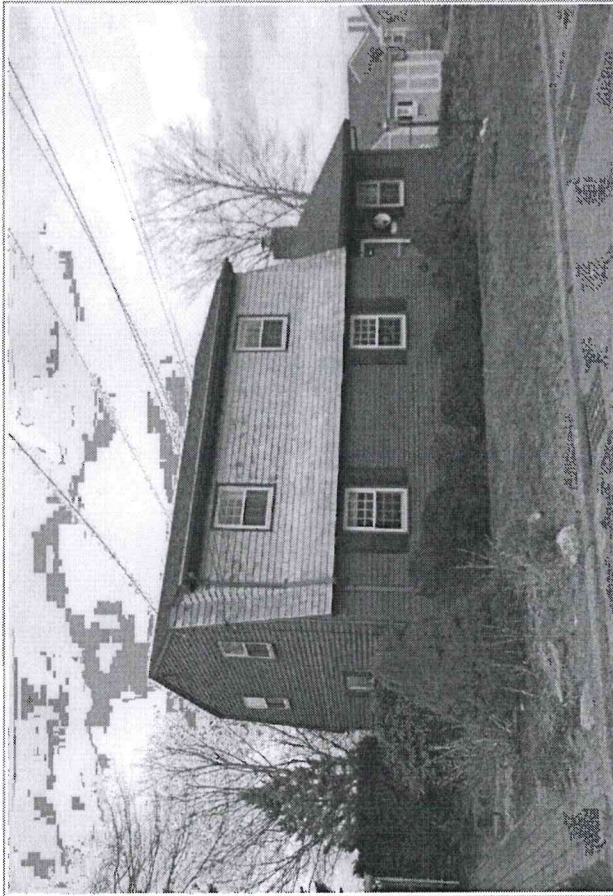


► Owner		► Owner Account #: 50-0013-49		% Owned
Owner 1	MILLER, EDWARD C &			0.00
Owner 2	LENNOX, SARAH JT			
Owner 3				0.00
Address	169 FATIMA DR, BRISTOL, RI 02809-0000			

► Previous Owners & Sales Information				
Grantor	Date	Sale Price	Leg Ref	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
27	359,600	1,600	0.34	198,300
TOTAL	359,600	1,600	0.34	198,300
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	Assessed Value
2025	27	359,600	1,600	0	198,300	559,500
2024	01	210,500	1,600	0	165,300	377,400
2023	01	210,500	1,600	0	165,300	377,400
2022	01	196,900	1,600	0	165,300	363,800
2021	01	158,700	1,600	0	147,400	307,700
2020	01	158,700	1,600	0	147,400	307,700



► Land Information									
Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %
1	27 R Single Ff	0.22957	AC	P	1.00	774,000	774,927	B	Inf 2 %
2	27 R Single Ff	0.11478	AC	EX	0.20	774,000	177,731	B	Inf 3 %
3									
4									

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

	Issue Date	Permit #	Closed	Date	BP Type	Est. C
1	07/24/2024	E59424			ELEC	586
2	06/13/2024	S59080			SLR	39,753
3	01/04/2023	E55537			ELEC	1,000
4	12/02/2022	B55400			BLDG	8,500
5	06/26/2020	B51911			BLDG	4,000
6	01/09/2018	M45018			MECH	4,100
7	09/14/2016	M17865			MECH	0
8	09/14/2016	204-16-M		10/31/2016	MECH	7,200
9	08/18/2016	537-16-B		10/31/2016	BLDG	7,500

Special Features & Yard Items			Qty
Use	Description	A	Y/S
1	2	Shed	1 Y
2	150	Solar P	1 Y
3			
4			
5			
6			
7			
8			
9			
10			

Length	Width	SF Size	Quality	Condition	Year	Assessed Value
		240	3	AV	1970	1,600
		1	0	AV	2024	0

► Notes

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

► **Other Info.**



169 Fatima Dr, Bristol, RI

Map/Lot: 123-33

1 inch = 29 Feet

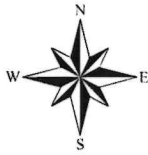


www.cai-tech.com

June 23, 2026



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169 Fatima Dr - 300' Radius

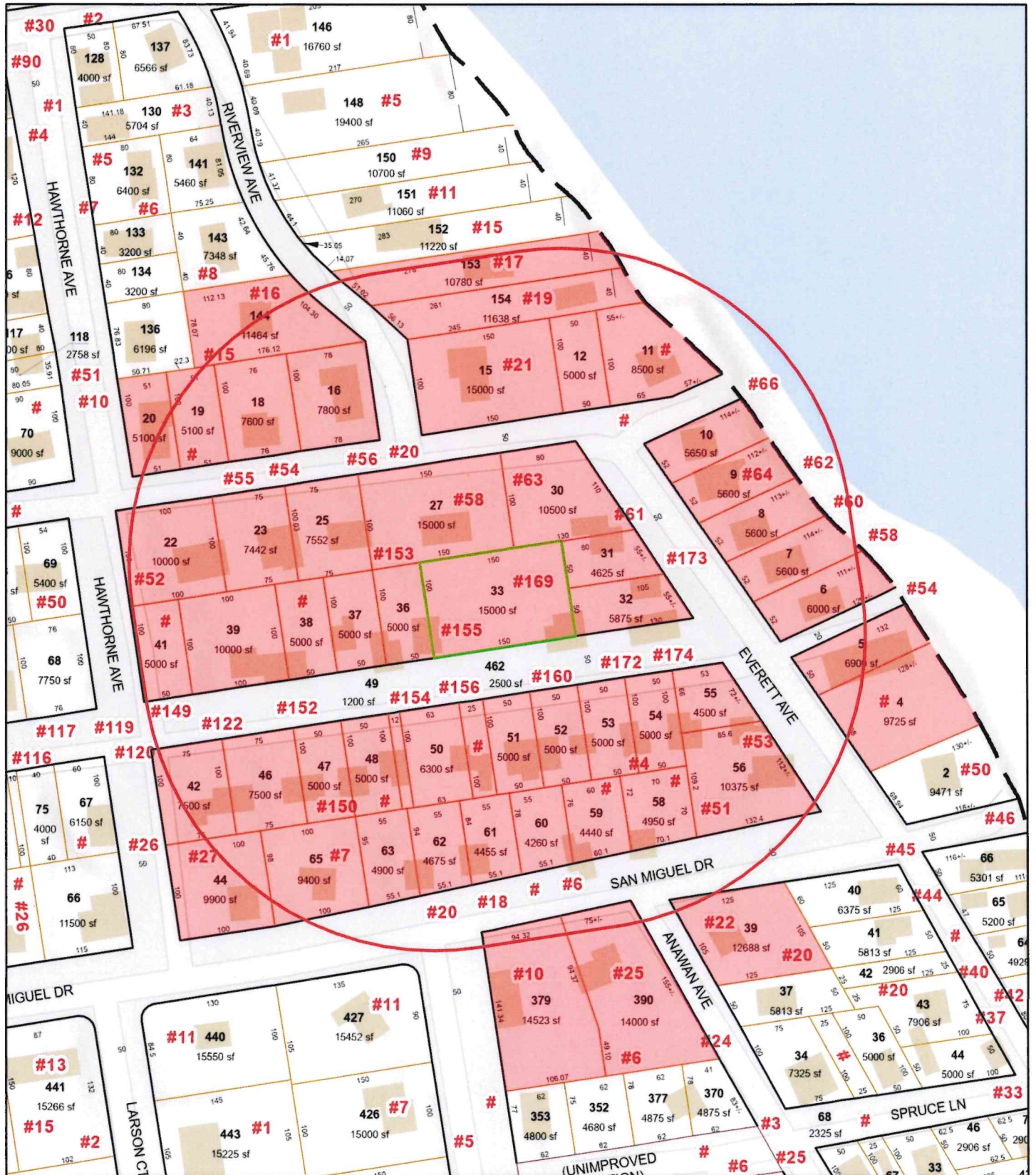
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

June 16, 2026



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300 feet Abutters List Report

Bristol, RI
June 16, 2026

Subject Property:

Parcel Number: 123-33
CAMA Number: 123-33
Property Address: 169 FATIMA DR

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

Abutters:

Parcel Number: 121-144
CAMA Number: 121-144
Property Address: 16 RIVERVIEW AVE

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

Parcel Number: 121-153
CAMA Number: 121-153
Property Address: 17 RIVERVIEW AVE

Mailing Address: POISSANT, OLIVER & SANCHAS,
ROBERT & POISSANT, ANT STEVENS,
BETTINAN & FORTIN, EMILY LE
17 STEPHEN DRIVE
BRISTOL, RI 02809

Parcel Number: 121-154
CAMA Number: 121-154
Property Address: 19 RIVERVIEW AVE

Mailing Address: MCDERMOTT, RICHARD & BARBARA A
(CO-TRUSTEES) C/O NANCY
MCDERMOTT
500 MENDON RD UNIT 102
CUMBERLAND, RI 02864

Parcel Number: 122-39
CAMA Number: 122-39
Property Address: 22 ANAWAN AVE

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

Parcel Number: 123-10
CAMA Number: 123-10
Property Address: 66 EVERETT AVE

Mailing Address: LOISELLE, GINA
66 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 123-12
CAMA Number: 123-12
Property Address: EVERETT AVE

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

Parcel Number: 123-15
CAMA Number: 123-15
Property Address: 21 RIVERVIEW AVE.

Mailing Address: DUBOIS, LINDA LOU BORGES-TRUSTEE
LINDA LOU BORGES DUBOIS TRUST
21 RIVERVIEW AVE
BRISTOL, RI 02809

Parcel Number: 123-16
CAMA Number: 123-16
Property Address: 20 RIVERVIEW AVE

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

Parcel Number: 123-18
CAMA Number: 123-18
Property Address: 55 FRANCA DR

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



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6/16/2026

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Page 1 of 5



300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 123-20
CAMA Number: 123-20
Property Address: 10 HAWTHORNE AVE

Mailing Address: JOCELYN, CHERYL A & CHARLES LE
DANIEL, CHERIE & KISELKA, COLEEN &
10 HAWTHORNE AVE
BRISTOL, RI 02809

Parcel Number: 123-22
CAMA Number: 123-22
Property Address: 52 FRANCA DR

Mailing Address: LAMORA, JOSEPH L. JR & SUSAN ANN
52 FRANCA DR
BRISTOL, RI 02809

Parcel Number: 123-23
CAMA Number: 123-23
Property Address: 54 FRANCA DR

Mailing Address: CENTAZZO, KEVIN & MELANIE J TE
54 FRANCA DRIVE
BRISTOL, RI 02809

Parcel Number: 123-25
CAMA Number: 123-25
Property Address: 56 FRANCA DR

Mailing Address: CENTAZZO, KEVIN & MELANIE J TE
56 FRANCA DR
BRISTOL, RI 02809

Parcel Number: 123-27
CAMA Number: 123-27
Property Address: 58 FRANCA DR

Mailing Address: CAMARA, THOMAS A. & JOANNE C.
TRUSTEES
15 WILCOX ST
BRISTOL, RI 02809

Parcel Number: 123-30
CAMA Number: 123-30
Property Address: 63 EVERETT AVE

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

Parcel Number: 123-31
CAMA Number: 123-31
Property Address: 61 EVERETT AVE

Mailing Address: AMERAULT, SCOTT & SUZANNE TE
5 SANDY LN
BRISTOL, RI 02809

Parcel Number: 123-32
CAMA Number: 123-32
Property Address: 173 FATIMA DR

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

Parcel Number: 123-33
CAMA Number: 123-33
Property Address: 169 FATIMA DR

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

Parcel Number: 123-36
CAMA Number: 123-36
Property Address: 155 FATIMA DR

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

Parcel Number: 123-37
CAMA Number: 123-37
Property Address: 153 FATIMA DR

Mailing Address: DPC PROPERTIES, LLC
155 FATIMA DR
BRISTOL, RI 02809

Parcel Number: 123-379
CAMA Number: 123-379
Property Address: 10 NORMAND ST

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



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6/16/2026

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Page 2 of 5



300 feet Abutters List Report

Bristol, RI
June 16, 2026

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



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6/16/2026

Page 3 of 5



300 feet Abutters List Report

Bristol, RI
June 16, 2026

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



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300 feet Abutters List Report

Bristol, RI
June 16, 2026

Parcel Number: 123-62
CAMA Number: 123-62
Property Address: 18 SAN MIGUEL DR

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

Parcel Number: 123-63
CAMA Number: 123-63
Property Address: 20 SAN MIGUEL DR

Mailing Address: MARSHALL, RICHARD D JR - TRUSTEE
RICHARD D MARSHALL JR TRUST
20 SAN MIGUEL DR
BRISTOL, RI 02809

Parcel Number: 123-65
CAMA Number: 123-65
Property Address: 7 SAN MIGUEL DR

Mailing Address: RICCIARDELLI, DINA M
7 SAN MIGUEL DR
BRISTOL, RI 02809

Parcel Number: 123-7
CAMA Number: 123-7
Property Address: 60 EVERETT AVE

Mailing Address: BERGLUND, MARK S. & BERGLUND,
LAUREEN S. TRUSTEES
60 EVERETT AVE
BRISTOL, RI 02809

Parcel Number: 123-8
CAMA Number: 123-8
Property Address: 62 EVERETT AVE

Mailing Address: BAXTER, IAN C. & VISWANATHAN, NINA
CO-TRUSTEES
19 CAMBRIDGE TERRACE, APT 3
CAMBRIDGE, MA 02140

Parcel Number: 123-9
CAMA Number: 123-9
Property Address: 64 EVERETT AVE

Mailing Address: LEL CORPORATION
125 BEACH RD
BRISTOL, RI 02809



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LEL CORPORATION
125 BEACH RD
BRISTOL, RI 02809

CAMPAGNA, EVAN S
172 FATIMA DR
BRISTOL, RI 02809

DPC PROPERTIES, LLC
155 FATIMA DR
BRISTOL, RI 02809

LOISELLE, GINA
66 EVERETT AVE
BRISTOL, RI 02809

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

DUBOIS, LINDA LOU BORGES-
LINDA LOU BORGES DUBOIS T
21 RIVERVIEW 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

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

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

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

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

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

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

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

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

WEAVER, MICHAEL T
54 EVERETT AVE
BRISTOL, RI 02809

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

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

POISSANT, OLIVER & SANCH
STEVENSON, 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



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

August 25, 2026
File #: ZBR-26-33

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, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Andrew Tyska

Owner of Record: Andrew T. and Nicki Ann Tyska

Location: 26 PATRICIA ANN DR , BRISTOL, RI, 02809

Plat: 55 Lot: 129

Zoning District: R-15

Applicant is requesting a **Dimensional Variance** to:

construct an approximate 12ft. x 23ft. sunroom addition to an existing single-family dwelling with less than 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-26-33

26 Patricia Ann Drive 55 129

July 6, 2026

Applicant	
Name of Applicant	Andrew Tyska
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-15		
Address, Plat, Lot	Address	Plat	Lot
	26 Patricia Ann Drive	55	129

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	264 feet
Width in Feet	22 feet
Length in Feet	12 feet
Height Above Grade	14 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	12 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)
--

Rear yard setback per Section 28-111, Table B of zoning ordinance.

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

Addition of sun roof on the back of the house

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	15,000
Lot Frontage	140
Lot Depth	107

Existing Buildings & Structures

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



26 Patricia Ann Dr, Bristol, RI

Map/Lot: 55-129

1 inch = 28 Feet

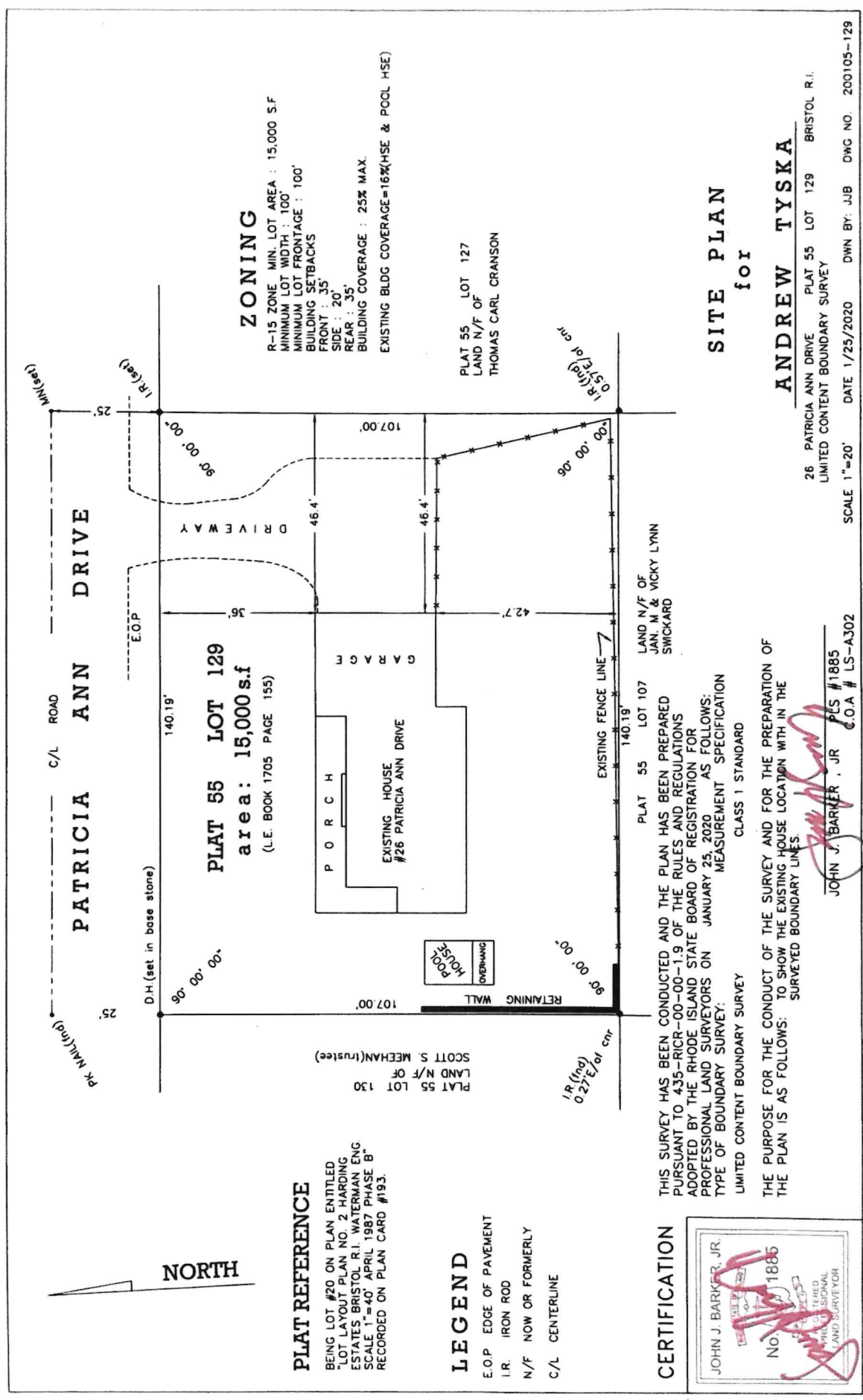


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August 25, 2026



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Bristol

26 PATRICIA ANN DR

Card 1 of 1

CATALIS

Plat/Lot 055-0129-000

Account: 3870

LUC 27

Zone R-15

Assessment

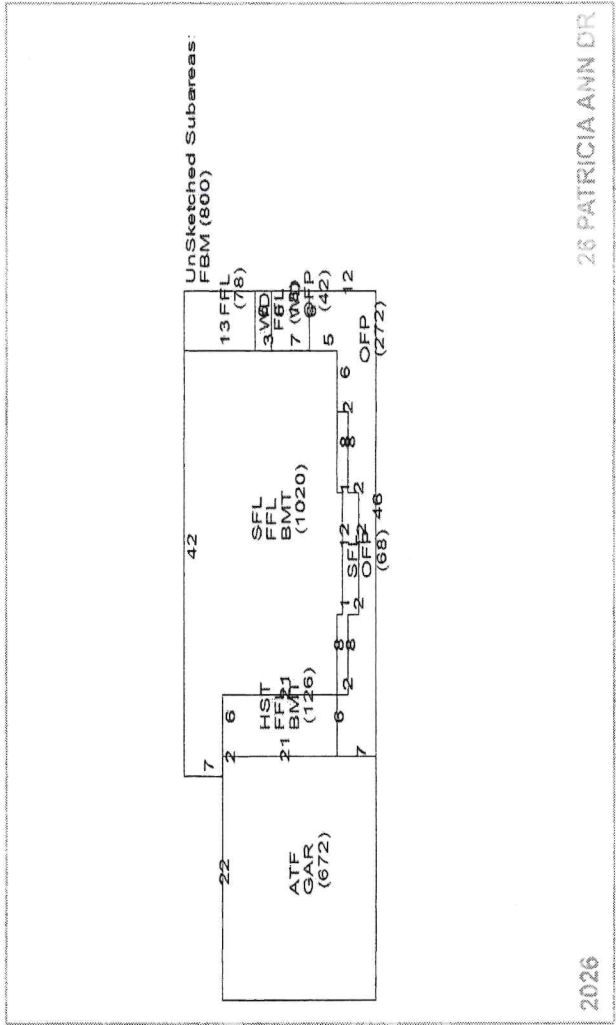
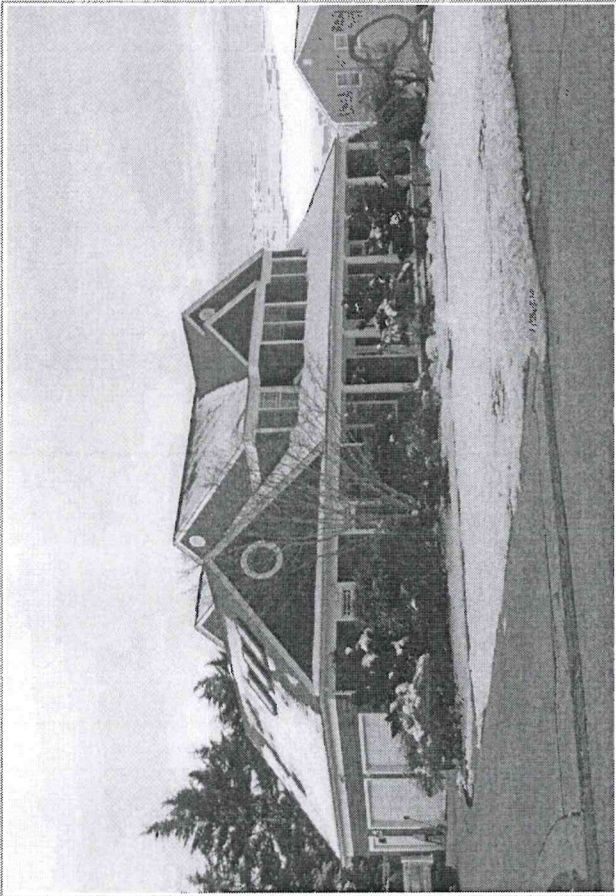
\$947,400

Owner		Owner Account #: 20-3180-12	% Owned
Owner 1	TYSKA, ANDREW T.		
Owner 2	NICKI ANN TE		0.00
Owner 3			0.00
Address		26 PATRICIA ANN DR, BRISTOL, RI 02809-0000	

Previous Owners & Sales Information				
Grantor	Date	Sale Price	Leg Ref	Deed Type
ROTSART, SUSAN M., TRUSTEE	04/30/2013	588,000	1705-155	T
ROTSART, SUSAN M.	03/22/2010	0	1529-115	W
ROTSART, JAMES M. & SUSAN M. TE	03/22/2010	0	1529-113	W
LYNCH, STEVEN ET UX	09/29/2006	875,000	1327-60	W

Assessment				
Use Code	Bldg Value	SF/YI	Land Value	Assessed Value
27	692,500	25,700	229,200	947,400
TOTAL	692,500	25,700	229,200	947,400
Source > Mkt Adj Cost		VAL per SQ Unit/Card >	165.58	VAL per SQ Unit/Parcel > 165.58

Previous Assessments				
Year	LUC	Building	SF/YI	Land Size
2026	27	692,500	25,700	0
2025	27	692,500	25,700	0
2024	01	463,000	25,800	0
2023	01	463,000	25,800	0
2022	01	463,000	25,800	0
2021	01	438,800	25,800	0



Land Information				
Use Description	Units	Unit Type	Land Type	LT Fact
1 27 R Single F	0.34435	AC	P	1.00
2				
3				
4				

Assessment				
Year	LUC	Building	SF/YI	Land Size
2026	27	692,500	25,700	0
2025	27	692,500	25,700	0
2024	01	463,000	25,800	0
2023	01	463,000	25,800	0
2022	01	463,000	25,800	0
2021	01	438,800	25,800	0

► Sub-Area Detail

► Remodeling History		► Condo Data	
Additions	Plumbing	Complex	
Interior	Electric	Location	
Exterior	Heating	Tot Units	
Kitchen	General	FL Level	
Bath(s)		# Floors	0
		Bldg Seg	1

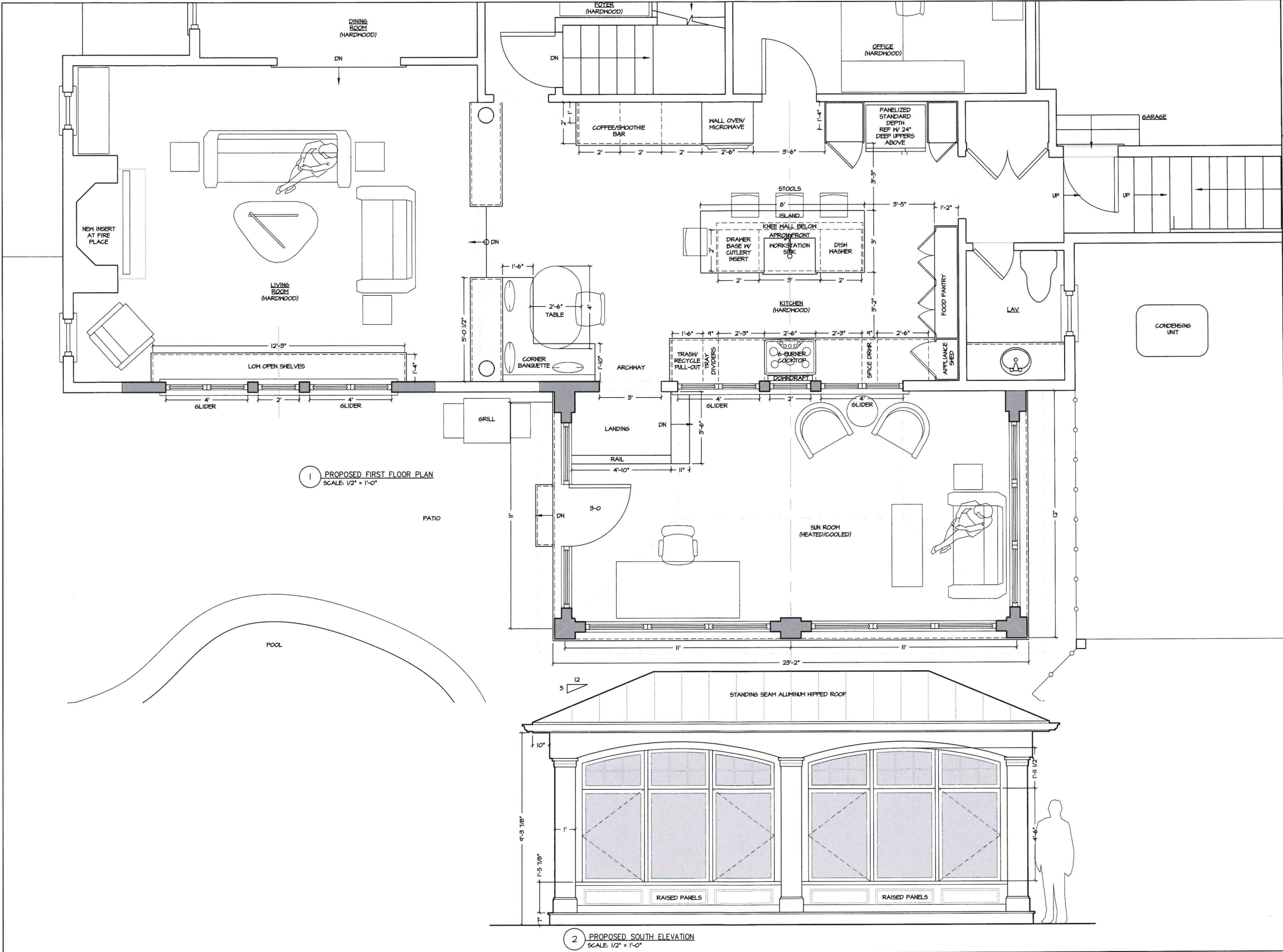
	Issue Date	Permit #	Closed Date	BP Type	Est. Cost
1					
2					
3					
4					
5					
6					
7					
8					
9					

Special Features & Yard Items			Qty
Use	Description	A	Y/S
1	22	Cabana	1 Y
2	6	In Gr Pool	1 Y
3	13	Patio	1 Y
4	25	Open Porch	1 Y
5			
6			
7			
8			
9			
10			

Length	Width	SF Size	Quality	Condition	Year	Assessed Value
		110	3	AV	1999	1,900
		530	4	AV	1999	22,000
		400	3	AV	1999	1,000
		50	3	AV	1999	800

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

Item 4C.



MH Architect, LLC
222 Narragansett Blvd.
Ste. 3
Portsmouth, RI 02871
401.559.1957
mharchitect.com

Revisions			
No.	Date	Description	Initials

TYSKA RESIDENCE
26 PATRICIA ANN DRIVE
BRISTOL, RI 02809

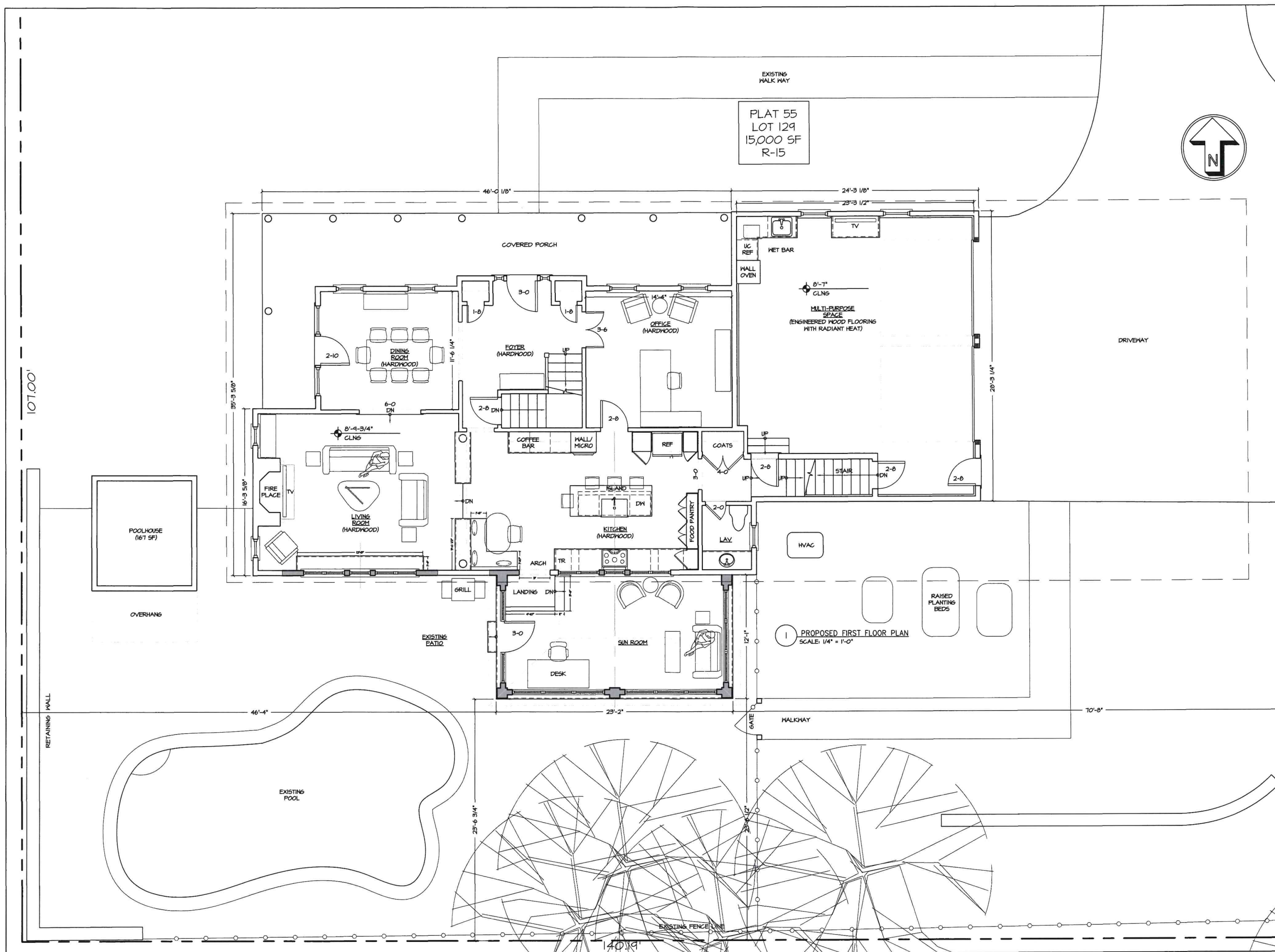
drawing status
PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 7/22/2026

Drawing Title
DETAIL KITCHEN FLOOR PLAN AND
OUTDOOR LIVING

Date
July 22, 2026

Drawing Number

A4.0

**MH Architect, LLC**

222 Narragansett Blvd.
Ste. 3
Portsmouth, RI 02871
401.559.1957
mharchitect.com

Revisions

[illegible]

TYSKA RESIDENCE
26 PATRICIA ANN DRIVE
BRISTOL, RI 02809

drawing status
PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 7/22/2026

Drawing Title
PROPOSED SITE PLAN

Date	July 22, 2026
------	---------------

Drawing Number

A1.1



26 Patricia Ann Dr. - 300' Radius

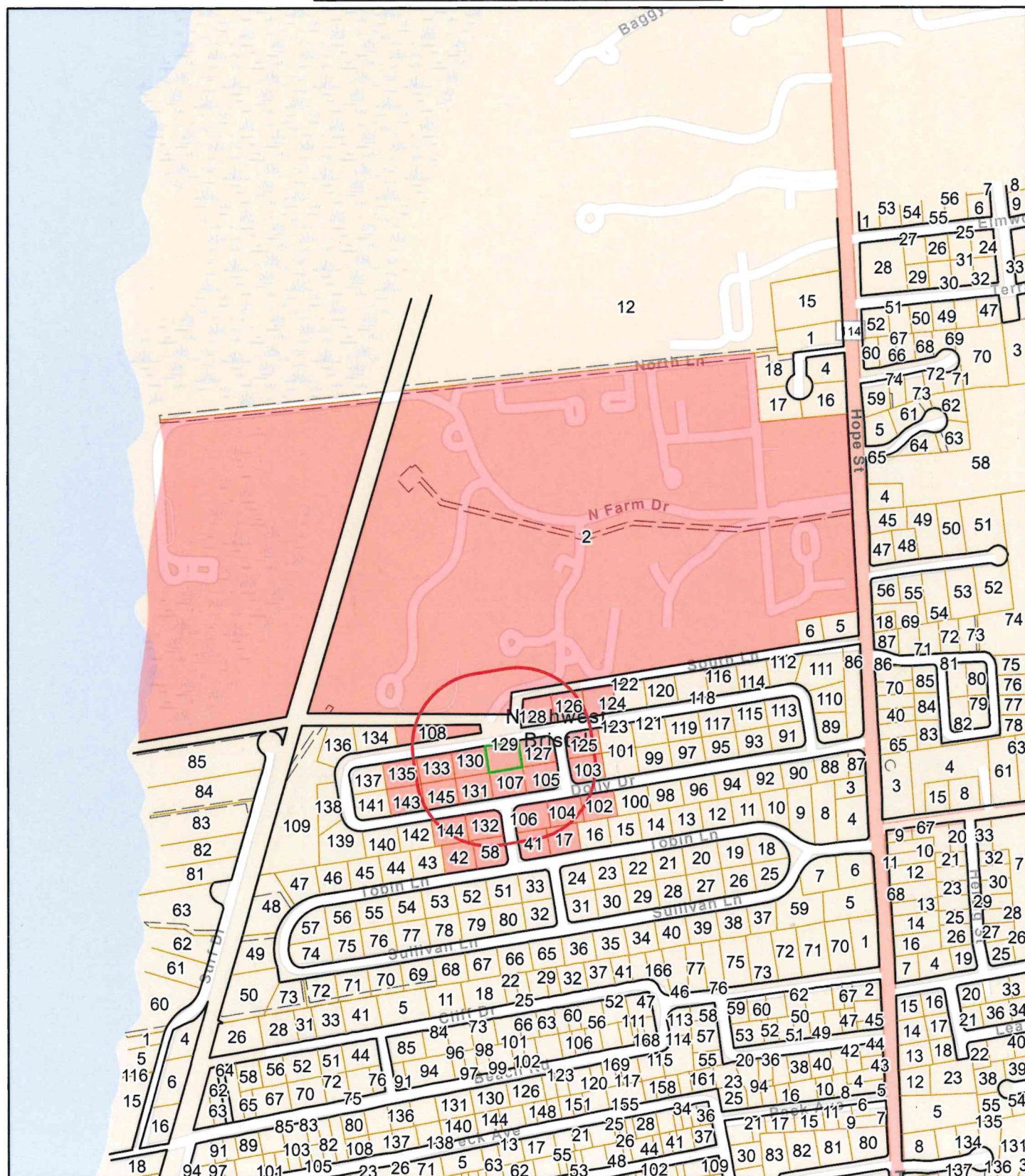
Town of Bristol, RI

1 inch = 563 Feet



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August 25, 2026



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300 feet Abutters List Report

Bristol, RI
August 25, 2026

Subject Property:

Parcel Number: 55-129
CAMA Number: 55-129
Property Address: 26 PATRICIA ANN DR

Mailing Address: TYSKA, ANDREW T. NICKI ANN TE
26 PATRICIA ANN DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 1 SEABREEZE LN

Mailing Address: CAVANAUGH, COLLEEN P. TRUSTEE
1 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 2 SEABREEZE LN

Mailing Address: LYNCH, BRITTANY M
2 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 1 SEABREEZE LN

Mailing Address: CAVANAUGH, COLLEEN P. TRUSTEE
1 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2
Property Address: 2 SEABREEZE LN

Mailing Address: LYNCH, BRITTANY M
2 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-007
Property Address: 7 SEABREEZE LN

Mailing Address: CROWLEY, JOAN G.
7 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-010
Property Address: 10 SEABREEZE LN

Mailing Address: FRANCIS, JOSEPH TRUSTEE
175 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-012
Property Address: 12 SEABREEZE LN

Mailing Address: FANDEL, KEVIN J TRUSTEE & FANDEL,
JOAN B TRUSTEE TC
12 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-014
Property Address: 14 SEABREEZE LN

Mailing Address: FARRELL, MAURA
14 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-018
Property Address: 18 SEABREEZE LN

Mailing Address: BECKER, SINDY
1080 KRAMERIA ST
DENVER, CO 80220

Parcel Number: 54-2
CAMA Number: 54-2-019
Property Address: 19 SEABREEZE LN

Mailing Address: ANNICELLI, JOHN R. IDA JT
PO BOX 508
BEDFORD, NY 10506



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8/25/2026

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Page 1 of 12



300 feet Abutters List Report

Bristol, RI
August 25, 2026

Parcel Number: 54-2 CAMA Number: 54-2-020 Property Address: 20 SEABREEZE LN	Mailing Address: SAMET, JONATHAN MICHAEL & BRINES, CONSTANCE BIDWELL TRUSTEES 840 CYPRUS DR BOULDER, CO 80303
Parcel Number: 54-2 CAMA Number: 54-2-022 Property Address: 22 SEABREEZE LN	Mailing Address: EAP CORPORATION 9 TROY LN BEDFORD, NY 10506
Parcel Number: 54-2 CAMA Number: 54-2-030 Property Address: 30 SEABREEZE LN	Mailing Address: EATON, HENRY B. & EATON, CATHY PERRON TRUSTEES 30 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-031 Property Address: 31 SEABREEZE LN	Mailing Address: PALLIO, CAROLYN L. TRUSTEE (50%) & PALLIO, FRANK S. TRUSTEE (50%) TC 160 HOMEWOOD AVE YONKERS, NY 10701-5267
Parcel Number: 54-2 CAMA Number: 54-2-039 Property Address: 39 SEABREEZE LN	Mailing Address: MCRAE, SELMA JUNE 45 CADY RD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-042 Property Address: 42 SEABREEZE LN	Mailing Address: SLUSARZ, PAUL D. ETUX TE BROWN- SLUSARZ, MICHELLE B. 25 CHAPIN RD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-046 Property Address: 46 SEABREEZE LN	Mailing Address: CLEGG, KEVIN E. COLLEEN M. ETUX TE 4 BARNEYVILLE ROAD BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-047 Property Address: 47 SEABREEZE LN	Mailing Address: KWAN, BERNARD Y TRUSTEE BERNARD Y KWAN LIVING TRUST 11 HANLEY FARM WARREN, RI 02885
Parcel Number: 54-2 CAMA Number: 54-2-048 Property Address: 48 SEABREEZE LN	Mailing Address: BLACK, KATHERINE A. & FULLER, JAMES E. TE 48 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-049 Property Address: 49 SEABREEZE LN	Mailing Address: LYNDEN, FREDERICK C & PERON, MADELEINE L TRUSTEES 49 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-050 Property Address: 50 SEABREEZE LN	Mailing Address: ODEN, NANCY V LE REM-MUNDY, CHRISTOPHER H 17 SEABREEZE LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-053 Property Address: 53 SEABREEZE LN	Mailing Address: STRIPPE, DAVID C. EDLER, JANICE M 53 SEABREEZE LANE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
August 25, 2026

Parcel Number: 54-2
CAMA Number: 54-2-054
Property Address: 54 SEABREEZE LN

Mailing Address: EXELBY, VALERIE E.
54 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-056
Property Address: 56 SEABREEZE LN

Mailing Address: SORRENTINO, MATTHEW
56 SEA BREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-058
Property Address: 58 SEABREEZE LN

Mailing Address: BERNARDO, STEPHANIE & ROBERT TE
58 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-059
Property Address: 59 SEABREEZE LN

Mailing Address: SLOANE, TIMOTHY F & BLASS,
CLAUDIA L TRUSTEES
10 OLD STOW RD
CONDORD, MA 01742

Parcel Number: 54-2
CAMA Number: 54-2-060
Property Address: 60 SEABREEZE LN

Mailing Address: BENNETT, JAMES DOUGLAS &
BENNETT, MARILYN SALZBERG
TRUSTEES
60 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-064
Property Address: 64 SEABREEZE LN

Mailing Address: IKAUNIKS, PAMELA
151 TREMONT ST 12 J
BOSTON, MA 02111

Parcel Number: 54-2
CAMA Number: 54-2-065
Property Address: 65 SEABREEZE LN

Mailing Address: EDLER, RAYMOND J. & EDLER, MARY
M. CO-TRUSTEES
4 AVENIR CT
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-066
Property Address: 66 SEABREEZE LN

Mailing Address: SHEPHERD, IAN PHILIP
1800 YARDLY MORRISVILLE RD
YARDLY, PA 19067

Parcel Number: 54-2
CAMA Number: 54-2-070
Property Address: 70 SEABREEZE LN

Mailing Address: OTIS, CHRISTOPHER N FLORENCE,
ROXANNE JT
20 HORSESHOE LN
WILBRAHAM, MA 01095

Parcel Number: 54-2
CAMA Number: 54-2-072
Property Address: 72 SEABREEZE LN

Mailing Address: TORREY, KELLEY
72 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-077
Property Address: 77 WINDWARD LN

Mailing Address: BENNET, W. STILES & WENDY TE
77 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-078
Property Address: 78 WINDWARD LN

Mailing Address: DAI, SHEILA TRUSTEE SHEILA DAI
LIVING TRUST
11 HANLEY FARM RD
WARREN, RI 02885



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Parcel Number: 54-2
CAMA Number: 54-2-082
Property Address: 82 WINDWARD LN

Mailing Address: RICHARDS, STEVEN P. PEGGY SUE TE
2820 MAMOSA LN
LANCASTER, PA 17601-2049

Parcel Number: 54-2
CAMA Number: 54-2-083
Property Address: 83 WINDWARD LN

Mailing Address: RUTTER, MILES C. ANTONIA A. JT
83 WINDWARD LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-084
Property Address: 84 WINDWARD LN

Mailing Address: TYSON, ELIZABETH ANN - TRUSTEE
ELIZABETH ANN TYSON TRUST
84 WINDWARD LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-086
Property Address: 86 WINDWARD LN

Mailing Address: SAHADY, VIOLETTE LE SAHADY, JOHN
M. & SAHADY, PAUL M.
86 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-087
Property Address: 87 WINDWARD LN

Mailing Address: HOSFORD, REBECCA E & BUSH, EMILY
A TRUSTEES HOSFORD IRREVOCABLE
TRUST
87 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-089
Property Address: 89 WINDWARD LN

Mailing Address: SEIFERT, WILLIAM G
4300 SE ST LUCIE BLVD LOT 52
STUART, FL 34997

Parcel Number: 54-2
CAMA Number: 54-2-093
Property Address: 93 WINDWARD LN

Mailing Address: LENNON-ATWOOD, KATHLEEN M &
ATWOOD, JONATHAN C TE
46 LONG FELLOW RD
WELLESLEY, MA 02481

Parcel Number: 54-2
CAMA Number: 54-2-095
Property Address: 95 WINDWARD LN

Mailing Address: DOCHODA, STACY & EDWARD J TE
9261 BALLASTER POINTE LOOP
PARRISH, FL 34219

Parcel Number: 54-2
CAMA Number: 54-2-097
Property Address: 97 WINDWARD LN

Mailing Address: PHILLIPS, MICHAEL D PHILLIPS, DELOIS
TRUSTEES
PO BOX 284
WELAKA, FL 32193

Parcel Number: 54-2
CAMA Number: 54-2-099
Property Address: 99 WINDWARD LN

Mailing Address: JALA, JONATHAN B
99 WINDWARD LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-103
Property Address: 103 WINDWARD LN

Mailing Address: FOROSTENKO, ANATOLE GALINA TE
300 E. 59 STREET APT 1206
NEW YORK, NY 10022

Parcel Number: 54-2
CAMA Number: 54-2-105
Property Address: 105 WINDWARD LN

Mailing Address: WARD, LINDA ELLEN & LEIGHTON,
JOHN E. TE
105 WINDWARD LN
BRISTOL, RI 02809



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Parcel Number: 54-2
CAMA Number: 54-2-107
Property Address: 107 WINDWARD LN

Mailing Address: MARGARET N. STRAND REV TRST TC
2202 N. SCOTT ST
ARLINGTON, VA 22209

Parcel Number: 54-2
CAMA Number: 54-2-108
Property Address: 108 WINDWARD LN

Mailing Address: IKAUNIKS, PAMELA
151 TREMONT ST 12 J
BOSTON, MA 02111

Parcel Number: 54-2
CAMA Number: 54-2-110
Property Address: 110 WINDWARD LN

Mailing Address: KIRK, ELIZABETH P & CHRISTOPHER B,
TRUSTEES
6 HARBOUR RD
BARRINGTON, RI 02806

Parcel Number: 54-2
CAMA Number: 54-2-111
Property Address: 111 WINDWARD LN

Mailing Address: BROWN, MARTHA & DEVIN TE
54 HORNE RD
BELMONT, MA 02478

Parcel Number: 54-2
CAMA Number: 54-2-114
Property Address: 114 WINDWARD LN

Mailing Address: DREIER, ROBERT
114 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-115
Property Address: 115 WINDWARD LN

Mailing Address: ROLLINS, PETER & PATRICIA AS
TRUSTEES
115 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-118
Property Address: 118 WINDWARD LN

Mailing Address: TRUSCOTT, NORMAN R. TRUSCOTT
DONNA M. TRUSTEES
118 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-119
Property Address: 119 WINDWARD LN

Mailing Address: CABRAL, ALVARO M & NANCY E TE
119 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-120
Property Address: 120 WINDWARD LN

Mailing Address: MCCARTHY, TARA A.
17 JENNIFER DRIVE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-121
Property Address: 121 WINDWARD LN

Mailing Address: CUNNINGHAM, EDWARD P & KATHLEEN
T TE
121 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-122
Property Address: 122 WINDWARD LN

Mailing Address: MCCONAGHY, DANIEL P & JEANINE M
TE
135 KICKEMUIT AVE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-124
Property Address: 124 WINDWARD LN

Mailing Address: PAYNE, STEPHEN M & KERRI L TE
124 WINDWARD LN
BRISTOL, RI 02809



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Parcel Number: 54-2
CAMA Number: 54-2-125
Property Address: 125 WINDWARD LN

Mailing Address: ANDERSON, JUSTUS D JR & MARINA I
TE AS CO-TRUSTEE
5613 SWISS STONE CT
WILMINGTON, NC 28412

Parcel Number: 54-2
CAMA Number: 54-2-126
Property Address: 126 WINDWARD LN

Mailing Address: 126 WINDWARD LLC
10 57TH AVE
ISLE OF PALMS, SC 29451

Parcel Number: 54-2
CAMA Number: 54-2-127
Property Address: 127 WINDWARD LN

Mailing Address: MENTON, PAUL CHRISTOPHER &
MENTON, JUDITH TUBIASH TRUSTEES
127 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-129
Property Address: 129 WINDWARD LN

Mailing Address: BUGOS, ALAN R & PABREZA, LAURIE A
TE
3 JOCELYN LN
WESTFORD, MA 01886

Parcel Number: 54-2
CAMA Number: 54-2-130
Property Address: 130 WINDWARD LN

Mailing Address: SCHAUWEKER, WILLIAM J. & MARY ANN
TRUSTEES
49 SOUTHFIELD RD
CONCORD, MA 01742

Parcel Number: 54-2
CAMA Number: 54-2-132
Property Address: 132 WINDWARD LN

Mailing Address: BROGAN, RICHARD E
132 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-136
Property Address: 136 WINDWARD LN

Mailing Address: CARUSONE, DEBORAH DEMARCHE
136 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-143
Property Address: 143 WINDWARD LN

Mailing Address: TRANT, MICHAEL & PATTY ANN
80 COLT ST #2
JAMESTOWN, RI 02835

Parcel Number: 54-2
CAMA Number: 54-2-144
Property Address: 144 WINDWARD LN

Mailing Address: NIERINTZ, MARION L TRUSTEE MARION
L NIERINTZ 2009 REV TRUST
865 CENTRAL AVE, APT O-302
NEEDHAM, MA 02492

Parcel Number: 54-2
CAMA Number: 54-2-148
Property Address: 148 WINDWARD LN

Mailing Address: MCCLOSKEY, SHARON & KEVIN TE
148 WINDWARD LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-152
Property Address: 152 SEABREEZE LN

Mailing Address: DAVIS, DENA ROSE TRUSTEE
152 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-153
Property Address: 153 SEABREEZE LN

Mailing Address: PAVLIDIS, ARTHUR ANITA TRUSTEES &
LE
153 SEABREEZE LN
BRISTOL, RI 02809



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Parcel Number: 54-2
CAMA Number: 54-2-155
Property Address: 155 SEABREEZE LN

Mailing Address: DOMINO, FRANK J. PABREZA, SYLVIA
155 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-157
Property Address: 157 SEABREEZE LN

Mailing Address: ZELLER, KATHLEEN RAE
157 SEABREEZE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-160
Property Address: 160 SEABREEZE LN

Mailing Address: DOOLAN, DWIGHT M. BEVERLY V. TE
28 COUNTRY CLUB ROAD
KEY LARGO, FL 33037

Parcel Number: 54-2
CAMA Number: 54-2-200
Property Address: 200 ARBORETUM LN

Mailing Address: DANGREMOND, DENISE M. TRUSTEE
47 NAYATT RD
BARRINGTON, RI 02806

Parcel Number: 54-2
CAMA Number: 54-2-268
Property Address: 268 NORTH FARM DR

Mailing Address: ASHE, JOHN M & KATHLEEN S TE
7 BULLARD LN
MILLIS, MA 02054

Parcel Number: 54-2
CAMA Number: 54-2-269
Property Address: 269 NORTH FARM DR

Mailing Address: CAPRIO, MICHAEL S & SECURO,
KIMBERLY A JT
269 NORTH FARM DR
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-271
Property Address: 271 NORTH FARM DR

Mailing Address: PASTORIUS, EDWARD WOOD ROSSELL
NANCY I TE
729 KINGS HIGHWAY
MOORESTOWN, NJ 08057

Parcel Number: 54-2
CAMA Number: 54-2-301
Property Address: 301 WINDRIDGE LN

Mailing Address: MACNAUGHT, ELLEN S & GLENN S. TE
301 WINDRIDGE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-304
Property Address: 304 WINDRIDGE LN

Mailing Address: MCVICKER, KAREN M. & DAVID L. TE
304 WINDRIDGE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-305
Property Address: 305 NORTH LN

Mailing Address: SLATER, ROBERT T. TRUSTEE
1 HEATON CIRCLE
FRANKLIN, MA 02038

Parcel Number: 54-2
CAMA Number: 54-2-307
Property Address: 307 WINDRIDGE LN

Mailing Address: BEEKLEY, JOHN S. JR ANN
F. TRUSTEES & JOHN S JR. &
307 WINDRIDGE LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-312
Property Address: 312 WINDRIDGE LN

Mailing Address: CROFT, LEANNE - TRUSTEE LEANNE
CROFT REV TRUST
7194 HAVILAND CIR
BOYNTON BEACH, FL 33437



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Parcel Number: 54-2 CAMA Number: 54-2-315 Property Address: 315 NORTH LN	Mailing Address: CARVELLI, PETER & LINDA TE 315 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-319 Property Address: 319 NORTH LN	Mailing Address: GATES, LIZA COHEN TRUSTEE 319 NORTH LANE TRUST 50 SUMMIT ST PAWTUCKET, RI 02860
Parcel Number: 54-2 CAMA Number: 54-2-320 Property Address: 320 NORTH LN	Mailing Address: NORTH LANE REALTY, LLC 5 TEAKWOOD LN BARRINGTON, RI 02806
Parcel Number: 54-2 CAMA Number: 54-2-324 Property Address: 324 NORTH LN	Mailing Address: FOTOPULOS, PELAGIA, TRUSTEE - PELAGIA FOTOPULOS TR 324 NORTH LANE BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-326 Property Address: 326 NORTH LN	Mailing Address: VARIEUR, JOSCELYN 326 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-328 Property Address: 328 NORTH LN	Mailing Address: COMUNALE, PATRICK A. EILEEN A. TE 328 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-331 Property Address: 331 NORTH LN	Mailing Address: ZORBAN, LLC 411 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-333 Property Address: 333 NORTH LN	Mailing Address: HURLEY, ROBERT C. & KAREN A. TRUSTEES 8060 JOSEFA WAY NAPLES, FL 34114
Parcel Number: 54-2 CAMA Number: 54-2-336 Property Address: 336 NORTH LN	Mailing Address: DeGOES, JOHN J 8051 MITCHELL LN, SW BOLLING AFB, DC 20032
Parcel Number: 54-2 CAMA Number: 54-2-339 Property Address: 339 NORTH LN	Mailing Address: DYER, CHARLES J. TRUSTEE 339 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-340 Property Address: 340 NORTH LN	Mailing Address: VINCI, JEAN L. & JOSEPH G. TE 340 NORTH LN BRISTOL, RI 02809
Parcel Number: 54-2 CAMA Number: 54-2-345 Property Address: 345 SPINNAKER LN	Mailing Address: MONAHAN, PETER M. TRUSTEE 10500 OAKLYN DR POTOMAC, MD 20854



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Parcel Number: 54-2
CAMA Number: 54-2-350
Property Address: 350 SPINNAKER LN

Mailing Address: A & N HOLDINGS, LLC
16 TOUISSET AVE
SWANSEA, MA 02777

Parcel Number: 54-2
CAMA Number: 54-2-354
Property Address: 354 SPINNAKER LN

Mailing Address: SICKLES, ELEANOR F. TRUSTEE
354 SPINNAKER LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-402
Property Address: 402 NORTH LN

Mailing Address: GALICA, MICHAEL A - TRUSTEE
MICHAEL A GALICA TRUST
20 TIMBER LANE
HOLDEN, MA 01520

Parcel Number: 54-2
CAMA Number: 54-2-404
Property Address: 404 NORTH LN

Mailing Address: DONNELLY, JUDITH A.
404 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-407
Property Address: 407 NORTH LN

Mailing Address: FRAZER, CAROLINE R. & PERSIFOR TE
507 RIVER BLUFFS
WILLIAMSBURG, VA 23185

Parcel Number: 54-2
CAMA Number: 54-2-416
Property Address: 416 NORTH LN

Mailing Address: ADAE, BRIAN
416 NORTH LANE
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-417
Property Address: 417 NORTH LN

Mailing Address: THOMPSON, DONNA L. TRUSTEE
417 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-422
Property Address: 422 NORTH LN

Mailing Address: PERKINS, MICHAEL F & GAIL L
TRUSTEES
422 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-424
Property Address: 424 NORTH LN

Mailing Address: SOLARIS HOMES LLC
88 RICHARDSON AVE
ATTLEBORO, MA 02703

Parcel Number: 54-2
CAMA Number: 54-2-426
Property Address: 426 NORTH LN

Mailing Address: KOCHENDORFER, JOHN N. TRUSTEE
1508 CAMINITO SANTIAGO #1
CHULA VISTA, CA 91913

Parcel Number: 54-2
CAMA Number: 54-2-427
Property Address: 427 NORTH LN

Mailing Address: SABULA, GARY D ANN MARIE C. TE
30 CROWN AVE
BARRINGTON, RI 02806

Parcel Number: 54-2
CAMA Number: 54-2-445
Property Address: 445 PADDOCK LN

Mailing Address: LINGARD, MARTHA P - TRUSTEE
MARTHA P LINGARD REV TRUST
445 PADDOCK LN
BRISTOL, RI 02809



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Parcel Number: 54-2
CAMA Number: 54-2-446
Property Address: 446 PADDOCK LN

Mailing Address: KOVACH, ERIC S. & LISA R. TRUSTEES
446 PADDOCK LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-461
Property Address: 461 NORTH LN

Mailing Address: FRANCO, SCOTT A. & CROTHERS,
KEVIN J. JT
461 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-463
Property Address: 463 NORTH LN

Mailing Address: SKELTON, TERRANCE, TRUSTEE-
SKELTON TRUST GRANAHAN,
PATRICIA, TRUSTEE-GRANAHAN TRUST
463 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-464
Property Address: 464 NORTH LN

Mailing Address: BRYAN, JOHN H. III ANDERLI A. TE
235 GOULD ST. APT. 340, Unit APT. 340
NEEDHAM HIEGHTS, MA 02494

Parcel Number: 54-2
CAMA Number: 54-2-466
Property Address: 466 NORTH LN

Mailing Address: HIRSCH, JOANNE, TRUSTEE JOANNE
HIRSCH LIVING TRUST
466 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-469
Property Address: 469 NORTH LN

Mailing Address: ROLLO, ROBIN
469 NORTH LN
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-506
Property Address: 506 CLARKS ROW

Mailing Address: DAVIS, ANGELA
506 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-510
Property Address: 510 CLARKS ROW

Mailing Address: RASMUSSEN, JILL
14 CORA ST
EAST GREENWICH, RI 02818

Parcel Number: 54-2
CAMA Number: 54-2-511
Property Address: 511 CLARKS ROW

Mailing Address: DEIHL, LAURA M.
511 CLARKS ROW
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-524
Property Address: 524 HIGH MEADOW CT

Mailing Address: SLACK, THOMAS G. III
524 HIGH MEADOW CT
BRISTOL, RI 02809

Parcel Number: 54-2
CAMA Number: 54-2-530
Property Address: 530 HIGH MEADOW CT

Mailing Address: RIVAL, CHRISTINA M.
530 HIGH MEADOW CT
BRISTOL, RI 02809

Parcel Number: 55-102
CAMA Number: 55-102
Property Address: 16 DOLLY DR

Mailing Address: MEEKS, BRIAN W & LEWIS, PATSY P TE
16 DOLLY DR
BRISTOL, RI 02809



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Parcel Number: 55-103 CAMA Number: 55-103 Property Address: 15 DOLLY DR	Mailing Address: YORK, LINDA M. BRIAN A. ETUX TE 15 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-104 CAMA Number: 55-104 Property Address: 18 DOLLY DR	Mailing Address: KERWIN, CATHIE V. & JOHN F. TRUSTEES 18 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-105 CAMA Number: 55-105 Property Address: 2 GAIL DR	Mailing Address: ANASTASIA, CHARLES M & CHERYL L TRUSTEES-ANASTASIA FAMILY TRUST 2 GAIL DR BRISTOL, RI 02809
Parcel Number: 55-106 CAMA Number: 55-106 Property Address: 20 DOLLY DR	Mailing Address: RICCI, JOSEPH & JACQUELINE M. TE 20 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-107 CAMA Number: 55-107 Property Address: 19 DOLLY DR	Mailing Address: SWICKARD, JAN M. VICKI LYNN TE 19 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-108 CAMA Number: 55-108 Property Address: PATRICIA ANN DR	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 55-124 CAMA Number: 55-124 Property Address: 21 PATRICIA ANN DR	Mailing Address: COUTO, JOHN E. & LIBERTA M. TRUSTEES 21 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-125 CAMA Number: 55-125 Property Address: 22 PATRICIA ANN DR	Mailing Address: SA, MANUEL DEJESUS & ALMERINDA ET UX TE 22 PATRICIA ANN DR BRISTOL, RI 02809-6259
Parcel Number: 55-126 CAMA Number: 55-126 Property Address: 23 PATRICIA ANN DR	Mailing Address: CALDWELL, ANTHONY R. ETUX JULIE S 23 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-127 CAMA Number: 55-127 Property Address: 24 PATRICIA ANN DR	Mailing Address: DOMENICONE, KIMBERLY J. 24 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-128 CAMA Number: 55-128 Property Address: 25 PATRICIA ANN DR	Mailing Address: GAUL, STEPHEN J & DOWNING, SUSAN M TE 25 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-129 CAMA Number: 55-129 Property Address: 26 PATRICIA ANN DR	Mailing Address: TYSKA, ANDREW T. NICKI ANN TE 26 PATRICIA ANN DR BRISTOL, RI 02809



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Parcel Number: 55-130 CAMA Number: 55-130 Property Address: 28 PATRICIA ANN DR	Mailing Address: MEEHAN, S. SCOTT TRUSTEE 28 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-131 CAMA Number: 55-131 Property Address: 21 DOLLY DR	Mailing Address: WAINWRIGHT, DALE W. & WAINWRIGHT, DESSIE LYNN TRUSTEES 21 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-132 CAMA Number: 55-132 Property Address: 22 DOLLY DR	Mailing Address: MORAN, LYNN S. & SULLIVAN, JAMES M. TRUSTEES 22 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-133 CAMA Number: 55-133 Property Address: 30 PATRICIA ANN DR	Mailing Address: GATOS, GREGORY GEORGE & MANDINIA TE 30 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-135 CAMA Number: 55-135 Property Address: 32 PATRICIA ANN DR	Mailing Address: MURPHY, COLLEEN P - TRUSTEE COLLEEN P MURPHY TRUST 32 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 55-143 CAMA Number: 55-143 Property Address: 25 DOLLY DR	Mailing Address: VALZOVANO, SUSAN M TRUSTEE SUSAN M VALZOVANO LIVING TRUST 25 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-144 CAMA Number: 55-144 Property Address: 24 DOLLY DR	Mailing Address: CORDEIRO, ANTONIO J. JR & COURTNEY TE 24 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-145 CAMA Number: 55-145 Property Address: 23 DOLLY DR	Mailing Address: WOODRUFF, JAMES G. JR. & ROMELYN V. ET UX TE 23 DOLLY DR BRISTOL, RI 02809
Parcel Number: 55-17 CAMA Number: 55-17 Property Address: 19 TOBIN LN	Mailing Address: COLESANTI, ANTHONY 19 TOBIN LN BRISTOL, RI 02809
Parcel Number: 55-41 CAMA Number: 55-41 Property Address: 21 TOBIN LN	Mailing Address: MATTALIANO, ROBERT J. ETUX TE MATTALIANO, SHEILA CORNO 21 Tobin Lane Bristol, RI 02809
Parcel Number: 55-42 CAMA Number: 55-42 Property Address: 25 TOBIN LN	Mailing Address: REIFER, MICHAEL H. TRUSTEE LETTER OF MARQUE REVOCABLE TRUST P.O. BOX 561 WARREN, RI 02885
Parcel Number: 55-58 CAMA Number: 55-58 Property Address: 23 TOBIN LN	Mailing Address: MCDONALD, DAVID R. & LINDA TE 23 TOBIN LN BRISTOL, RI 02809



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8/25/2026

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126 WINDWARD LLC
10 57TH AVE
ISLE OF PALMS, SC 29451

BENNETT, JAMES DOUGLAS &
BENNETT, MARILYN SALZBERG
60 SEABREEZE LN
BRISTOL, RI 02809

CARUSONE, DEBORAH DEMARCH
136 WINDWARD LN
BRISTOL, RI 02809

A & N HOLDINGS, LLC
16 TOUISSET AVE
SWANSEA, MA 02777

BERNARDO, STEPHANIE & ROB
58 SEABREEZE LN
BRISTOL, RI 02809

CARVELLI, PETER &
LINDA TE
315 NORTH LN
BRISTOL, RI 02809

ADAE, BRIAN
416 NORTH LANE
BRISTOL, RI 02809

BLACK, KATHERINE A. & FUL
48 SEABREEZE LN
BRISTOL, RI 02809

CAVANAUGH, COLLEEN P. TRU
1 SEABREEZE LN
BRISTOL, RI 02809

ANASTASIA, CHARLES M & CH
TRUSTEES-ANASTASIA FAMILY
2 GAIL DR
BRISTOL, RI 02809

BROGAN, RICHARD E
132 WINDWARD LN
BRISTOL, RI 02809

CLEGG, KEVIN E.
COLLEEN M. ETUX TE
4 BARNEYVILLE ROAD
BARRINGTON, RI 02806

ANDERSON, JUSTUS D JR & M
5613 SWISS STONE CT
WILMINGTON, NC 28412

BROWN, MARTHA & DEVIN TE
54 HORNE RD
BELMONT, MA 02478

COLESANTI, ANTHONY
19 TOBIN LN
BRISTOL, RI 02809

ANNICELLI, JOHN R.
IDA JT
PO BOX 508
BEDFORD, NY 10506

BRYAN, JOHN H. III
ANDERLI A. TE
235 GOULD ST. APT. 340, Unit APT.
340
NEEDHAM HIEGHTS, MA 02494

COMUNALE, PATRICK A.
EILEEN A. TE
328 NORTH LN
BRISTOL, RI 02809

ASHE, JOHN M & KATHLEEN S
7 BULLARD LN
MILLIS, MA 02054

BUGOS, ALAN R & PABREZA,
3 JOCELYN LN
WESTFORD, MA 01886

CORDEIRO, ANTONIO J. JR &
24 DOLLY DR
BRISTOL, RI 02809

BECKER, SINDY
1080 KRAMERIA ST
DENVER, CO 80220

CABRAL, ALVARO M &
NANCY E TE
119 WINDWARD LN
BRISTOL, RI 02809

COUTO, JOHN E. & LIBERTA
21 PATRICA ANN DR
BRISTOL, RI 02809

BEEKLEY, JOHN S. JR
ANN F. TRUSTEES & JOHN S J
307 WINDRIDGE LN
BRISTOL, RI 02809

CALDWELL, ANTHONY R. ETUX
JULIE S
23 PATRICIA ANN DR
BRISTOL, RI 02809

CROFT, LEANNE - TRUSTEE
LEANNE CROFT REV TRUST
7194 HAVILAND CIR
BOYNTON BEACH, FL 33437

BENNET, W. STILES & WENDY
77 WINDWARD LN
BRISTOL, RI 02809

CAPRIO, MICHAEL S &
SECURO, KIMBERLY A JT
269 NORTH FARM DR
BRISTOL, RI 02809

CROWLEY, JOAN G.
7 SEABREEZE LN
BRISTOL, RI 02809

CUNNINGHAM, EDWARD P & KA
121 WINDWARD LN
BRISTOL, RI 02809

DONNELLY, JUDITH A.
404 NORTH LN
BRISTOL, RI 02809

FOROSTENKO, ANATOLE
GALINA TE
300 E. 59 STREET APT 1206
NEW YORK, NY 10022

DAI, SHEILA TRUSTEE
SHEILA DAI LIVING TRUST
11 HANLEY FARM RD
WARREN, RI 02885

DOOLAN, DWIGHT M.
BEVERLY V. TE
28 COUNTRY CLUB ROAD
KEY LARGO, FL 33037

FOTOPULOS, PELAGIA, TRUST
324 NORTH LANE
BRISTOL, RI 02809

DANGREMOND, DENISE M. TRU
47 NAYATT RD
BARRINGTON, RI 02806

DREIER, ROBERT
114 WINDWARD LN
BRISTOL, RI 02809

FRANCIS, JOSEPH TRUSTEE
175 POPPASQUASH RD
BRISTOL, RI 02809

DAVIS, ANGELA
506 CLARKS ROW
BRISTOL, RI 02809

DYER, CHARLES J. TRUSTEE
339 NORTH LN
BRISTOL, RI 02809

FRANCO, SCOTT A. & CROTHER
461 NORTH LN
BRISTOL, RI 02809

DAVIS, DENA ROSE TRUSTEE
152 SEABREEZE LN
BRISTOL, RI 02809

EAP CORPORATION
9 TROY LN
BEDFORD, NY 10506

FRAZER, CAROLINE R. & PER
507 RIVER BLUFFS
WILLIAMSBURG, VA 23185

DeGOES, JOHN J
8051 MITCHELL LN, SW
BOLLING AFB, DC 20032

EATON, HENRY B. & EATON,
30 SEABREEZE LN
BRISTOL, RI 02809

GALICA, MICHAEL A - TRUST
MICHAEL A GALICA TRUST
20 TIMBER LANE
HOLDEN, MA 01520

DEIHL, LAURA M.
511 CLARKS ROW
BRISTOL, RI 02809

EDLER, RAYMOND J. &
EDLER, MARY M. CO-TRUSTEE
4 AVENIR CT
BRISTOL, RI 02809

GATES, LIZA COHEN TRUSTEE
319 NORTH LANE TRUST
50 SUMMIT ST
PAWTUCKET, RI 02860

DOCHODA, STACY & EDWARD J
9261 BALLASTER POINTE LOOP
PARRISH, FL 34219

EXELBY, VALERIE E.
54 SEABREEZE LN
BRISTOL, RI 02809

GATOS, GREGORY GEORGE & M
30 PATRICIA ANN DR
BRISTOL, RI 02809

DOMENICONE, KIMBERLY J.
24 PATRICIA ANN DR
BRISTOL, RI 02809

FANDEL, KEVIN J TRUSTEE &
FANDEL, JOAN B TRUSTEE TC
12 SEABREEZE LN
BRISTOL, RI 02809

GAUL, STEPHEN J & DOWNING
25 PATRICIA ANN DR
BRISTOL, RI 02809

DOMINO, FRANK J.
PABREZA, SYLVIA
155 SEABREEZE LN
BRISTOL, RI 02809

FARRELL, MAURA
14 SEABREEZE LN
BRISTOL, RI 02809

HIRSCH, JOANNE, TRUSTEE
JOANNE HIRSCH LIVING TRUS
466 NORTH LN
BRISTOL, RI 02809

HOSFORD, REBECCA E & BUSH
HOSFORD IRREVOCABLE TRUST
87 WINDWARD LN
BRISTOL, RI 02809

LINGARD, MARTHA P - TRUST
MARTHA P LINGARD REV TRUS
445 PADDOCK LN
BRISTOL, RI 02809

MCRAE, SELMA JUNE
45 CADY RD
BARRINGTON, RI 02806

HURLEY, ROBERT C. & KAREN
8060 JOSEFA WAY
NAPLES, FL 34114

LYNCH, BRITTANY M
2 SEABREEZE LN
BRISTOL, RI 02809

MCVICKER, KAREN M. & DAVI
304 WINDRIDGE LN
BRISTOL, RI 02809

IKAUNIKS, PAMELA
151 TREMONT ST 12 J
BOSTON, MA 02111

LYNDEN, FREDERICK C &
PERON, MADELEINE L TRUST
49 SEABREEZE LN
BRISTOL, RI 02809

MEEHAN, S. SCOTT TRUSTEE
28 PATRICIA ANN DR
BRISTOL, RI 02809

JALA, JONATHAN B
99 WINDWARD LANE
BRISTOL, RI 02809

MACNAUGHT, ELLEN S &
GLENN S. TE
301 WINDRIDGE LN
BRISTOL, RI 02809

MEEKS, BRIAN W &
LEWIS, PATSY P TE
16 DOLLY DR
BRISTOL, RI 02809

KERWIN, CATHIE V. & JOHN
18 DOLLY DR
BRISTOL, RI 02809

MARGARET N. STRAND REV TR
2202 N. SCOTT ST
ARLINGTON, VA 22209

MENTON, PAUL CHRISTOPHER
MENTON, JUDITH TUBIASH TR
127 WINDWARD LN
BRISTOL, RI 02809

KIRK, ELIZABETH P & CHRIS
6 HARBOUR RD
BARRINGTON, RI 02806

MATTALIANO, ROBERT J. ETU
MATTALIANO, SHEILA CORNO
21 Tobin Lane
Bristol, RI 02809

MONAHAN, PETER M. TRUSTEE
10500 OAKLYN DR
POTOMAC, MD 20854

KOCHENDORFER, JOHN N. TRU
1508 CAMINITO SANTIAGO #1
CHULA VISTA, CA 91913

MCCARTHY, TARA A.
17 JENNIFER DRIVE
BRISTOL, RI 02809

MORAN, LYNN S. & SULLIVAN
22 DOLLY DR
BRISTOL, RI 02809

KOVACH, ERIC S. & LISA R.
446 PADDOCK LN
BRISTOL, RI 02809

MCCLOSKEY, SHARON & KEVIN
148 WINDWARD LN
BRISTOL, RI 02809

MURPHY, COLLEEN P - TRUST
COLLEEN P MURPHY TRUST
32 PATRICIA ANN DR
BRISTOL, RI 02809

KWAN, BERNARD Y TRUSTEE
BERNARD Y KWAN LIVING TRU
11 HANLEY FARM
WARREN, RI 02885

MCCONAGHY, DANIEL P &
JEANINE M TE
135 KICKEMUIT AVE
BRISTOL, RI 02809

NIERINTZ, MARION L TRUSTE
MARION L NIERINTZ 2009 RE
865 CENTRAL AVE, APT O-302
NEEDHAM, MA 02492

LENNON-ATWOOD, KATHLEEN M
ATWOOD, JONATHAN C TE
46 LONG FELLOW RD
WELLESLEY, MA 02481

MCDONALD, DAVID R. & LIND
23 TOBIN LN
BRISTOL, RI 02809

NORTH LANE REALTY, LLC
5 TEAKWOOD LN
BARRINGTON, RI 02806

ODEN, NANCY V LE
REM-MUNDY, CHRISTOPHER H
17 SEABREEZE LN
BRISTOL, RI 02809

RICCI, JOSEPH & JACQUELIN
20 DOLLY DR
BRISTOL, RI 02809

SCHAUWEKER, WILLIAM J. &
49 SOUTHFIELD RD
CONCORD, MA 01742

OTIS, CHRISTOPHER N
FLORENCE, ROXANNE JT
20 HORSESHOE LN
WILBRAHAM, MA 01095

RICHARDS, STEVEN P.
PEGGY SUE TE
2820 MAMOSA LN
LANCASTER, PA 17601-2049

SEIFERT, WILLIAM G
4300 SE ST LUCIE BLVD LOT 52
STUART, FL 34997

PALLIO, CAROLYN L. TRUSTE
PALLIO, FRANK S. TRUSTEE
160 HOMEWOOD AVE
YONKERS, NY 10701-5267

RIVAL, CHRISTINA M.
530 HIGH MEADOW CT
BRISTOL, RI 02809

SHEPHERD, IAN PHILIP
1800 YARDLY MORRISVILLE RD
YARDLY, PA 19067

PASTORIUS, EDWARD WOOD RO
NANCY I TE
729 KINGS HIGHWAY
MOORESTOWN, NJ 08057

ROLLINS, PETER & PATRICIA
115 WINDWARD LN
BRISTOL, RI 02809

SICKLES, ELEANOR F. TRUST
354 SPINNAKER LN
BRISTOL, RI 02809

PAVLIDIS, ARTHUR
ANITA TRUSTEES & LE
153 SEABREEZE LN
BRISTOL, RI 02809

ROLLO, ROBIN
469 NORTH LN
BRISTOL, RI 02809

SKELTON, TERRANCE, TRUSTE
GRANAHAN, PATRICIA, TRUST
463 NORTH LN
BRISTOL, RI 02809

PAYNE, STEPHEN M & KERRI
124 WINDWARD LN
BRISTOL, RI 02809

RUTTER, MILES C.
ANTONIA A. JT
83 WINDWARD LANE
BRISTOL, RI 02809

SLACK, THOMAS G. III
524 HIGH MEADOW CT
BRISTOL, RI 02809

PERKINS, MICHAEL F &
GAIL L TRUSTEES
422 NORTH LN
BRISTOL, RI 02809

SA, MANUEL DEJESUS &
ALMERINDA ET UX TE
22 PATRICIA ANN DR
BRISTOL, RI 02809-6259

SLATER, ROBERT T. TRUSTEE
1 HEATON CIRCLE
FRANKLIN, MA 02038

PHILLIPS, MICHAEL D
PHILLIPS, DELOIS TRUSTEES
PO BOX 284
WELAKA, FL 32193

SABULA, GARY D
ANN MARIE C. TE
30 CROWN AVE
BARRINGTON, RI 02806

SLOANE, TIMOTHY F &
BLASS, CLAUDIA L TRUSTEES
10 OLD STOW RD
CONDORD, MA 01742

RASMUSSEN, JILL
14 CORA ST
EAST GREENWICH, RI 02818

SAHADY, VIOLETTE LE
SAHADY, JOHN M. & SAHADY,
86 WINDWARD LN
BRISTOL, RI 02809

SLUSARZ, PAUL D. ETUX
BROWN-SLUSARZ, MICHELLE B
25 CHAPIN RD
BARRINGTON, RI 02806

REIFER, MICHAEL H. TRUSTE
LETTER OF MARQUE REVOCABL
P.O. BOX 561
WARREN, RI 02885

SAMET, JONATHAN MICHAEL &
BRINES, CONSTANCE BIDWELL
840 CYPRUS DR
BOULDER, CO 80303

SOLARIS HOMES LLC
88 RICHARDSON AVE
ATTLEBORO, MA 02703

SORRENTINO, MATTHEW
56 SEA BREEZE LN
BRISTOL, RI 02809

VALZOVANO, SUSAN M TRUSTE
SUSAN M VALZOVANO LIVING
25 DOLLY DR
BRISTOL, RI 02809

STRIPPE, DAVID C.
EDLER, JANICE M
53 SEABREEZE LANE
BRISTOL, RI 02809

VARIEUR, JOSCELYN
326 NORTH LN
BRISTOL, RI 02809

SWICKARD, JAN M.
VICKI LYNN TE
19 DOLLY DR
BRISTOL, RI 02809

VINCI, JEAN L. & JOSEPH G
340 NORTH LN
BRISTOL, RI 02809

THOMPSON, DONNA L. TRUSTE
417 NORTH LN
BRISTOL, RI 02809

WAINWRIGHT, DALE W. &
WAINWRIGHT, DESSIE LYNN T
21 DOLLY DR
BRISTOL, RI 02809

TORREY, KELLEY
72 SEABREEZE LN
BRISTOL, RI 02809

WARD, LINDA ELLEN & LEIGH
105 WINDARD LN
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

WOODRUFF, JAMES G. JR.
& ROMELYN V. ET UX TE
23 DOLLY DR
BRISTOL, RI 02809

TRANT, MICHAEL & PATTY AN
80 COLT ST #2
JAMESTOWN, RI 02835

YORK, LINDA M.
BRIAN A. ETUX TE
15 DOLLY DR
BRISTOL, RI 02809

TRUSCOTT, NORMAN R.
TRUSCOTT DONNA M. TRUSTEE
118 WINDWARD LN
BRISTOL, RI 02809

ZELLER, KATHLEEN RAE
157 SEABREEZE LN
BRISTOL, RI 02809

TYSKA, ANDREW T.
NICKI ANN TE
26 PATRICIA ANN DR
BRISTOL, RI 02809

ZORBAN, LLC
411 NORTH LN
BRISTOL, RI 02809

TYSON, ELIZABETH ANN - TR
ELIZABETH ANN TYSON TRUST
84 WINDWARD LANE
BRISTOL, RI 02809



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

August 25, 2026
File #: ZBR-26-37

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, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Douglas & Patricia Gablinske

Owner of Record: Douglas W. and Patricia B. Gablinske

Location: 6 KNOWLTON CT , BRISTOL, RI, 02809

Plat: 103 Lot: 14

Zoning District: R-10

Applicant is requesting **Dimensional Variances** to:

construct a 16ft. x 30ft. pool house/cabana addition to an existing 22.2ft x 22.2ft. accessory garage structure with less than the required front yard; and at a size greater than permitted for accessory structures in the 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.



Zoning Board of Review Application

Town of Bristol

Record ID: ZBR-26-37

6 Knowlton Ct 103 14

August 3, 2026

Applicant	
Name of Applicant	Douglas & Patricia Gablinske
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
	6 Knowlton Ct	103	14

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	480 feet
Width in Feet	16 feet
Length in Feet	30 feet
Height Above Grade	12 feet
Number of Stories	1

Setbacks	
Front Yard in Feet	7 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)
--

Construction of an accessory structure at a size greater than permitted in the R-10 zoning district and with less than the required front yard setback per Section 28-111, Dimensional Table of zoning ordinance.

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

Adding addition to rear of the garage as an accessory use of pool cabana to proposed IG pool to be built. See attached project narrative.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	2.71
Lot Frontage	235
Lot Depth	260

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,967	Building/Structure Detail if Other:
Structure: Other	Square Footage: 484	Building/Structure Detail if Other: Garage

Bristol Zoning Board Variances Narrative

1) Dimensional Variance for Accessory Structure Size

The lot we own and are requesting this variance size request for is a large parcel for R10 zoning, which requires 10,000sf minimum of area. The subject parcel is 2.71AC in size, almost 12 times the minimum size required for the zone, which is highly unusual for an R10 zone lot.

The lot is encumbered by wetlands to the south and is then further encumbered with a required buffer zone setback of 75'. The combination of these two features, one natural and the other governmentally enforced, limits the area that can be built on.

Attached to this application is a DEM Letter and DEM approved plans for backyard improvements, which include an impervious patio attached to the rear of the house and pervious improvements for an inground pool, surrounding patio area and this proposed pool accessory structure, as well as pervious driveway improvement. The plans were all professionally prepared by a well-recognized local engineering firm.

So, besides the impediments to building on the lot as previously mentioned, this house was built on its current location in 1971, but its L shaped configuration was recently changed. It was purchased in 2019 and then the buyer/developer subdivision plans were approved by the town for four new lots and the existing house, our house. The property was previously recognized as 1202 Hope Street, whereas it is now known as 6 Knowlton Ct, which now has 5 houses on the street. Previously and presumably the lot front yard faced west, now with the subdivision, the front yard is considered facing north, now fronting on Knowlton.

A two car detached garage was built on the lot some 25+/- years ago, which is 480sf. We are requesting this variance for a larger size accessory because we want a pool accessory building in coordination with the pool use. The pool and this area are exposed to full sun, we want some shade,

area to use in conjunction with the pool. This location and size appeared to make the most sense, given the constraints of the lot.

Please review the approved DEM plans and approval DEM letter for a better sense of the site and proposed structure.

2) Dimensional Variance for Front Yard Setback

The front yard set back for the R10 zone is 30', we are requesting a 7' variance off the arc of the cul-de-sac, which is only on one end, as the arc diminishes the request at the other end to about 3'.

As mentioned above, it is presumed this north side, now a front side, use to be a side yard, because of the house facing west and its front door oriented to Hope Street and this north side was a side yard that went hundreds of feet to a stone wall, now behind the houses built on the north side of the street.

Now, because of the subdivision, the side yard of our house is now the front yard. Given these unusual circumstances, we request this variance, to minimally use this new outbuilding to its potential.



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
 235 Promenade Street
 Providence, Rhode Island 02908

July 22, 2026

Douglas Gablinske
 6 Knowlton Court
 Bristol, RI 02809

Freshwater Wetlands Permit

Re: Freshwater Wetlands Permit No. 26-0100 (*Individual Application No. IA-20969*) for the property and project located:

Approximately 380 feet east of Hope Street (Route 114), and approximately 520 feet southeast of its intersection with Meadow Lane, Assessor's Plat 103, Lot 14, Bristol, RI.

Dear Mr. Gablinski:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Application for a Freshwater Wetlands Permit** as described in Rule 3.11 of the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act, 250-RICR-150-15-3 ("Rules"). This review included a site inspection of the above referenced property ("subject property") and an evaluation of the proposed construction of a replacement driveway, permeable and impermeable patio surfaces, inground pool, hot tub, garage addition, retaining wall, fences, stormwater BMP's and wetland/buffer restoration with clearing, grading, landscaping, and associated site alterations as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on June 11, 2026.

Our observations of the subject property, review of the site plans and evaluation of the proposed project reveals that alterations of jurisdictional areas are proposed. However, pursuant to Rule 3.7 of the Rules, this project meets all Standards, and a **Freshwater Wetlands Permit** may be issued under the following terms and conditions:

Terms and Conditions for **Wetlands Permit No. 26-0100**:

1. This letter is the DEM's permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen. Laws § 2-1-18 et seq.
2. This permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on June 11, 2026. A copy of the site plans stamped approved by the DEM can be found on the Permit Search page on the OWR Application Portal by searching for any of the permit number(s) listed above. Changes or revisions to the project that would alter freshwater wetlands are not authorized without a permit from the DEM.
3. Where the terms and conditions of the permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.

4. You must notify this Program of the anticipated start date, and of your contractor's contact information, by submitting a Notice of Start of Construction on the OWR Application Portal from the Requests Tab referencing this Freshwater Wetlands permit number prior to commencement of any permitted site alterations or construction activity. You must also notify this Program upon completion of the project by submitting a Notice of Termination from the Requests Tab on the OWR Application Portal.
5. A copy of the stamped approved site plans and a copy of this permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this permit and the stamped approved plans must be made available for review by any DEM or town representative upon request.
6. Within ten (10) days of the receipt of this permit, you must record this permit in the land evidence records of the Town of Bristol and supply this Program with a scanned copy of the recorded permit obtained from the Town which can be sent to DEM.FWW@dem.ri.gov.
7. The effective date of this permit is the date this letter was issued. This permit expires five (5) years from the date of this letter unless renewed pursuant to the Rules.
8. Any material utilized in this project must be clean and free of matter that could pollute any jurisdictional area.
9. Prior to commencement of site alterations, you shall erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which boldly identifies the initials "DEM" and this permit number. This sign must be maintained at the site in a conspicuous location until such time that the project is complete.
10. Temporary erosion and sediment controls detailed or described on the approved site plans shall be properly installed at the site prior to or commensurate with site alterations. Such controls shall be properly maintained, replaced, supplemented, or modified as necessary throughout the life of this project to minimize soil erosion and to prevent sediment from being deposited in any freshwater wetland, buffer, floodplain, area subject to storm flowage, or area subject to flooding or other jurisdictional areas not subject to disturbance under this permit.
11. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls must be removed.
12. You are obligated to install, utilize, follow and maintain all best management practices detailed or described on the approved site plans in the construction of the project to minimize or prevent adverse impacts to any adjacent freshwater wetland, buffers or floodplain and the functions and values provided by such freshwater wetlands, buffers or floodplain.
13. All plantings of shrubs, trees or other forms of vegetation as shown or detailed on the approved plans, or detailed in this permit, must be installed as soon as possible after completion of final grading; weather and season permitting. You must notify Samuel.Dufresne@dem.ri.gov upon completion of the required 8 inkberry shrub plantings for a compliance inspection by a Program representative.
14. Mitigation or screen plantings of trees and/or shrubs proposed between the project and any adjacent freshwater wetland areas and buffers except for necessary replacement, must be allowed to develop naturally without being subjected to mowing or manicuring.

15. Any plantings which fail to survive one full growing season shall be replaced. Replacement plantings shall be similarly guaranteed for one full growing season.
16. Artificial lighting must be directed away from all vegetated wetland and buffer areas. Where this is not possible, the use of deflectors to concentrate lighting away from vegetated wetlands must be employed.
17. This Program has made specific revisions to the approved site plans. These revisions are clearly marked in red on the approved plans. This project must take place in compliance with these revisions. Specifically, a note has been added to the site plans identifying a "temporary" limit of disturbance surrounding the restoration area.

Pursuant to the provisions in 250-RICR-150-15-3.8.13 and 250-RICR-150-15-3.14.4(A), as applicable, any properly recorded and valid Freshwater Wetlands Permit is automatically transferred to the new owner upon sale of the property.

You are required to comply with the terms and conditions of this permit and to carry out this project in compliance with the Rules at all times. Failure to do so may result in an enforcement action by this Department.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

Kindly be advised that this permit is not equivalent to a verification of the type or extent of freshwater wetlands or jurisdictional areas on site. Should you wish to have the types and extent of freshwater wetlands verified, you may submit the appropriate application in accordance with 250-RICR-150-15-3.9.3.

This permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Please contact Sam Dufresne of this office (telephone: 401-537-4220) should you have any questions regarding this letter.

Sincerely,

Nancy Freeman

Digitally signed by Nancy
Freeman
Date: 2026.07.22 10:49:04 -04'00'

Nancy L. Freeman, Environmental Scientist III
Office of Water Resources
Freshwater Wetlands Program

NLF/SGD/sgd

Enclosure: Approved site plans

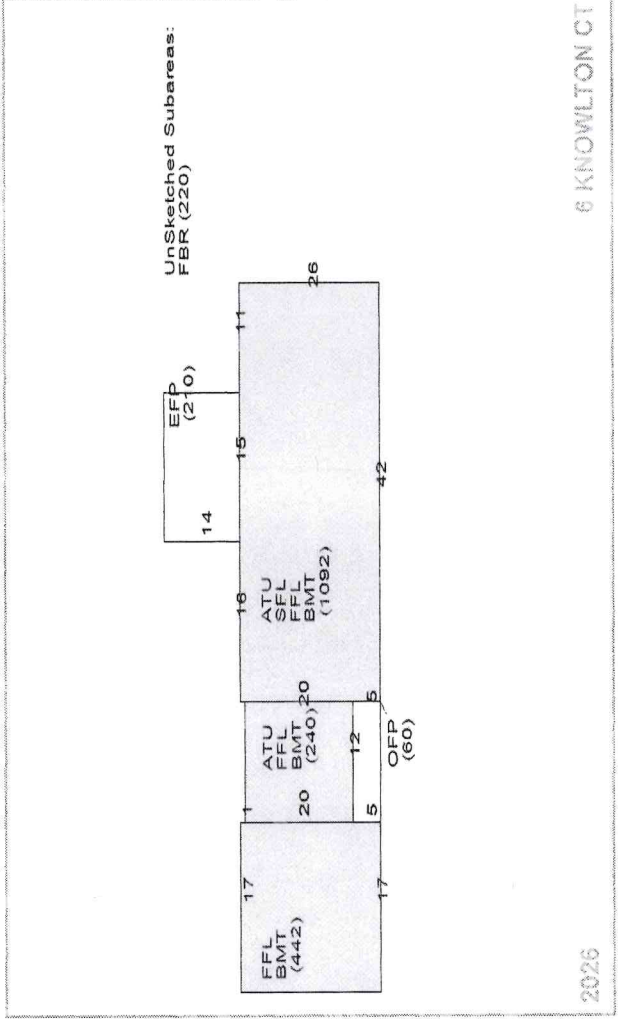
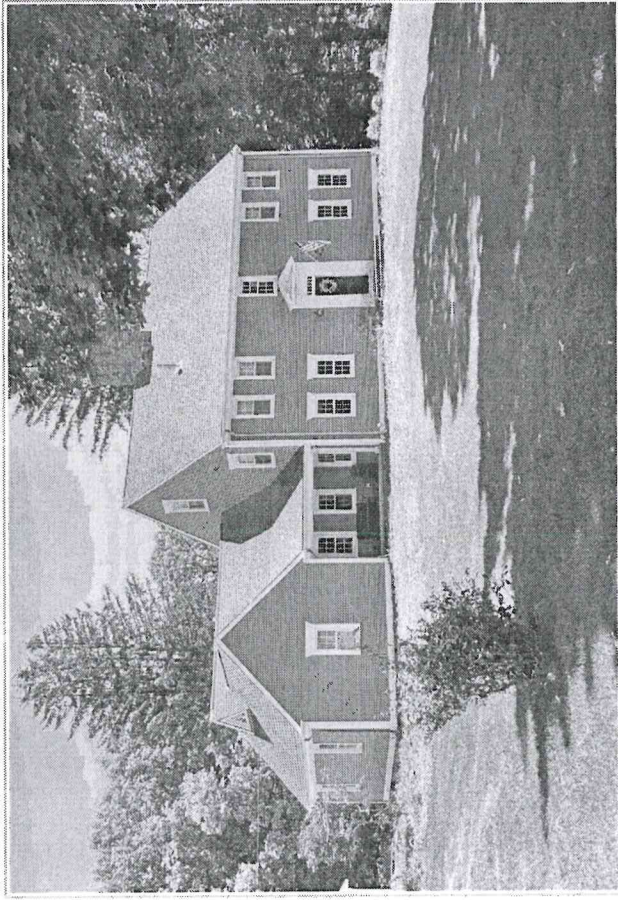
cc: Thomas J Principe, PE, Principe Engineering & Surveying, Inc.
Matthew P. Cabral, Building Official, Town of Bristol, RI.

Owner	Owner Account #	% Owned
Owner 1	GABLINSKE, DOUGLAS W. & PATRICIA B. TE	
Owner 2		
Owner 3		
Address	6 KNOWLTON CT, BRISTOL, RI 02809	

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
GARIES DEVELOPMENT, LLC	08/27/2025	900,000	2291-64		Dee
1202 HOPE STREET	12/21/2023	0	2232-140		Q
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	603,300	15,000	2.71	340,100	0	0	958,400
TOTAL	603,300	15,000	2.71	340,100	0	0	958,400
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	169.24	VAL per SQ Unit/Parcel >	169.24		

Previous Assessments	Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	603,300	15,000	3	340,100	0	0	958,400	958,400
2025	01	603,300	15,000	3	340,100	0	0	958,400	958,400
2024	01	355,400	15,000	3	283,500	0	0	653,900	653,900
2023	01	368,900	15,000	4	370,900	0	0	754,800	754,800
2022	01	368,900	15,000	5	402,100	0	0	786,000	786,000
2021	01	305,300	15,000	5	349,600	0	0	669,900	669,900



Land Information	Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	01 NR Single	0.22957	AC	P	1.00	666,000	797,578	E							183,100			1.00	0
2	01 NR Single	2.48216	AC	EX	0.20	666,000	63,251	E							157,000			1.00	0
3																			
4																			

▶ Building Information

Description		Description	
BLDG Type	Colonial	Story Height	2 Story Attic UnFin
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 Shirs	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Carpet % 20
BMT Garages		Color	Green
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			

▶ Grade

Grade	Q3	Q3
Year Built	1971	EFF Year
Alt LUC		Alt %
	0.00	
▶ Depreciation		
Code	GD	Description
Condition	GD	GD - Good
Functional		
Economic		
Special		
OV		
Total Depreciation % > 27.0		

▶ Other Factors

Flood Hazard	Topography	Street	Traffic
LEVEL	PAVED		
Bas \$/SQ	211.00	Size Adj	0.94
Constr Adj	1.01	Adj \$/SQ	200.19
Other Feats	52,500	Grade Fac	1.18
Neigh Infl	1.00	Land Factor	1.00
Adj Total	826,406	Depreciation	223,130
Depr Total	603,276		

▶ Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,774	1,774	200.19	355,137
SFL	2nd FLOOR	1,092	1,092	200.19	218,607
FBR	REC ROOM	220	220	24.02	5,284
ATU	UNF ATTIC	533	0	20.02	10,667
BMT	BASEMENT	1,774	0	30.03	53,273
EFP	ENCL PORCH	210	0	17.79	3,736
OPP	OPEN PORCH	60	0	19.00	1,140
Total		5,663	3,086		647,844

▶ Visit History

Date	Result	By
1/30/2025	REVIEW	MP
1/14/2025	BP	MP
7/6/2021	REVIEW	
6/30/2021	MEASURED	
8/31/2018	REVIEW	
8/27/2018	MEASURED	
3/27/2013	MEASURE	
3/27/2013	LISTED	

▶ Notes

2 SHEDS NV & 1 FALL OUT SHELTER NV 15X20. - NEW GARAGE 12/09 replace existing deck 2012 mcb || Deed recorded 12/5/22 transferring 24,433 sf from lot 14 to lot 2 Bk 2196 Pg 264 || Subdivision recorded 10/4/2023 ENV #746 - property address changed from 1202 Hope St to 6 Knowlton Ct - Drainage Easement recorded 10/4/23 Bk 2225 Pg 3, 5 & 7

▶ Remodeling History

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

▶ Condo Data

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

▶ Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1 12/07/2023	E57830		ELEC	2,000	100	Closed	Wire new bathroom in 1st floor. In conjunction with Building Permit 57814
2 12/06/2023	P57820		PLMB	5,000	100	Closed	1 bathroom 1 laundry 1 kitchen sink&d
3 12/05/2023	B57814		BLDG	18,500	100	Closed	Add bathroom to adjoining room
4 10/09/2023	S567480		SIGN	200	100	Closed	Installation of sign regarding construction of new home on lot 1
5 05/30/2023	E56536		ELEC	1,500	100	Closed	Change from an existing overhead 200 AMP service to an underground 200 AN
6 03/21/2022	B53723		BLDG	24,000	100	Closed	Add 14x15 addition to back of house
7 03/11/2022	B53649		BLDG	15,000	100	Closed	Install built in pool
8 11/12/2019	E49643		ELEC	7,150	100	Closed	Re-wire kitchen and bathroom. Install lights and receptacles in living room. Int
9 06/27/2012	B28482		BLDG	0	100	Closed	REPLACE EXISTING 10' X 16' DECK

▶ 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	12	14	168	3	AV	1971	1,100
2 1	Garage	1	Y	1	22	22	484	4	AV	1971	13,200
3 2	Shed	1	Y	1	16	16	256	2	FR	1971	700
4											
5											
6											
7											
8											
9											
10											

▶ Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1 1	10	3	U
2			
3			
4			
Totals	1	10	3



6 Knowlton Ct, Bristol, RI

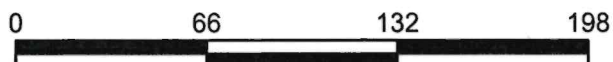
Map/Lot: 103-14

1 inch = 66 Feet



www.cai-tech.com

August 25, 2026



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

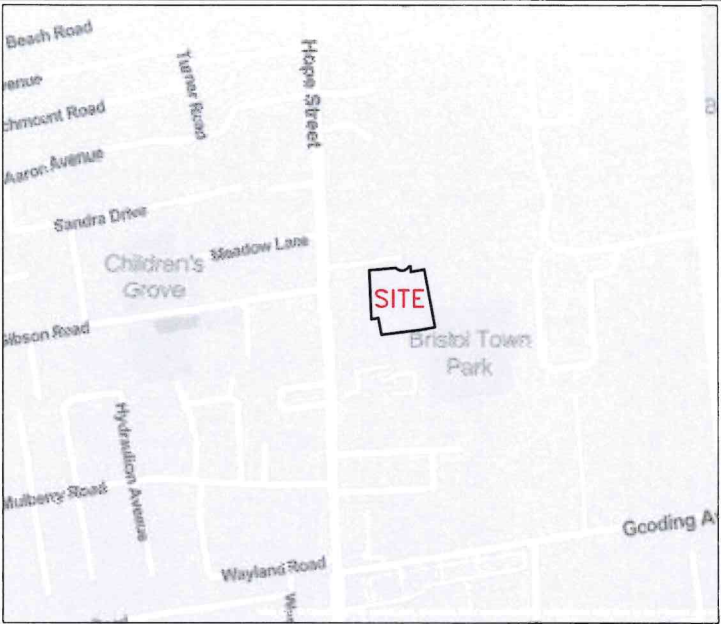
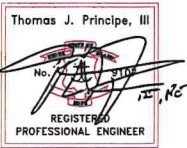
RIDEM FRESHWATER WETLANDS APPLICATION
PLAN SUBMISSION
FOR
GABLINKSE RESIDENCE
A.P. 103 LOT 14
6 KNOWLTON COURT
IN
BRISTOL, RI

OWNER/APPLICANT:
DOUGLAS & PATRICIA GABLINKSE
6 KNOWLTON CT, BRISTOL RI
GOU@APPRAISERI.BIZ



PREPARED BY:
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RHODE ISLAND 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

MARCH 10, 2026
REVISED JUNE 10, 2026



AERIAL LOCUS MAP
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
SCALE 1" = 150'

APPROVED WITH CONDITIONS AS
SPECIFIED IN THE LETTER OF APPROVAL
DATE: 07/22/2026 | PERMIT NO: 26-0100

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED SITE PLANS MUST BE AT CONSTRUCTION SITE

Nancy Freeman LIST OF DRAWINGS

- 1) TITLE SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) SITE PLAN
- 4) SOIL EROSION AND SEDIMENT CONTROL PLAN
- 5) DETAILS
- 6) LANDSCAPE PLAN (BY OTHERS)
- 7) LANDSCAPE PLAN (BY OTHERS)

PROJECT DATA:

EXISTING: EXISTING PLAT: 103 LOT: 14
LOT AREA: 2.71 Ac. STREET INDEX
KNOWLTON COURT

PROPOSED:
LANDSCAPING AND HARDSCAPING INCLUDING DRIVEWAY,
PATIO, POOL, HOT TUB, RETAINING WALL, AND POOL
CABANA. PROPOSED LIMIT OF DISTURBANCE <15,000 SF.

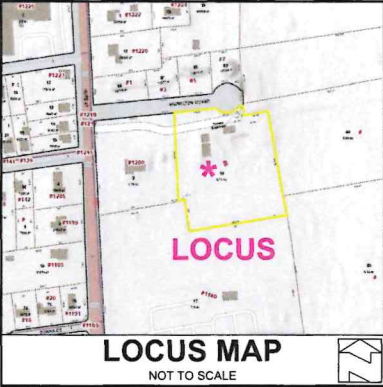
LOT COVERAGE:
TOTAL LOT AREA 118,135 SF
EXISTING STRUCTURES* 3,172 SF
PROP. STRUCTURE (WITH OVERHANGS) 911 SF
TOTAL PROP. STRUCTURAL LOT COVERAGE 4,083 SF (3.5%)

ZONING DESIGNATION: R-10
MIN. LOT AREA 10,000 SF
MIN. FRONTAGE/LOT WIDTH 80 FT
MIN. FRONT SETBACK 30 FT
MIN. SIDE SETBACK 15 FT
MIN. REAR SETBACK 30 FT
MAX. LOT COVERAGE 25%

PLAN REFERENCES:

- 1. CLASS 3 TOPOGRAPHIC & DATA ACCUMULATION SURVEY DATED FEBRUARY 20, 2026 PREPARED BY PRINCIPE ENGINEERING, INC.;
- 2. WETLANDS DELINEATED BY NATURAL RESOURCES SERVICES INC.
- 3. CONCEPTUAL LANDSCAPE PLANS DATED FEBRUARY 19, 2026 PREPARED BY SPS DESIGNS.
- 4. FINAL PLAN SUBMISSION FOR KNOWLTON COURT DATED SEPTEMBER 14, 2023 PREPARED BY PRINCIPE ENGINEERING, INC.
- 5. RIDEM RIPDES PERMIT NO. RIR102192
- 6. RIDEM FWW PERMIT NO. 21-0138

DRAWING ISSUE:
☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:
ONLY PLANS ISSUED FOR CONSTRUCTION
SHALL BE USED FOR CONSTRUCTION



ZONING CRITERIA

R-10 ZONING	
ZONING DISTRICT	R-10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	80'
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35' (22' ACCESSORY)



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 TO 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 OUTSIDE A FLOOD ZONE AREA AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RI COMMUNITY PANEL NO.44001C001H, MAP EFFECTIVE JULY 7, 2014.
3. WETLANDS SHOWN HEREIN WERE DELINEATED BY OTHERS AND REESTABLISHED IN THE FIELD ON 02/20/2026 BY PRINCEPI ENGINEERING, INC.
4. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.
5. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM.
6. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN KNOWLTON COURT ALONG THIS PARCELS FRONTAGE.
7. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL.

REFERENCES:

1. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION 1200 & 1202 HOPE STREET, BRISTOL, R.I., A.P. 103 PARCELS 2 & 14, PREPARED BY PRINCEPI COMPANY" WHICH IS LOCATED IN THE BRISTOL LAND EVIDENCE RECORDS AS ENVELOPE #747.

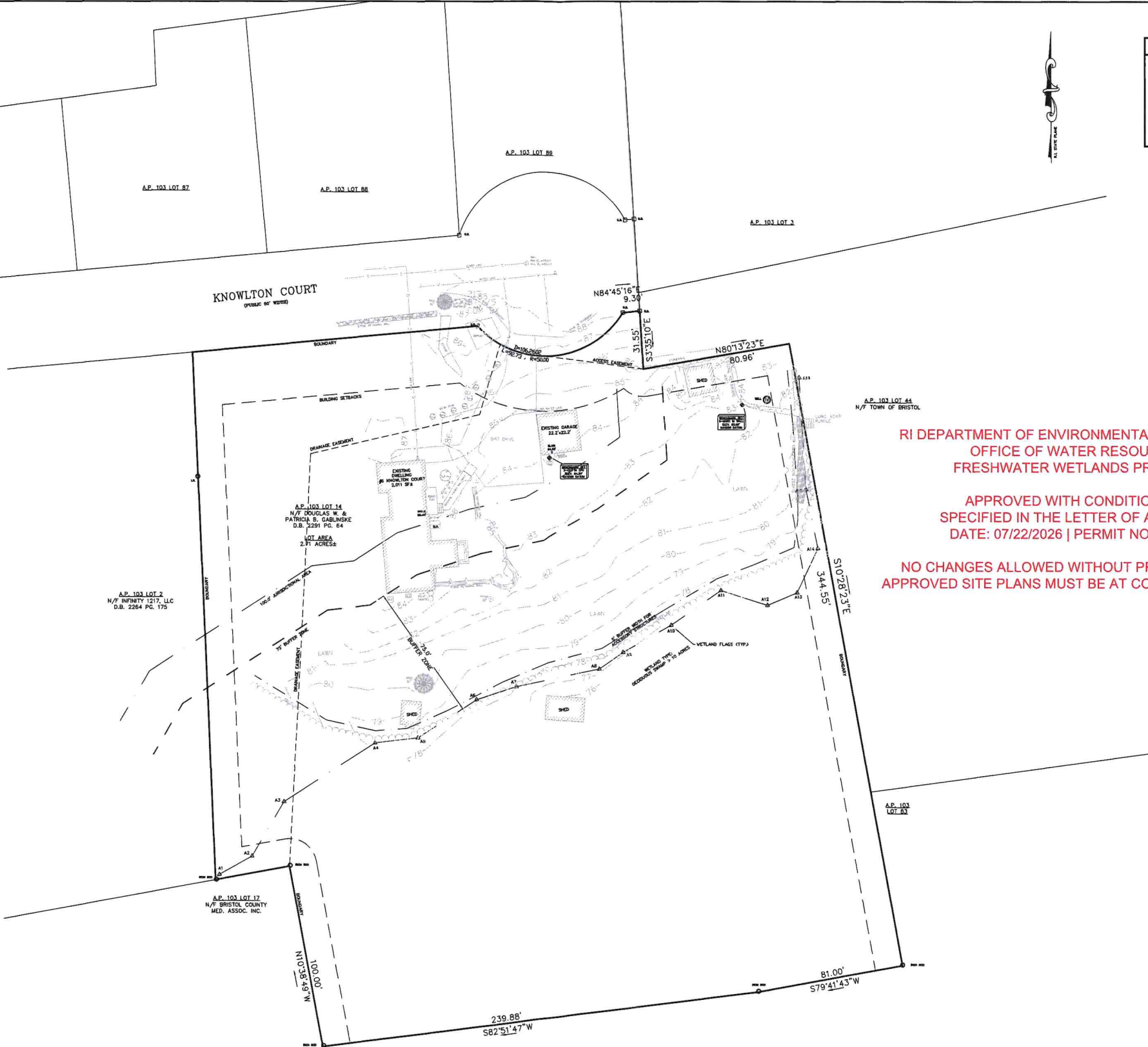
LEGEND

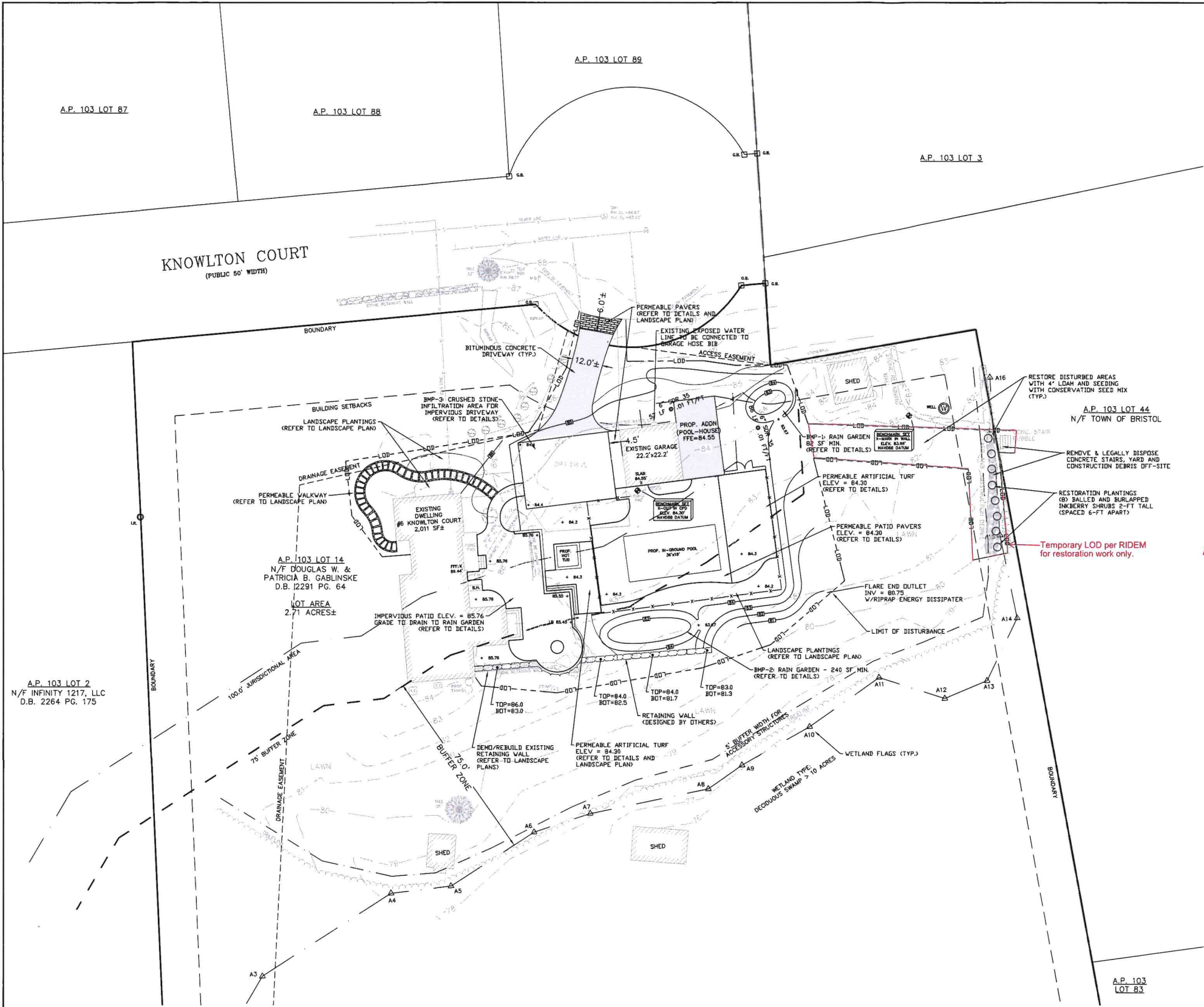
	EXISTING
BOUNDARY LINE	---
ABUTTER LINE	---
BUILDING	▬
TREELINE	~ ~ ~ ~ ~
STONEWALL	- - - - -
EASEMENT	- - - - -
BUILDING SETBACK	- - - - -
CONTOUR	- - - - -
WETLAND EDGE	Δ Δ Δ
75FT WETLAND BUFFER	Δ Δ Δ
SURVEY BOUND	○
SURVEY IRON PIN	●
SURVEY BENCHMARK	⊕
WATERLINE	—●—
WELL	⊕
WATER GATE VALVE	⊕
SEWER MANHOLE	⊕
SEWERLINE	—●—
GAS LINE	—●—
GAS VALVE	⊕

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: DATA ACCUMULATION SURVEY
MEASUREMENT SPECIFICATION: CLASS 3 TOPO

PURPOSE OF SURVEY: EXISTING CONDITIONS





PLAN NOTES:

- INTERSECTION OF KNOWLTON COURT AND HOPE STREET APPROX. 400 FEET WEST OF PROJECT SITE.
- CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- PLAN IS TO BE USED SOLELY FOR THE USE OF RIDEM FRESHWATER WETLAND PERMITTING AND IS NOT AUTHORIZED FOR ANY OTHER USE. CONTRACTOR TO STRICTLY ADHERE TO THE LIMITS OF DISTURBANCE, SOIL EROSION, RUNOFF, AND STORMWATER MANAGEMENT AT ALL TIMES DURING CONSTRUCTION.
- SEE ADDITIONAL NOTES ON SHEET 4 OF 4, WHICH MUST ALSO BE FULLY COMPLIED WITH.
- OWNER/CONTRACTOR RESPONSIBLE FOR OBTAINING PERMISSION FROM THE TOWN OF BRISTOL FOR REMOVAL ON CONCRETE STAIR DEBRIS BEYOND SUBJECT PROPERTY LINE.

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.

FEMA FLOOD NOTE:

ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM NO. 44001C0011H EFF. 07/07/2014

SOIL REFERENCE:

NRCS WEB SOIL SURVEY:
PMA - PITTSFORD SILT LOAM, 0-3% SLOPES
19"-42" ESHGWT (HSG C)
DATE ACCESSED: 02/26/2026

OVERLAY NOTE:

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE REGULATORY OVERLAYS DEFINED BY RIDEM. (REFER TO RIDEM ENVIRONMENTAL RESOURCE MAP FOR MORE INFORMATION)

RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS
SPECIFIED IN THE LETTER OF APPROVAL
DATE: 07/22/2026 | PERMIT NO. 26A100

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED SITE PLANS MUST BE AT CONSTRUCTION SITE

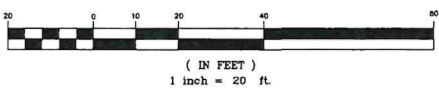
PLAN SET LEGEND	
EXISTING	PROPOSED
PERIMETER LINE	PERIMETER LINE
PROPERTY LINE	PROPERTY LINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
FENCE	FENCE
CONTOUR	CONTOUR
SURVEY BOUND	SURVEY BOUND
UTILITY POLE	UTILITY POLE
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC WIRE/CONDUIT	ELECTRIC WIRE/CONDUIT
DRAINLINE	DRAINLINE
CATCH BASIN	CATCH BASIN
DRAIN MANHOLE	DRAIN MANHOLE
WATERLINE	WATERLINE
WATER GATE VALVE	WATER GATE VALVE
WATER SHUT-OFF	WATER SHUT-OFF
HYDRANT	HYDRANT
WELL	WELL
SEWER LINE	SEWER LINE
SEWER MANHOLE	SEWER MANHOLE
SEWER FORCE MAIN	SEWER FORCE MAIN
GAS LINE	GAS LINE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
TREE LINE	TREE LINE
EROSION CONTROL	EROSION CONTROL
PAVEMENT/IMPERVIOUS	PAVEMENT/IMPERVIOUS
SAWCUT	SAWCUT
RETAINING WALL	RETAINING WALL
TREE	TREE
STONEWALL	STONEWALL
SOIL BOUNDARY LINE	SOIL BOUNDARY LINE
WETLAND FLAGS	WETLAND FLAGS

SITE PLAN

ZONING CRITERIA

R10 ZONING	
ZONING DISTRICT	R10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	60'
MINIMUM LOT FRONTAGE	60'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35' (ACCESSORY 20')

GRAPHIC SCALE



OWNER/APPLICANT
DOUGLAS & PATRICIA GABLINKSE
6 KNOWLTON CT
BRISTOL, RI

DRAWING ISSUE:

- ☐ CONCEPT
 - ☐ CUSTOMER APPROVAL
 - ☒ PERMITTING
 - ☐ CONSTRUCTION
 - ☐ AS-BUILT
 - ☐ OTHER:
- ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

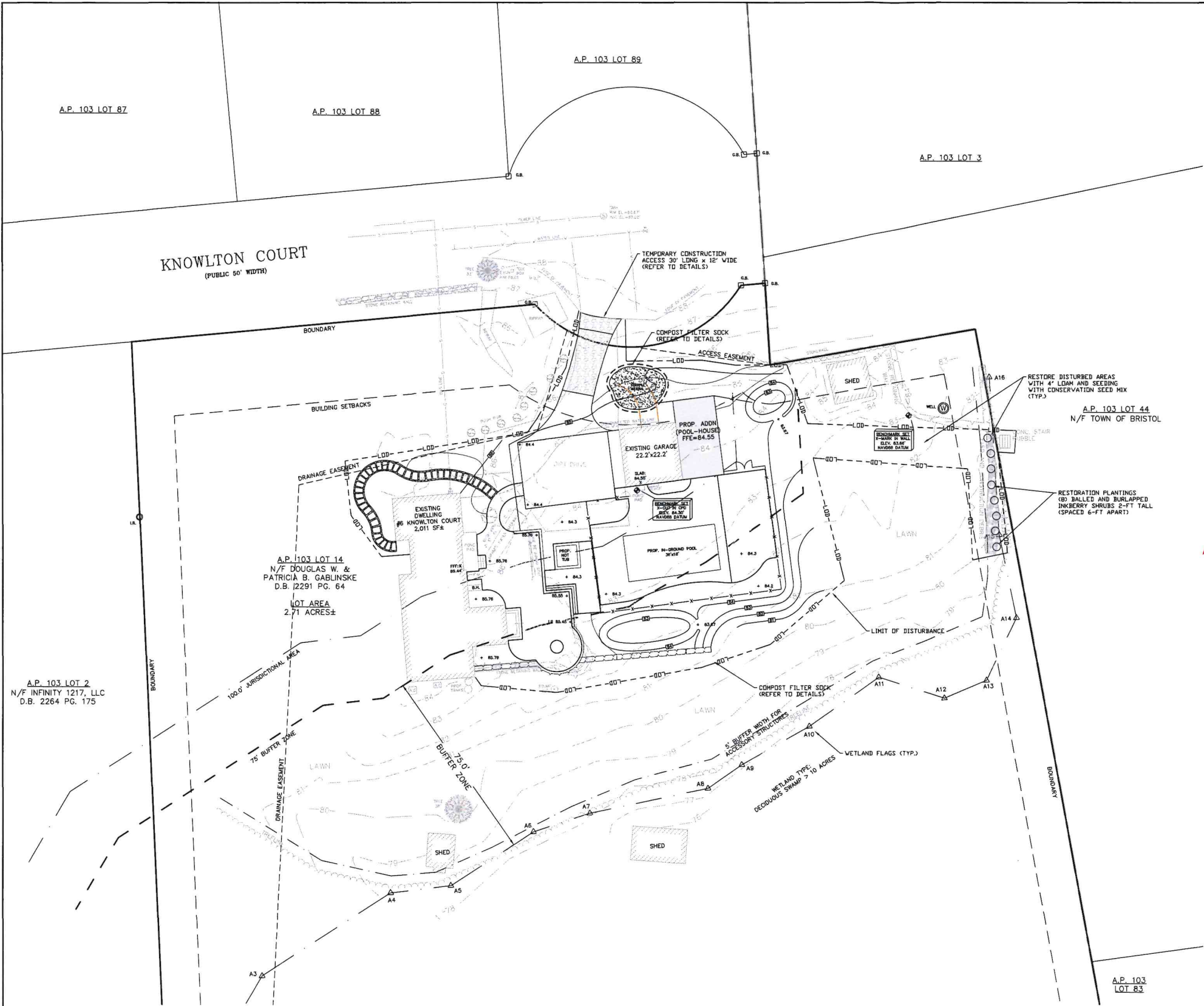
REVISIONS

No.	DATE	DRWN	CHKD
1	6-10-26	SJL	TJP

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeEngineering.com

RIDEM SUBMISSION PLAN
FOR A
FRESHWATER WETLANDS APPLICATION
OF
"GABLINKSE RESIDENCE"
A.P. 103 LOT 14
6 KNOWLTON COURT
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 20'	SHEET NO: 3 of 7
DRAWN BY: SJL	DESIGN BY: SJL
DATE: 03/10/2026	CHECKED BY: TJP
PROJECT NO.: LD-2021-10.2	



PLAN NOTES:

- INTERSECTION OF KNOWLTON COURT AND HOPE STREET APPROX. 400 FEET WEST OF PROJECT SITE.
- CONTRACTOR TO VERIFY BENCHMARK AND EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
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- SEE ADDITIONAL NOTES ON SHEET 5 OF 7, WHICH MUST ALSO BE FULLY COMPLIED WITH.

ARCHITECT NOTE:

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FEMA FLOOD NOTE:

ZONE X - AREA OF MINIMAL FLOOD HAZARD
FIRM NO. 44001C0011H EFF. 07/07/2014

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NRCS WEB SOIL SURVEY:
PMA - PITTSFORD SILT LOAM, 0-3% SLOPES
19"-42" ESHGWT (HSG C)
DATE ACCESED: 02/26/2026

OVERLAY NOTE:

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RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM

APPROVED WITH CONDITIONS
SPECIFIED IN THE LETTER OF APPROVAL
DATE: 07/22/2026 | PERMIT NO. 26-0100

NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED SITE PLANS MUST BE AT CONSTRUCTION SITE

Nancy Freeman

PLAN SET LEGEND

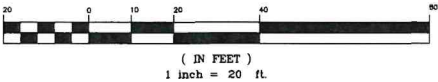
EXISTING	PROPOSED
PERIMETER LINE	PERIMETER LINE
PROPERTY LINE	PROPERTY LINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
FENCE	FENCE
CONTOUR	CONTOUR
SURVEY BOUND	SURVEY BOUND
UTILITY POLE	UTILITY POLE
OVERHEAD WIRE	OVERHEAD WIRE
ELECTRIC WIRE/CONDUIT	ELECTRIC WIRE/CONDUIT
DRAINLINE	DRAINLINE
CATCH BASIN	CATCH BASIN
DRAIN MANHOLE	DRAIN MANHOLE
WATERLINE	WATERLINE
WATER GATE VALVE	WATER GATE VALVE
WATER SHUT-OFF	WATER SHUT-OFF
HYDRANT	HYDRANT
WELL	WELL
SEWER LINE	SEWER LINE
SEWER MANHOLE	SEWER MANHOLE
SEWER FORCE MAIN	SEWER FORCE MAIN
GAS LINE	GAS LINE
LIMIT OF DISTURBANCE	LIMIT OF DISTURBANCE
TREE LINE	TREE LINE
EROSION CONTROL	EROSION CONTROL
PAVEMENT/IMPERVIOUS	PAVEMENT/IMPERVIOUS
SAWCUT	SAWCUT
RETAINING WALL	RETAINING WALL
TREE	TREE
STONEWALL	STONEWALL
SOIL BOUNDARY LINE	SOIL BOUNDARY LINE
WETLAND FLAGS	WETLAND FLAGS

ZONING CRITERIA

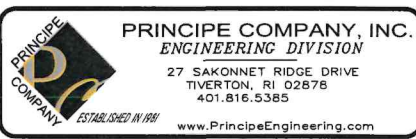
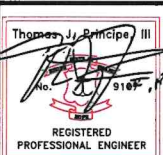
R10 ZONING

ZONING DISTRICT	R10
MINIMUM LOT AREA	10,000 SQ. FT.
MINIMUM LOT WIDTH	80'
MINIMUM LOT FRONTAGE	80'
MINIMUM FRONT YARD SETBACK	30'
MINIMUM SIDE YARD SETBACK	15'
MINIMUM REAR YARD SETBACK	30'
MAXIMUM LOT BUILDING COVERAGE	25%
MAXIMUM BUILDING HEIGHT	35' (ACCESSORY 20')

GRAPHIC SCALE



SOIL EROSION & SEDIMENT CONTROL PLAN



OWNER/APPLICANT
DOUGLAS & PATRICIA GABLINSKE
6 KNOWLTON CT
BRISTOL, RI

DRAWING ISSUE:

- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

REVISIONS

No.	DATE	DRWN	CHKD
1	6-10-26	SJL	TJP

RIDEM SUBMISSION PLAN
FOR A
FRESHWATER WETLANDS APPLICATION
OF
"GABLINSKE RESIDENCE"
A.P. 103 LOT 14
6 KNOWLTON COURT
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 20'		SHEET NO: 4 of 7	
DRAWN BY: SJL	DESIGN BY: SJL	CHECKED BY: TJP	
DATE: 03/10/2026		PROJECT NO.: LD-2021-10.2	

VEGETATIVE COVER AND PLANTING

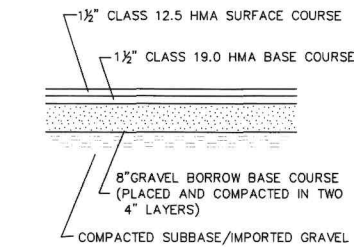
1. THE NORMAL ACCEPTABLE SEASONABLE SEEDING DATES ARE APRIL 1ST THROUGH OCTOBER 15TH.
2. TOP SOIL FOR PERMANENT OR LONG TERM TEMPORARY SEEDING SHOULD HAVE A SANDY LOAM TEXTURE, RELATIVELY FREE OF SUBSOIL MATERIAL, STONES, ROOTS, LUMPS OF SOIL, TREE LIMBS, TRASH OR CONSTRUCTION DEBRIS. TOP SOIL SHALL CONFORM WITH RHODE ISLAND SPECIFICATIONS M18.01.
3. THE DESIGN SEED MIX UTILIZED IN ALL DISTURBED AREAS TO BE SEEDDED SHALL BE COMPRISED OF THE FOLLOWING:
- | TYPE | % BY WEIGHT | SEEDING DATE |
|---------------------|-------------|------------------------|
| CREeping RED FESCUE | 70 | |
| ASTORIA BENTGRASS | 5 | APRIL 1 – JUNE 15 |
| BIRDFOOT TREFOIL | 15 | AUGUST 15 – OCTOBER 15 |
| PERENNIAL RYE GRASS | 10 | |
- APPLICATION RATE – 100 LBS PER ACRE

SEED MIX SHALL BE INOCULATED WITHIN 24 – HOURS BEFORE MIXING AND PLANTING, WITH APPROPRIATE INOCULATION FOR EACH SEED VARIETY. ALTERNATE SEED TYPES DUE TO SITE SPECIFIC CONDITIONS AND SOILS ARE ACCEPTABLE WITH THE ENGINEER'S APPROVAL.

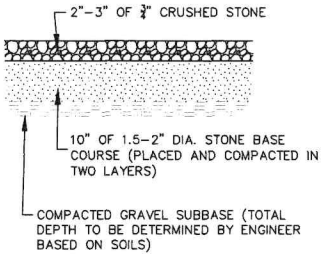
4. IN TOPSOIL SEEDING AREAS, THE CONTRACTOR WILL LIME AND FERTILIZE AS REQUIRED TO COMPLIMENT OR UPGRADE SOIL CONDITIONS.
5. THE CONTRACTOR MUST REPAIR AND/OR RESEED ANY PERMANENT VEGETATIVE COVER AREAS THAT DO NOT DEVELOP OR WHICH ERODE WITHIN A ONE (1) YEAR PERIOD.

EROSION CONTROL, SOIL STABILIZATION AND SEDIMENT CONTROL PLAN

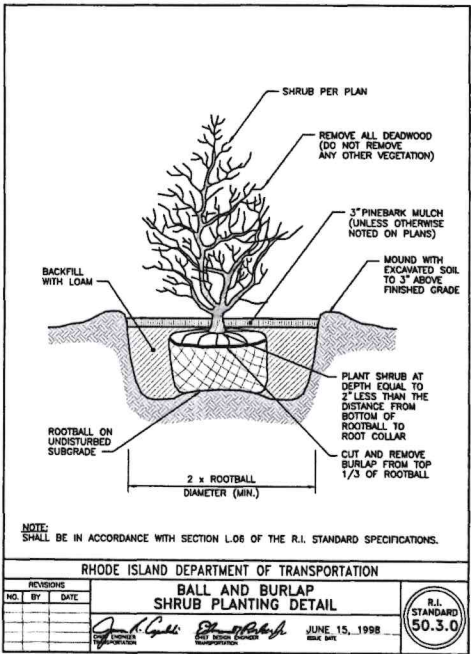
1. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRUBBING, DEMOLITION OR EARTHWORK ACTIVITY, TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS ARE TO BE INSTALLED BY THE CONTRACTOR.
2. CONSTRUCTION ACCESS STABILIZATION ENTRANCE PADS ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF SITE GRUBBING OR EARTHWORK ACTIVITY.
3. EXISTING CATCH BASINS ARE TO BE PROTECTED WITH HAY BALES AND/OR SILT SACS PRIOR TO THE START OF SITE GRUBBING, EARTHWORK OR UNDERGROUND UTILITY AND DRAINAGE INFRASTRUCTURE INSTALLATION TO SERVE THE DEVELOPMENT SITE.
4. THE PROJECT CONSTRUCTION SEQUENCE, TO THE EXTENT PRACTICAL, SHOULD REQUIRE THE INSTALLATION OF DOWN GRADE AND OFF SITE STORM DRAINAGE SYSTEM IMPROVEMENTS BEFORE THE START OF SITE GRUBBING AND EARTHWORK ACTIVITY.
5. TEMPORARY SITE SLOPE TREATMENTS FOR SOIL STABILIZATION SHALL CONSIST OF STRAW, FIBER MULCH, RIP RAP OR PROTECTIVE COVERS SUCH AS MAT OR FIBER LINING (BURLAP, JUTE, FIBERGLASS NETTING, AND EXCELRIOR OR EQUAL PRODUCTS). THESE AND OTHER ACCEPTABLE MEASURES SHALL BE INCORPORATED INTO THE SITE WORK AS WARRANTED OR AS ORDERED BY THE ENGINEER.
6. CONSTRUCTION SITES ARE DYNAMIC. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND OR MOVEMENT AND MAINTENANCE OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL MEASURES AS NEEDED TO MAXIMIZE THE INTENT OF THE PLAN FOR ALL SITE CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF EROSION CONTROLS, SOIL STABILIZATION AND SEDIMENT CONTROL DEVICES UNTIL AN ACCEPTABLE PERMANENT VEGETATIVE GROWTH IS ESTABLISHED. THE CONTRACTOR SHALL MAINTAIN A DETAIL LOG OF ALL EROSION CONTROL INSPECTIONS, COMPLAINTS RELATED TO EROSION OR SEDIMENT, AND CORRECTIVE REMEDIAL MEASURES TAKEN THROUGHOUT THE COURSE OF THE PROJECT CONSTRUCTION.
8. SOIL EROSION AND SEDIMENT CONTROL IS NOT LIMITED TO DAMAGES CAUSED BY WATER BUT ALSO INCLUDES EROSION AND SEDIMENT RESULTING FROM WINDS. MEASURES, SUCH AS TEMPORARY GROUND COVERS, WATER AND CALCIUM APPLICATIONS ARE TO BE UNDERTAKEN AS NEEDED TO MINIMIZE WIND RELATED SOIL AND DUST CONTROL.
9. STOCK PILES OF EARTH MATERIALS SHALL NOT BE LOCATED NEAR WATERWAYS OR WETLANDS. STOCK PILES SHALL HAVE SIDE SLOPES NO GREATER THAN THIRTY PERCENT (30%). STOCK PILES SHALL BE SURROUNDED ON THE DOWN GRADIENT OF THE EXISTING GROUND SURFACE BY STRAW BALES OR SILT FENCE. THE STOCK PILES SHALL ALSO BE SEEDDED OR STABILIZED IN SOME MANOR TO PREVENT SOIL EROSION.
10. THE SMALLEST POSSIBLE SITE AREAS SHALL BE DISTURBED OR EXPOSED AT ONE TIME AND DENUDED SLOPES OR WORK AREAS SHALL NOT BE LEFT EXPOSED FOR EXCESSIVE PERIODS OF TIME, SUCH AS INACTIVE PERIODS OR SITE WORK SHUT DOWNS.
11. TO THE EXTENT POSSIBLE, ALL DISTURBED AREAS MUST BE SEEDDED OR STABILIZED WITHIN THE CONSTRUCTION SEASON. STABILIZATION OF ONE FORM OR ANOTHER SHALL BE ACHIEVED WITHIN FIFTEEN (15) DAYS OF FINAL GRADING.
12. EXPOSED STEEP OR LONG SLOPES SHOULD BE TREATED WITH "CRIMPING" OR "TRACKING" TO REDUCE EROSION AND SEDIMENT AND TO TACK DOWN SEEDING OR MULCH APPLICATIONS.
13. IF CONCRETE IS TO BE USED ON SITE, THE CONTRACTOR MUST ESTABLISH AND MAINTAIN SPECIFIC WASHOUT AREAS FOR THE CONCRETE TRUCKS WITH APPROPRIATE PROTECTION CONTROLS.
14. 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.
15. EXISTING TREES AND VEGETATION WILL BE RETAINED WHENEVER FEASIBLE.
16. SITE SOIL EROSION AND SOIL STABILIZATION AND SEDIMENT CONTROLS MUST CONFORM TO ALL REQUIREMENTS OF THE APPLICABLE LOCAL COMMUNITY ORDINANCES AND STATE REGULATIONS.



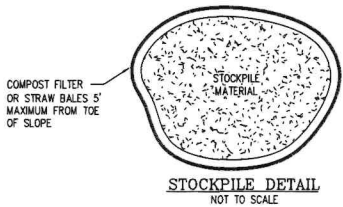
BITUMINOUS CONCRETE PAVEMENT – DRIVEWAY
NOT TO SCALE



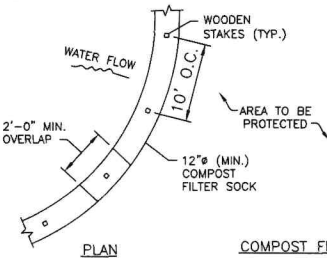
PERVIOUS DRIVEWAY
NOT TO SCALE



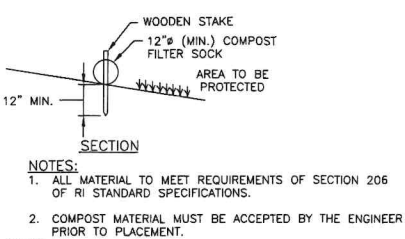
RHODE ISLAND DEPARTMENT OF TRANSPORTATION
BALL AND BURLAP SHRUB PLANTING DETAIL
JUNE 15, 1998
R.I. STANDARD 50.3.0



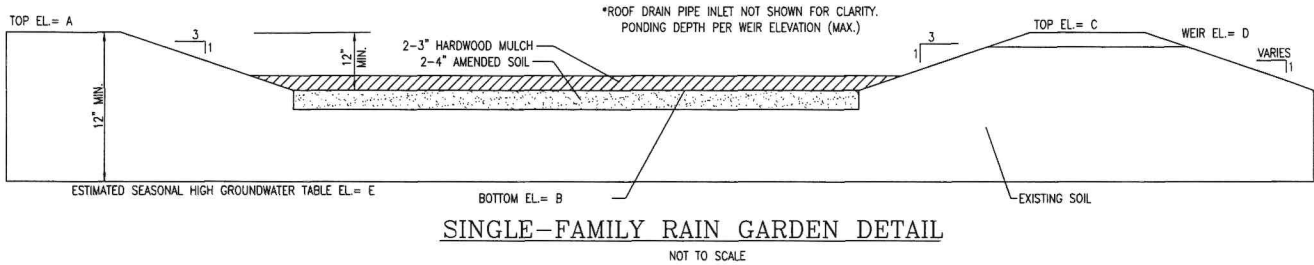
STOCKPILE DETAIL
NOT TO SCALE



COMPOST FILTER SOCK
PERIMETER EROSION CONTROLS
NOT TO SCALE



- NOTES:
1. ALL MATERIAL TO MEET REQUIREMENTS OF SECTION 206 OF RI STANDARD SPECIFICATIONS.
 2. COMPOST MATERIAL MUST BE ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT.



SINGLE-FAMILY RAIN GARDEN DETAIL
NOT TO SCALE

TABLE OF ELEVATIONS:

ELEVATION LOCATION	A	B	C	D	E
BMP-1 GARAGE RAIN GARDEN	84.0	83.0	84.0	83.67	81.0±
BMP-2 PATIO RAIN GARDEN	84.0	83.0	84.0	83.67	81.0±

PLANT SPECIES TO BE USED

BOTANICAL NAME	COMMON NAME
ASTER DIVARICATUS	WHITE WOOD ASTER
IRIS VERSICOLOR	BLUE FLAG IRIS
LOBELIA CARDINALIS	CARDINAL FLOWER
OSMUNDA CINNAMOMEA	CINNAMON FERN

*PLANT SPECIES IN ONE GALLON CONTAINERS TO BE INSTALLED AT 2' O.C. IN GROUPS OF THREE WITHIN THE RAIN GARDEN AREA.

NOTES:

- (1) MULCH SHALL CONSIST OF NON-DYED, AGED AND SHREDDED HARDWOOD MULCH.
- (2) AMENDED SOIL SHALL CONSIST OF A 80 MIX OF EXCAVATED NATIVE SOIL AND MATURE ORGANIC COMPOST.
- (3) RAIN GARDEN AREA TO BE PROTECTED FROM CONSTRUCTION TO PREVENT COMPACTION AND SURROUNDED BY COMPOST FILTER SOCK UNTIL UPSLOPE AREAS ARE STABILIZED.
- (4) DESIGN AND INSTALLATION GUIDELINES SHALL CONFORM TO THE STATE OF RHODE ISLAND STORMWATER MANAGEMENT GUIDANCE FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL LOT DEVELOPMENT.

SF RAIN GARDEN REQUIRED MAINTENANCE:

PRECIPITATION EVENTS:
INSPECT SYSTEM FUNCTIONALITY FOLLOWING THE FIRST TWO PRECIPITATION EVENTS OF 1" OR GREATER
REPLACE SOIL MEDIA AND PLANTS AS NEEDED

MONTHLY:
INSPECT AND REMOVE ANY TRASH
REMOVE ANY INVASIVE SPECIES PLANTS

ANNUALLY:
MULCH- SPRING, AS NEEDED
REPLACE ANY DEAD VEGETATION-SPRING
REMOVE DEAD VEGETATION-FALL OR SPRING
PRUNE-SPRING

AS NEEDED:
REPLACE SOIL MEDIA AND PLANTS WHEN PONDING DOES NOT SUBSIDE WITHIN 72 HRS
(CAREFUL MAINTENANCE SHOULD PREVENT THE REMOVAL OF MULCH)

*ALL PLANT MATERIAL SHALL BE WATERED AND MAINTAINED BY THE OWNER TO ASSURE THAT SUCCESSEFUL GROWTH HAS BEEN ESTABLISHED.

DRAINAGE CALCULATIONS:

RAIN GARDEN DESIGN BASIS:

RAINGARDEN WATERSHED AREAS
GARAGE ADDITION: 490 SF
IMPERVIOUS PATIO: 1,500 SF

REFER TO RI DEM DESIGN MANUAL:
PAGE 10 OF 17 (TABLES 7 & 8) RAIN GARDEN SIZING

SUBSOIL MATERIAL: SILT LOAM

REQUIRED 160 SF (MIN. 8" DEEP) OF RAIN GARDEN SURFACE AREA FOR EVERY 1,000 S.F. OF DRAINAGE AREA

RAIN GARDEN SURFACE AREA (8" DEEP):

BMP-1: GARAGE ADDITION = 490 SF
490 SF / 1,000 SF = 0.49
160 SF X 0.49 = 78.4 SF
79 SF REQUIRED
84+ SF PROVIDED

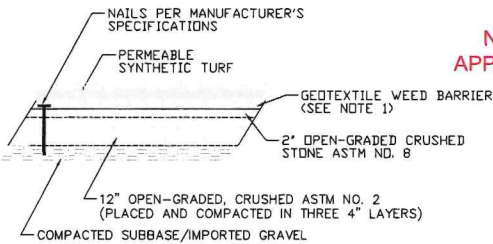
BMP-2: IMPERVIOUS PATIO = 1,500 SF
1500 SF / 1,000 SF = 1.50
160 SF X 1.50 = 240 SF
240+ SF PROVIDED

STONE INFILTRATION AREA

PAVED DRIVEWAY PORTION = 598 SF
MGV = 598 SF * 0.083 FT/IN = 49.63 CF (SAY 50 CF)
CRUSHED STONE AREA = 905 SF
CRUSHED STONE VOID RATIO = 33%
CRUSHED STONE DEPTH = (50 CF/905 SF)/.33 = 0.17" (2")
PROVIDED DEPTH = 12"
PROVIDED STORAGE = 905 SF * 1 FT * .33 = 299 CF

*CONTRACTOR TO STRICTLY ADHERE TO THE INSTALLATION MANUAL FOR THE RAIN GARDEN.

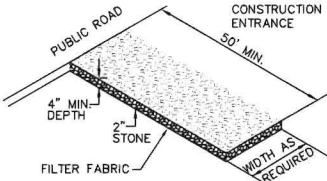
*OWNER SHALL ALSO STRICTLY ADHERE TO THE RAIN GARDEN MAINTENANCE SCHEDULE SET FORTH BY RI DEM IN ORDER TO ASSURE ITS PROPER FUNCTION



PERMEABLE SYNTHETIC TURF DETAIL
NOT TO SCALE

NOTES:

1. GROUNDWATER SEPARATION OF 24" MINIMUM MUST BE MAINTAINED BETWEEN THE BASE OF CRUSHED STONE AND THE SEASONAL HIGH GROUNDWATER TABLE.
2. SYNTHETIC TURF TOP LAYER AND GEOTEXTILE FABRIC LAYER(S) SHALL HAVE A PERMEABILITY OF 10"/HOUR OR GREATER.
3. STONE LAYERS SHALL BE WASHED CRUSHED STONE WITH <2% PASSING THE #200 SIEVE.
4. STOCKPILING MATERIAL, TEMPORARY SEDIMENTATION TRAPS, OR CONSTRUCTION STAGING ACTIVITIES SHALL NOT OCCUR IN THE PERMEABLE TURF.



MATERIALS SIZE			
SQUARE MESH SIEVES	2" CRUSHED STONE OR GRAVEL	ASTM C-33 NO. 2	ASTM C-33 NO. 3
	% FINER	% FINER	% FINER
2-1/2 INCHES	100	90-100	100
2 INCHES	95-100	35-70	90-100
1-1/2 INCHES	30-55	0-15	35-70
1-1/4 INCHES	0-25	-	0-15
1 INCH	0-5	-	0-15
3/4 INCH	-	0-5	-
1/2 INCH	-	-	0-5
3/8 INCH	-	-	-

NOTE:
STABILIZATION PAD TO BE IN CONFORMANCE WITH STANDARDS SET FORTH IN THE "RHODE ISLAND GUIDELINES FOR SOIL & SEDIMENT CONTROL".

RIP-RAP STABILIZATION PAD @
CONSTRUCTION ENTRANCE
NOT TO SCALE

OWNER/APPLICANT
DOUGLAS & PATRICIA GABLUNKSE
6 KNOWLTON CT
BRISTOL, RI

DRAWING ISSUE:

- ☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:
ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

Thomas J. Principe III
No. 9102
REGISTERED PROFESSIONAL ENGINEER

REVISIONS

No.	DATE	DRWN	CHKD
1	6-10-26	SJL	TJP

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeEngineering.com

RIDEM SUBMISSION PLAN
FOR A
FRESHWATER WETLANDS APPLICATION
OF
"GABLUNKSE RESIDENCE"
A.P. 103 LOT 14
6 KNOWLTON COURT
in
BRISTOL, RHODE ISLAND

SCALE: N/A
SHEET NO: 5 of 7
DRAWN BY: SJL
DESIGN BY: SJL
CHECKED BY: TJP
DATE: 03/10/2026
PROJECT NO.: LD-2021-10.2



Gablinske
Residence

6 Knowlton Court
Bristol, RI

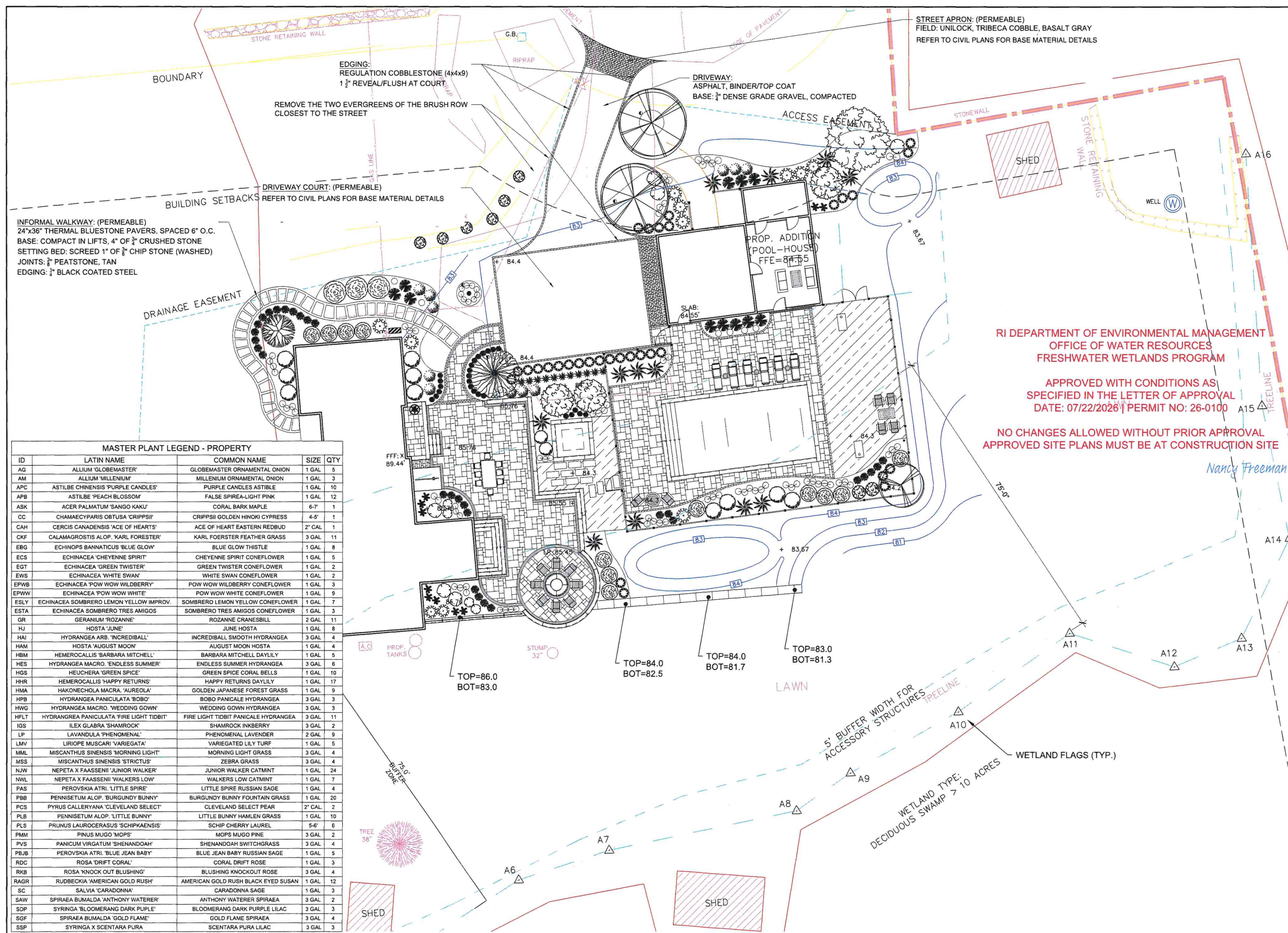
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Scale: 1" = 10'-0"

Revision: 0

CONCEPTUAL
PLAN

LA-1





Gablinske Residence

6 Knowlton Court
Bristol, RI

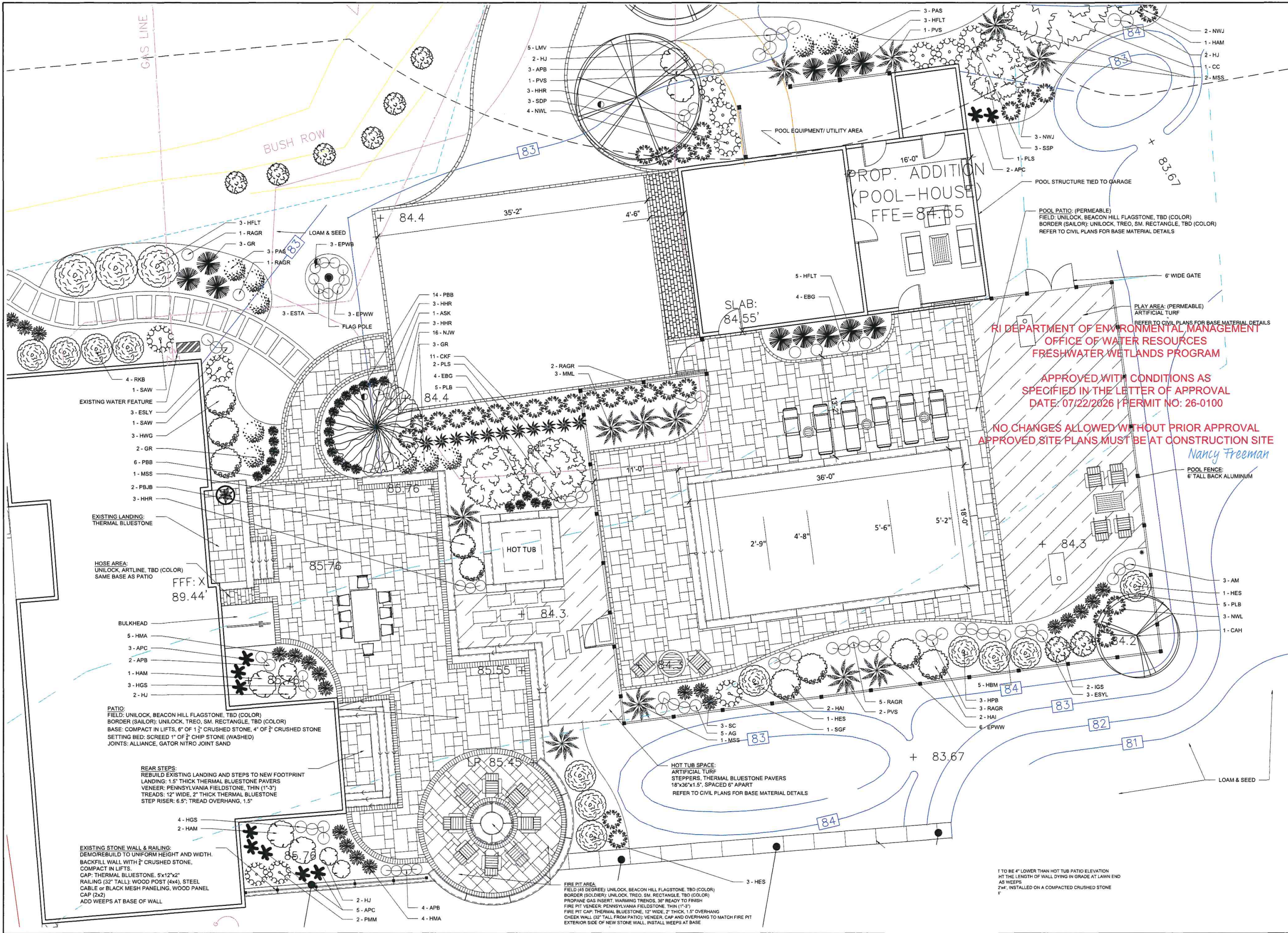
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Revision: 0

CONCEPTUAL
PLAN

LA-1.1

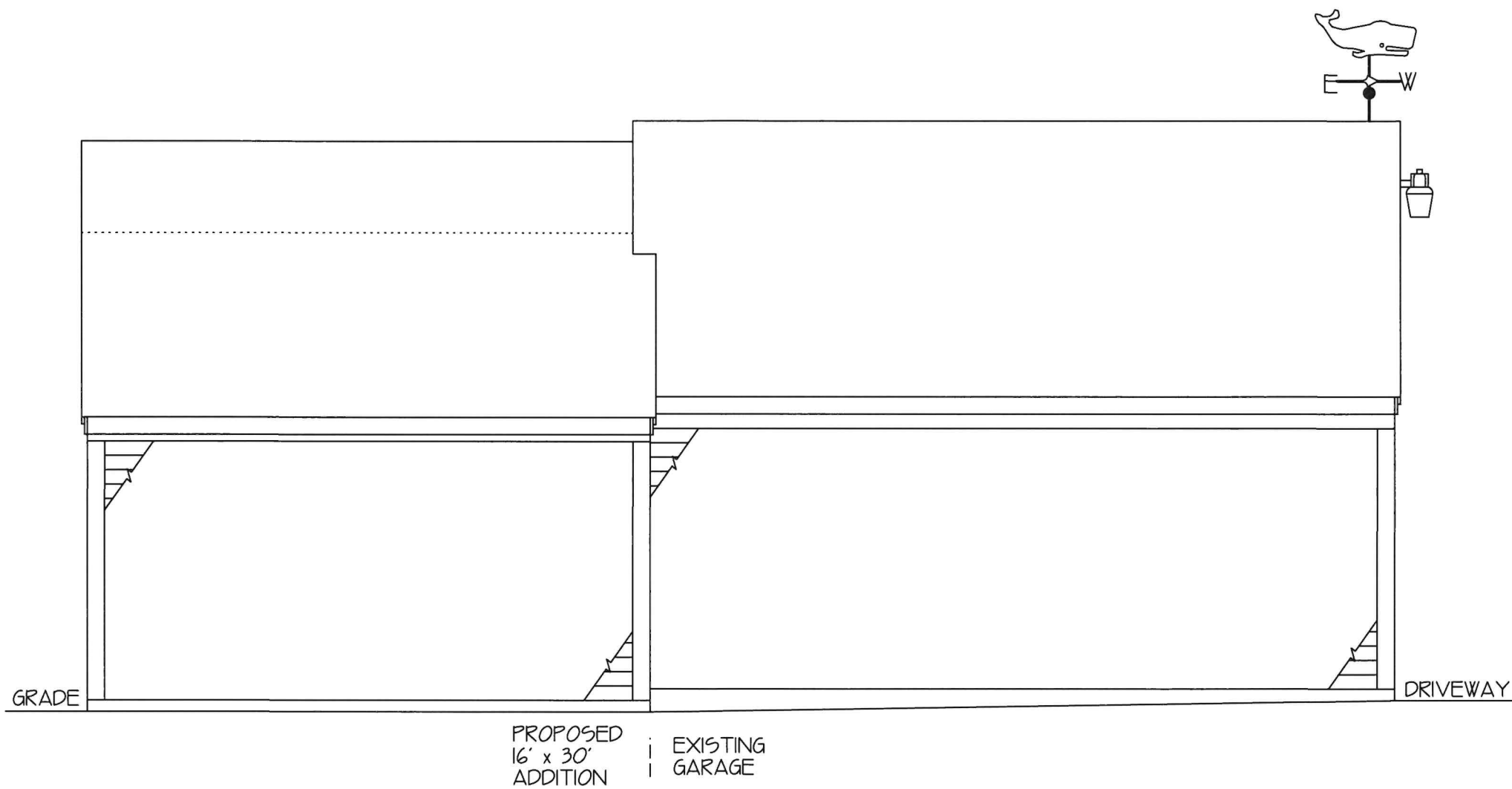


RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
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APPROVED WITH CONDITIONS AS
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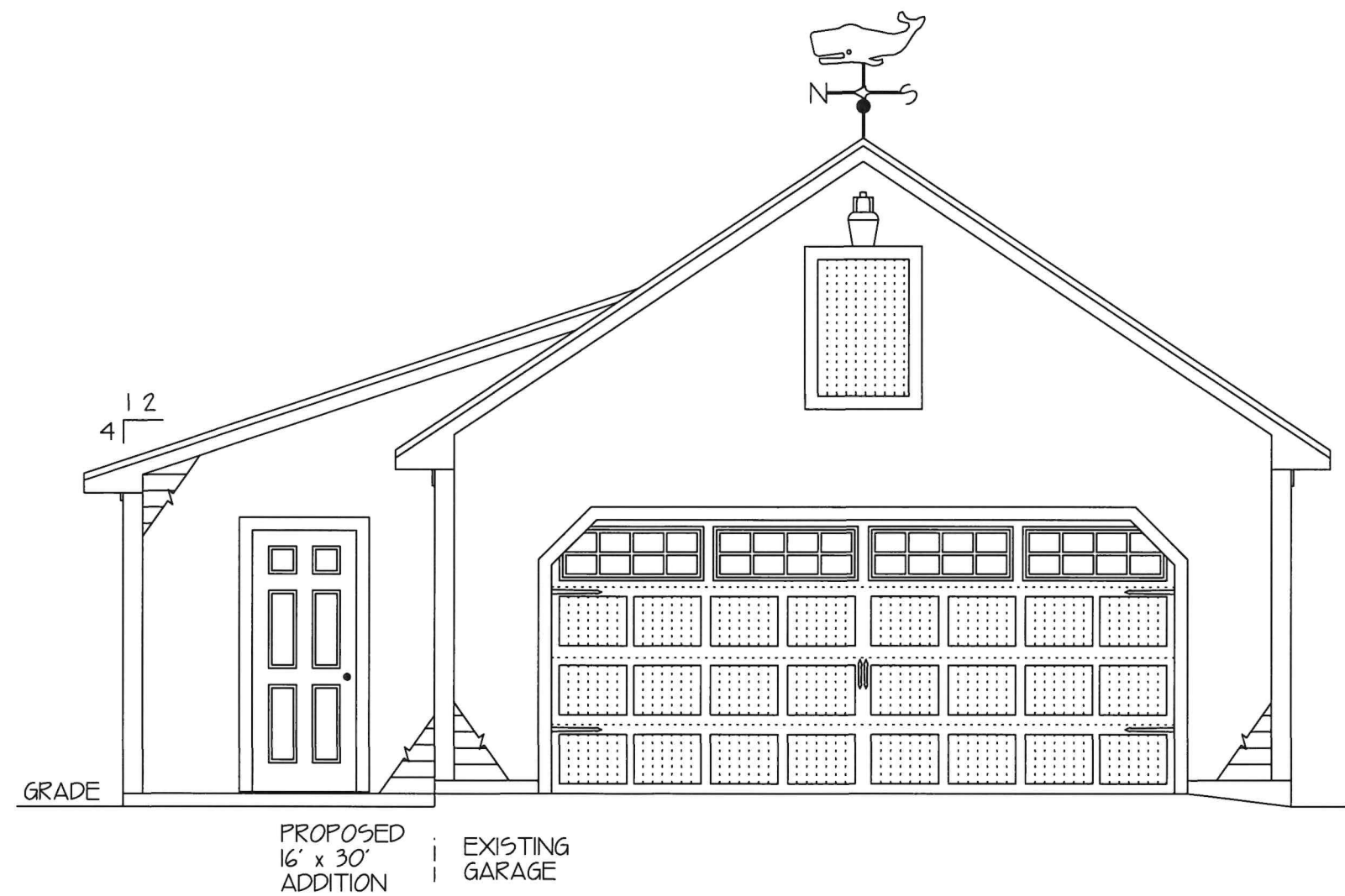
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Nancy Freeman



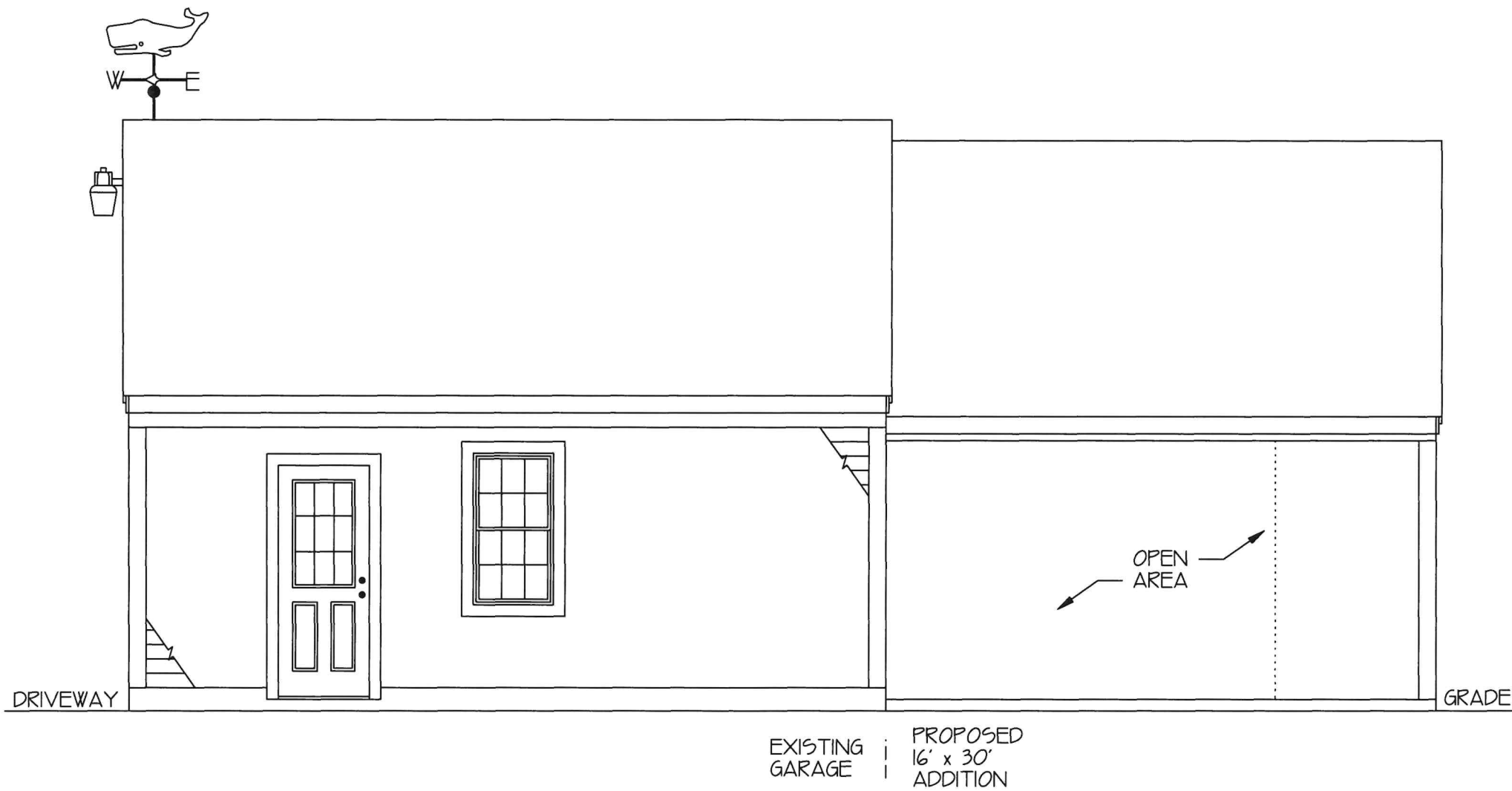
TYPICAL EXTERIOR SPECIFICATIONS
3 TAB ASPHALT ROOF SHINGLES, RIDGE VENT,
HARDIPLANK CLAPBOARDS, 1" x 6" CORNER BOARDS,
1" x 6" FASCIA BOARDS, 1" x 1 2" SOFFIT BOARDS,
SOFFIT VENTS, 1" x 2" TRIM ON 1" x 6" RAKE BOARDS,
1" x 4" DOOR CASING, WRAP POSTS & BEAMS (ALL
TRIM TO BE COMPOSITE)

PROPOSED 16' x 30' ADDITION		
MR. & MRS. GABLINSKE		
FRONT / NORTH ELEVATION		
DATE: 4 - 3 - 2 6	SCALE: 1/4" = 1'-0"	PAGE: 1 OF 8



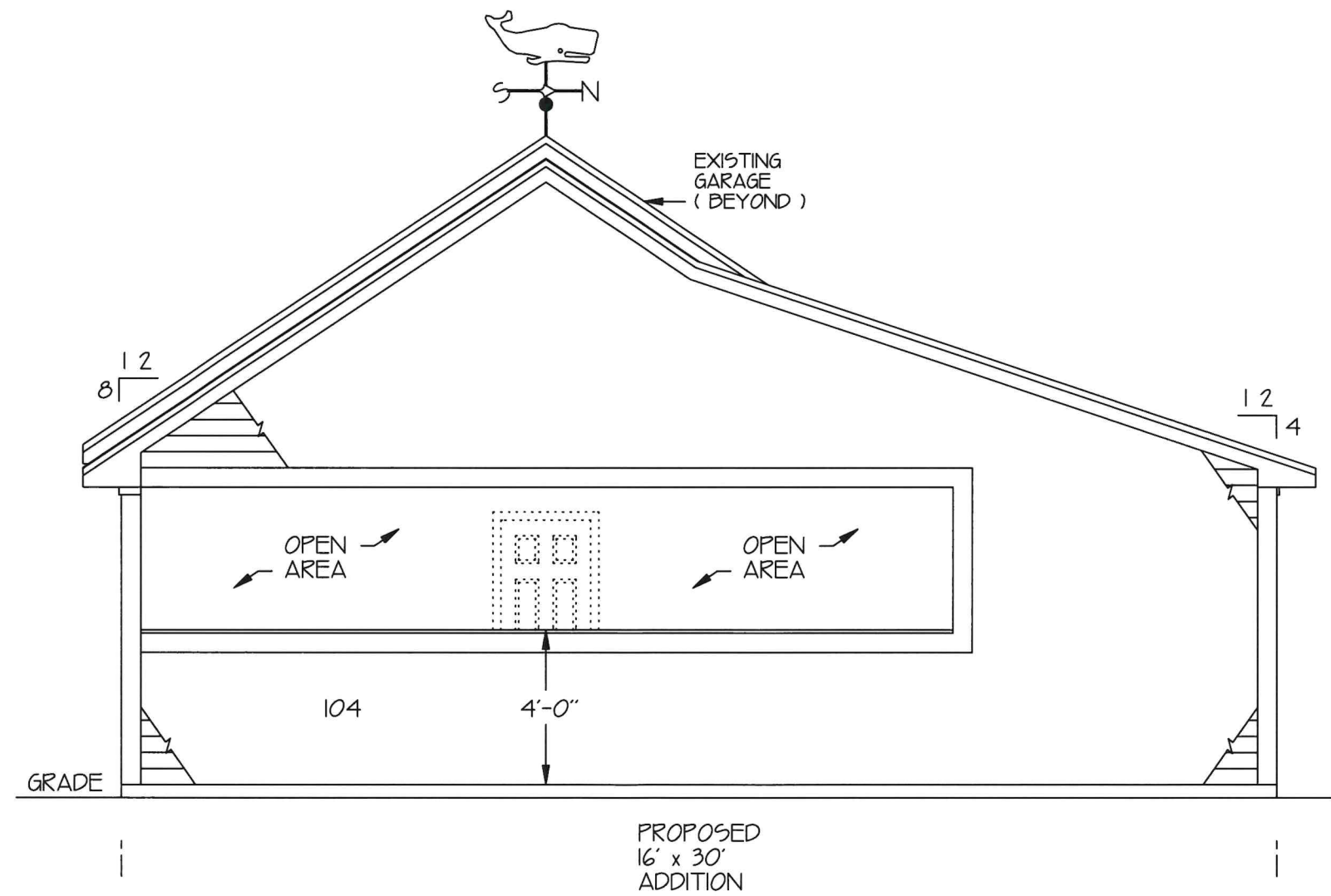
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TRIM TO BE COMPOSITE)

PROPOSED 16' x 30' ADDITION		
MR. & MRS. GABLINSKE		
RIGHT / WEST ELEVATION		
DATE: 4 - 3 - 2 6	SCALE: 1/4" = 1'-0"	PAGE: 2 OF 8



TYPICAL EXTERIOR SPECIFICATIONS
3 TAB ASPHALT ROOF SHINGLES, RIDGE VENT,
HARDIPLANK CLAPBOARDS, 1" x 6" CORNER BOARDS,
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SOFFIT VENTS, 1" x 2" TRIM ON 1" x 6" RAKE BOARDS,
1" x 4" DOOR CASING, WRAP POSTS & BEAMS (ALL
TRIM TO BE COMPOSITE)

PROPOSED 16' x 30' ADDITION		
MR. & MRS. GABLINSKE		
REAR / SOUTH ELEVATION		
DATE: 4 - 2 - 2 6	SCALE: 1/4" = 1'-0"	PAGE: 3 OF 8



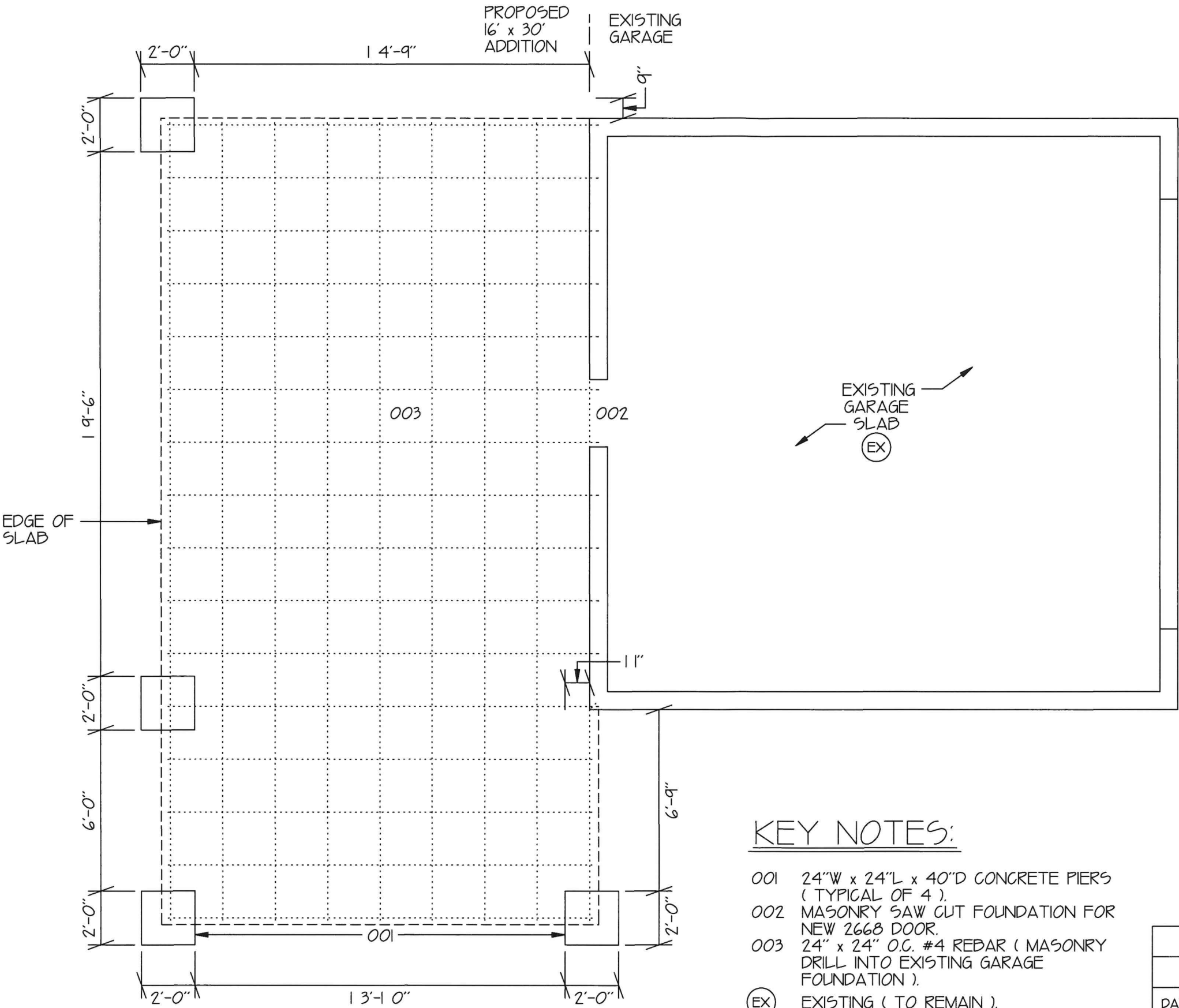
KEY NOTE:

104 2" x 4" x 4'-0" HIGH HALF WALL W/ 1" x 6" COMPOSITE CAP.

TYPICAL EXTERIOR SPECIFICATIONS
3 TAB ASPHALT ROOF SHINGLES, RIDGE VENT,
HARDIPLANK CLAPBOARDS, 1" x 6" CORNER BOARDS,
1" x 6" FASCIA BOARDS, 1" x 1 2" SOFFIT BOARDS,
SOFFIT VENTS, 1" x 2" TRIM ON 1" x 6" RAKE BOARDS,
1" x 4" DOOR CASING, WRAP POSTS & BEAMS (ALL
TRIM TO BE COMPOSITE)

PROPOSED 16' x 30' ADDITION

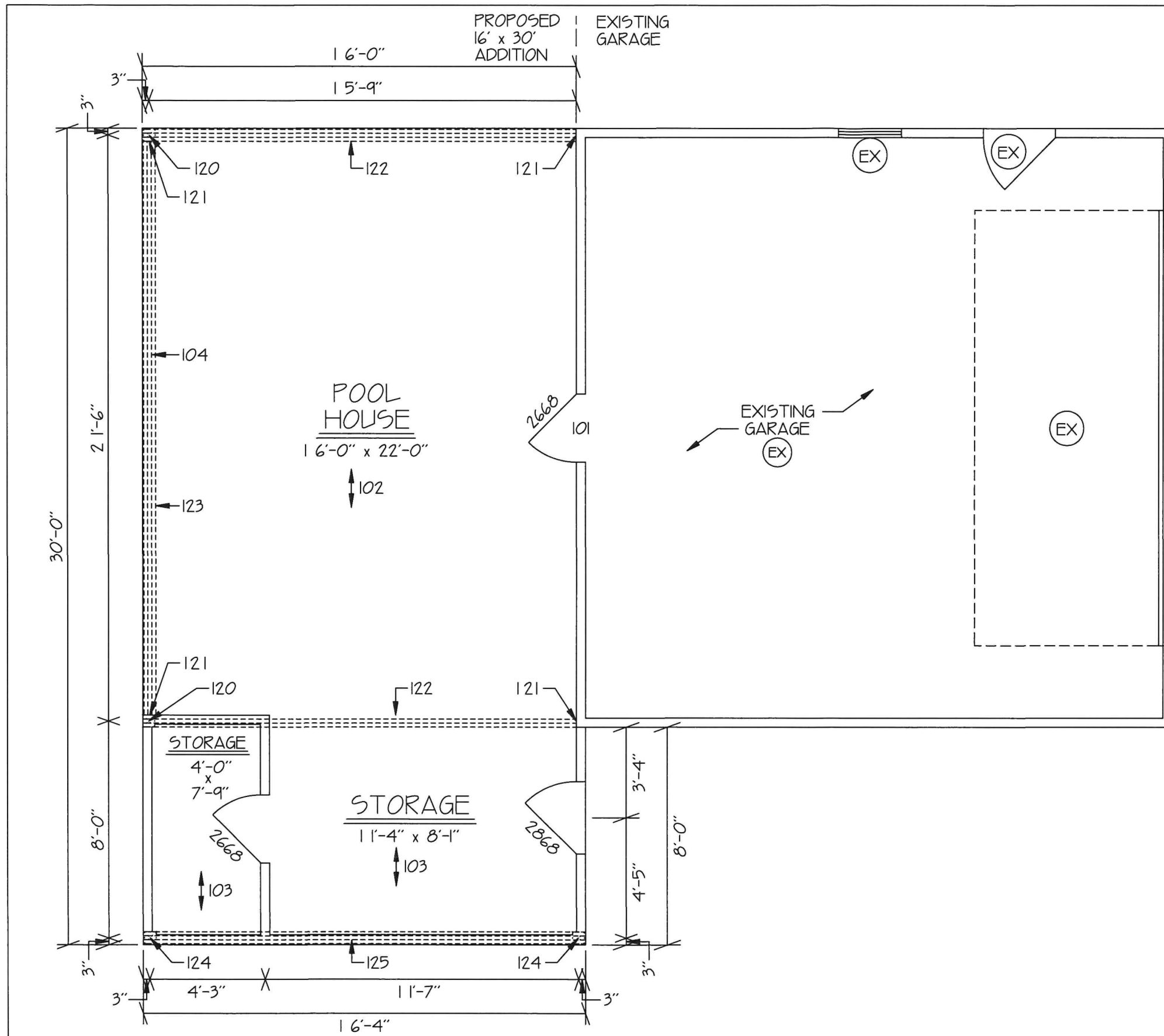
MR. & MRS. GABLINSKE		
LEFT / EAST ELEVATION		
DATE: 4 - 3 - 2 6	SCALE: 1/4" = 1'-0"	PAGE: 4 OF 8



KEY NOTES:

- 001 24"W x 24"L x 40"D CONCRETE PIERS (TYPICAL OF 4).
- 002 MASONRY SAW CUT FOUNDATION FOR NEW 2668 DOOR.
- 003 24" x 24" O.C. #4 REBAR (MASONRY DRILL INTO EXISTING GARAGE FOUNDATION).
- (EX) EXISTING (TO REMAIN).

PROPOSED 16' x 30' ADDITION		
MR. & MRS. GABLINSKE		
FOUNDATION PLAN		
DATE: 4 - 3 - 2 6	SCALE: 1/4" = 1'-0"	PAGE: 6 OF 8



KEY NOTES:

- 101 REMOVE EXISTING WINDOW, HEADER & 2" x 4" WALL. INSTALL NEW (2) - 2" x 6" HEADER (ABOVE) & 2668 DOOR.
- 102 DIRECTION OF 2" x 10" @ 16" O.C. RAFTER TIES (ABOVE).
- 103 DIRECTION OF 2" x 6" @ 16" O.C. CEILING JOISTS (ABOVE).
- 104 2" x 4" x 4'-0" HIGH HALF WALL W/ 1" x 6" COMPOSITE CAP.
- (EX) EXISTING (TO REMAIN).

NOTES:

- 1. FIELD VERIFY ALL DOOR MEASUREMENTS & CASINGS.
- 2. VERIFY W/ THE HOMEOWNERS REMODEL SPECIFICATIONS LIST.
- 3. FIELD VERIFY ALL MEASUREMENTS.

STRUCTURAL - TO BE SIZED BY OTHERS

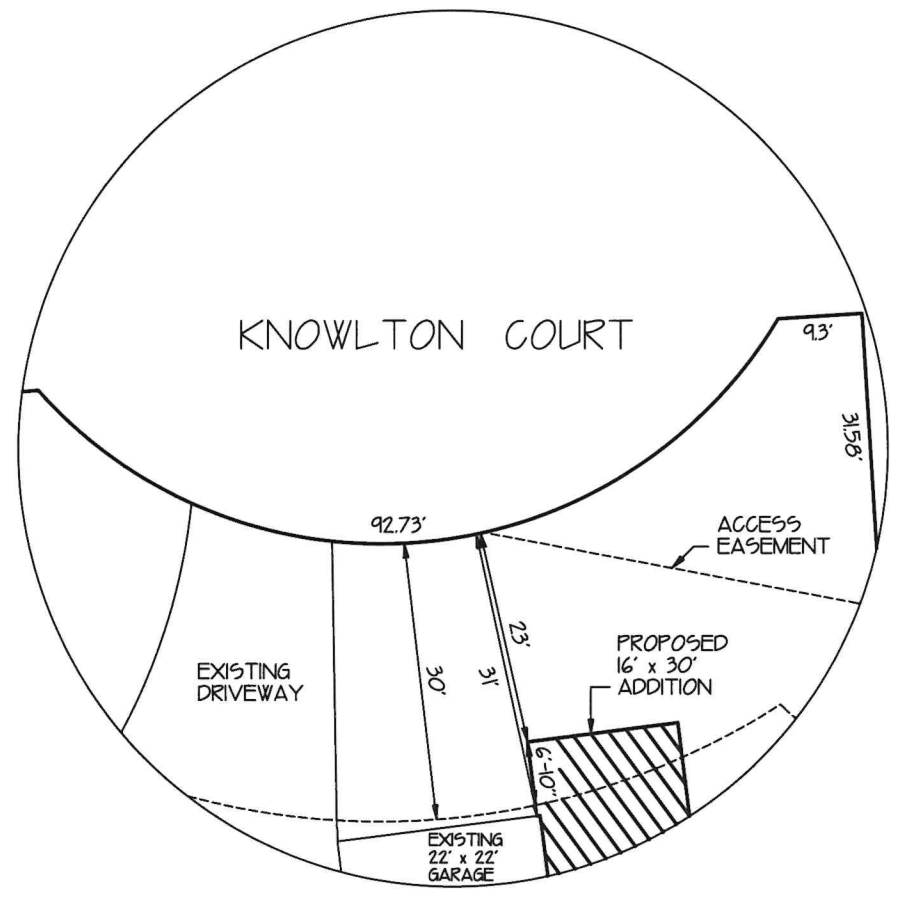
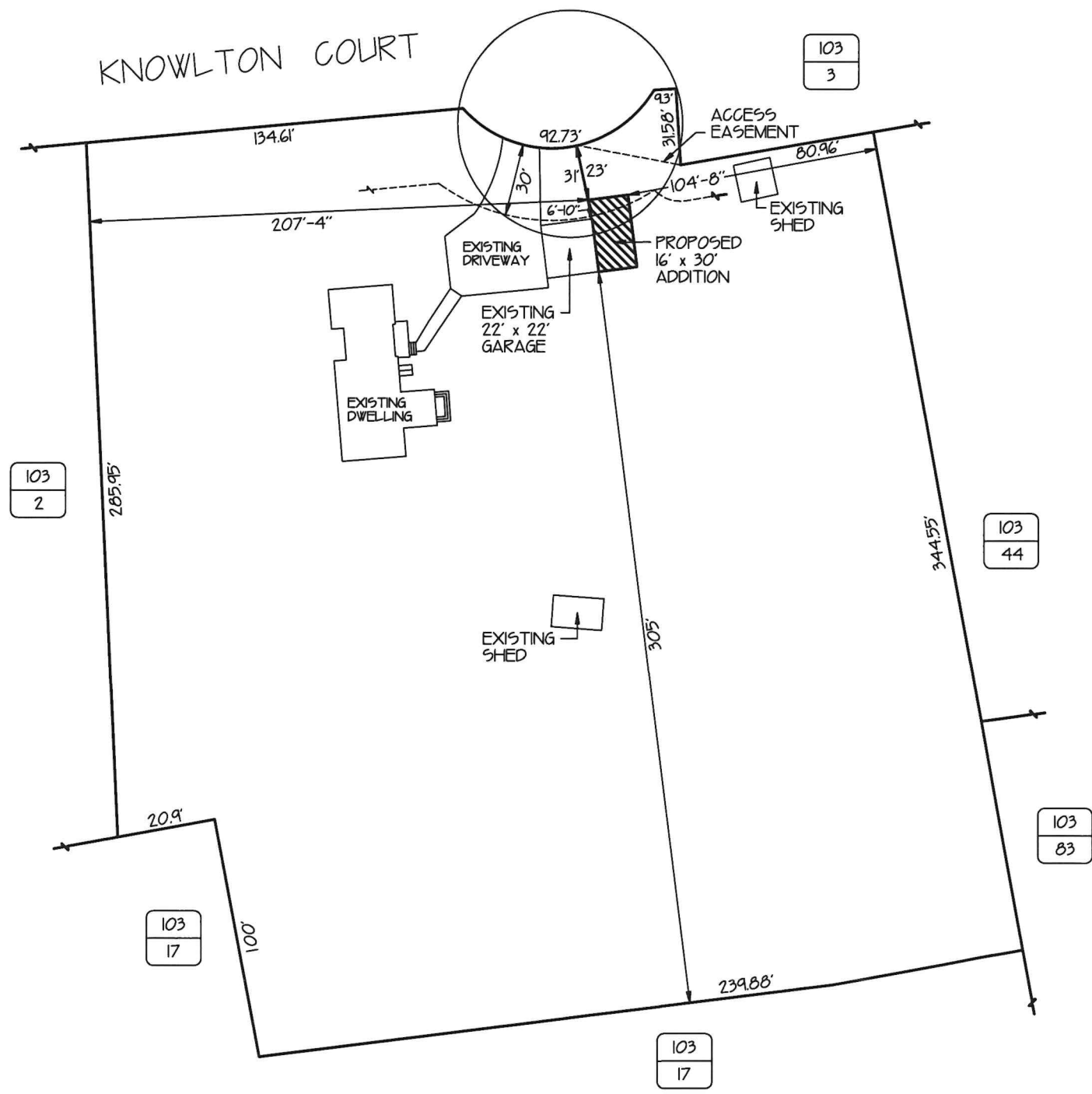
- 120 5 1/4" x 5 1/4" x 7'-6" VERSA-LAM COLUMN W/ SIMPSON POST TO BEAM CONNECTOR & POST ANCHOR BASE (ALL FASTENERS TO BE GALVANIZED)
- 121 SIMPSON CONCEALED HANGER FOR (3) - 1-3/4" x 11 7/8" "LVL" (BEAM ABOVE).
- 122 (3) - 1-3/4" x 11 7/8" "LVL" (BEAM ABOVE) (16'-0" OVERALL LENGTH).
- 123 (3) - 1-3/4" x 11 7/8" "LVL" (BEAM ABOVE) (21'-1" OVERALL LENGTH).
- 124 5 1/4" x 5 1/4" x 7'-1" VERSA-LAM COLUMN W/ SIMPSON POST TO BEAM CONNECTOR & POST ANCHOR BASE (ALL FASTENERS TO BE GALVANIZED)
- 125 (3) - 1-3/4" x 11 7/8" "LVL" (BEAM ABOVE) (16'-4" OVERALL LENGTH).

PROPOSED 16' x 30' ADDITION

MR. & MRS. GABLINSKE

FLOOR PLAN

DATE: 4-3-26 SCALE: 1/4" = 1'-0" PAGE: 7 OF 8



SCALE: 1" = 20'-0"



PLAT LOT	6 KNOWLTON COURT			PROPOSED 16' x 30' ADDITION		
	PLAT 103			MR. & MRS. GABLINSKE		
	LOT 14			SITE PLAN		
2.71 ACRES ±			DATE	4 - 3 - 2 6	SCALE: 1" = 60'-0"	PAGE: 8 OF 8



6 Knowlton Ct. - 300' Radius

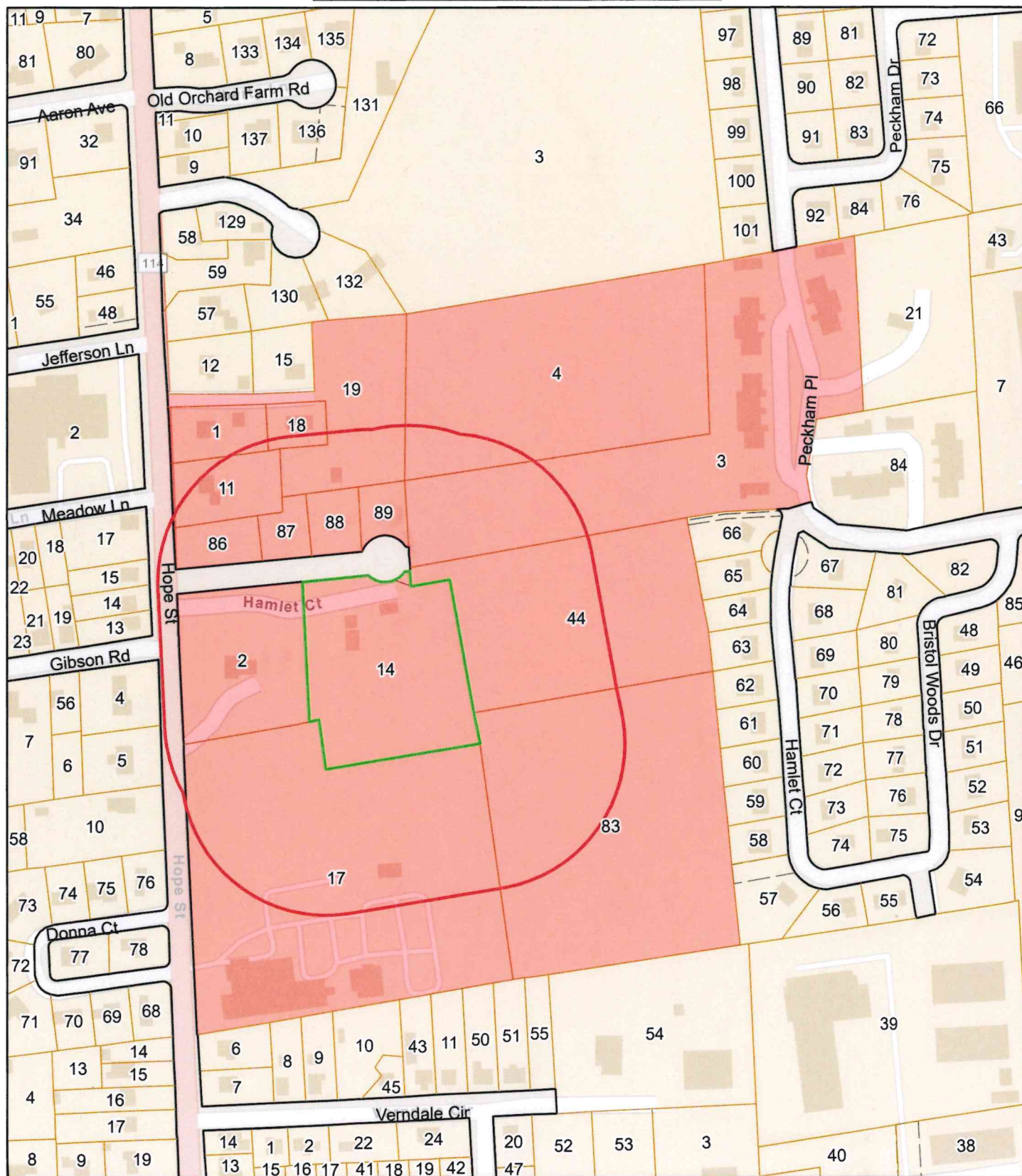
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

August 13, 2026



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300 feet Abutters List Report

Bristol, RI
August 13, 2026

Subject Property:

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

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: 103-14
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: 103-17
CAMA Number: 103-17
Property Address: 1180 HOPE ST

Mailing Address: BRISTOL COUNTY MED ASSOC INC.
1180 HOPE ST
BRISTOL, RI 02809

Parcel Number: 103-17
CAMA Number: 103-17
Property Address: 1180 HOPE ST

Mailing Address: BRISTOL COUNTY MED ASSOC INC.
1180 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



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8/13/2026

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Page 1 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 103-3 CAMA Number: 103-3-003 Property Address: C-3 BRISTOL WOODS DR	Mailing Address: BILOTTI, JACQUELYN 3 BRISTOL WOODS DR # C 3 BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-004 Property Address: C-4 BRISTOL WOODS DR	Mailing Address: USTUNKOK, OKAN MUALLA TE C-4 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-005 Property Address: C-5 BRISTOL WOODS DR	Mailing Address: SILVIA, STEVEN R. & HOPPS, PETER C. TRUSTEES C-5 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-006 Property Address: C-6 BRISTOL WOODS DR	Mailing Address: MORAIS, MARIO B & LENTINI, ANDREA R TE C-6 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-007 Property Address: C-8 BRISTOL WOODS DR	Mailing Address: DREW, LANA M & DAVID J JT C-8 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-008 Property Address: D-1 BRISTOL WOODS DR	Mailing Address: SILVA, DENISE A. 1D BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-009 Property Address: D-2 BRISTOL WOODS DR	Mailing Address: CHALMERS PATRICIA E D2 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-010 Property Address: D-3 BRISTOL WOODS DR	Mailing Address: GERARDI, FRANK W & BRENDA E TE 490 THAMES ST NEWPORT, RI 02840
Parcel Number: 103-3 CAMA Number: 103-3-011 Property Address: D-4 BRISTOL WOODS DR	Mailing Address: RIDDER, ELISABETH ANNE D-4 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-012 Property Address: D-5 BRISTOL WOODS DR	Mailing Address: MILFORD NATIONAL BANK & TRUST TRUSTEE-C/O ROCKLAND TRUST BANKL 300 EAST MAIN ST MILFORD, MA 01757
Parcel Number: 103-3 CAMA Number: 103-3-013 Property Address: D-6 BRISTOL WOODS DR	Mailing Address: JONES, JOSEPH HUW & JONES, SANDRA LEE TE D-6 BRISTOL WOODS DR Bristol, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-014 Property Address: D-8 BRISTOL WOODS DR	Mailing Address: JOHNSON, GAIL A. TRUSTEE GAIL A. JOHNSON TRUST BRISTOL WOODS DR UNIT D8 BRISTOL, RI 02809



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Page 2 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 103-3 CAMA Number: 103-3-015 Property Address: E-1 BRISTOL WOODS DR	Mailing Address: TULENFELD, ROSA 2030 SOUTH OCEAN DR UNIT 1124 HALLANDALE, FL 33009
Parcel Number: 103-3 CAMA Number: 103-3-016 Property Address: E-2 BRISTOL WOODS DR	Mailing Address: VIEIRA, GEORGE DEBORAH TE E2 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-017 Property Address: E-3 BRISTOL WOODS DR	Mailing Address: ROSSI, MARIE CLAUDE LIFE EST ROSSI, KATHARINE E-3 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-018 Property Address: E-4 BRISTOL WOODS DR	Mailing Address: TABOR, WARNER H III E-4 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-019 Property Address: E-5 BRISTOL WOODS DR	Mailing Address: FAY, LEILA J. E-5 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-020 Property Address: E-6 BRISTOL WOODS DR	Mailing Address: BELLAFATTO, JOHN A. E-6 BRISTOL WOODS DR. BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-021 Property Address: E-7 BRISTOL WOODS DR	Mailing Address: RODERICK, ELAINE S. TRUSTEE E-7 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-022 Property Address: E-8 BRISTOL WOODS DR	Mailing Address: WALKER, DEBORAH I. E-8 BRISTOL WOODS BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-023 Property Address: E-10 BRISTOL WOODS DR	Mailing Address: RECUPERO, JOSEPH J. & PATRICIA R. TE E-10 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-024 Property Address: E-12 BRISTOL WOODS DR	Mailing Address: CASTRO, ELISIO & ARMINDA P TE E-12 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-4 CAMA Number: 103-4 Property Address: HOPE ST	Mailing Address: KLEIN, DOUGLAS C. JR & SARAH TE 3 OLD ORCHARD FARM RD BRISTOL, RI 02809
Parcel Number: 103-44 CAMA Number: 103-44 Property Address: HAMLET CT	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



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8/13/2026

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Page 3 of 4



300 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 103-83
CAMA Number: 103-83
Property Address: HAMLET CT

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

Parcel Number: 103-86
CAMA Number: 103-86
Property Address: 1 KNOWLTON CT

Mailing Address: WERNECKE, JOEL A. & JIN Y. TE
1 KNOWLTON CT
BRISTOL, RI 02809

Parcel Number: 103-87
CAMA Number: 103-87
Property Address: 3 KNOWLTON CT

Mailing Address: A.G. CONSTRUCTION, INC.
P.O. BOX 600
PORTSMOUTH, RI 02871

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

Parcel Number: 103-89
CAMA Number: 103-89
Property Address: 7 KNOWLTON CT

Mailing Address: JABOUR, KATHY A.
7 KNOWLTON CT
BRISTOL, RI 02809



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8/13/2026

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Page 4 of 4

A.G. CONSTRUCTION, INC.
P.O. BOX 600
PORTSMOUTH, RI 02871

GERARDI, FRANK W &
BRENDA E TE
490 THAMES ST
NEWPORT, RI 02840

NOBLE, JOHN A. &
POISSON, PHYLLIS
C-2 BRISTOL WOODS DR
BRISTOL, RI 02809

ASCIOLA, JOSEPH P. & ERIN
1220 HOPE ST
BRISTOL, RI 02809

HAWK, DAVID Q. & HAWK, JA
331 JACK NICKLAUS DR
LAKEWAY, TX 78738

RECUPERO, JOSEPH J. & PAT
E-10 BRISTOL WOODS DR
BRISTOL, RI 02809

BELLAFATTO, JOHN A.
E-6 BRISTOL WOODS DR.
BRISTOL, RI 02809

INFINITY 1217, LLC
545 CAMP DIXIE RD
PASCOAG, RI 02859

RIDDER, ELISABETH ANNE
D-4 BRISTOL WOODS DR
BRISTOL, RI 02809

BILOTTI, JACQUELYN
3 BRISTOL WOODS DR # C 3
BRISTOL, RI 02809

JABOUR, KATHY A.
7 KNOWLTON CT
BRISTOL, RI 02809

RODERICK, ELAINE S. TRUST
E-7 BRISTOL WOODS DR
BRISTOL, RI 02809

BRISTOL COUNTY MED ASSOC
1180 HOPE ST
BRISTOL, RI 02809

JOHNSON, GAIL A. TRUSTEE
GAIL A. JOHNSON TRUST
BRISTOL WOODS DR UNIT D8
BRISTOL, RI 02809

ROSSI, MARIE CLAUDE LIFE
ROSSI, KATHARINE
E-3 BRISTOL WOODS DR
BRISTOL, RI 02809

CASTRO, ELISIO & ARMINDA
E-12 BRISTOL WOODS DR
BRISTOL, RI 02809

JONES, JOSEPH HUW &
JONES, SANDRA LEE TE
D-6 BRISTOL WOODS DR
Bristol, RI 02809

SILVA, DENISE A.
1D BRISTOL WOODS DR
BRISTOL, RI 02809

CHALMERS PATRICIA E
D2 BRISTOL WOODS DR
BRISTOL, RI 02809

KLEIN, DOUGLAS C. JR & SA
3 OLD ORCHARD FARM RD
BRISTOL, RI 02809

SILVIA, STEVEN R. & HOPPS
C-5 BRISTOL WOODS DR
BRISTOL, RI 02809

DREW, LANA M & DAVID J J
C-8 BRISTOL WOODS DR
BRISTOL, RI 02809

LANCASTER, MICHAEL HANLON
5 KNOWLTON CT
BRISTOL, RI 02809

SYLVESTER, JAMES J II &
MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

FAY, LEILA J.
E-5 BRISTOL WOODS DR
BRISTOL, RI 02809

MILFORD NATIONAL BANK & T
TRUSTEE-C/O ROCKLAND TRUS
300 EAST MAIN ST
MILFORD, MA 01757

SYLVESTER, JAMES J II &
MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

GABLINSKE, DOUGLAS W. & P
6 KNOWLTON CT
BRISTOL, RI 02809

MORAIS, MARIO B &
LENTINI, ANDREA R TE
C-6 BRISTOL WOODS DR
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



Town of Bristol, Rhode Island Zoning Board of Review

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

August 25, 2026
File #: ZBR-26-38

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, September 14, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Paul J. and MaryAnn Salesi
Owner of Record: Camille A. Teixeira
Location: 66 COLLINS ST , BRISTOL, RI, 02809
Plat: 26 Lot: 72
Zoning District: R-6

Applicant is requesting a **Dimensional Variance** to:

construct a 20ft. x 41ft. accessory dwelling unit (ADU) addition to an existing 20ft x 24ft. accessory garage structure at a size greater than permitted for accessory structures in the R-6 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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-38

66 Collins 26 72

August 3, 2026

Applicant	
Name of Applicant	Paul J. and MaryAnn Salesi
Who is Submitting this Application	Contractor
	If other, Describe:
Owner's Name (If Different than Applicant)	Camille A. Teixeira

Location for Application			
Property Type	Both		
Zoning District	R-6		
Address, Plat, Lot	Address	Plat	Lot
	66 Collins	26	72

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	880 feet
Width in Feet	20 feet
Length in Feet	41 feet
Height Above Grade	17 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)	
Overall size of accessory structure in R-6 zoning district per Section 28-111, Table B. Dimensional Table	

Describe the extent of the proposed alterations and the reasons for the requesting relief	
Construct ADU connected to the existing garage for disabled veteran and wife to have 1 floor living and be able to go from the garage to their ADU without going into outside into the elements.	

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	10,411
Lot Frontage	75
Lot Depth	139

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

July 25, 2026

Dear Members of the Zoning Board:

I am writing in full support of my aunt and uncle's (Paul & Mary Ann Salesi) application to construct an Accessory Dwelling Unit (ADU) on my property at 66 Collins Street.

I purchased this home six years ago, and it has been one of the most meaningful investments in my life. The opportunity to have my aunt and uncle build their forever home on this property is something I wholeheartedly support and am incredibly grateful for. I am truly excited to welcome them as my neighbors.

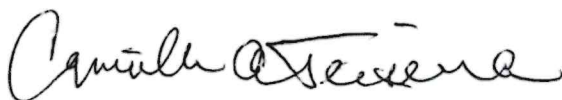
As their goddaughter, this means far more than simply living close to family. Knowing they will be just steps away brings me tremendous comfort. I will be able to check on them as they get older, and they will be nearby to check on me as well. Having this kind of mutual support is invaluable and reflects the importance of maintaining close family connections.

This property also holds a very special significance for both my godmother and me. 66 Collins Street represents both of our first homes, making this a true full-circle moment for our family. We each share a deep emotional connection to this property, and the opportunity for us to continue building memories here together is incredibly meaningful. It is more than just a piece of land—it is a place filled with love, history, and family.

Approving this application would allow us to preserve and strengthen our family bond while ensuring my aunt and uncle have a safe, comfortable, and permanent home surrounded by loved ones. It would also allow us to continue caring for one another in a way that reflects the values of family, community, and compassion.

Thank you for your time and thoughtful consideration of this application.

Sincerely,

A handwritten signature in black ink, reading "Camille A. Teixeira". The signature is fluid and cursive, with the first name "Camille" being more prominent and the last name "Teixeira" following in a similar style.

Camille A. Teixeira
Property Owner
66 Collins Street

“Coming Home, Circle of Life”
Application for Zoning Board Consideration
for Accessory Dwelling Unit (ADU)
at 66 Collins Street, Bristol

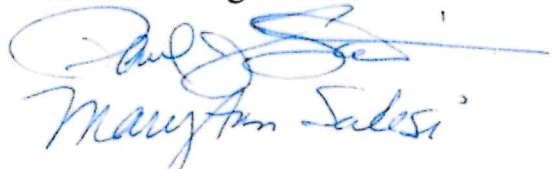
My wife, MaryAnn (Lifelong Bristolian) and I, were married in Bristol 39 years ago and because of my Navy career I took her away from the home her parents built and she grew up in at 66 Collins St. In order to be “cleared” to marry MaryAnn, I had to promise her parents to bring her home when I fulfilled my military commitment. I am happy to report that I completed my 23 year military career and kept my promise. Nick & Mary Mascagna are no longer with us, but I know they would be very happy that MaryAnn & Paul are “coming home.”

Life comes full circle. The house at 66 Collins remains in the family as our niece, Camille Teixeira, is now the proud owner.

With MaryAnn and I approaching our “golden years” and having experienced some health hardships, in my case I have a 50% disability rating with the Veterans Administration, we realized that we needed to adjust our lifestyle, especially in the case of mobility issues. As such, we approached Camille regarding the possibility of building an ADU on her property and MaryAnn’s childhood home. She graciously embraced the idea and welcomed us as her future “neighbors,” and adopted us as we have no children of our own to look after us. The peace of mind this afforded us is something not everyone can experience. For MaryAnn to leave her family home to support my military career and be able to come “home” again is a wonderful and a unique experience and one we cherish and embrace.

With that said, we put forth to the Bristol Zoning Board for consideration and approval, our ADU design in compliance with the Americans with Disabilities criteria and accommodate our changing lifestyle that will allow us to “age in place.” Our design is such as to not disturb the character of Camille’s property and the neighborhood and to be as unobtrusive as possible, taking into consideration our neighbors.

Thank you for your consideration in helping us to achieve our objective and live our life according to our needs.

A handwritten signature in blue ink, appearing to read "Paul J. Salesi", with a stylized flourish above it.

Sincerely,
Paul J. & MaryAnn Salesi



Department of Veterans Affairs

PO BOX 4444
JANESVILLE WI 53547-4444

Item 4E.



December 6, 2025

Veteran's Name:
Salesi, Paul, J

3016843_14315*****AUTO**5-DIGIT 02777

T40 P

PAUL J SALESI
249 HOPE ST APT 3
BRISTOL, RI 02809-2053



This letter is a summary of benefits you currently receive from the Department of Veterans Affairs (VA). We are providing this letter to disabled Veterans to use in applying for benefits such as housing entitlements, free or reduced state park annual memberships, state or local property or vehicle tax relief, civil service preference, or any other program or entitlement in which verification of VA benefits is required. Please safeguard this important document. This letter replaces VA Form 20-5455, and is considered an official record of your VA entitlement.

--America is Grateful to You for Your Service--

Our records contain the following information:

Personal Claim Information:

Your VA claim number is:

You are the Veteran

Military Information:

Your character(s) of discharge and service date(s) include:

Navy, Honorable, 07-Mar-1974 - 31-Mar-1997

(You may have additional periods of service not listed above)



VA Benefits Information:

Service-connected disability: Yes

Your combined service-connected evaluation is: 50 PERCENT

The effective date of the last change to your current award was: 12/01/2025

Your current monthly award amount is:

You should contact your state or local office of Veterans' affairs for information on any tax, license, or fee-related benefits for which you may be eligible. State offices of Veterans' affairs are available at <https://www.va.gov/statedva.htm>.

Need Additional Information or Verification?

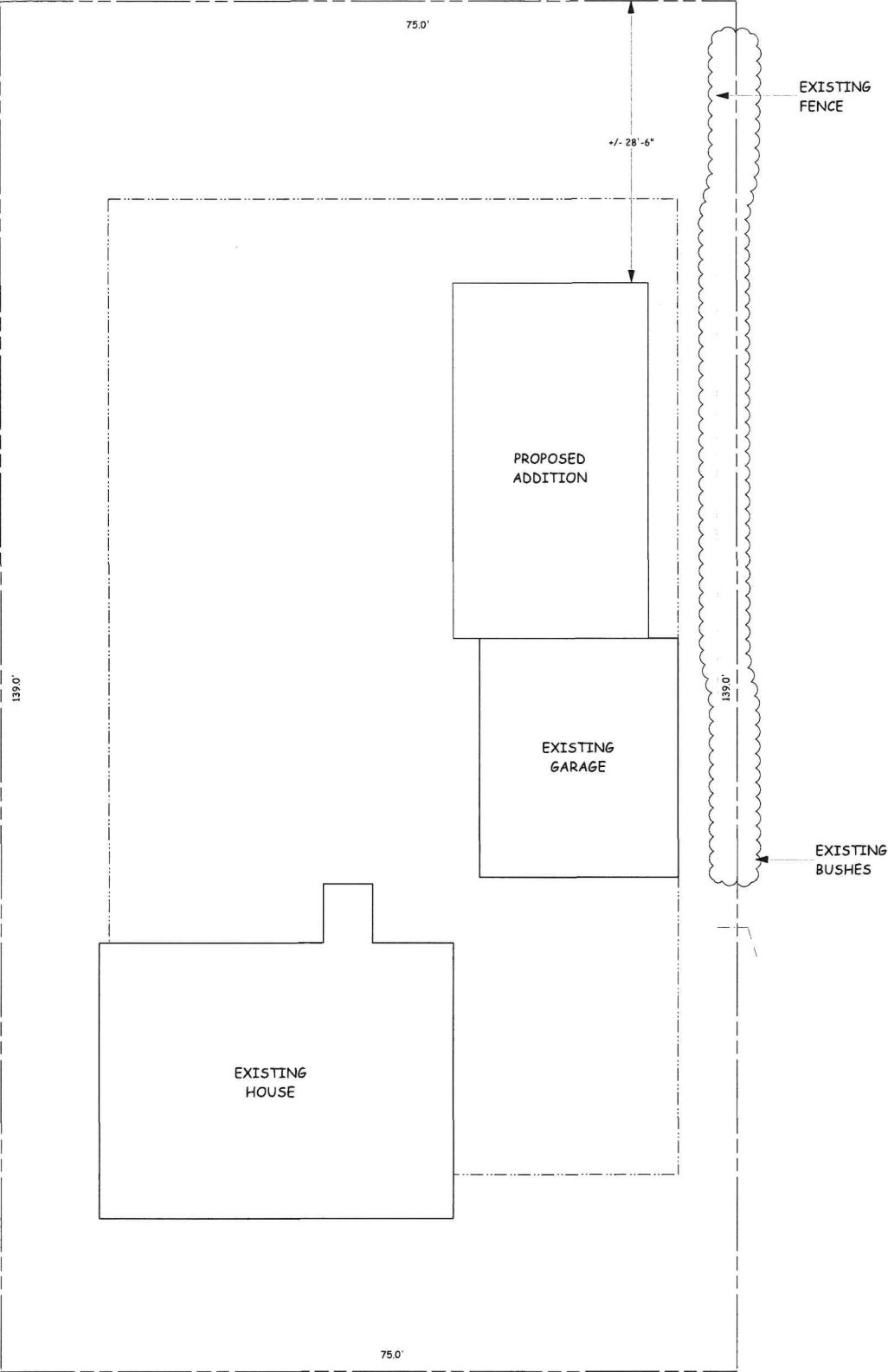
If you have any questions about this letter or need additional verification of VA benefits, you may visit our website at <https://www.va.gov> or call us at 1-800-827-1000. If you use a Telecommunications Device for the Deaf (TDD), the federal relay number is 711. Send electronic inquiries through the Internet at <https://ask.va.gov>.

Sincerely yours,

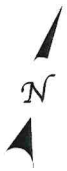
Regional Office Director

Enclosure(s): What Things Affect Your Rights To Payment

NE201221



C O L L I N S S T R E E T



1
Z-1
SITE PLAN
Scale: 1" = 10'-0"

MAP:	26
LOT:	72
SITE SIZE:	10,411 S.F.
ZONE:	R-6
SETBACKS (MIN.):	
FRONT:	20 FT. (OR AVERAGE OF BLOCK - WHICHEVER IS LESS)
SIDE:	10 FT.
REAR:	20 FT.
MAXIMUM HEIGHT:	35 FT.
MAX. ACCESSORY HEIGHT:	20 FT.
MAX. ACCESSORY SIZE:	22' X 24'
MIN. ACCESSORY SETBACK:	6 FT.
MAX. 1-BEDRM. ADU SIZE:	900 S.F. (OR 60% OF PRINCIPLE DWELLING = 907.2 S.F.)
PROPOSED ADU SIZE:	800 S.F. (720 S.F. LIVING SPACE +80 S.F. ENTRY/UTILITY SPACE)

LIST OF DRAWINGS:	
Z-1	SITE PLAN
Z-2	SITE AERIAL VIEW
Z-3	FIRST FLOOR PLAN
Z-4	ELEVATIONS

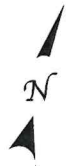


EXISTING PHOTOS OF HOUSE NEXT DOOR AND LOCATION OF PROPOSED ADDITION

	Structural Engineer:	Civil Engineer:	SALES! PROJECT 66 COLLINGS STREET BRISTOL, RHODE ISLAND PAUL & MARYANN SALES!	Dwg Date: 7/23/26 Scale: 1" = 10'-0" Architect: GAIL CARLEY Drawn By:	SITE PLAN Z-1 1 OF 5
	This work is not to be copied or reproduced in any form without the prior written permission of the architect. CAPITAL BUILDING & DESIGN, INC. 585 MILFORD ROAD, SWANSEA, MA 02777 T:508-677-1817 F:508-677-4710 W:capitalbuildinganddesign.com				

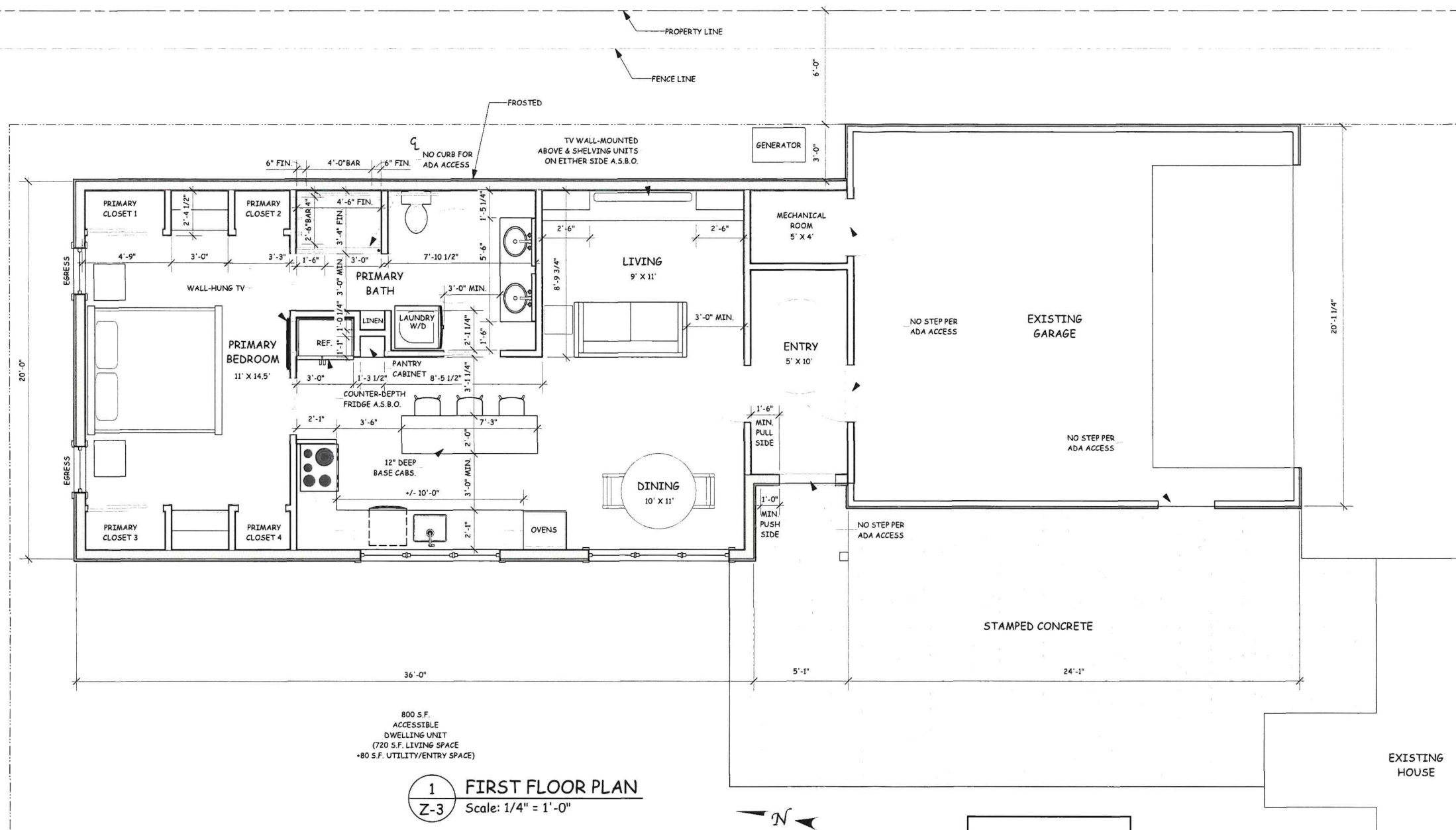


1 SITE AERIAL VIEW
Z-2 Scale: 1" = 10'-0"



CBD Capital Building and Design	Structural Engineer:	Civil Engineer:	SALES/PROJECT 66 COLLINGS STREET BRISTOL, RHODE ISLAND PAUL & MARYANN SALES!	Dwg Date 7/23/26 Scale 1" = 10'-0" Architect GAIL CARLEY Drawn By	SITE AERIAL VIEW Z-2 2 OF 5
---------------------------------------	----------------------	-----------------	---	--	-----------------------------------

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PLAN TO BE IN COMPLIANCE WITH
ALL ADA REGULATIONS

MAP:	26
LOT:	72
SITE SIZE:	10,411 S.F.
ZONE:	R-6
SETBACKS (MIN.):	
FRONT:	20 FT. (OR AVERAGE OF BLOCK - WHICHEVER IS LESS)
SIDE:	10 FT.
REAR:	20 FT.
MAXIMUM HEIGHT:	35 FT.
MAX. ACCESSORY HEIGHT:	20 FT.
MAX. ACCESSORY SIZE:	22' X 24'
MIN. ACCESSORY SETBACK:	6 FT.
MAX. 1-BEDRM. ADU SIZE:	900 S.F. (OR 60% OF PRINCIPLE DWELLING = 907.2 S.F.)
PROPOSED ADU SIZE:	800 S.F. (720 S.F. LIVING SPACE +80 S.F. ENTRY/MECHANICAL SPACE)

Civil Engineer:

Structural Engineer:

CBD
Capital Building
and Design

SALES PROJECT
66 COLLINGS STREET
BRISTOL, RHODE ISLAND
PAUL & MARYANN SALES

3 OF 5

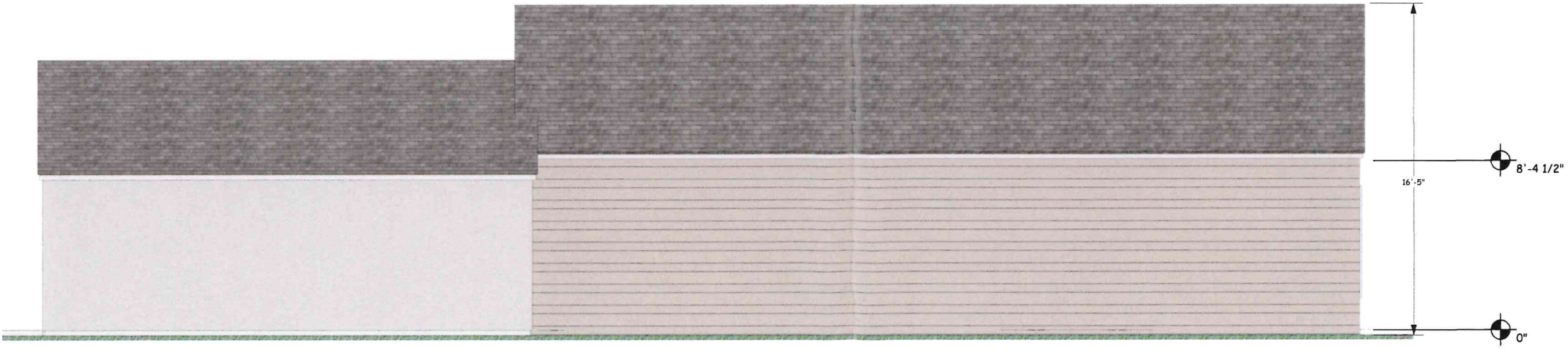
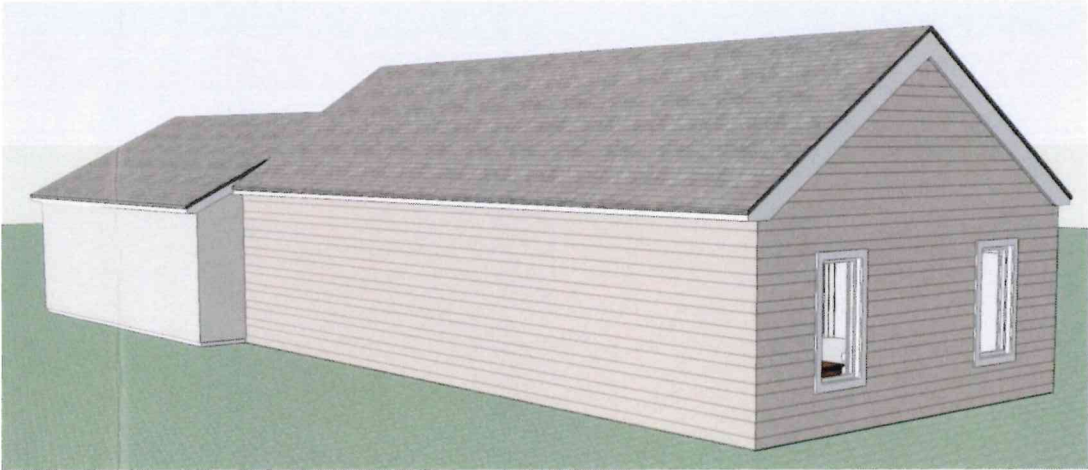
585 MILFORD ROAD, SWANSEA, MA 02777 T: 508-677-1817 F: 508-677-4710 W: capitalbuildinganddesign.com



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



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



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

ELEVATIONS Z-4 4 OF 5		SALES PROJECT 66 COLLINGS STREET BRISTOL, RHODE ISLAND PAUL & MARYANN SALES		Civil Engineer:	
Orig Date 7/22/26	Scale 1/4" = 1'-0"	Architect GAIL CARLEY	Drawn By	Structural Engineer:	
CBD Capital Building and Design					

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CAI Technologies
Precision Mapping. Geospatial Solutions.

August 25, 2026



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► Owner		► Owner Account #: 50-0073-55		% Owned	
Owner 1	TEIXEIRA, CAMILLE A				
Owner 2					
Owner 3					
Address 66 COLLINS ST, BRISTOL, RI 02809					

► Previous Owners & Sales Information

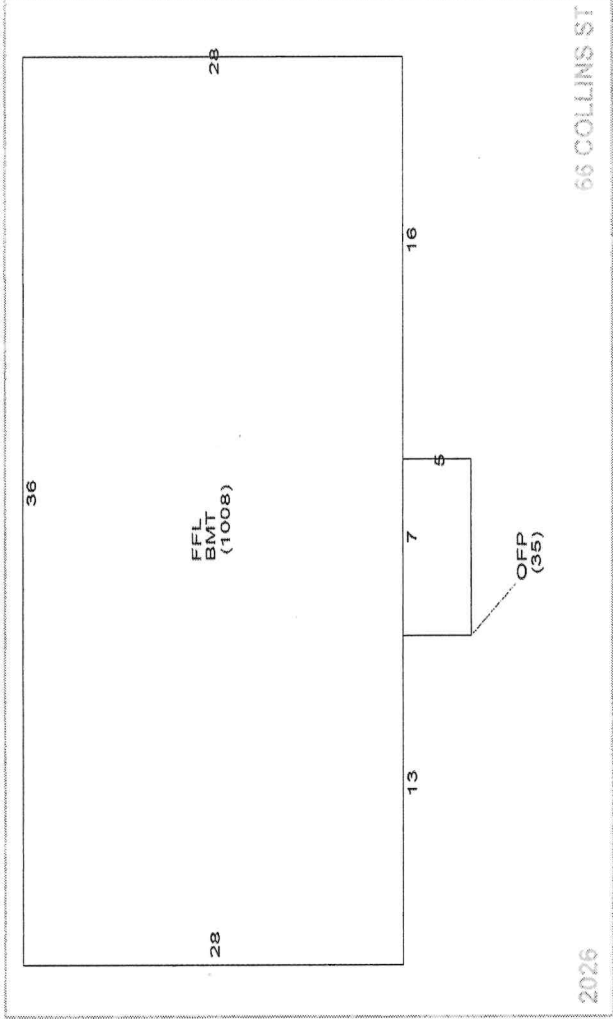
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
TEIXEIRA, JAQUELINE &	12/23/2020	240,000	2079-211	A	W
MASCAGNA, MARY A. LIFE ESTATE	05/22/2020	0	2035-142		Q
SALES, MARYANN et al	08/27/2018	118,750	1953-215	A	Q
LOT 73 MERGED INTO THIS LOT	11/08/2005	0	1254-144		
MASCAGNA, NICHOLAS P. & MARY A.	07/01/1998	0	656-232		

► Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	236,700	13,800	0.24	171,000	0	421,500
TOTAL	236,700	13,800	0.24	171,000	0	421,500
Source > Mkt Adj Cost						VAL per SQ Unit/Card > 205.51
						VAL per SQ Unit/Parcel > 205.51

► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	236,700	13,800	0	171,000	0	421,500	421,500
2025	01	236,700	13,800	0	171,000	0	421,500	421,500
2024	01	133,500	13,800	0	142,500	0	289,800	289,800
2023	01	133,500	13,800	0	142,500	0	289,800	289,800
2022	01	133,500	13,800	0	142,500	0	289,800	289,800
2021	01	102,600	13,800	0	127,200	0	243,600	243,600



► 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	01 NR Single I	0.13774	AC	P	1.00	1,092,000	1,050,530	J	Wet	-5					144,700			1.00	0
2	01 NR Single I	0.10158	AC	EX	0.20	1,092,000	258,909	J	Wet	-5					26,300			1.00	0
3																			
4																			

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	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	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			

Grade

Grade	Q4	Q4
Year Built	1963	EFF Year
Alt LUC		Alt %

Depreciation

Code	Description	%
AG	AG - Avg-Goo	30.8
Functional		
Economic		
Special		
OV		

Total Depreciation % > 30.8

Adj Total 342,118

Depreciation 105,372

Depr Total 236,746

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
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
09/20/2006	B31661		BLDG	0	100	Closed	RESHINGLE ROOF ON GARGE
06/20/2005	B32784		BLDG	0	100	Closed	RESHINGLE ROOF

Quantity

Quality

Typical

Typical

Typical

Typical

Typical

Typical

Typical

Typical

Typical

Typical

Typical

Typical

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Typical

Typical

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Typical

Typical

Room Counts by Floor

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,008	1,008	269.39	271,545
BMT	BASEMENT	1,008	0	40.41	40,733
OFF	OPEN PORCH	35	0	24.00	840
Total		2,051	1,008		313,118

Notes

TANYARD BROOK IMPACT - LOT 73 DROPPED INTO THIS LOT 705 - NEW ROOF ON GARAGE 12/06 EAS. REPL WINDOWS + VINYL SIDING.

Visit History

Date	Result	By
12/20/2024	REVIEW	MP
8/10/2021	REVIEW	
6/15/2018	REVIEW	
6/7/2018	MEASURED	
1/23/2008	MEASURE	
1/23/2008	LISTED	

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	Garage	1	Y	1	24	20	480	3	AV	1963	13,800

Other Info.

AFDU	
xtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



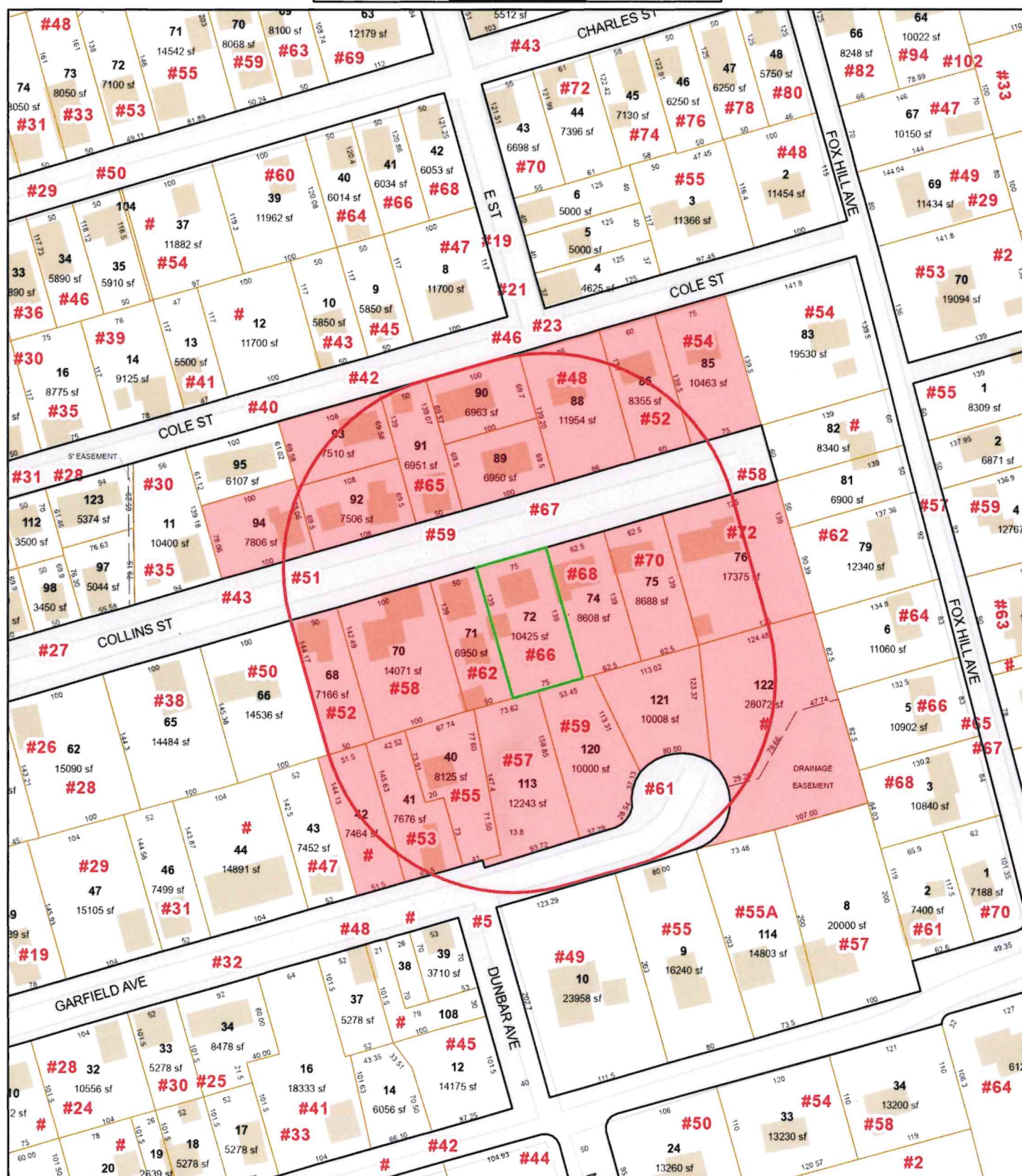
Town of Bristol, RI

1 inch = 141 Feet



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August 13, 2026



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200 feet Abutters List Report

Bristol, RI
August 13, 2026

Subject Property:

Parcel Number: 26-72
CAMA Number: 26-72
Property Address: 66 COLLINS ST

Mailing Address: TEIXEIRA, CAMILLE A
66 COLLINS ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 26-113
CAMA Number: 26-113
Property Address: 57 GARFIELD CT

Mailing Address: ARCHAMBAULT, PAULA J
57 GARFIELD CT
BRISTOL, RI 02809

Parcel Number: 26-120
CAMA Number: 26-120
Property Address: 59 GARFIELD CT

Mailing Address: BURNS, ZACHARY
59 GARFIELD CT
BRISTOL, RI 02809

Parcel Number: 26-121
CAMA Number: 26-121
Property Address: 61 GARFIELD CT

Mailing Address: DELUCA, GREGORY MICHAEL
61 GARFIELD CT
BRISTOL, RI 02809

Parcel Number: 26-122
CAMA Number: 26-122
Property Address: GARFIELD CT

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

Parcel Number: 26-40
CAMA Number: 26-40
Property Address: 55 GARFIELD AVE

Mailing Address: PIZZI, KATHRYN E.
55 GARFIELD AVE
BRISTOL, RI 02809

Parcel Number: 26-41
CAMA Number: 26-41
Property Address: 53 GARFIELD AVE

Mailing Address: DUFFY, TYLER J
53 GARFIELD AVE
BRISTOL, RI 02809

Parcel Number: 26-42
CAMA Number: 26-42
Property Address: GARFIELD AVE

Mailing Address: ALANO, MARK MARIA TE
47 GARFIELD AVE
BRISTOL, RI 02809

Parcel Number: 26-68
CAMA Number: 26-68
Property Address: 52 COLLINS ST

Mailing Address: CABRAL, STEVEN J TRUSTEE C/O
ANTHONY P. CABRAL STEVEN J
CABRAL LIVING TRUST
14 STUART STREET
WARREN, RI 02885

Parcel Number: 26-70
CAMA Number: 26-70
Property Address: 58 COLLINS ST

Mailing Address: WARD, EDWARD J & CASEY, THERESA
S JT
58 COLLINS ST
BRISTOL, RI 02809

Parcel Number: 26-71
CAMA Number: 26-71
Property Address: 62 COLLINS ST

Mailing Address: PEREIRA, EDUARDO J & FILOMENA F.
TE
62 COLLINS ST
BRISTOL, RI 02809



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8/13/2026

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Page 1 of 3



200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 26-72 CAMA Number: 26-72 Property Address: 66 COLLINS ST	Mailing Address: TEIXEIRA, CAMILLE A 66 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-74 CAMA Number: 26-74 Property Address: 68 COLLINS ST	Mailing Address: PEREIRA, JOSE C & ELZIRA LE SWANSEY, FATIMA C. & PEREIRA, RUE JOSE TC 68 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-75 CAMA Number: 26-75 Property Address: 70 COLLINS ST	Mailing Address: ALVES, ROGER ET UX DEBORAH J. TE 70 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-76 CAMA Number: 26-76 Property Address: 72 COLLINS ST	Mailing Address: SOUSA, JULIETA LIFE ESTATE SOUSA, PETER A. ET AL JT 72 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-85 CAMA Number: 26-85 Property Address: 54 COLE ST	Mailing Address: SCHINIGOI, DOROTHY LE SARASIN, CANDACE R. & ROBERT R SCHINIGOI JR. 54 COLE ST BRISTOL, RI 02809
Parcel Number: 26-86 CAMA Number: 26-86 Property Address: 52 COLE ST	Mailing Address: SANTOS, BRENDA L. 52 COLE ST BRISTOL, RI 02809
Parcel Number: 26-88 CAMA Number: 26-88 Property Address: 48 COLE ST	Mailing Address: MURPHY, JAMES F. 20 EATON ST MILTON, MA 02186-5707
Parcel Number: 26-89 CAMA Number: 26-89 Property Address: 67 COLLINS ST	Mailing Address: BRYANT, KENNETH W. ETAL TC 67 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-90 CAMA Number: 26-90 Property Address: 46 COLE ST	Mailing Address: SWANSEY, TIMOTHY P & FATIMA C TE 46 COLE ST BRISTOL, RI 02809
Parcel Number: 26-91 CAMA Number: 26-91 Property Address: 65 COLLINS ST	Mailing Address: SCOLAMIERO, STEPHEN K. 65 COLLINS ST BRISTOL, RI 02809
Parcel Number: 26-92 CAMA Number: 26-92 Property Address: 59 COLLINS ST	Mailing Address: DAY, JEFFREY M. & DONNA TC 33 ANTONY AVE BRISTOL, RI 02809
Parcel Number: 26-93 CAMA Number: 26-93 Property Address: 42 COLE ST	Mailing Address: MITNIK COLE LLC 25 BAYFIELD RD WAYLAND, MA 01778



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8/13/2026

Page 2 of 3



200 feet Abutters List Report

Bristol, RI
August 13, 2026

Parcel Number: 26-94
CAMA Number: 26-94
Property Address: 51 COLLINS ST

Mailing Address: COTE, GREGORY P
5 ROSE ST
NEWPORT, RI 02840



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8/13/2026

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Page 3 of 3

ALANO, MARK
MARIA TE
47 GARFIELD AVE
BRISTOL, RI 02809

MITNIK COLE LLC
25 BAYFIELD RD
WAYLAND, MA 01778

TEIXEIRA, CAMILLE A
66 COLLINS ST
BRISTOL, RI 02809

ALVES, ROGER ET UX
DEBORAH J. TE
70 COLLINS ST
BRISTOL, RI 02809

MURPHY, JAMES F.
20 EATON ST
MILTON, MA 02186-5707

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

ARCHAMBAULT, PAULA J
57 GARFIELD CT
BRISTOL, RI 02809

PEREIRA, EDUARDO J & FILO
62 COLLINS ST
BRISTOL, RI 02809

WARD, EDWARD J &
CASEY, THERESA S JT
58 COLLINS ST
BRISTOL, RI 02809

BRYANT, KENNETH W. ETAL T
67 COLLINS ST
BRISTOL, RI 02809

PEREIRA, JOSE C & ELZIRA
SWANSEY, FATIMA C. & PERE
68 COLLINS ST
BRISTOL, RI 02809

BURNS, ZACHARY
59 GARFIELD CT
BRISTOL, RI 02809

PIZZI, KATHRYN E.
55 GARFIELD AVE
BRISTOL, RI 02809

CABRAL, STEVEN J TRUSTEE
STEVEN J CABRAL LIVING TR
14 STUART STREET
WARREN, RI 02885

SANTOS, BRENDA L.
52 COLE ST
BRISTOL, RI 02809

COTE, GREGORY P
5 ROSE ST
NEWPORT, RI 02840

SCHINIGOI, DOROTHY LE
SARASIN, CANDACE R. & ROB
54 COLE ST
BRISTOL, RI 02809

DAY, JEFFREY M. & DONNA T
33 ANTONY AVE
BRISTOL, RI 02809

SCOLAMIERO, STEPHEN K.
65 COLLINS ST
BRISTOL, RI 02809

DELUCA, GREGORY MICHAEL
61 GARFIELD CT
BRISTOL, RI 02809

SOUSA, JULIETA LIFE ESTAT
SOUSA, PETER A . ET AL
72 COLLINS ST
BRISTOL, RI 02809

DUFFY, TYLER J
53 GARFIELD AVE
BRISTOL, RI 02809

SWANSEY, TIMOTHY P &
FATIMA C TE
46 COLE ST
BRISTOL, RI 02809



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-26-39

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, October 5, 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

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.



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 if 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.

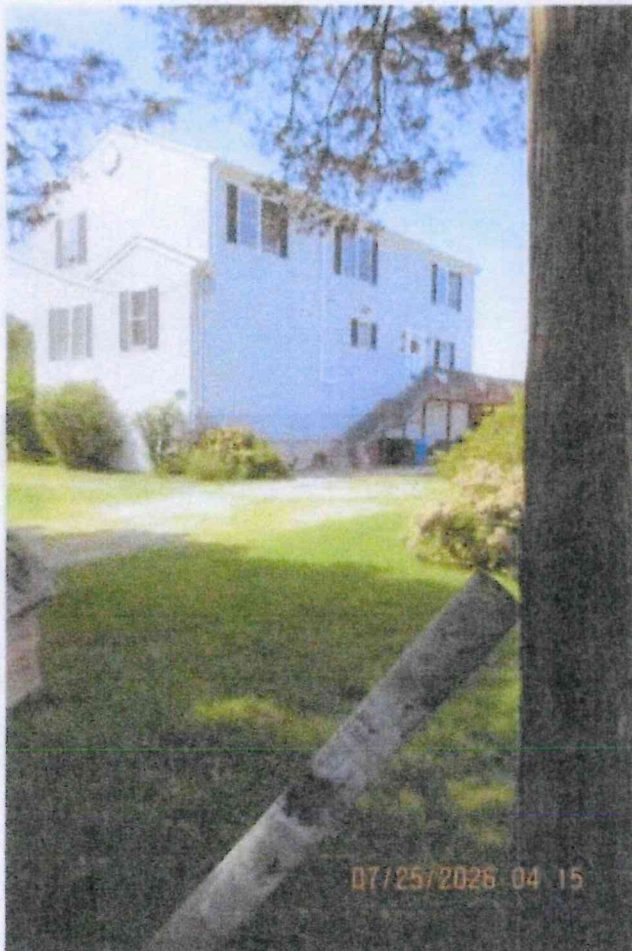
The primary motivation of the Project although it will enhance the property value is to make the property more functional and comply with current codes related to flood hazard zones. The current structure is not compliant with FEMA regulations.

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



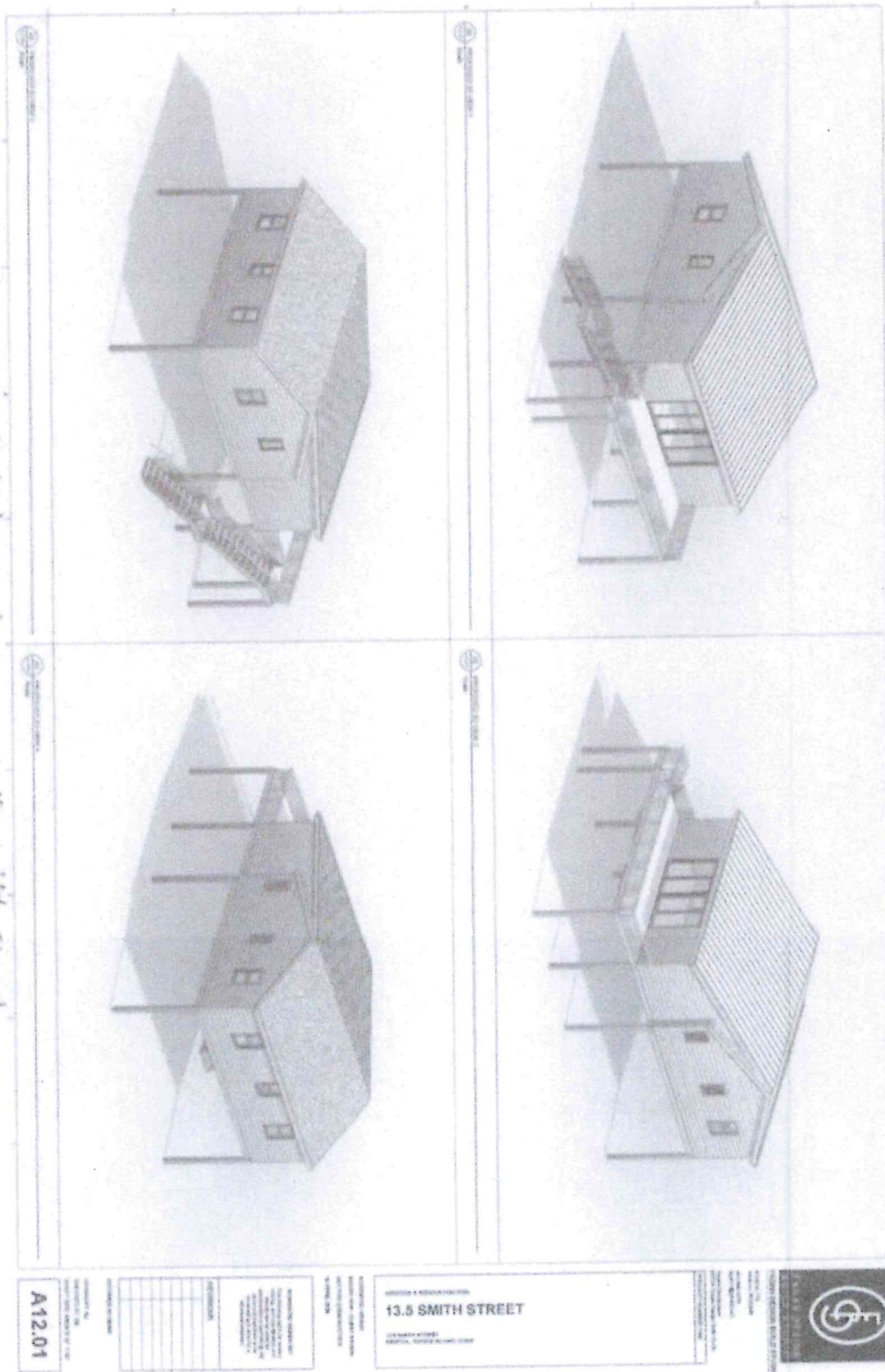
Adjacent homes to SE are Elevated



Elevated "Box" house
51 Smith Street

6

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





8/5/26, 1:35 PM

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10



View to NE from 13 1/2 Smith Street



View to East from 13 1/2 Smith Street

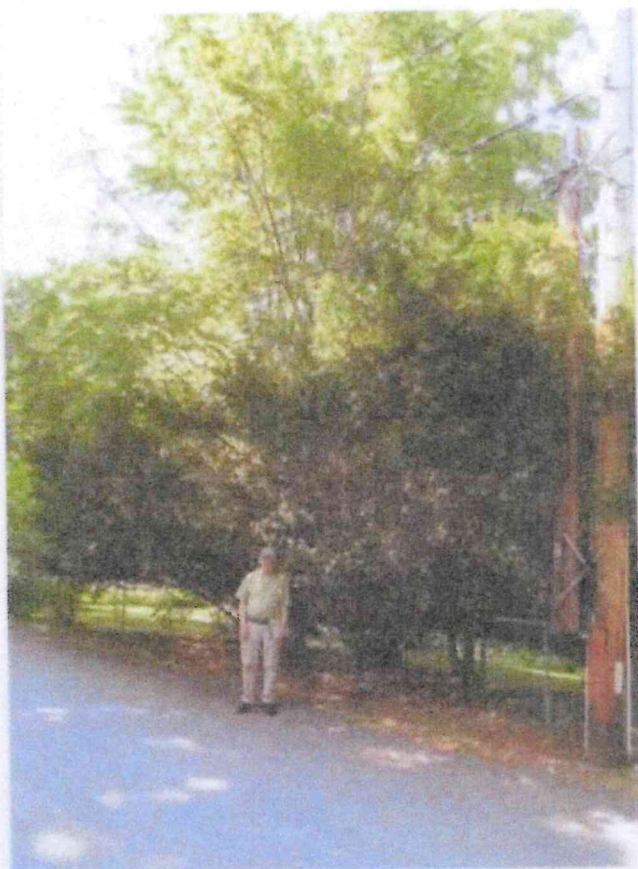
9



Open "Common Land" of Anchorage Court Assoc. to North of
13 1/2 Smith Street.



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

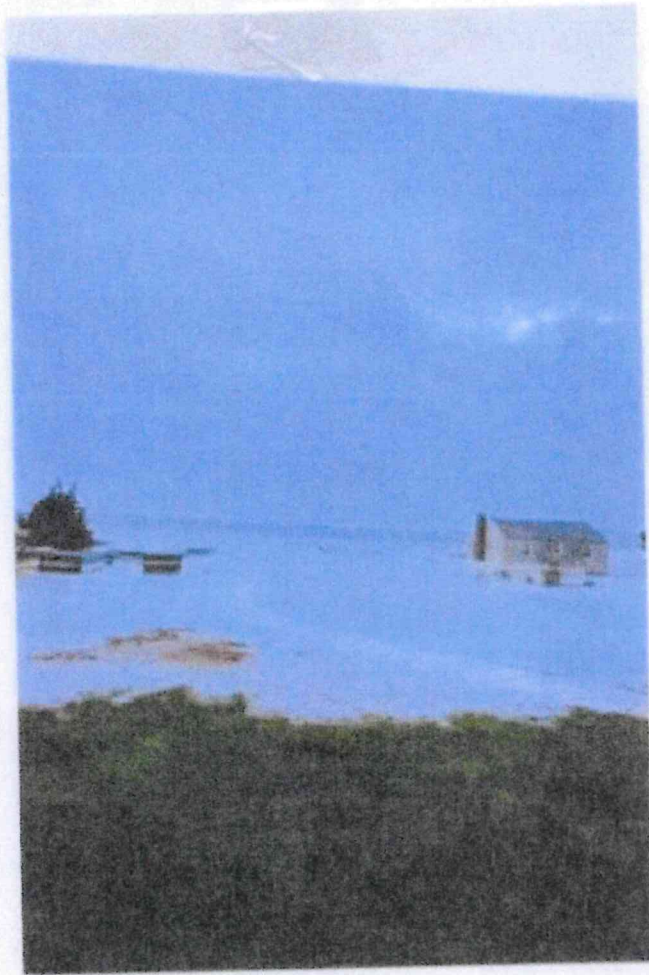


8
Standing on Smith St.
Looking toward 13 1/2 Smith
Note high scrubs & trees.

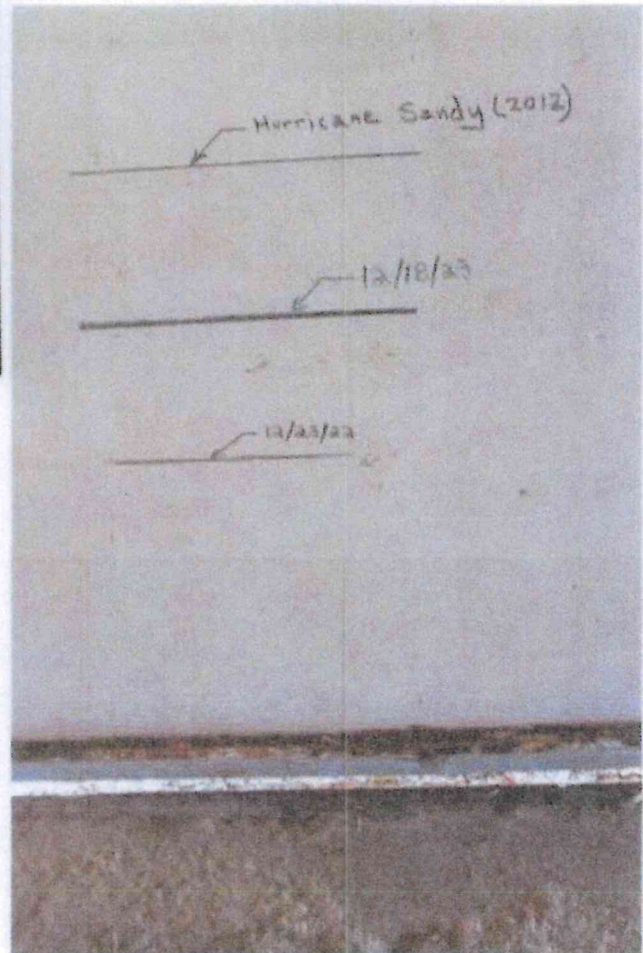


View to Smith Street from site of new structure
Note: scrubs & trees block view of Smith Street

4



Tidal Flooding
13 1/2 Smith Street



Record of Water Levels.
Inside of garage door,

2



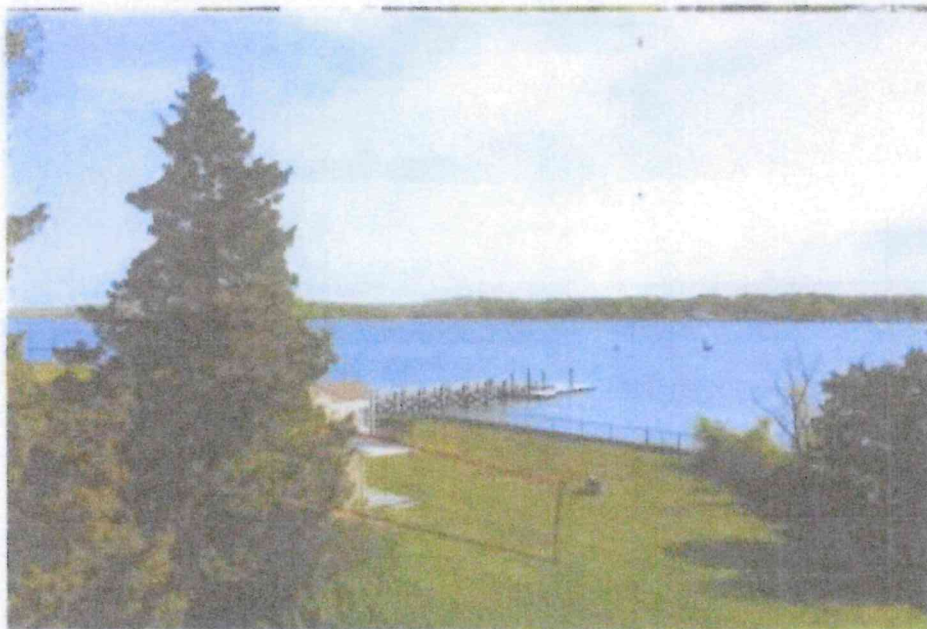
Cottage & Garage - to be demolished

8/5/26, 1:33 PM

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



Looking NE - Approx outline for new structure, shown

Plat/Lot 133-0127-000

Account: 7072

LUC 01

Zone R-15

Assessment

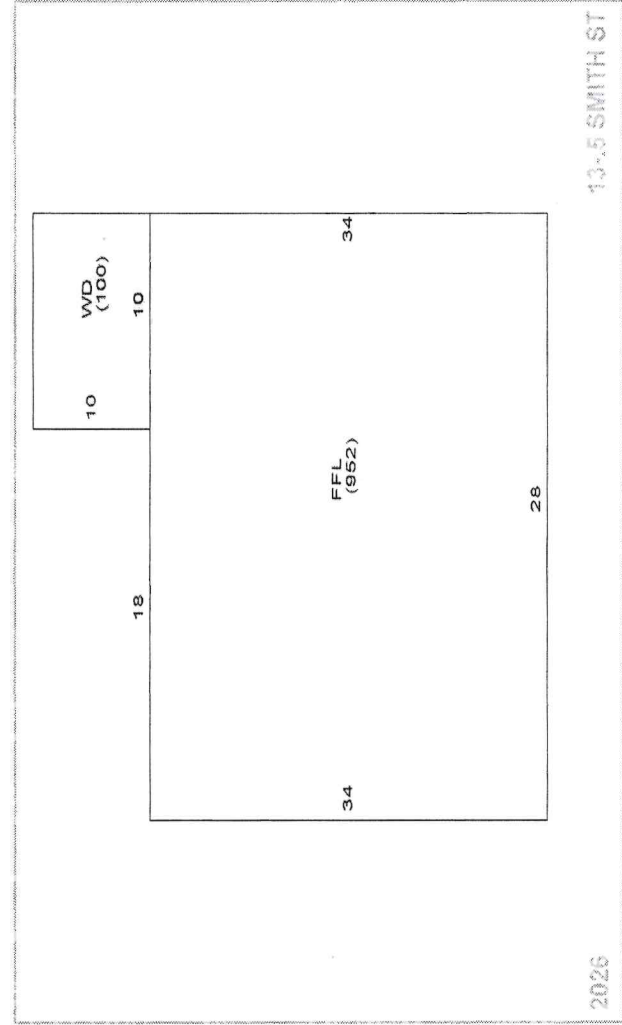
\$734,500

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
01	197,900	0	0.34	536,600	0
TOTAL	197,900	0	0.34	536,600	0
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
2026	01	197,900	0	0	536,600	0
2025	01	197,900	0	0	291,000	0
2024	01	127,300	0	0	242,500	0
2023	01	127,300	0	0	242,500	0
2022	01	127,300	0	0	242,500	0
2021	01	104,100	0	0	240,200	0
						Assessed Value
						734,500
						486,900
						369,800
						369,800
						369,800
						344,300



Land Information									
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2
01 NR Single I	0.337	AC	P	1.00	774,000	1,592,285	B	Access	WF
2									
3									
4									

Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
Access	-10	WF	200			536,600			1.00	0

Plat/Lot 133-0127-000

Account: 7072

LUC.01

Zone R-15

Assessment

\$734,500

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 Shn	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Carpet	Floors 2	Hardwood %
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			

Grade

Grade	Q4	Q4	Flood Hazard
Year Built	1948	EFF Year	Topography
Alt LUC		Alt %	Street
			Traffic
			Bas \$/SQ
			Size Adj
			Constr Adj
			Adj \$/SQ
			Other Feats
			Grade Fac
			Neigh Infl
			Land Factor
			Adj Total
			Depreciation
			Depr Total
			Total Depreciation % >

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

Other Factors

Bas \$/SQ	209.00
Size Adj	1.30
Constr Adj	0.98
Adj \$/SQ	268.46
Other Feats	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
Total Depreciation % >	30.8

Depreciation

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

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

Remodeling History

Additions	Plumbing	Electric	Heating	General
Interior				
Exterior				
Kitchen				
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
06/06/2017	E7943		ELEC	0	100	Closed	UNDERGROUND SERVICE
05/21/2004	B34061		BLDG	0	100	Closed	RESHINGLE ROOF

Special Features & Yard Items

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

Other Info.

AFDU	
xtTermRental	
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	

Room Counts by Floor

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



13 .5 Smith St, Bristol, RI

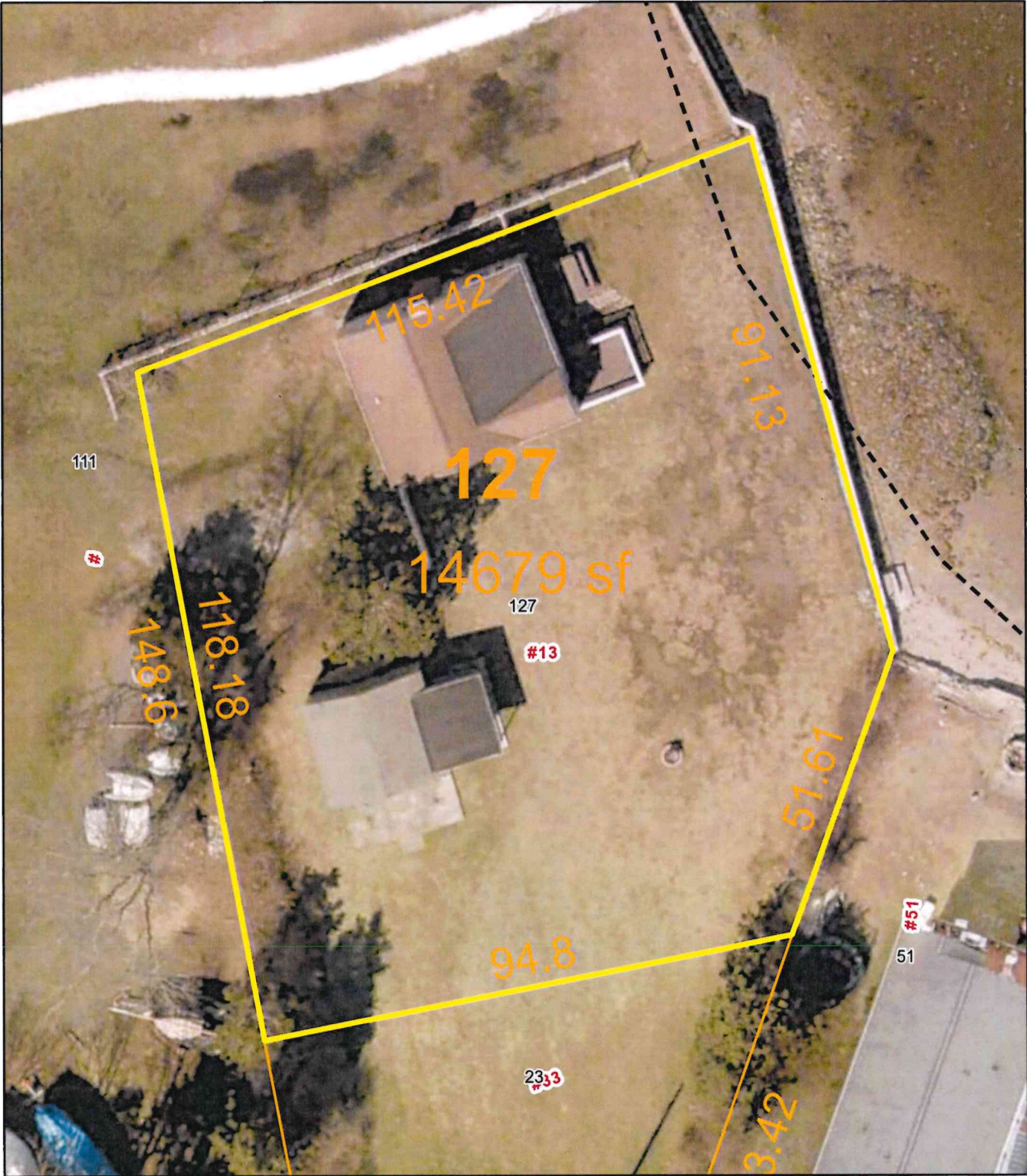
Map/Lot: 133-127

1 inch = 25 Feet

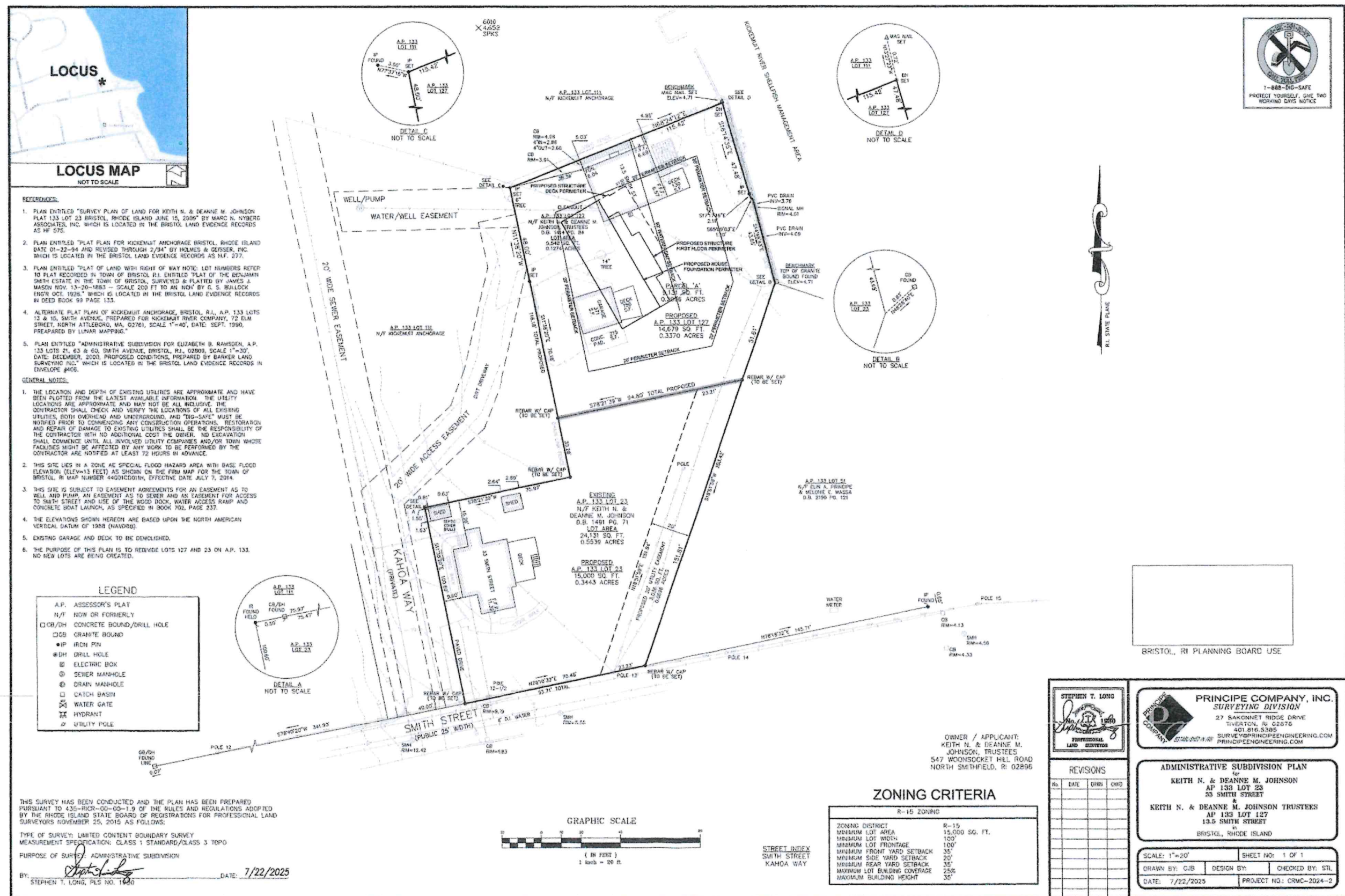


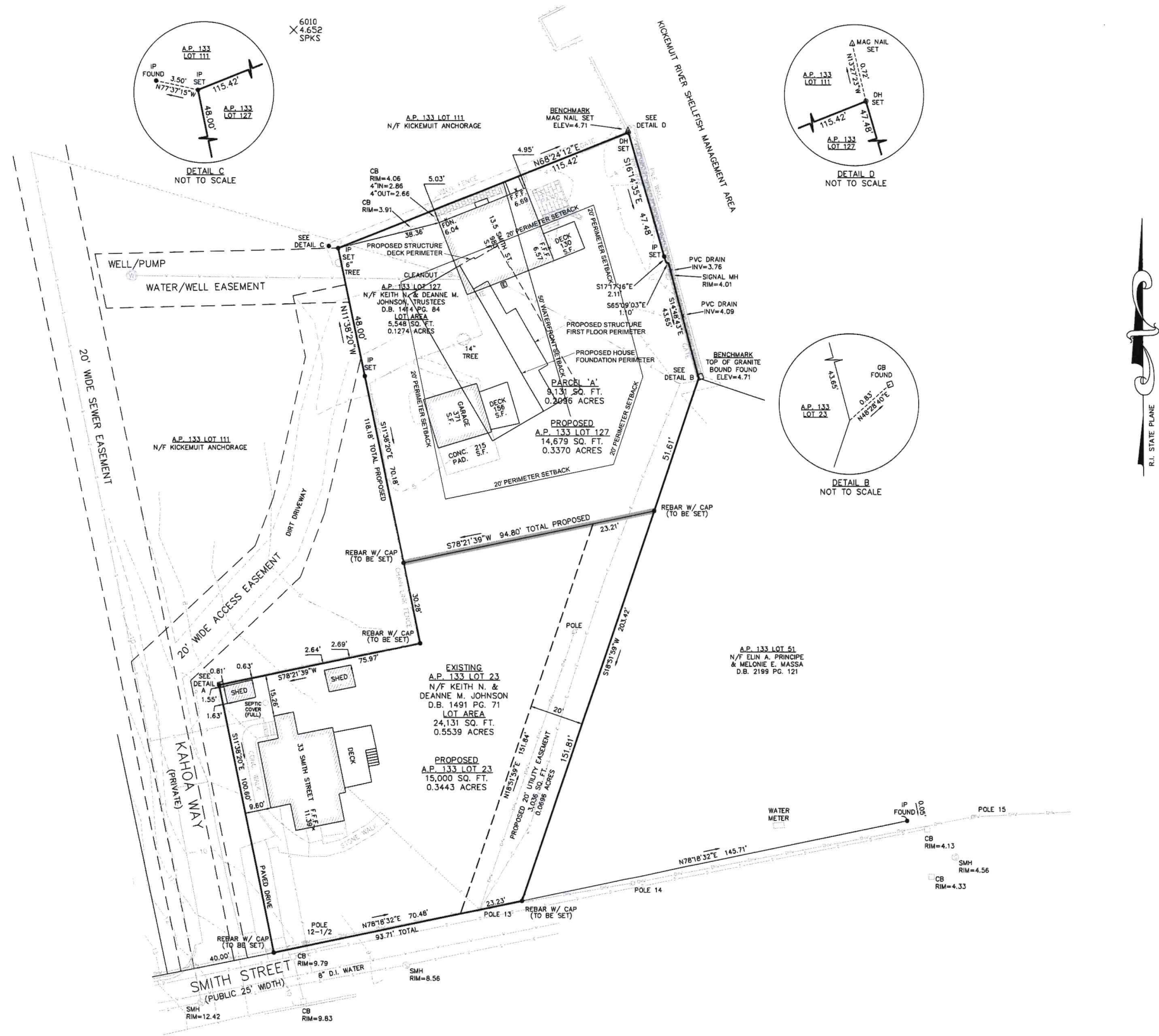
www.cai-tech.com

September 15, 2026



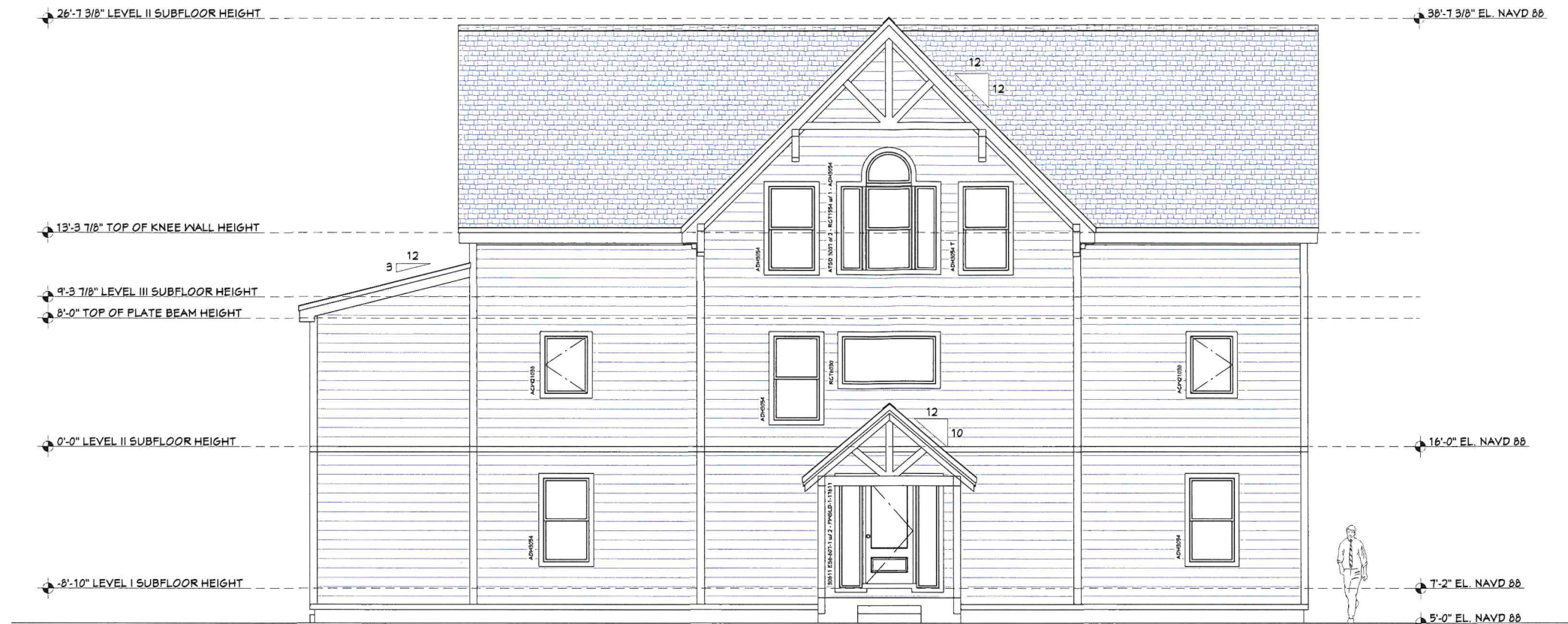
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PLOT PLAN FOR PROPOSED STRUCTURE

ORDER NO. 2026 / 4101	JOHNSON RESIDENCE BRISTOL, RI CUSTOM LODGE	SHEET NO. 6	REVISIONS DATE: 07/26/2026 BY: JRJ 08/01/2026 JRJ	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 BE USED IN THE CONSTRUCTION OF THE HABITAT POST & BEAM STRUCTURE. ANY FURTHER CHANGES MAY BE MADE ONLY BY A HABITAT POST & BEAM SIGNATURE: _____ DATE: _____
08-C		DATE: 05/26/26	SCALE: 1" = 1'-0"	DATE: 05/26/26	DATE: 05/26/26



Front Elevation



Rear Elevation

ORDER NO. 2026 / 4101	JOHNSON RESIDENCE BRISTOL, RI CUSTOM LODGE	SHEET NO. 1	REVISIONS DATE 07/22/2026 - J.R.J. 08/04/2026 - J.R.J.	DESIGNED BY J.R.J.	DESIGNED DATE 05/26/26	SCALE 1" = 1'-0"	DATE 05/26/26	TO BE SIGNED AND RETURNED WITH CONTRACT DEPOSIT NOT FOR CONSTRUCTION I ACKNOWLEDGE THAT I HAVE REVIEWED THESE PLANS AND APPROVE THEM FOR CONSTRUCTION. ANY CHANGES TO THESE PLANS WILL BE MADE IN WRITING BY HABITAT POST & BEAM. ANY FURTHER CHANGES WILL RESULT IN A PRICE INCREASE. SIGNATURE DATE
--------------------------	--	----------------	---	-----------------------	---------------------------	---------------------	------------------	---





Right Elevation

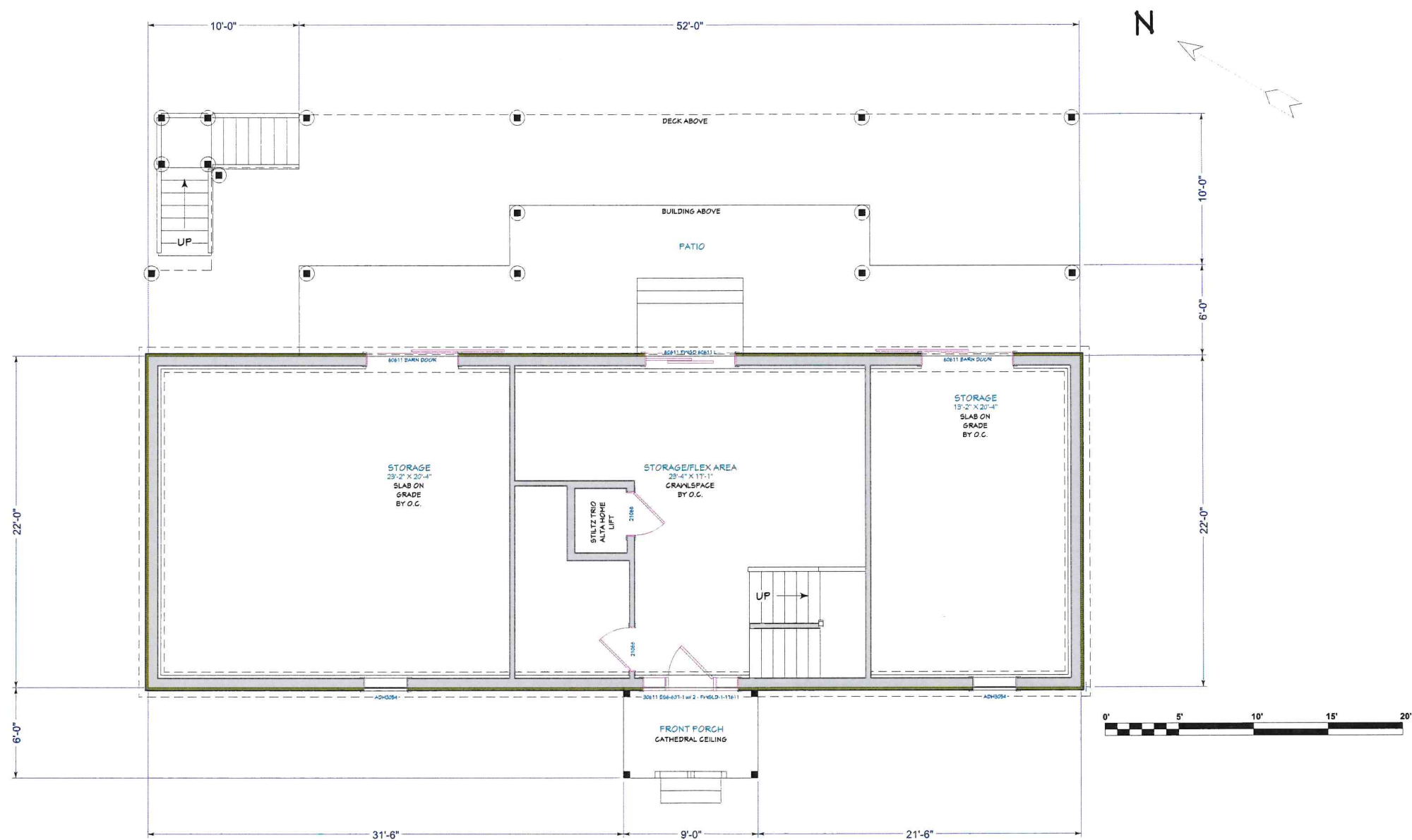


Left Elevation

ORDER NO. 2026 / 4101	JOHNSON RESIDENCE BRISTOL, RI CUSTOM LODGE	SHEET NO. 2	REVISIONS 07/26/2026 JRJ 07/26/2026 JRJ 08/04/2026 JRJ	GROUND SNOW LOAD DESIGN BY JRJ 30 P.S.F. 137 K.P.F.	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 MUST BE MADE IN WRITING BY HABITAT POST & BEAM. UPON COMPLETION OF AUTHORIZED USE, IT IS TO BE RETURNED PROMPTLY TO HABITAT POST & BEAM.	DATE 05/26/26	SCALE 1" = 1'-0"	DATE 05/26/26
HABITAT POST & BEAM INC. 5 DEERFIELD RD 03133 (401) 865-4508				HABITAT POST & BEAM ® POST & BEAM				



habitat
POST & BEAM



Level 1 Floor Plan
1,576 SQ. FT. HOUSE
54 SQ. FT. FRONT PORCH

[illegible]



Johnson Residence



ARTISTIC RENDERING.
CONSULT ENGINEERING PLANS
FOR ACTUAL TIMBER LAYOUT.

ORDER NO. 4101		JOHNSON RESIDENCE BRISTOL, RI CUSTOM LODGE		SHEET NO. 7		REVISIONS 07/08/2026 JRJ 07/20/2026 JRJ 08/04/2026 JRJ		PRELIMINARY PLANS NOT FOR CONSTRUCTION					
08-C		 habitat® POST & BEAM		HABITAT POST & BEAM INC. 5. DEERFIELD RD. 03133 (610) 665-4006		DATE 05/26/26		DRAWN BY JRJ		GROUND SNOW LOAD WIND DESIGN SPEED VALS: 30' P.S.F. 157' P.S.F.		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	



13.5 Smith Street - 300' Radius

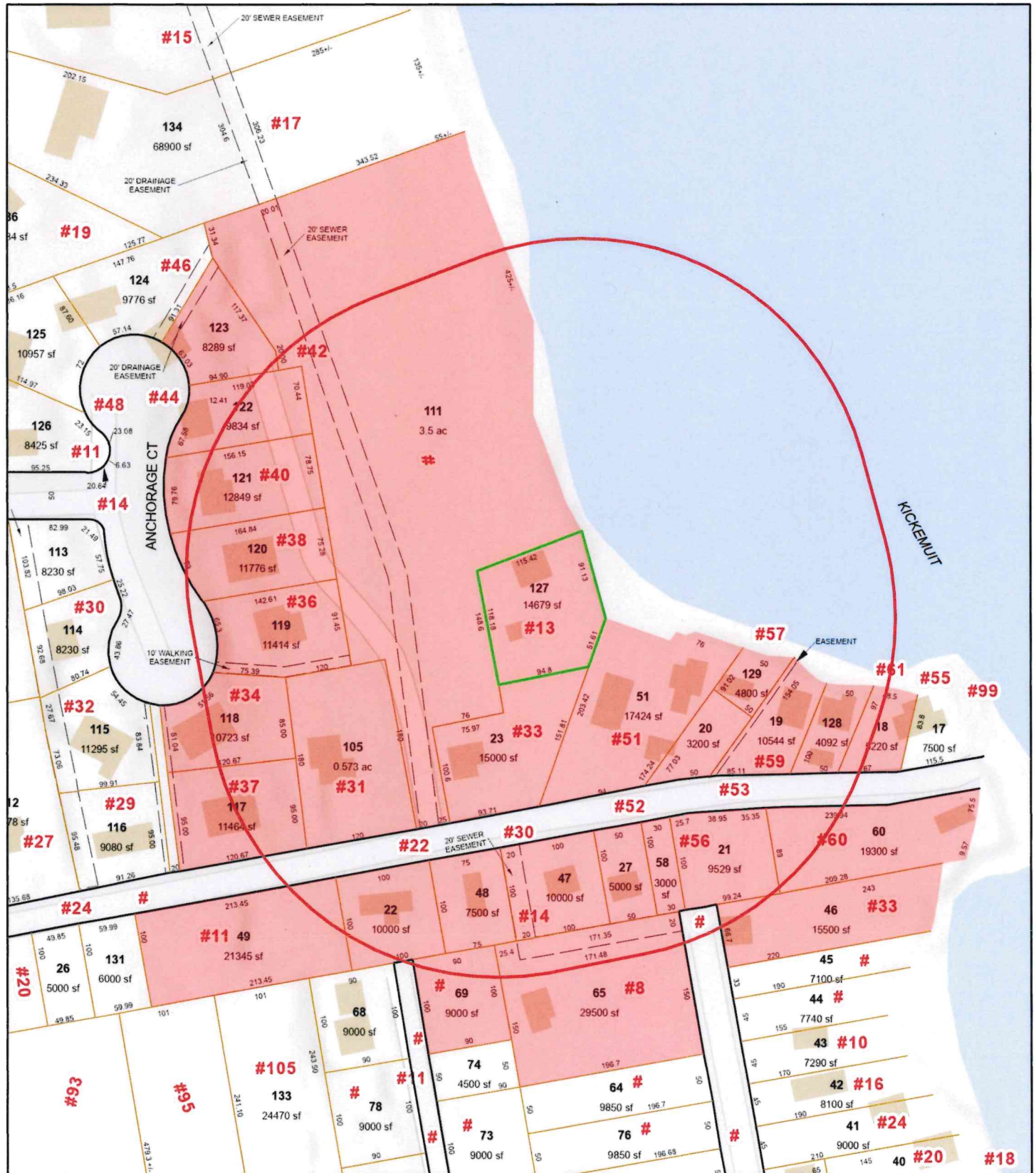
Town of Bristol, RI

1 inch = 141 Feet



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September 15, 2026



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300 feet Abutters List Report

Bristol, RI
September 15, 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: 133-117
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: LUDS, JOHN T. JR TRUSTEE & LUDS,
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

Parcel Number: 133-122
CAMA Number: 133-122
Property Address: 42 ANCHORAGE CT

Mailing Address: FINKENSTAEDT, TIMOTHY & MARY JO
TE
42 ANCHORAGE CT
BRISTOL, RI 02809

Parcel Number: 133-123
CAMA Number: 133-123
Property Address: 44 ANCHORAGE CT

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

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

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

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



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9/15/2026

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Page 1 of 3



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 133-129 CAMA Number: 133-129 Property Address: 57 SMITH ST	Mailing Address: GUERRERA, MATTHEW S 220 MORRISON AVE MIDDLETOWN, RI 02842
Parcel Number: 133-18 CAMA Number: 133-18 Property Address: 55 SMITH ST	Mailing Address: MATRONE, CHRISTINE F & RICHARD M TE 104 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 133-19 CAMA Number: 133-19 Property Address: 59 SMITH ST	Mailing Address: BIELECKI DENNIS D JANET MAY TE 570 MADISON AVE ANGOLA, NY 14006
Parcel Number: 133-20 CAMA Number: 133-20 Property Address: 53 SMITH ST	Mailing Address: BIELECKI, DENNIS & JANET TE 53 SMITH ST BRISTOL, RI 02809
Parcel Number: 133-21 CAMA Number: 133-21 Property Address: 56 SMITH ST	Mailing Address: DAHL, DOUGLAS SUSAN 84 BAY STATE RD WESTON, MA 02493
Parcel Number: 133-22 CAMA Number: 133-22 Property Address: 22 SMITH ST	Mailing Address: QUINN, JOHN T SR LE QUINN, JOHN T JR & AZZARONE, JUNE MARIE TC 22 SMITH ST BRISTOL, RI 02809
Parcel Number: 133-23 CAMA Number: 133-23 Property Address: 33 SMITH ST	Mailing Address: JOHNSON, KEITH N. DEANNE M., CO TRST & KEITH N 547 WOONSOCKET HILL RD NORTH SMITHFIELD, RI 02896
Parcel Number: 133-27 CAMA Number: 133-27 Property Address: 52 SMITH ST	Mailing Address: NYBERG, PETER H. DINGEE, SANDRA M. TE 52 SMITH ST. BRISTOL, RI 02809
Parcel Number: 133-46 CAMA Number: 133-46 Property Address: 33 WILCOX ST	Mailing Address: KICKEMUIT COVE, LLC c/o Susan Dahl 84 Bay State Road Weston, MA 02493-2172
Parcel Number: 133-47 CAMA Number: 133-47 Property Address: 14 SMITH ST	Mailing Address: ROCHA NORMA TRUSTEE ROCHA FAMILY REVOOCABLE TRUST 100 BEECHWOOD DRIVE CRANSTON, RI 02921
Parcel Number: 133-48 CAMA Number: 133-48 Property Address: 30 SMITH ST	Mailing Address: RZEGOCKI, JANE E 133 MIDDLE RD PORTSMOUTH, RI 02871
Parcel Number: 133-49 CAMA Number: 133-49 Property Address: 11 SMITH ST	Mailing Address: BORGIA, MELISSA TRUSTEE 11 SMITH ST BRISTOL, RI 02809



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9/15/2026

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Page 2 of 3



300 feet Abutters List Report

Bristol, RI

September 15, 2026

Parcel Number: 133-51
CAMA Number: 133-51
Property Address: 51 SMITH ST

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

Parcel Number: 133-58
CAMA Number: 133-58
Property Address: SMITH ST

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

Parcel Number: 133-60
CAMA Number: 133-60
Property Address: 60 SMITH ST

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

Parcel Number: 133-65
CAMA Number: 133-65
Property Address: 8 WILCOX ST

Mailing Address: VAUGHN, MICHAEL D. TRUSTEE
8 WILCOX ST
BRISTOL, RI 02809

Parcel Number: 133-69
CAMA Number: 133-69
Property Address: MASTERSON LN

Mailing Address: VAUGHN, MICHAEL D. TRUSTEE
8 WILCOX ST
BRISTOL, RI 02809



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9/15/2026

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Page 3 of 3

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

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

RZEGOCKI, JANE E
133 MIDDLE RD
PORTSMOUTH, RI 02871

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

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

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

BORGIA, MELISSA TRUSTEE
11 SMITH ST
BRISTOL, RI 02809

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GUERRERA, MATTHEW S
220 MORRISON AVE
MIDDLETOWN, RI 02842

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



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
ZONING 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

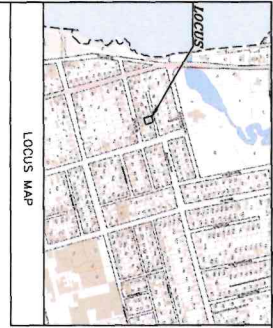
INCONVENIENCE. THERE ARE 6 HOUSES ON BAY ST; THE PROPERTY NEXT DOOR HAS THE FOUNDATION 6' FROM EDGE OF PAYMENT, THE OTHER LOT ON THE WEST SIDE IS A VACANT LOT.

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
------------------	---------------------	--



LOCUS MAP

TOWN OF BRISTOL ZONING REGULATIONS

DISTRICT R-4 (RESIDENTIAL)

MINIMUM LOT AREA: 10,000 SQ. FT.

MINIMUM FRONT SETBACK: 30' OR AVERAGE OF BLOCK

MINIMUM SIDE SETBACK: 10'

MINIMUM REAR SETBACK: 10' OR AVERAGE OF BLOCK

MINIMUM MAX. BLDG. COVERAGE: 31.2%

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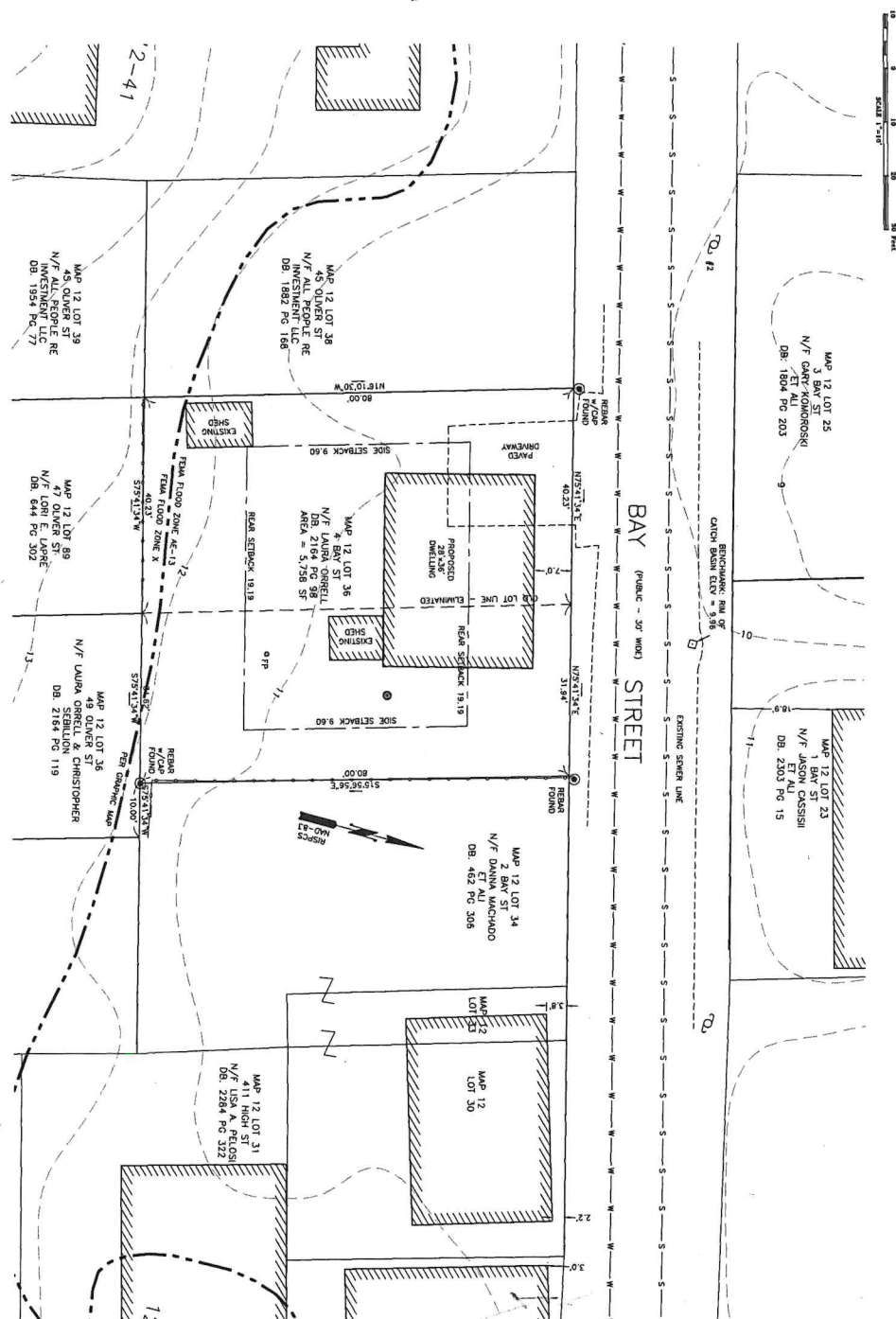
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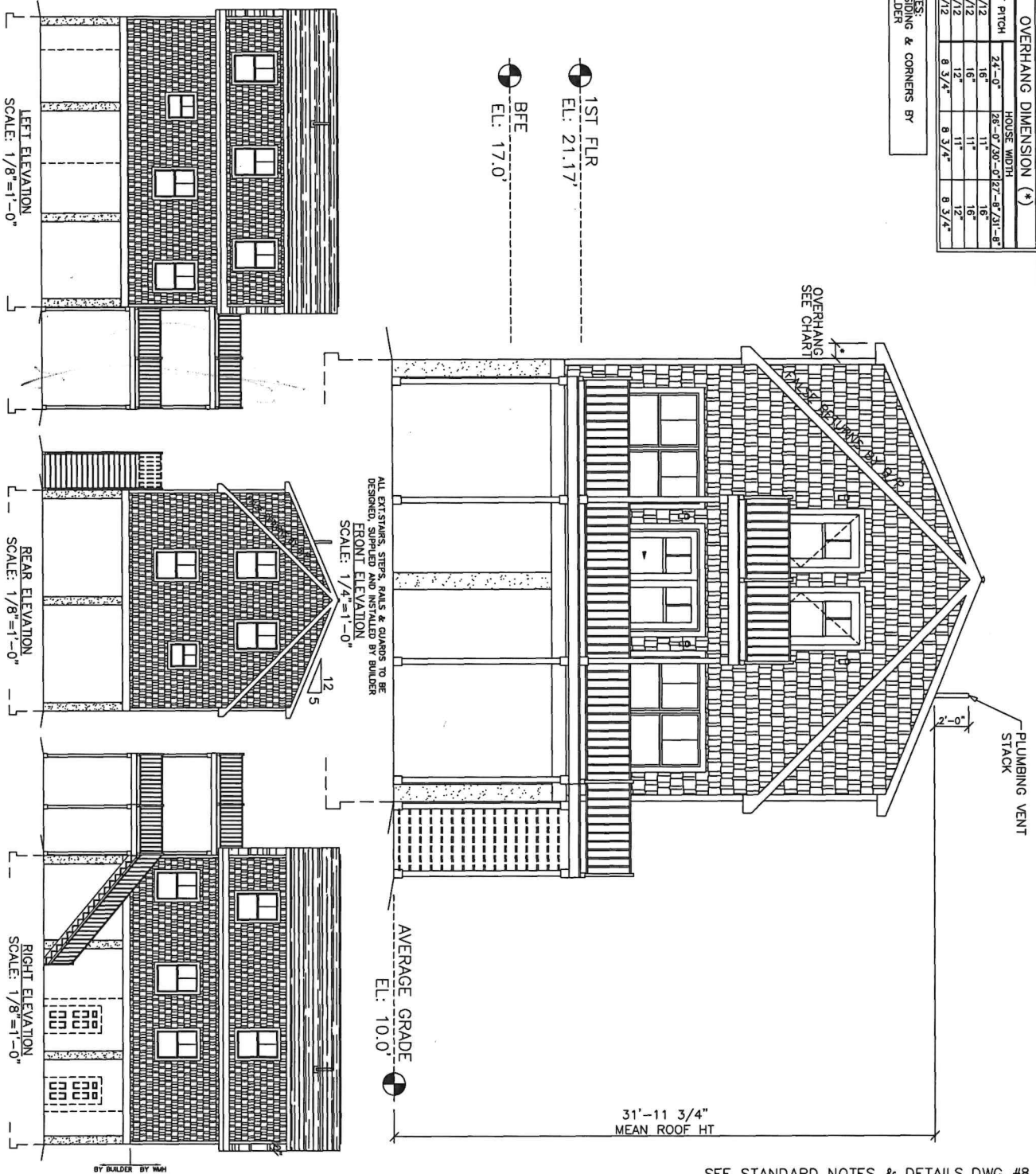


PLAN REFERENCES:
1. PLAN ENTITLED "MAJOR SUBDIVISION" FOR MATTHEW A. JR. & JANET L. CALDERISO
DATED 05-20-2016 RECORDED AS CIVIL 573.
2. PLAN ENTITLED "49 OLIVER PLAT" FOR EDWARD CASINO DATED 05-05-2011 RECORDED
AS CIVIL 580.

CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN
PREPARED PURSUANT TO 42B-202-20-01.1 OF THE RULES AND
REGULATIONS OF THE BOARD OF SURVEYORS AND MAPS
FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018
AS FOLLOWS:
TYPE OF SURVEY: CONVEYANCE
CLASS: 1
DATA ACQUISITION SURVEY: CLASS II
TOPOGRAPHIC SURVEY ACCURACY CLASS: 1-2
STATEMENT OF PURPOSE:
THE PURPOSE OF THIS SURVEY AND FOR THE
PREPARATION OF THIS PLAN ARE AS FOLLOWS:
EXISTING CONDITIONS FOR PLANNING AND PREPARING ONLY. NO
CHANGES IN BOUNDARIES SHOWN OR INTENDED.
ROBERT ANTHONY FERREZZI P.L.S. [Inc.] 1950 CMA 15-778

OVERHANG DIMENSION (*)			
ROOF PITCH	HOUSE WIDTH		
24'-0"	26'-0"	27'-0"	27'-8"
5/12	16"	11"	16"
7/12	16"	11"	16"
9/12	12"	11"	12"
12/12	8 3/4"	8 3/4"	8 3/4"

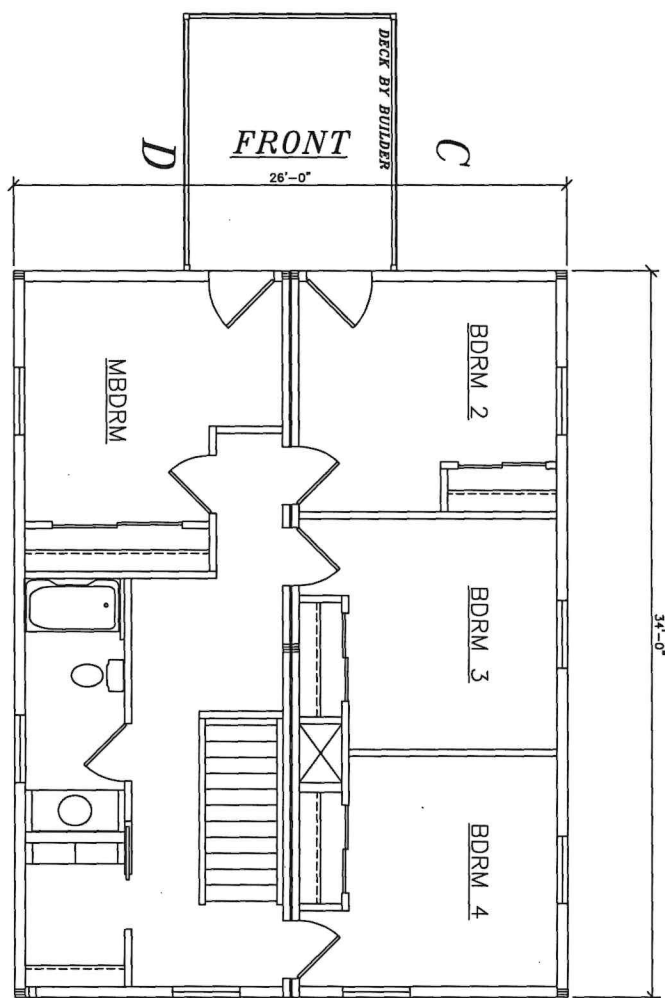
NOTES:
- SIDING & CORNERS BY
BUILDER



SEE STANDARD NOTES & DETAILS DWG #8

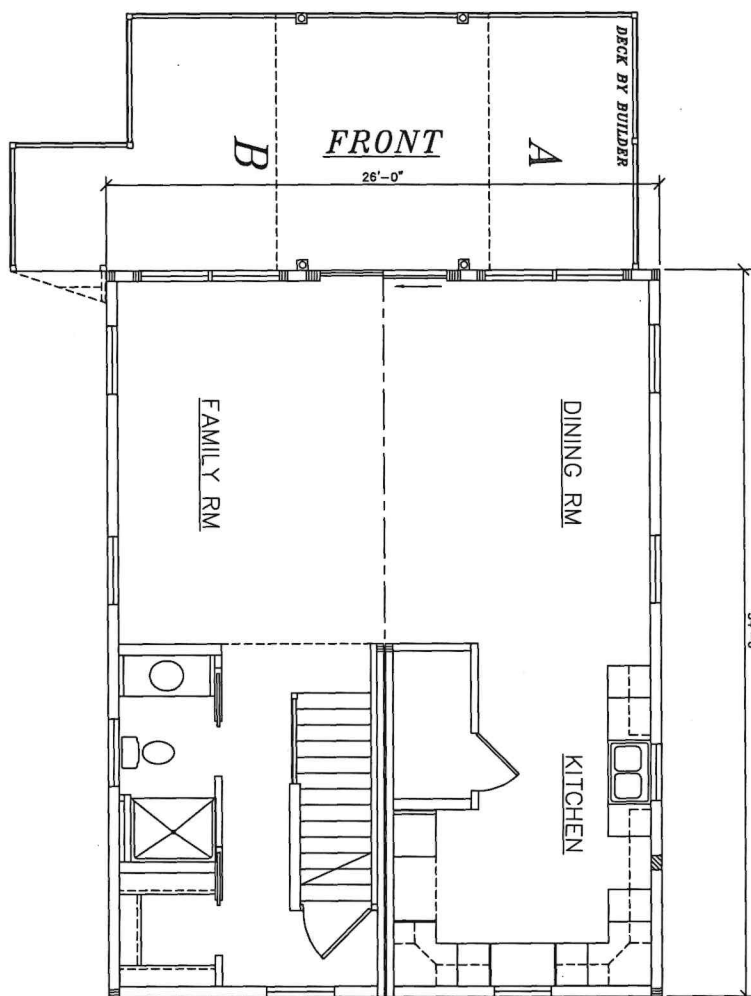
USE GROUP: SINGLE FAMILY	BUILDER: SOUTHEASTERN DEVELOPMENT PO BOX 1252 MARION, MA 02738	HOMEOWNER:	SERIAL No. 21232	PE / RA	THIRD PARTY INSPECTION AGENCY
CONST. TYPE: WOOD FRAME (VB)			PRODUCTION No. 7777		
DESIGNER: RS	COLONIAL CTM-L ELEVATIONS		REVISION	DATE	
DATE: 11/30/2021			RS	01/06/2022	
SCALE: AS NOTED			RS	03/08/2022	
PAGE: 1			CHECK	DATE	
			STD REVISION	01/10/15	

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 PO BOX 1252 MARION, MA 02738	HOMEOWNER:	SERIAL No. 21232	PE / RA	THIRD PARTY INSPECTION AGENCY
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DATE: 11/30/2021			RS	01/06/2022	
SCALE: 1/4" = 1'-0"			RS	03/08/2022	
PAGE:					
 Westchester Modular Homes Inc 30 Reagans Mill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698			CHECK	DATE	



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4 Bay St, Bristol, RI

Map/Lot: 12-36

1 inch = 15 Feet



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September 15, 2026



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Bristol

4 BAY ST

Card of



Play/Lot 012-0036-000

Account: 678

LUC 13

Zone R-6

Assessment

\$245,300

ADVANCING GOVERNMENT EMPOWERING CITIZENS

Owner

Owner Account #: 50-0095-52

Owner 1 ORRELL, LAURA

% Owned

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

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
13 Res Vacant	0.06396	AC	P	1.00	1,842,000	3,136,335	I	NarrowStre	-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																		

2026

4 BAY ST

► 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	

► Grade

Grade	EFF Year	Alt %
Year Built		
Alt LUC		

► Depreciation

Code	Description	%	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Other Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total
Condition		-									
Functional		-									
Economic		-									
Special		-									
OV		-									
Total Depreciation % >											
Depreciation											
Depr Total											

► Other Factors

Flood Hazard	Topography	Street	PAVED	LEVEL

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Under Val
Total					

► Visit History

Date	Result	By	MP
1/10/2025	REVIEW		
8/6/2021	REVIEW		
9/28/2018	REVIEW		
9/25/2018	VACANT LO		
5/29/2015	ADJ-MKT-HE		

► Remodeling History

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

► Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq

► Building Permits

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

► 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.

► Room Counts by Floor

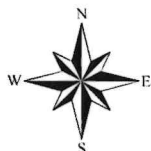
Units	# Rooms	# Bedrooms	Floor Level
1			
2			
3			
4			
Totals			

► 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
ntTermRental
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c

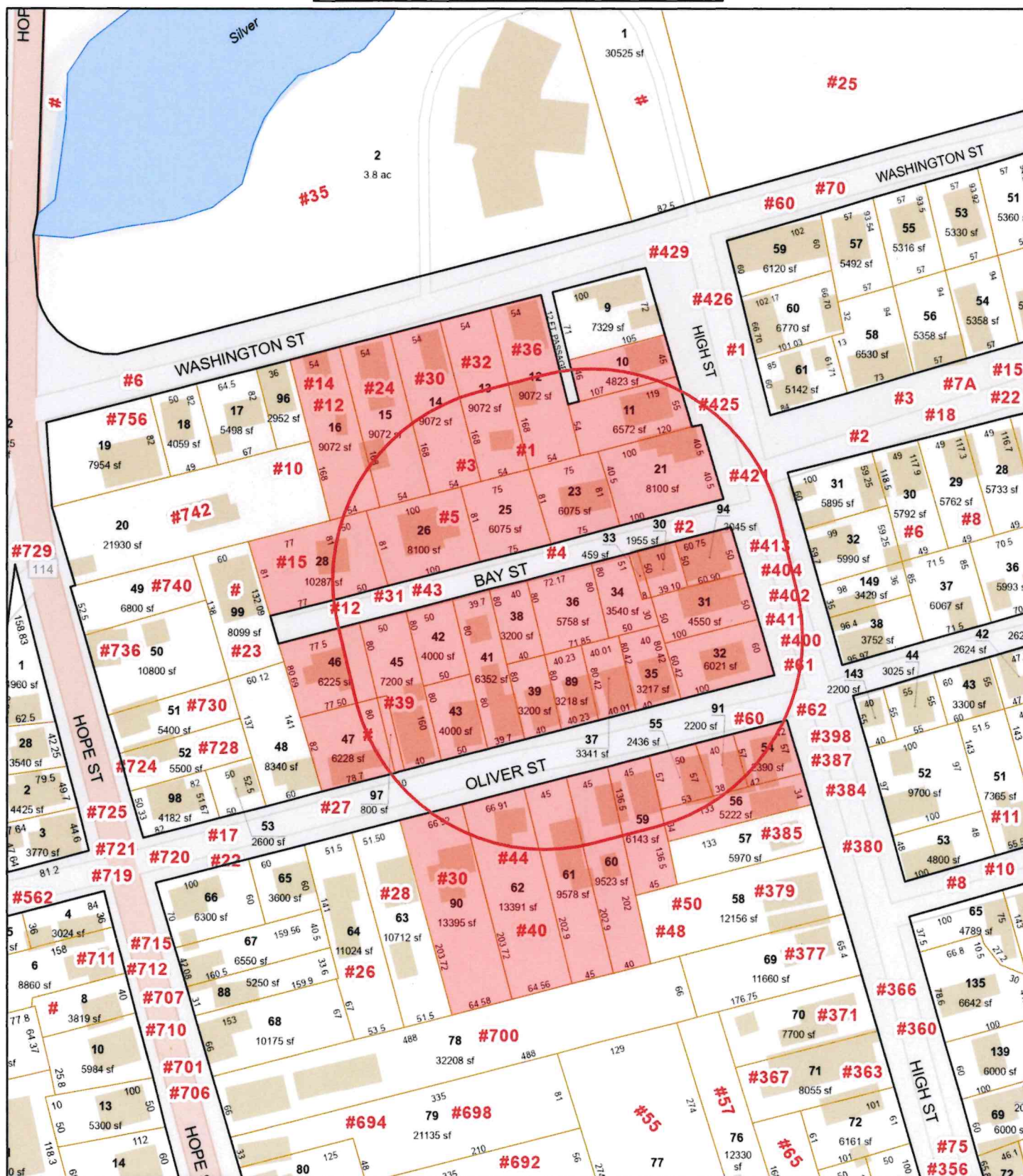


CAI Technologies
Precision Mapping. Geospatial Solutions.

1 inch = 141 Feet

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September 15, 2026



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200 feet Abutters List Report

Bristol, RI
September 15, 2026

Subject Property:

Parcel Number: 12-36
CAMA Number: 12-36
Property Address: 4 BAY ST

Mailing Address: ORRELL, LAURA
49 OLIVER STREET
BRISTOL, RI 02809

Abutters:

Parcel Number: 12-10
CAMA Number: 12-10
Property Address: 427 HIGH ST

Mailing Address: DA SILVA, JOSE F. & MARY LE
BOGDAN, SUSAN M.
425 HIGH ST
BRISTOL, RI 02809

Parcel Number: 12-11
CAMA Number: 12-11
Property Address: 425 HIGH ST

Mailing Address: DA SILVA, JOSE F. & MARY LE
BOGDAN, SUSAN M.
425 HIGH ST
BRISTOL, RI 02809

Parcel Number: 12-12
CAMA Number: 12-12
Property Address: 36 WASHINGTON ST

Mailing Address: TINKLER, HELENE & KIERAN
16 BULL ST
NEWPORT, RI 02840

Parcel Number: 12-13
CAMA Number: 12-13
Property Address: 32 WASHINGTON ST

Mailing Address: LEARY, DANIEL M. & GONZALEZ,
LIZETH C. TE
32 WASHINGTON ST
BRISTOL, RI 02809

Parcel Number: 12-14
CAMA Number: 12-14
Property Address: 30 WASHINGTON ST

Mailing Address: MARIA TEOTONIO LE
TEOTONIO, JOSEPH E. & MARIE
C. MARABELLO &
30 WASHINGTON ST
BRISTOL, RI 02809

Parcel Number: 12-15
CAMA Number: 12-15
Property Address: 24 WASHINGTON ST

Mailing Address: ALMEIDA-OLIVEIRA, SUSAN M
24 WASHINGTON ST.
BRISTOL, RI 02809

Parcel Number: 12-16
CAMA Number: 12-16
Property Address: 14 WASHINGTON ST

Mailing Address: MACHADO, WALTER J. HEADY,
KATHRYN JT
14 WASHINGTON ST
BRISTOL, RI 02809

Parcel Number: 12-21
CAMA Number: 12-21
Property Address: 421 HIGH ST

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

Parcel Number: 12-23
CAMA Number: 12-23
Property Address: 1 BAY ST

Mailing Address: CASSISI, JASON C. & LORI A. TE
1 BAY ST
BRISTOL, RI 02809

Parcel Number: 12-25
CAMA Number: 12-25
Property Address: 3 BAY ST

Mailing Address: KOMOROSKI, BATTAGLIA DEBORAH &
GARY H TE
5 BAY ST
BRISTOL, RI 02809



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9/15/2026

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Page 1 of 4



200 feet Abutters List Report

Bristol, RI

September 15, 2026

Parcel Number: 12-26 CAMA Number: 12-26 Property Address: 5 BAY ST	Mailing Address: KOMOROSKI, BATTAGLIA DEBORAH & GARY H TE 5 BAY ST BRISTOL, RI 02809
Parcel Number: 12-28 CAMA Number: 12-28 Property Address: 15 BAY ST	Mailing Address: LAWRENCE, PAUL J. & LAWRENCE, RAE-ANN TRUSTEES 15 BAY ST BRISTOL, RI 02809
Parcel Number: 12-30 CAMA Number: 12-30 Property Address: 2 BAY ST	Mailing Address: MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
Parcel Number: 12-31 CAMA Number: 12-31 Property Address: 411 HIGH ST	Mailing Address: PELOSI LISA A TRUSTEE 20 RIVER RUN ST EAST GREENWICH, RI 02818
Parcel Number: 12-32 CAMA Number: 12-32 Property Address: 61 OLIVER ST	Mailing Address: CHAN, CHUN QIN 11 ASHBURTON ROAD EAST PROVIDENCE, RI 02914
Parcel Number: 12-33 CAMA Number: 12-33 Property Address: BAY ST	Mailing Address: MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
Parcel Number: 12-34 CAMA Number: 12-34 Property Address: BAY ST	Mailing Address: MACHADO, DONNA L. DONALD & LORNA RIPPERGER TC 2 BAY STREET BRISTOL, RI 02809
Parcel Number: 12-35 CAMA Number: 12-35 Property Address: 51 OLIVER ST	Mailing Address: CONTE, ANDREW JR. WC 51 OLIVER STREET BRISTOL, RI 02809
Parcel Number: 12-36 CAMA Number: 12-36 Property Address: 4 BAY ST	Mailing Address: ORRELL, LAURA 49 OLIVER STREET BRISTOL, RI 02809
Parcel Number: 12-37 CAMA Number: 12-37 Property Address: 49 OLIVER ST	Mailing Address: ORRELL, LAURA & SEBILIAN, CHRISTOPHER J JT 49 OLIVER STREET BRISTOL, RI 02809
Parcel Number: 12-38 CAMA Number: 12-38 Property Address: OLIVER ST	Mailing Address: ALL PEOPLE RE INVESTMENT, LLC 1830 NW 80TH CT CLIVE, IA 50325
Parcel Number: 12-39 CAMA Number: 12-39 Property Address: 45 OLIVER ST	Mailing Address: ALL PEOPLE RE INVESTMENT, LLC 22 Harding St Apt 1 Pawtucket, RI 02861



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9/15/2026

Page 2 of 4



200 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 12-41 CAMA Number: 12-41 Property Address: 43 OLIVER ST	Mailing Address: HOLTZ, ALFRED PEYTON TYREE & KAYLA ANN CO-TRUSTEES, HOLTZ TRUST 43 OLIVER ST BRISTOL, RI 02809
Parcel Number: 12-42 CAMA Number: 12-42 Property Address: BAY ST	Mailing Address: CAMARA, JOANNE C & THOMAS A. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
Parcel Number: 12-43 CAMA Number: 12-43 Property Address: 39 OLIVER ST	Mailing Address: CAMARA, JOANNE C. THOMAS A. TRUSTEES 15 WILCOX ST BRISTOL, RI 02809
Parcel Number: 12-45 CAMA Number: 12-45 Property Address: 31 OLIVER ST	Mailing Address: MARKS, PAULA J. 31 OLIVER STREET BRISTOL, RI 02809
Parcel Number: 12-46 CAMA Number: 12-46 Property Address: 12 BAY ST	Mailing Address: DANIEL, CLIFTON III 2 HORIZON ROAD #1208 FORT LEE, NJ 07024
Parcel Number: 12-47 CAMA Number: 12-47 Property Address: 27 OLIVER ST	Mailing Address: MCCOMBE, SPENCER C 7 THURSTON AVE NEWPORT, RI 02840
Parcel Number: 12-54 CAMA Number: 12-54 Property Address: 62 OLIVER ST	Mailing Address: VIERLING, MELISSA ANN MCCLLENATHAN, GAIL A 14 JULIE ANN CIRCLE RIVERSIDE, RI 02915
Parcel Number: 12-55 CAMA Number: 12-55 Property Address: 58 OLIVER ST	Mailing Address: COSTA, CECILIA M. LE COSTA, STEVE S AND FORTIN, EDUINA MARIA TC 58 OLIVER ST Bristol, RI 02809
Parcel Number: 12-56 CAMA Number: 12-56 Property Address: 387 HIGH ST	Mailing Address: TEIXEIRA, JOSEPH T JR TRUSTEE JOSEPH T TEIXEIRA JR LIV TRUST 387 HIGH ST BRISTOL, RI 02809
Parcel Number: 12-59 CAMA Number: 12-59 Property Address: 50 OLIVER ST	Mailing Address: PIETTE, RICHARD J. TRUSTEE 50 OLIVER ST BRISTOL, RI 02809
Parcel Number: 12-60 CAMA Number: 12-60 Property Address: 48 OLIVER ST	Mailing Address: FRANCIS, THERESA 115 TUPELO ST BRISTOL, RI 02809
Parcel Number: 12-61 CAMA Number: 12-61 Property Address: 44 OLIVER ST	Mailing Address: NEWCITY, LISA L 12 CHURCH ST BARRINGTON, RI 02806



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9/15/2026

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200 feet Abutters List Report

Bristol, RI

September 15, 2026

Parcel Number: 12-62
CAMA Number: 12-62
Property Address: 40 OLIVER ST

Mailing Address: BOOTH, JANE MARIE NATHANIEL TE
40 OLIVER ST
BRISTOL, RI 02809

Parcel Number: 12-89
CAMA Number: 12-89
Property Address: 47 OLIVER ST

Mailing Address: LAPRE, LORI E
19 ANNAWAMSCUTT DR
BRISTOL, RI 02809

Parcel Number: 12-90
CAMA Number: 12-90
Property Address: 30 OLIVER ST

Mailing Address: CARPENTER, NOAMI S.
30 OLIVER ST
BRISTOL, RI 02809

Parcel Number: 12-91
CAMA Number: 12-91
Property Address: 60 OLIVER ST

Mailing Address: BRETL, VALERIE H & SILVEIRA, TONY A
JT
601/2 OLIVER STREET
BRISTOL, RI 02809

Parcel Number: 12-94
CAMA Number: 12-94
Property Address: 413 HIGH ST

Mailing Address: NPT EAST BAY LLC
17 MEMORIAL BLVD
NEWPORT, RI 02840

Parcel Number: 12-97
CAMA Number: 12-97
Property Address: OLIVER ST

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



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Page 4 of 4

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

CHAN, CHUN QIN
11 ASHBURTON ROAD
EAST PROVIDENCE, RI 02914

LEARY, DANIEL M. &
GONZALEZ, LIZETH C. TE
32 WASHINGTON ST
BRISTOL, RI 02809

ALL PEOPLE RE INVESTMENT,
1830 NW 80TH CT
CLIVE, IA 50325

CONTE, ANDREW JR. WC
51 OLIVER STREET
BRISTOL, RI 02809

MACHADO, DONNA L.
DONALD & LORNA RIPPERGER
2 BAY STREET
BRISTOL, RI 02809

ALL PEOPLE RE INVESTMENT,
22 Harding St Apt 1
Pawtucket, RI 02861

COSTA, CECILIA M. LE
COSTA, STEVE S AND FORTIN
58 OLIVER ST
Bristol, RI 02809

MACHADO, WALTER J.
HEADY, KATHRYN JT
14 WASHINGTON ST
BRISTOL, RI 02809

ALMEIDA-OLIVEIRA, SUSAN M
24 WASHINGTON ST.
BRISTOL, RI 02809

DA SILVA, JOSE F. & MARY
BOGDAN, SUSAN M.
425 HIGH ST
BRISTOL, RI 02809

MARIA TEOTONIO LE
TEOTONIO, JOSEPH E. & MARI
30 WASHINGTON ST
BRISTOL, RI 02809

BOOTH, JANE MARIE
NATHANIEL TE
40 OLIVER ST
BRISTOL, RI 02809

DANIEL, CLIFTON III
2 HORIZON ROAD #1208
FORT LEE, NJ 07024

MARKS, PAULA J.
31 OLIVER STREET
BRISTOL, RI 02809

BRETL, VALERIE H & SILVEI
601/2 OLIVER STREET
BRISTOL, RI 02809

FRANCIS, THERESA
115 TUPELO ST
BRISTOL, RI 02809

MCCOMBE, SPENCER C
7 THURSTON AVE
NEWPORT, RI 02840

CAMARA, JOANNE C &
THOMAS A. TRUSTEES
15 WILCOX ST
BRISTOL, RI 02809

HOLTZ, ALFRED PEYTON TYRE
CO-TRUSTEES, HOLTZ TRUST
43 OLIVER ST
BRISTOL, RI 02809

NEWCITY, LISA L
12 CHURCH ST
BARRINGTON, RI 02806

CAMARA, JOANNE C.
THOMAS A. TRUSTEES
15 WILCOX ST
BRISTOL, RI 02809

KOMOROSKI, BATTAGLIA DEBO
5 BAY ST
BRISTOL, RI 02809

NPT EAST BAY LLC
17 MEMORIAL BLVD
NEWPORT, RI 02840

CARPENTER, NOAMI S.
30 OLIVER ST
BRISTOL, RI 02809

LAPRE, LORI E
19 ANNAWAMSCUTT DR
BRISTOL, RI 02809

ORRELL, LAURA
49 OLIVER STREET
BRISTOL, RI 02809

CASSISI, JASON C. & LORI
1 BAY ST
BRISTOL, RI 02809

LAWRENCE, PAUL J. & LAWRE
15 BAY ST
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
MCCLLENATHAN, GAIL A
14 JULIE ANN CIRCLE
RIVERSIDE, RI 02915



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-26-41

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: Andrew Mulvey

Owner of Record: Andrew M. Mulvey and Victoria A. Varone

Location: 6 ANSONIA AVE , BRISTOL, RI, 02809

Plat: 44 Lot: 85

Zoning District: R-10

Applicant is requesting a **Dimensional Variance** to:

install approximately 40 linear feet of 8ft. high cedar stockade fence along a portion of the rear property line

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-26-41

6 Ansonia Ave 44 85

August 15, 2026

Applicant	
Name of Applicant	Andrew Mulvey
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
	6 Ansonia Ave	44	85

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: 8ft cedar privacy fence
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	0 feet
Width in Feet	1 feet
Length in Feet	40 feet
Height Above Grade	8 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	2 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Section 28-146(b) for maximum height of fence.	

Describe the extent of the proposed alterations and the reasons for the requesting relief
I am seeking approval to install 40ft of 8ft cedar fencing to provide adequate privacy to my backyard and living space. The lot behind 6 Ansonia Ave is at a higher elevation to my property, and there is a section of cedar trees that currently provide limited privacy. An 8ft fence is required due to this elevation difference, as someone standing on the patio and first floor of the property behind 6 Ansonia could see over a 6ft fence and into my backyard and kitchen window. The property behind 6 Ansonia is currently a rental property, and I would like to have privacy for my family when we are in the backyard and back living space. We had

previously planted arborvitaes between the existing cedar trees to create a natural privacy fence, but the arborvitaes' growth was significantly impacted by the cedar trees resulting in 3 of 7 arborvitaes eventually dying. I believe an 8ft fence will be tall enough to reach the lower branches of the cedar trees, which together will provide privacy to my property.

Attached to this application are pictures of the section of the backyard where the 40ft of fencing would be installed, which is behind the cedar trees on the rear property line. Additionally, I have attached the property survey where I have added a red rectangular box to outline the approximate location of the fencing.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	11,957
Lot Frontage	120
Lot Depth	100

Existing Buildings & Structures

Structure: Primary Residence	Square Footage: 1,242	Building/Structure Detail if Other: Single family dwelling with single car garage
------------------------------	-----------------------	---

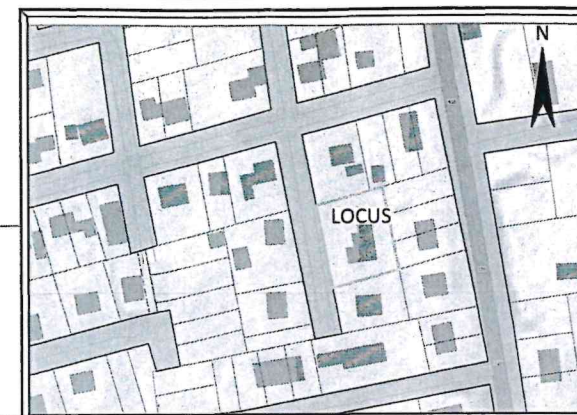
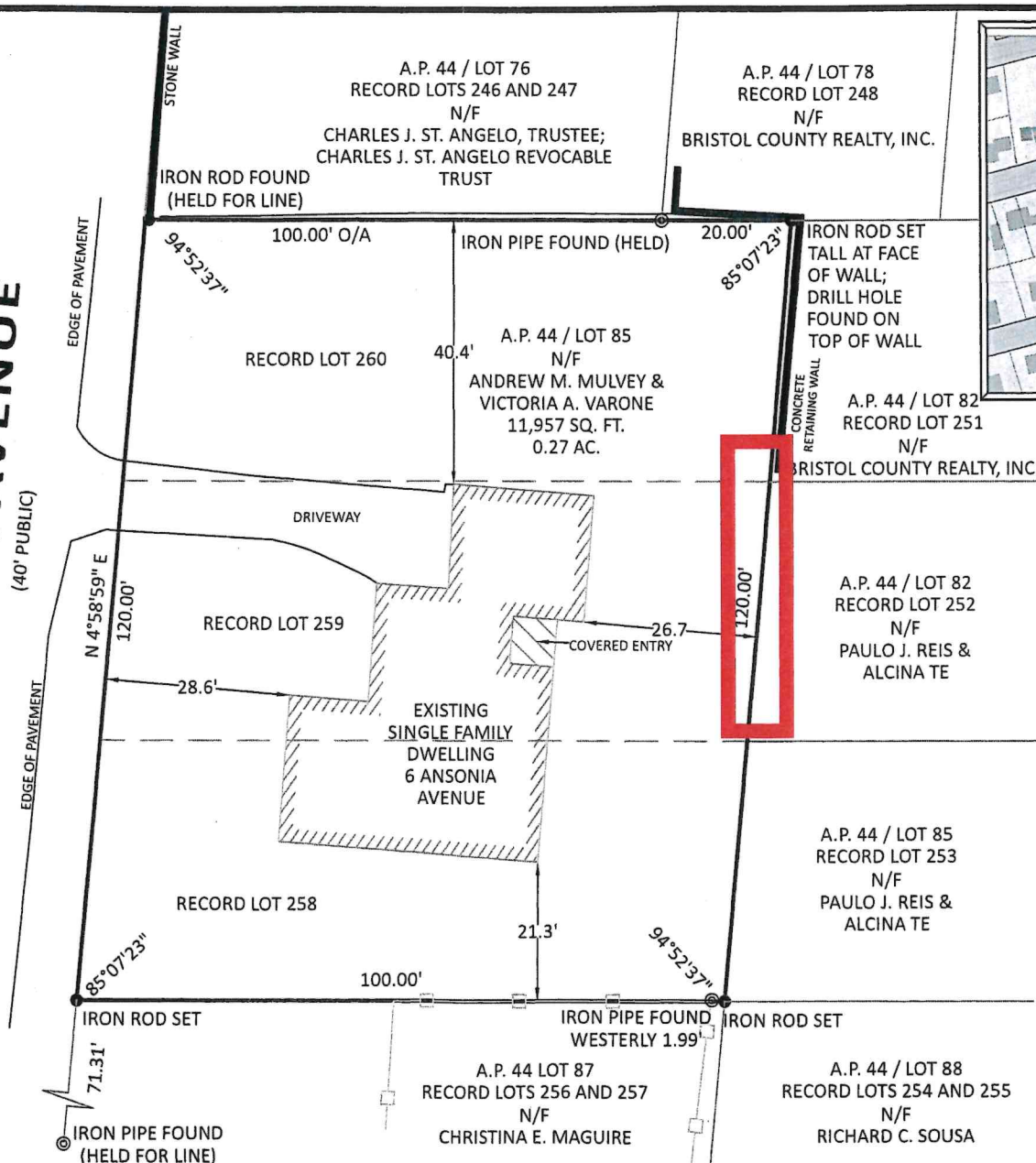
REFERENCE:

1. DEED BK. 2287 PG. 154
2. "PLAN OF GOODING MANOR, MADE BY HERBERT A. PRATT, C.E. DATED MAY, 1918" PLAT BK 1 PG 48

ZONING DISTRICT R-10

MINIMUM LOT AREA	10,000 S.F.
MINIMUM LOT FRONTAGE	85 FT.
MINIMUM SETBACKS: FRONT	30 FT.
SIDE	15 FT.
REAR	30 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM BUILDING COVERAGE	25%

MAGNETIC 5-4-26

ANSONIA AVENUE
(40' PUBLIC)LOCUS MAP
NOT TO SCALE

BOUNDARY STAKE-OUT SURVEY

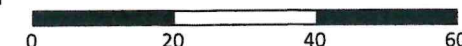
A.P. 44 / LOT 85
6 ANSONIA AVENUE
BRISTOL
SCALE: 1"=20' DATE: MAY 12, 2026

PREPARED FOR:
ANDREW MULVEY
6 ANSONIA AVENUE
PHONE: (401) 323-3460

PREPARED BY:
LAND PLANNERS
9 BENJAMIN STREET, WARWICK, R.I. 02818
PHONE: (401) 884-2220 info@landplannersri.com

JOB NO. 2609 / DWG. NO. LPI 2609 - C1 - (BMB)

GRAPHIC SCALE: 1" = 20'



SURVEY CLASSIFICATION:

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

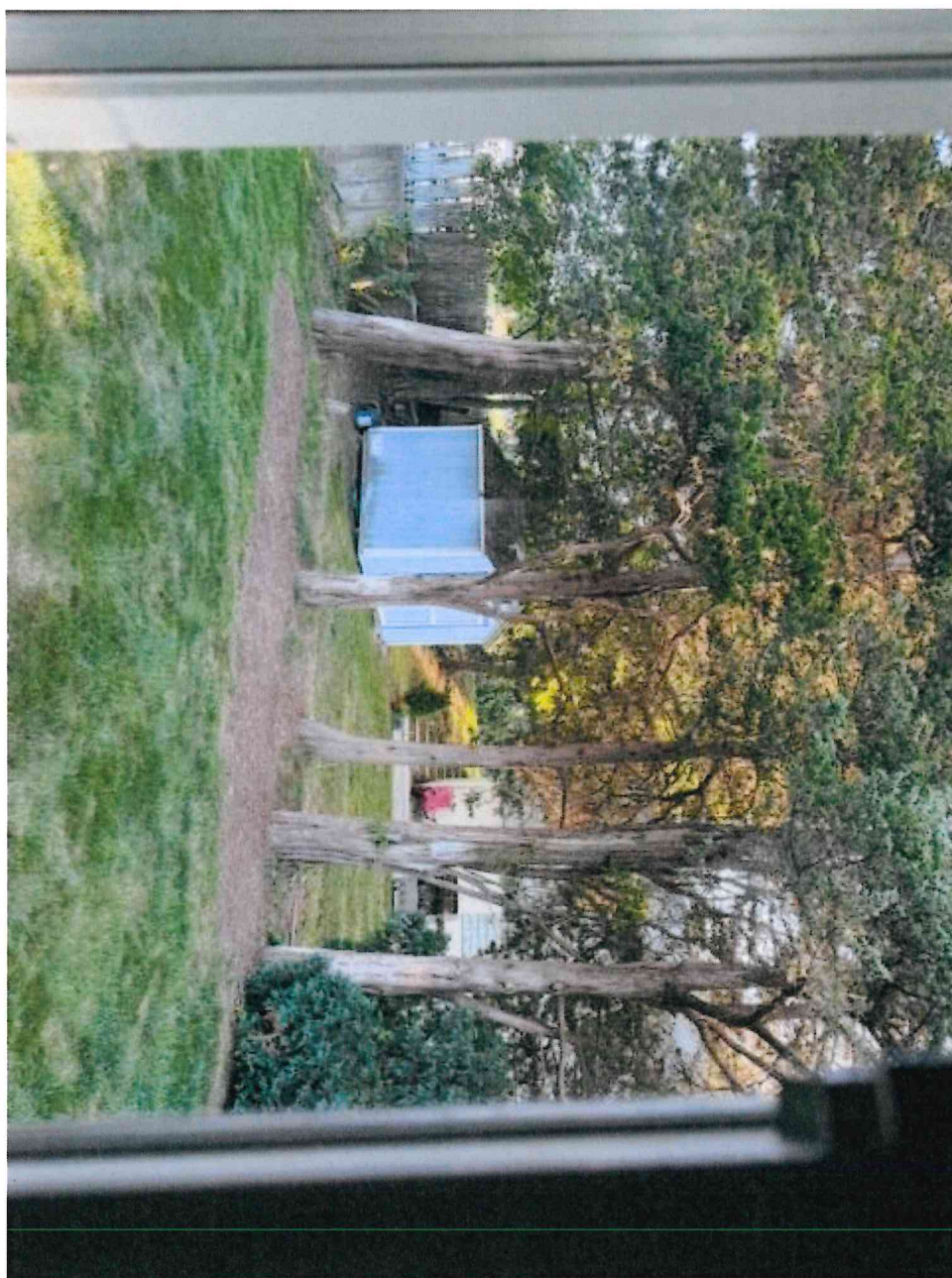
TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY *Richard T. Bzdrya* DATE: 05/12/2026
RICHARD T. BZDYRA, PLS; LICENSE # 786; COA # A 348

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.







6 Ansonia Ave, Bristol, RI

Map/Lot: 44-85

1 inch = 23 Feet



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September 15, 2026



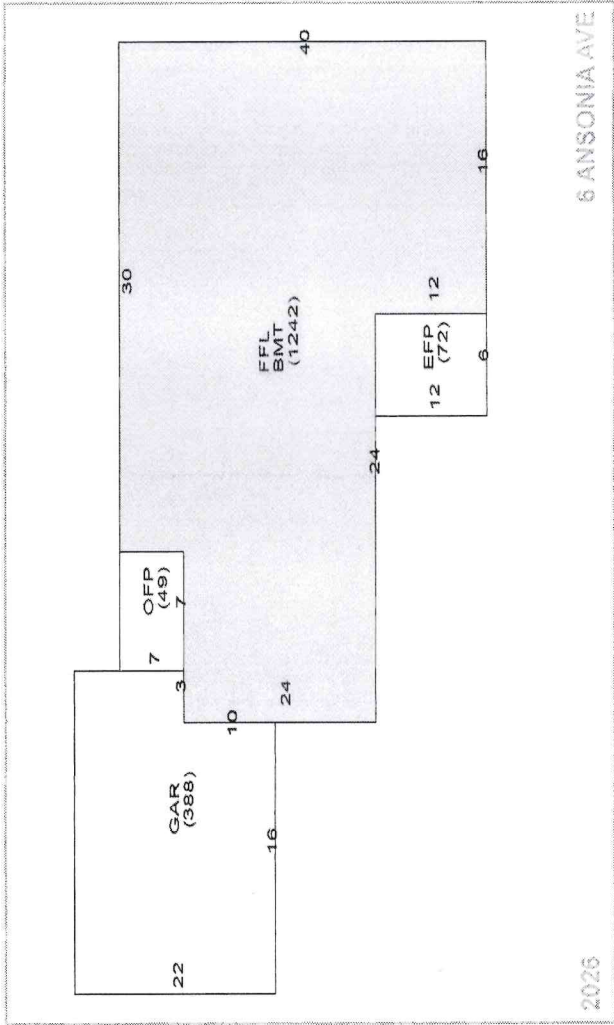
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Owner	Owner Account #	50-0071-13	% Owned
Owner 1	MULVEY, ANDREW M. & VARONE, VICTORIA A. TE		
Owner 2			
Owner 3			
Address	6 ANSONIA AVE, BRISTOL, RI 02809		

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
MULVEY PROPERTIES, LLC	07/15/2025	263,000	2287-154	L	W
MULVEY, MICHAEL R & TRACEY TE	07/16/2020	0	2044-77		Q
COFFLAND, DANIEL	06/30/2020	271,000	2041-115		W
CRUZ, ROGER, & GORDON, & HANKINS, JUNE	09/19/2012	207,000	1669-136		W

Assessment	Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AGR Credit	Assessed Value
	27	263,100	0	0.27	183,300	0	446,400
TOTAL		263,100	0	0.27	183,300	0	446,400
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	149.15	VAL per SQ Unit/Parcel >	149.15		

Previous Assessments	Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
	2026	27	263,100	0	0	183,300	0	446,400	446,400
	2025	01	263,100	0	0	183,300	0	446,400	446,400
	2024	01	162,600	0	0	152,700	0	315,300	315,300
	2023	01	162,600	0	0	152,700	0	315,300	315,300
	2022	01	162,600	0	0	152,700	0	315,300	315,300
	2021	01	127,400	0	0	136,200	0	263,600	263,600



Land Information	Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 2	Inf 3	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1	27 R Single Fz	0.22957	AC	P	1.00	753,600	754,454	K							173,200			1.00	0
2	27 R Single Fz	0.04447	AC	EX	0.20	753,600	227,119	K							10,100			1.00	0
3																			
4																			

Previous Owners & Sales Information	Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
	MULVEY PROPERTIES, LLC	07/15/2025	263,000	2287-154	L	W
	MULVEY, MICHAEL R & TRACEY TE	07/16/2020	0	2044-77		Q
	COFFLAND, DANIEL	06/30/2020	271,000	2041-115		W
	CRUZ, ROGER, & GORDON, & HANKINS, JUNE	09/19/2012	207,000	1669-136		W

Plat/Lot 044-0085-000

Account: 3166

LUC 27

Zone R-10

Assessment

\$446,400

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	Wood Shingl	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	Hardwood	Floors 2	%
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys	1	% Heated	100
% Solar HW		% A/C	
% COM Wall		% Vacuum	
Ceil HIGHT		Ceiling Type	Drywall
Parking Type		% Sprinkled	
EXT View			

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

Room Counts by Floor

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

Grade

Grade	Q4	Q4	Q4
Year Built	1954	EFF Year	
Alt LUC		Alt %	0.00

Depreciation		Other Factors	
Code	Description	Flood Hazard	LEVEL
Condition	AV - Average	Topography	PAVED
Functional		Street	
Economic		Traffic	
Special			
OV			

Bas \$/SQ	209.00
Size Adj	1.19
Const Adj	1.01
Adj \$/SQ	250.45
Other Feats	28,500
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	404,774
Depreciation	141,671
Depr Total	263,103

Remodeling History

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq
Plumbing					
Electric					
Heating					
General					
Bath(s)					

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
08/13/2025	B61871		BLDG	0	100	Closed	Attic Insulation & Air Sealing, 4919.88
11/18/2016	747-16-B	01/20/2017	BLDG	5,000	100	Closed	STRIP AND REROOF
11/18/2016	B31228		BLDG	0	100	Closed	RESHINGLE ROOF TO CODE

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											

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,242	1,242	250.45	311,059
BMT	BASEMENT	1,242	0	37.57	46,662
ENCL	PORCH	72	0	26.00	1,872
GAR	GARAGE	388	0	40.31	15,640
OFF	OPEN PORCH	49	0	21.24	1,041
Total		2,993	1,242		376,274

Notes

LOTS 81 & 83 DROPPED INTO THIS LOT. MTL SHED NV, FIREPLACE DOES NOT WORK
Buildable Lot Zoning Certificate 3/27/2012 || 05/03/2021 Interior information supplied by the
tenant at the door (no interior inspections due to Covid-19 precautions), exterior measured,
card updated to reflect any revised information provided by the tenant and any revised
measurements. Leased for \$2,200/month.

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq

Other Info.

AFDU	
xtTermRental	
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	

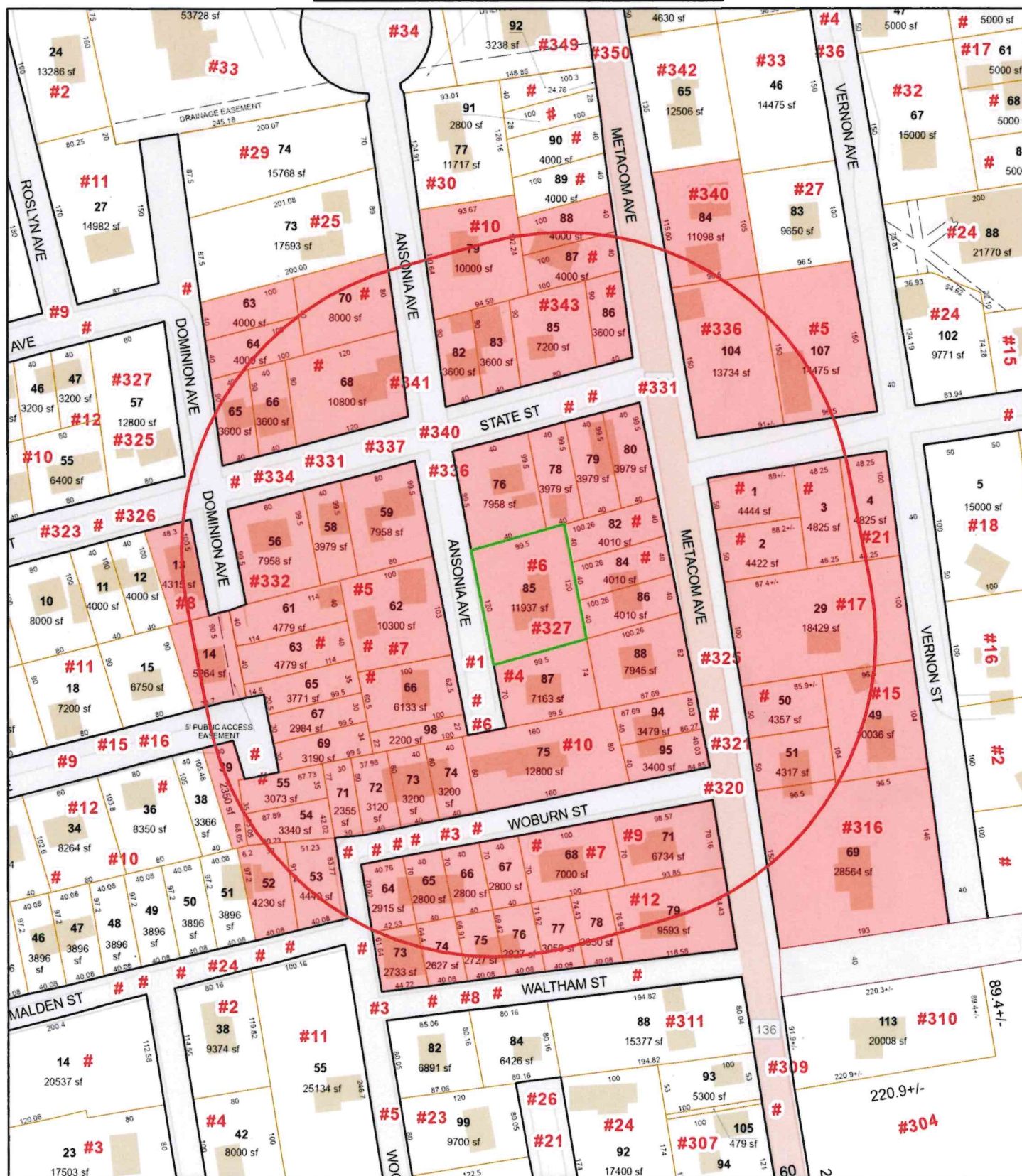


CAI Technologies
Precision Mapping. Geospatial Solutions.

1 inch = 141 Feet

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September 15, 2026



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300 feet Abutters List Report

Bristol, RI

September 15, 2026

Subject Property:

Parcel Number: 44-85
CAMA Number: 44-85
Property Address: 6 ANSONIA AVE

Mailing Address: MULVEY, ANDREW M. & VARONE,
VICTORIA A. TE
6 ANSONIA AVE
BRISTOL, RI 02809

Abutters:

Parcel Number: 157-1
CAMA Number: 157-1
Property Address: TOWER ST

Mailing Address: JAMES P. TAVARES CONSTRUCTION
49 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 157-2
CAMA Number: 157-2
Property Address: METACOM AVE

Mailing Address: JAMES P. TAVARES CONSTRUCTION
49 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 157-29
CAMA Number: 157-29
Property Address: 17 VERNON AVE

Mailing Address: NAYLOR, ANDREW W.D. & ISABELLA C.
TE
17 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-3
CAMA Number: 157-3
Property Address: TOWER ST

Mailing Address: ARCIA, GLORIA
21 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-4
CAMA Number: 157-4
Property Address: 21 VERNON AVE

Mailing Address: ARCIA, GLORIA
21 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-49
CAMA Number: 157-49
Property Address: 15 VERNON AVE

Mailing Address: TRUBIANO, ENZO MARIO & FLINT,
DAVID JACOB JT
15 VERNON AVE
BRISTOL, RI 02809

Parcel Number: 157-50
CAMA Number: 157-50
Property Address: METACOM AVE

Mailing Address: DALUZ, ALCIDO M. & MARIA C. TE
320 METACOM AVENUE
BRISTOL, RI 02809

Parcel Number: 157-51
CAMA Number: 157-51
Property Address: 320 METACOM AVE

Mailing Address: DALUZ, ALCIDO M. & MARIA C. TE
320 METACOM AVENUE
BRISTOL, RI 02809

Parcel Number: 157-69
CAMA Number: 157-69
Property Address: 316 METACOM AVE

Mailing Address: FITZGERALD, STEPHEN M TRUSTEE
MARY B FITZGERALD TRUST - 2014
316 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 158-104
CAMA Number: 158-104
Property Address: 336 METACOM AVE

Mailing Address: MCNALLY, BARTLEY M & CHRISTINE T
TE
336 METACOM AVE
BRISTOL, RI 02809



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9/15/2026

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300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 158-107 CAMA Number: 158-107 Property Address: 5 TOWER ST	Mailing Address: PIRES, VENILDE TRUSTEE 100 MT HOPE AVE BRISTOL, RI 02809
Parcel Number: 158-84 CAMA Number: 158-84 Property Address: 340 METACOM AVE	Mailing Address: JW PARTNERSHIP REALTY, INC. 6 APPLE TREE LN BARRINGTON, RI 02806
Parcel Number: 43-64 CAMA Number: 43-64 Property Address: WOBURN ST	Mailing Address: BEDFORD, MARY E & NEVILLE J CO-TRUSTEES 3 WOBURN TRUST 3 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-65 CAMA Number: 43-65 Property Address: 3 WOBURN ST	Mailing Address: BEDFORD, MARY E & NEVILLE J CO-TRUSTEES 3 WOBURN TRUST 3 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-66 CAMA Number: 43-66 Property Address: WOBURN ST	Mailing Address: BEDFORD, MARY E & NEVILLE J CO-TRUSTEES 3 WOBURN TRUST 3 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-67 CAMA Number: 43-67 Property Address: WOBURN ST	Mailing Address: BEDFORD, MARY E & NEVILLE J CO-TRUSTEES 3 WOBURN TRUST 3 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-68 CAMA Number: 43-68 Property Address: 7 WOBURN ST	Mailing Address: SANTOS, LIONEL H. ANA M. ETUX TE 7 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-71 CAMA Number: 43-71 Property Address: 9 WOBURN ST	Mailing Address: PEIXOTO, MANUEL V., TRUSTEE MANUEL V PEIXOTO TRUST - 2009 9 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-73 CAMA Number: 43-73 Property Address: 3 WOODBINE ST	Mailing Address: PACHECO, PAUL C. & ALCIDA C. TE 17 ORCHARD ST BRISTOL, RI 02809
Parcel Number: 43-75 CAMA Number: 43-75 Property Address: 8 WALTHAM ST	Mailing Address: MORAN, KEVIN ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-76 CAMA Number: 43-76 Property Address: WALTHAM ST	Mailing Address: MORAN, KEVIN ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 43-77 CAMA Number: 43-77 Property Address: WALTHAM ST	Mailing Address: JAMES P. TAVARES CONSTRUCTION 49 BRADFORD ST BRISTOL, RI 02809



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Page 2 of 7



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 43-78 CAMA Number: 43-78 Property Address: WALTHAM ST	Mailing Address: JAMES P. TAVARES CONSTRUCTION 49 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 43-79 CAMA Number: 43-79 Property Address: 12 WALTHAM ST	Mailing Address: THOMPSON, EMILLIA MUCHE 12 WALTHAM ST BRISTOL, RI 02809
Parcel Number: 44-13 CAMA Number: 44-13 Property Address: 8 DOMINION AVE	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-14 CAMA Number: 44-14 Property Address: 4 DOMINION AVE	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-39 CAMA Number: 44-39 Property Address: ROSITA AVE	Mailing Address: OLIVEIRA, JOSEPH F. & LINDA ANN JT 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-52 CAMA Number: 44-52 Property Address: MALDEN ST	Mailing Address: OLIVEIRA, JOSEPH F. & LINDA ANN JT 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-53 CAMA Number: 44-53 Property Address: MALDEN ST	Mailing Address: OLIVEIRA, JOSEPH F. & LINDA ANN JT 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-54 CAMA Number: 44-54 Property Address: MALDEN ST	Mailing Address: OLIVEIRA, JOSEPH F. & LINDA ANN JT 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-55 CAMA Number: 44-55 Property Address: MALDEN ST	Mailing Address: OLIVEIRA, JOSEPH F. & LINDA ANN JT 24 MALDEN ST BRISTOL, RI 02809
Parcel Number: 44-56 CAMA Number: 44-56 Property Address: 332 STATE ST	Mailing Address: MORAN, ANTONETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 44-58 CAMA Number: 44-58 Property Address: 334 STATE ST	Mailing Address: CLARK, ALBERT P 334 STATE ST BRISTOL, RI 02809
Parcel Number: 44-59 CAMA Number: 44-59 Property Address: 336 STATE ST	Mailing Address: TAVARES, ERIC J 336 STATE ST BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 44-61
CAMA Number: 44-61
Property Address: 5 DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-62
CAMA Number: 44-62
Property Address: 7 ANSONIA AVE

Mailing Address: MORAN, ANTONETTE & MORAN, KEVIN
J. JT
7 ANSONIA AVE
BRISTOL, RI 02809

Parcel Number: 44-63
CAMA Number: 44-63
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-65
CAMA Number: 44-65
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-66
CAMA Number: 44-66
Property Address: 1 ANSONIA AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-67
CAMA Number: 44-67
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-69
CAMA Number: 44-69
Property Address: DOMINION AVE

Mailing Address: MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-71
CAMA Number: 44-71
Property Address: WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-72
CAMA Number: 44-72
Property Address: WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-73
CAMA Number: 44-73
Property Address: WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-74
CAMA Number: 44-74
Property Address: 6 WOBURN ST

Mailing Address: MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

Parcel Number: 44-75
CAMA Number: 44-75
Property Address: 10 WOBURN ST

Mailing Address: FITTING, DONALD A JR. & HOLLY A. TE
10 WOBURN ST.
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 44-76 CAMA Number: 44-76 Property Address: 340 STATE ST	Mailing Address: ST ANGELO, CHARLES J JR TRUSTEE CHARLES J. ST ANGELO REV TRST 340 STATE ST BRISTOL, RI 02809
Parcel Number: 44-78 CAMA Number: 44-78 Property Address: STATE ST	Mailing Address: BRISTOL COUNTY REALTY LLC 38 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 44-79 CAMA Number: 44-79 Property Address: STATE ST	Mailing Address: BRISTOL COUNTY REALTY LLC 38 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 44-80 CAMA Number: 44-80 Property Address: 331 METACOM AVE	Mailing Address: BRISTOL COUNTY REALTY LLC 38 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 44-82 CAMA Number: 44-82 Property Address: METACOM AVE	Mailing Address: BRISTOL COUNTY REALTY LLC 38 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 44-84 CAMA Number: 44-84 Property Address: METACOM AVE	Mailing Address: REIS, PAULO J & ALCINA TE 327 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-85 CAMA Number: 44-85 Property Address: 6 ANSONIA AVE	Mailing Address: MULVEY, ANDREW M. & VARONE, VICTORIA A. TE 6 ANSONIA AVE BRISTOL, RI 02809
Parcel Number: 44-86 CAMA Number: 44-86 Property Address: 327 METACOM AVE	Mailing Address: REIS, PAULO J & ALCINA TE 327 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-87 CAMA Number: 44-87 Property Address: 4 ANSONIA AVE	Mailing Address: MAGUIRE, CHRISTINA E. 4 ANSONIA AVE BRISTOL, RI 02809
Parcel Number: 44-88 CAMA Number: 44-88 Property Address: 325 METACOM AVE	Mailing Address: ZELOU LLC 325 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-94 CAMA Number: 44-94 Property Address: 321 METACOM AVE	Mailing Address: LOURENCO, CAROLOS ANDRELINA ETUX TE 321 METACOM AVE BRISTOL, RI 02809
Parcel Number: 44-95 CAMA Number: 44-95 Property Address: METACOM AVE	Mailing Address: LOURENCO, CAROLOS ANDRELINA ETUX TE 321 METACOM AVE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 44-98 CAMA Number: 44-98 Property Address: ANSONIA AVE	Mailing Address: MORAN, ANTOINETTE 6 WOBURN ST BRISTOL, RI 02809
Parcel Number: 45-63 CAMA Number: 45-63 Property Address: DOMINION AVE	Mailing Address: CAMPO RITA C 43 OLIVER ST APT 1 BRISTOL, RI 02809
Parcel Number: 45-64 CAMA Number: 45-64 Property Address: DOMINION AVE	Mailing Address: CAMPO RITA C 43 OLIVER ST APT 1 BRISTOL, RI 02809
Parcel Number: 45-65 CAMA Number: 45-65 Property Address: STATE ST	Mailing Address: FERREIRA, MARK 331 STATE STREET BRISTOL, RI 02809
Parcel Number: 45-66 CAMA Number: 45-66 Property Address: 331 STATE ST	Mailing Address: FERREIRA, MARK 331 STATE STREET BRISTOL, RI 02809
Parcel Number: 45-68 CAMA Number: 45-68 Property Address: 337 STATE ST	Mailing Address: MASTRIANO, LOU ANNE 337 STATE ST BRISTOL, RI 02809
Parcel Number: 45-70 CAMA Number: 45-70 Property Address: ANSONIA AVE	Mailing Address: MASTRIANO, LOU ANNE 337 STATE ST BRISTOL, RI 02809
Parcel Number: 45-79 CAMA Number: 45-79 Property Address: 10 ANSONIA AVE	Mailing Address: BRAYTON, PATRICK J. & REGINA M. TE 10 ANSONIA AVE BRISTOL, RI 02809
Parcel Number: 45-82 CAMA Number: 45-82 Property Address: 341 STATE ST	Mailing Address: SILVA, CIDALIA M. 341 STATE STREET BRISTOL, RI 02809
Parcel Number: 45-83 CAMA Number: 45-83 Property Address: 341 R STATE ST	Mailing Address: SILVA, CIDALIA M. 341 STATE ST BRISTOL, RI 02809
Parcel Number: 45-85 CAMA Number: 45-85 Property Address: 343 STATE ST	Mailing Address: BUSHELL, BETH H 343 STATE ST BRISTOL, RI 02809
Parcel Number: 45-86 CAMA Number: 45-86 Property Address: METACOM AVE	Mailing Address: MCCARTHY REAL ESTATE ASSOC,LLC 339 METACOM AVE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI

September 15, 2026

Parcel Number: 45-87
CAMA Number: 45-87
Property Address: METACOM AVE

Mailing Address: MCCARTHY REAL ESTATE ASSOC,LLC
339 METACOM AVE
BRISTOL, RI 02809

Parcel Number: 45-88
CAMA Number: 45-88
Property Address: 339 METACOM AVE

Mailing Address: MCCARTHY REAL ESTATE ASSOC,LLC
339 METACOM AVE
BRISTOL, RI 02809



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ARCIA, GLORIA
21 VERNON AVE
BRISTOL, RI 02809

FITZGERALD, STEPHEN M TRU
MARY B FITZGERALD TRUST -
316 METACOM AVE
BRISTOL, RI 02809

MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

BEDFORD, MARY E & NEVILLE
3 WOBURN TRUST
3 WOBURN ST
BRISTOL, RI 02809

JAMES P. TAVARES CONSTRUC
49 BRADFORD ST
BRISTOL, RI 02809

MORAN, ANTONETTE & MORAN,
7 ANSONIA AVE
BRISTOL, RI 02809

BRAYTON, PATRICK J. & REG
10 ANSONIA AVE
BRISTOL, RI 02809

JW PARTNERSHIP REALTY, IN
6 APPLE TREE LN
BARRINGTON, RI 02806

MORAN, KEVIN
ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

BRISTOL COUNTY REALTY LLC
38 KING PHILLIP AVE
BRISTOL, RI 02809

LOURENCO, CAROLOS
ANDRELINA ETUX TE
321 METACOM AVE
BRISTOL, RI 02809

MULVEY, ANDREW M. & VARON
6 ANSONIA AVE
BRISTOL, RI 02809

BUSHELL, BETH H
343 STATE ST
BRISTOL, RI 02809

MAGUIRE, CHRISTINA E.
4 ANSONIA AVE
BRISTOL, RI 02809

NAYLOR, ANDREW W.D. & ISA
17 VERNON AVE
BRISTOL, RI 02809

CAMPO RITA C
43 OLIVER ST
APT 1
BRISTOL, RI 02809

MASTRIANO, LOU ANNE
337 STATE ST
BRISTOL, RI 02809

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

CLARK, ALBERT P
334 STATE ST
BRISTOL, RI 02809

MCCARTHY REAL ESTATE ASSO
339 METACOM AVE
BRISTOL, RI 02809

PACHECO, PAUL C. & ALCIDA
17 ORCHARD ST
BRISTOL, RI 02809

DALUZ, ALCIDO M. & MARIA
320 METACOM AVENUE
BRISTOL, RI 02809

MCNALLY, BARTLEY M & CHRI
336 METACOM AVE
BRISTOL, RI 02809

PEIXOTO, MANUEL V., TRUST
MANUEL V PEIXOTO TRUST -
9 WOBURN ST
BRISTOL, RI 02809

FERREIRA, MARK
331 STATE STREET
BRISTOL, RI 02809

MORAN, ANTOINETTE
6 WOBURN ST
BRISTOL, RI 02809

PIRES, VENILDE TRUSTEE
100 MT HOPE AVE
BRISTOL, RI 02809

FITTING, DONALD A JR. & H
10 WOBURN ST.
BRISTOL, RI 02809

MORAN, ANTONETTE
6 WOBURN ST
BRISTOL, RI 02809

REIS, PAULO J &
ALCINA TE
327 METACOM AVE
BRISTOL, RI 02809

REIS, PAULO J &
ALCINA TE
327 METACOM AVE
BRISTOL, RI 02809

SANTOS, LIONEL H.
ANA M. ETUX TE
7 WOBURN ST
BRISTOL, RI 02809

SILVA, CIDALIA M.
341 STATE ST
BRISTOL, RI 02809

SILVA, CIDALIA M.
341 STATE STREET
BRISTOL, RI 02809

ST ANGELO, CHARLES J JR T
CHARLES J. ST ANGELO REV
340 STATE ST
BRISTOL, RI 02809

TAVARES, ERIC J
336 STATE ST
BRISTOL, RI 02809

THOMPSON, EMILLIA MUCHE
12 WALTHAM ST
BRISTOL, RI 02809

TRUBIANO, ENZO MARIO & FL
15 VERNON AVE
BRISTOL, RI 02809

ZELOU LLC
325 METACOM AVE
BRISTOL, RI 02809



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-26-42

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: John J. Barker, Jr.
Owner of Record: John J., Jr. and Gail A. Barker
Location: 48 CLIFF DR , BRISTOL, RI, 02809
Plat: 62 Lot: 73
Zoning District: R-10

Applicant is requesting a **Dimensional Variance** to:

convert an existing accessory garage structure into a two bedroom accessory dwelling unit (ADU) at a size greater than permitted relative to the size of the existing principal residential structure.

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-26-42

48 Cliff Drive 62 73

August 31, 2026

Applicant	
Name of Applicant	John J. Barker, Jr.
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
	48 Cliff Drive	62	73

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: 20% increase in square footage
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	10,000 feet
Width in Feet	100 feet
Length in Feet	107 feet
Height Above Grade	0 feet
Number of Stories	2

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Section 28-151(b)(2) of the zoning ordinance. Request 20% increase in allowable ADU. Currently on 60% is allowed. We need 80%.

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

change existing garage into a ADU

Reason for hardship is due to the existing size of the main house of only 1000 square feet. This restricts us from only utilizing less than the existing garage.

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	10,750
Lot Frontage	100.023
Lot Depth	107.5

Existing Buildings & Structures

Structure:	Square Footage: 0	Building/Structure Detail if Other:
------------	-------------------	-------------------------------------



48 Cliff Dr, Bristol, RI

Map/Lot: 62-73

1 inch = 21 Feet



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September 15, 2026



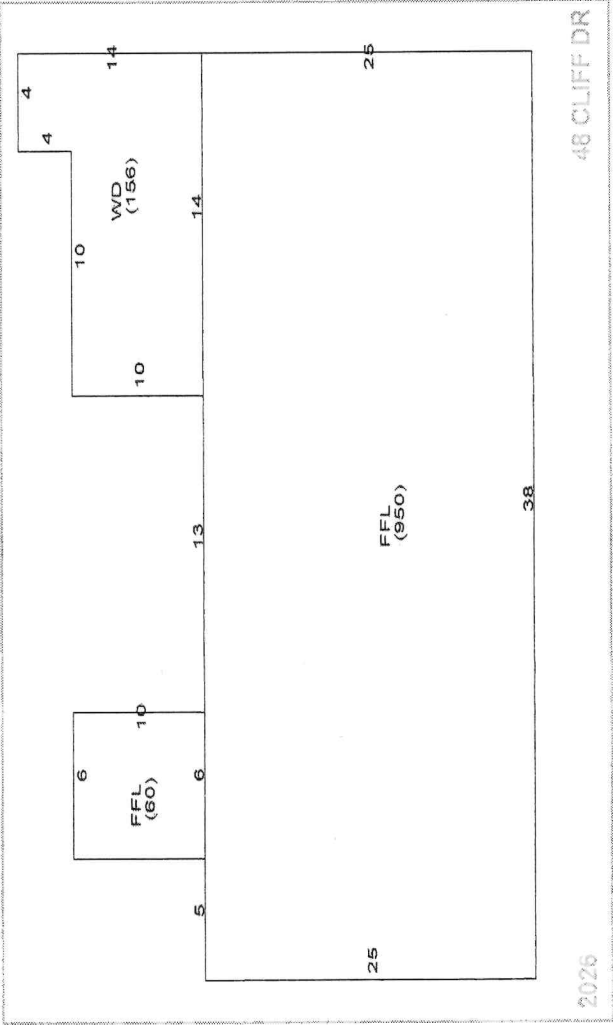
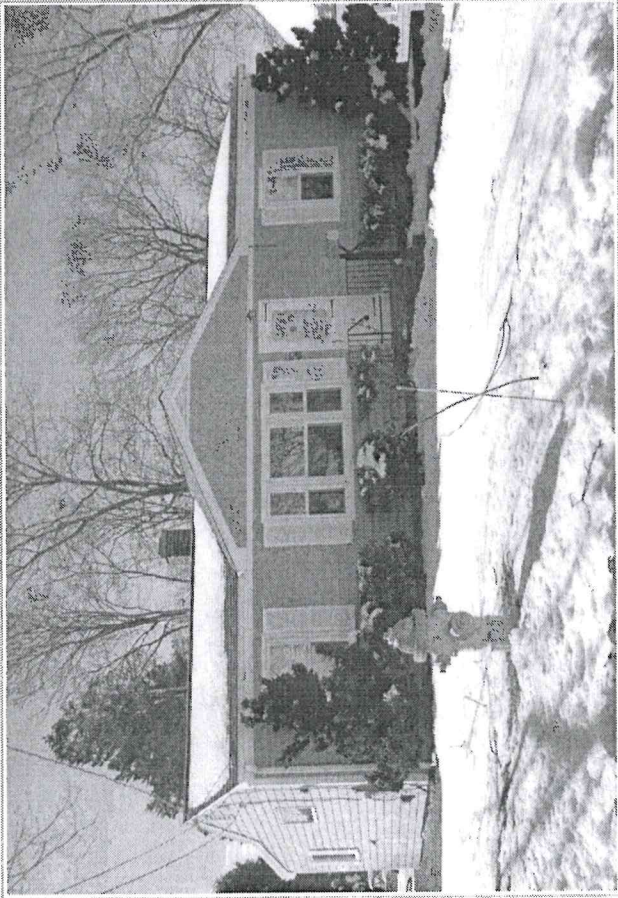
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Owner	Owner Account #	13-1677-00	% Owned
Owner 1 BARKER, JOHN J. JR & GAIL A. LE			
Owner 2 BARKER, ALISON J. & BARKER, JOHN J. III			
Owner 3 & TAVARES, EMMA J. TC			
Address 48 CLIFF DR, BRISTOL, RI 02809			

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
BARKER, JOHN J. JR & GAIL A. TE	10/31/2025	0	2299-177		Q
MCKENNA, ROBERT W.	10/31/2025	458,335	2299-172		W
MC KENNA, JOHN F III ETUX LE	10/31/2025	0	2299-170		T
MCKENNA ROBERT W	08/29/2017	0	1906-257	A	Q

Assessment	Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AGR Credit	Assessed Value
	01	196,700	25,500	0.25	212,400	0	434,600
TOTAL		196,700	25,500	0.25	212,400	0	434,600
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	372.73	VAL per SQ Unit/Parcel >	372.73		

Previous Assessments	Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
	2026	01	196,700	25,500	0	212,400	0	434,600	434,600
	2025	01	196,700	25,500	0	212,400	0	434,600	434,600
	2024	01	119,700	25,500	0	177,000	0	322,200	322,200
	2023	01	119,700	25,500	0	177,000	0	322,200	322,200
	2022	01	119,700	25,500	0	177,000	0	322,200	322,200
	2021	01	92,700	22,400	0	175,900	0	291,000	291,000



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	778,800	901,686	F							207,000			1.00	0
2	01 NR Single I	0.01724	AC	EX	0.20	778,800	313,225	F							5,400			1.00	0
3																			
4																			

Plat/Lot 062-0073-000

Account: 3984

LUC 01

Zone R-10

Assessment

\$434,600

Building Information

Description	Story Height	COM Units	BMT Floor	Frame 2	EXT Wall 2	Roof Type 2	Roof Cover 2	INT Wall 2	Floors 2
BLDG Type	Ranch	1	Concrete	Wood	Wood Shngl	Gable	Asphalt Shn	Drywall	Hardwood
RES Units	1	0							
Foundation	Concrete								
Frame 1	Wood								
EXT Wall 1	Wood Shngl								
Roof Type 1	Gable								
Roof Cover 1	Asphalt Shn								
INT Wall 1	Drywall								
Floors 1	Hardwood								

BMT Garages									
Plumbing									
Insulation									
Heat Fuel	Oil								
# Heat Sys									
% Solar HW									
% COM Wall									
Ceiling Type									
Parking Type									
EXT View									

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

Room Counts by Floor

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

Other Factors

Grade	Q4	Q4	Flood Hazard	Topography	Street	LEVEL
Year Built	1932	EFF Year				PAVED
Alt LUC		Alt %				
Condition	AV	AV - Average				
Functional						
Economic						
Special						
OV						
Bas \$/SQ	209.00	Size Adj	1.28			
Constr Adj	1.01					
Adj \$/SQ	269.19					
Othr Featr	28.035					
Grade Fac	1.00					
Neigh Infl	1.00					
Land Factor	1.00					
Adj Total	302.563					
Depreciation	105.897					
Depr Total	196.666					
Total Depreciation %	> 35.0					

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 10/25/2010	B36894		BLDG	0	100	Closed	NO STRUCTURAL CHANGES STRIP & RESHINGLE EAST SIDE OF HOUSE (W/H
2							
3							
4							
5							
6							
7							
8							
9							

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	1,010	1,010	269.19	271,882
WD	WOOD DECK	156	0	16.96	2,646
Total		1,166	1,010		274,528

Notes

A/G POOL NV - LOTS 0074, 0075 & 0076 DROPPED INTO THIS LOT 05/11 EAS BOOK 1602

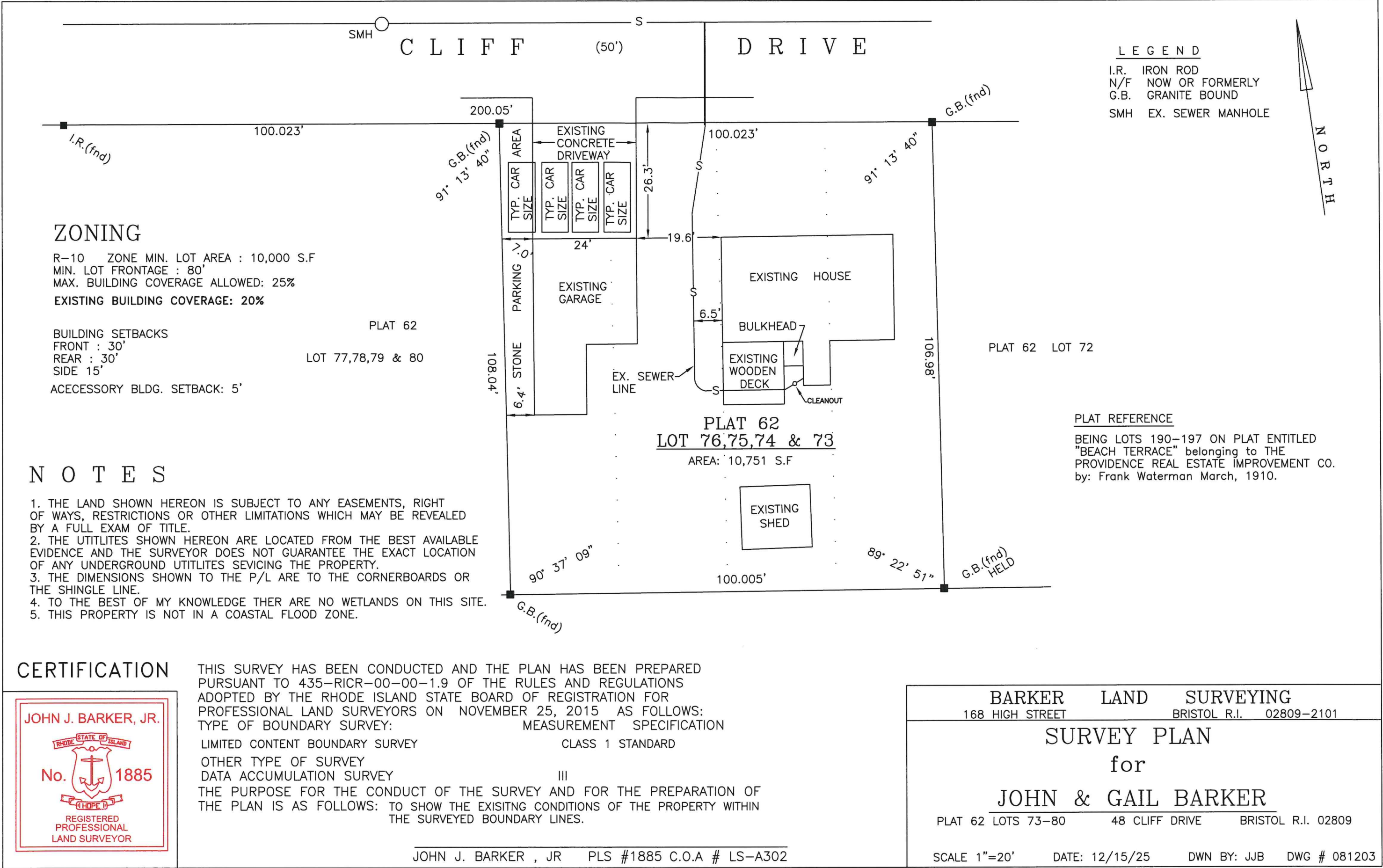
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Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1 14	Wood Deck	1	Y	1			448	3	AV	1932	3,300
2 31	Gar + Loft	1	Y	1			768	3	AV	1932	20,700
3 2	Shed	1	Y	1	14	16	224	3	AV	1995	1,500
4											
5											
6											
7											
8											
9											
10											

Other Info.

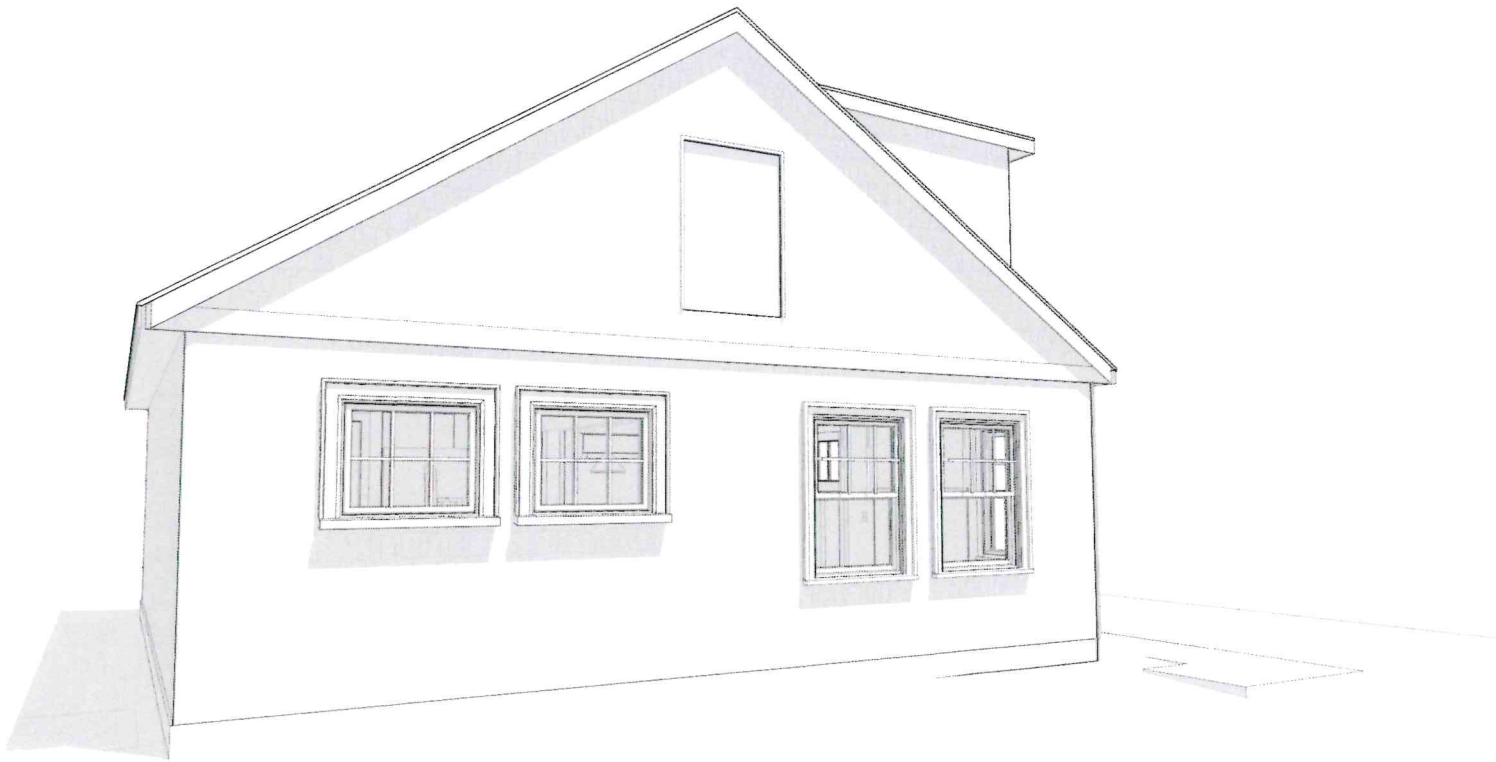
AFDU	
ArtTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



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

OWNER:
JOHN BARKER JR
168 HIGH ST
BRISTOL, RI 02809

CONTRACTOR:
TBD



DRAWING LIST - PROGRESS SET		
NO.	NAME	NOTES
COVER		
CS	COVERSHEET	
GENERAL		
A0.001	PROJECT INFO / ABBRV	
A0.002	SCHEDULES	
ARCHITECTURE		
A1.000	PLOT PLAN	
A1.001	SITE PLAN - PROPOSED	
A1.002	PLANS - PROJECT AREA	
A1.100	PLANS - DEMO (LEVEL 1 - 2)	
A1.101	PLANS - PROPOSED (LEVEL 1 - 2)	
A1.102	PLANS - PROPOSED (ROOF)	
A2.000	EXT. 3D VIEW - PREVIOUS VS. CURRENT DESIGN	
A2.101	EXTERIOR ELEVATIONS	
A3.101	BUILDING SECTIONS	
A5.001	BUILDING DETAILS	

48 CLIFF DRIVE BRISTOL, RI - PROGRESS SET

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by	JB
Checked by	JB
Date	05.20.2026
Project #	26-01

Issuance Schedule	
1	05.20.2025 ISSUE FOR PERMIT

SCALE



COVERSHEET

CS

GRAPHIC SYMBOLS (CONT.)

POWER AND COMM. (CONT.)

SECURITY DEVICES

	CAMERA
	CARD READER
	ELECTRIC LOCKSET
	ELECTRIC KEY SWITCH
	ELECTRIC STRIKE
	MAGNETIC LOCKSET

ELEVATION INDICATIONS

	GLASS SYMBOL
	MASONRY COURSING
	WOOD VENEER
	STONE

SECTION INDICATIONS

	ACOUSTICAL CEILING TILE
	ALUMINUM
	BRICK
	CARPET
	CONCRETE
	CONCRETE MASONRY UNIT
	CUT STONE
	EARTH OR GROUND
	FABRIC WRAPPED PANEL
	ACOUSTIC SPRAY
	GRAVEL
	GYPSUM BOARD
	INSULATION (LOOSE OR BATT)
	INSULATION (RIGID)
	GLASS
	METAL
	PLASTER
	PLASTER/LATH
	PLYWOOD
	PRE-CAST PANELS
	SAND OR GROUT
	STONE
	WOOD (FINISHED)
	WOOD (CONTINUOUS MEMBER)
	WOOD (INTERRUPTED MEMBER)

GRAPHIC SYMBOLS (CONT.)

REFLECTED CEILING

	ACOUSTICAL CEILING AND GRID
	CEILING HEIGHT CHANGE SYMBOL
	GRID STARTPOINT SYMBOL
	FINISH CEILING HEIGHT AND TYPE TAG
	CEILING MOUNTED SPEAKER
	CEILING MOUNTED SPRINKLER HEAD - CONCEALED
	WALL MOUNTED SPRINKLER HEAD
	PENDENT SPRINKLER HEAD
	UPRIGHT SPRINKLER HEAD
	CEILING MOUNTED SMOKE DETECTOR
	CEILING MOUNTED OCCUPANCY SENSOR
	WALL MOUNTED FIRE ALARM & STROBE
	CEILING MOUNTED FIRE ALARM STROBE
	CEILING MOUNTED EXIT SIGN
	WALL MOUNTED EXIT SIGN
	DENOTES EXISTING TO REMAIN
	DENOTES EXISTING TO BE RELOCATED

LIGHT FIXTURES

	LED STRIP FIXTURE
	PENDANT FIXTURE
	RECESSED DOWNLIGHT
	RECESSED ADJUSTABLE DOWNLIGHT
	RECESSED WALL WASHER
	TRACK LIGHTING
	SURFACE MOUNTED LIGHT FIXTURE
	WALL SCONCE

MECHANICAL FIXTURES

	RETURN AIR
	SUPPLY AIR
	CIRCULAR DIFFUSER
	LINEAR DIFFUSER
	EXHAUST FAN
	ACCESS DOOR
	SMOKE & CO2 DETECTOR
	OCCUPANCY SENSOR

WALL MOUNTED DEVICES

	EQUIPMENT TAG (REFER TO EQUIPMENT SCHEDULE)
	WALL MOUNTED, SINGLE RECEPTACLE
	WALL MOUNTED, DUPLEX RECEPTACLE
	WALL MOUNTED, QUADRUPLEX RECEPTACLE
	WALL MOUNTED, VOICE/DATA RECEPTACLE
	WALL MOUNTED, DATA RECEPTACLE
	WALL MOUNTED, VOICE RECEPTACLE
	WALL MOUNTED, THERMOSTAT
	WALL MOUNTED, AV RECEPTACLE
	WALL MOUNTED, AV TROUGH
	WALL MOUNTED, ELECTRICAL JUNCTION BOX
	WALL MOUNTED, VOICE/DATA JUNCTION BOX
	ELECTRICAL PANEL
	LIGHT SWITCH
	EXHAUST FAN SWITCH
	3 WAY SWITCH

GRAPHIC SYMBOLS

CONSTRUCTION

	COLUMN GRID REFERENCE NUMBER
	COLUMN GRID LINES AND REFERENCE NUMBER
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	NOT IN SCOPE / FOR REFERENCE ONLY
	NEW PARTITION
	1 HR. RATED PARTITION
	2 HR. RATED PARTITION
	3 HR. RATED PARTITION
	SMOKE PARTITION
	EGRESS PATH PRIMARY
	EGRESS PATH SECONDARY
	MILLWORK
	MILLWORK ABOVE
	DETAIL NUMBER
	SHEET NUMBER
	DESCRIPTION OF SIMILAR OR OPPOSITE
	AREA TO BE DETAILED
	LOCATION ON ROW WHERE ELEVATION IS SHOWN
	DIRECTION OF ELEVATION
	ROW ON SHEET WHERE ELEVATION IS SHOWN
	SHEET NUMBER WHERE ELEVATION IS SHOWN
	REVISION REFERENCE NUMBER
	REVISION CLOUD DEPICTING ARE REVISED
	ROOM
	ROOM NAME
	ROOM NUMBER
	SHEETNOTE REFERENCE
	WALL TYPE REFERENCE (REFER TO PARTITION LEGEND)
	DOOR NUMBER (REFER TO DOOR SCHEDULE)
	DOOR TYPE / HARDWARE TYPE
	WINDOW REF NUMBER (REFER TO WINDOW SCHEDULE)
	MILLWORK REF NUMBER (REFER TO MILLWORK SCHEDULE)
	Name Elevation
	MATCH LINE SYMBOL
	ALIGN WITH ESTABLISHED SURFACES
	NORTH ARROW
	MAGNETIC NORTH

FINISH

	WALL FINISH
	BASE FINISH
	WALL FINISH
	WAINSCOT FINISH
	BASE FINISH
	EXTENT OF WALL / WAINSCOT / BASE FINISH
	SPECIAL FINISH
	FLOOR FINISH
	CHANGE IN FLOOR FINISH
	CEILING FINISH
	ROOM NAME
	ROOM NUMBER
	FLOOR FINISH
	BASE FINISH
	WALL FINISH
	WALL GRAPHIC EXTENTS

ABBREVIATIONS

ACCESS	ACCESSORY	MET	METAL
ACOUS.	ACOUSTIC(AL)	MEZZ	MEZZANINE
AFF	ABOVE FINISHED FLOOR	MFD	MANUFACTURED
AL	ALUMINUM	MFR	MANUFACTURER
ALT	ALTERNATE	MIN	MINIMUM
ANNUNC.	ANNUNCIATOR	MISC	MISCELLANEOUS
ANOD.	ANODIZED	MLWK	MILLWORK
APPL	APPLANCE	MOIST	MOISTURE
ARCH	ARCHITECTURAL	MOT	MOTOR(IZED)
AUTO	AUTOMATIC	MTD	MOUNTED
AVG	AVERAGE		
&	AND	NIC	NOT IN CONTRACT
		NO	NUMBER
BD	BOARD	NTS	NOT TO SCALE
BLDG	BUILDING		
BLKG	BLOCKING	OPNG	OPENING(S)
BOLL	BOLLARD	OPR	OPERABLE
BOARDLM	BOARDLOOM	ORNA	ORNAMENTAL
BU	BUILT UP	OVFL	OVERFLOW
		OVHD	OVERHEAD
CAB	CABINET	PBD	PARTICLE BOARD
CEM	CEMENT(ITIOUS)	PEDTR	PEDESTRIAN
CER	CERAMIC	PLAM	PLASTIC LAMINATE
CLG	CEILING	PLAS	PLASTER
CMU	CONCRETE MASONRY UNIT	PLSTC	PLASTIC
COATG	COATING	PLYWD	PLYWOOD
COILG	COILING	PNL	PANEL
CONC	CONCRETE	POLYST	POLYSTYRENE
CONSTR	CONSTRUCTION	PORT	PORTABLE
CONT	CONTINUOUS(ATION)	PREFAB	PREFABRICATED
CONTR	CONTRACT(OR)	PREFIN	PREFINISHED
COV	COVER	PRTECN	PROTECTION
CPT	CARPET	PTN	PARTITION
DBL	DOUBLE	RDR	READER
DEPT	DEPARTMENT	RECES	RECESSED
DES	DESIGN(ED)	RECTP	RECEPTACLE
DET	DETAIL	REF	REFERENCE
DF	DRINKING FOUNTAIN	REFL	REFLECTED
DIA	DIAMETER	REFR	REFRIGERATOR
DIFF	DIFFUSER	REINFC	REINFORCE(D)(ING)(MENT)
DIM	DIMENSION	REQD	REQUIRED
DISP	DISPENSER	RESIL	RESILIENT
DIV	DIVISION	RESIS	RESISTANT(IVE)
DN	DOWN	RFG	ROOFING
\$	DOLLARS	RM	ROOM
DR	DOOR	RO	ROUGH OPENING
DSCON	DISCONNECT		
DWR	DRAWER	SCR	SCRIBE
		SECUR	SECURITY
ELAST	ELASTOMERIC	SF	SQUARE FEET
ELEC	ELECTRICAL	SGL	SINGLE
EMBED	EMBEDD(ED)(ING)	SHORG	SHORING
ENGR	ENGINEER(ED)	SHM	SIMILAR
ENTR	ENTRANCE	SST	STAINLESS STEEL
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	STL	STEEL
EXIST	EXISTING	STRFR	STOREFRONT
EXP JT	EXPANSION JOINT	STRUCT	STRUCTURAL
EXPS	EXPOSE(D)	SURF	SURFACE
EXT	EXTERIOR	SUSP	SUSPENDED
		SYS	SYSTEM(S)
FAB	FABRICATION	T&G	TONGUE AND GROOVE
FD	FLOOR DRAIN	THK	THICK
FE	FIRE EXTINGUISHER	TLT	TOILET
FEC	FIRE EXTINGUISHER AND CABINET	TRAF	TRAFFIC
FHC	FIRE HOSE CABINET	TRANS	TRANSPARENT
FIN	FINISH	TRTD	TREATED
FLDG	FOLDING	TYP	TYPICAL
FLR	FLOOR(ING)		
FLC	FIREPLACE	UNDRLAY	UNDERLAYMENT
FR	FIRE RAT(ING)(ED)	UNO	UNLESS NOTED OTHERWISE
FRMG	FRAMING	UTIL	UTILITY
FURN	FURNITURE		
PWC	FABRIC WALL COVERING	VEH	VEHICLE
FXD	FIXED	VERT	VERTICAL
FIXT	FIXTURE	VIF	VERIFY IN FIELD
GA	GAUGE	W/	WITH
GFRG	GLASS FIBER REINFORCED CONCRETE	W/O	WITHOUT
GFRG	GLASS FIBER REINFORCED GYPSUM	WC	WATER CLOSET
GFRP	GLASS FIBER REINFORCED PLASTER	WD	WOOD
GL	GLASS	WDW	WINDOW
GR	GRAD(E)(ING)	WT	WEIGHT
GYP	GYPSUM	WTRPRF	WATERPROOFING
HD	HEAD		
HDWD	HARDWOOD		
HDWE	HARDWARE		
HM	HOLLOW METAL		
HORIZ	HORIZONTAL		
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING		
INFILTR	INFILTRATION		
INFO	INFORMATION		
INSTRUM	INSTRUMENT(ATION)		
INSUL	INSULATION		
INT	INTERIOR		
INTLK	INTERLOCK(ING)		
JAN	JANITOR		
KIT	KITCHEN		
LAV	LAVATORY		
LB	POUND		
LT	LIGHT		
E	BRITISH POUND		
LVLG	LEVELING		
LVR	LOUVER		
MAX	MAXIMUM		
MECH	MECHANICAL		
MEMB	MEMBRANE		

PARTITION LEGEND

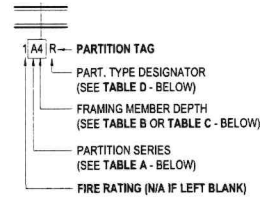


TABLE A- PART SERIES CONSTRUCTION ASSEMBLY			
SERIES	SHEATHING	STRUCTURE	SHEATHING
A	1-LYR	WD NOMINAL	1-LYR
B	2-LYRS	WD NOMINAL	2-LYRS
C	2-LYRS	WD NOMINAL	1-LYR
D	1-LYR	WD NOMINAL	NONE
E	2-LYRS	WD NOMINAL	NONE
F	1-LYR	STAG. WD NOM.	1-LYR
G-Z	RESERVED FOR FUTURE EXPANSION		

TABLE B- FRAMING DEPTH SCHEDULE			
TAG #	WD STUD DEPTH	MTL STUD DEPTH	MTL C-H STUD DEPTH
-	NO FRAMING		
0	N/A	7/8" FURRING CHANNEL	
1	1 1/2" (FLAT)	1 5/8"	N/A
2	N/A	2 1/2"	2 1/2"
3	N/A	3 5/8"	N/A
4	3 1/2"	4"	4"
6	5 1/2"	6"	6"
8	7 1/4"	8"	N/A
10	9 1/4"	10"	N/A

TABLE C- MASONRY WIDTH SCHEDULE	
TAG #	CMU WIDTH
4	3 5/8"
6	5 5/8"
8	7 5/8"
10	9 5/8"
12	11 5/8"

TABLE D - PART. TYPE DESIGNATOR	
TYPE	DESCRIPTION
A-K	NOT USED
L	LOW / KNEE WALL
R	RATED - PER UL ASSEMBLY
S	STRUCTURALLY ENGINEERED WALL
+	ADD. ACOUSTIC INSULATION

PARTITION NOTES

GN-01. PARTITION TYPES ARE NOT SEQUENTIAL.

GN-02. ALL FIRE RATED PARTITIONS TO USE TYPE X GWB SHEATHING, U.O.N.

GN-03. PARTITIONS TO BE FULL HEIGHT U.O.N.

GN-04. ALL PARTITIONS SHALL BE COORD. WITH SCHEDULED FINISHES FOR PART. LAYOUT AND REQ'D CLEARANCES.

GN-05. PROVIDE BLOCKING IN PARTITIONS FOR ANY WALL-MOUNTED AV EQUIPMENT AND/OR ARTWORK HANGING AS INDICATED. SEE CONSTRUCTION PLAN(S) AND/ OR INTERIOR ELEVATIONS FOR LOCATIONS.

GN-06. FOR INT. FRAMING LIMITING HEIGHTS REFER TO SSMA TABLES FOR INTERIOR NON-STRUCTURAL NON-COMPOSITE PARTITIONS

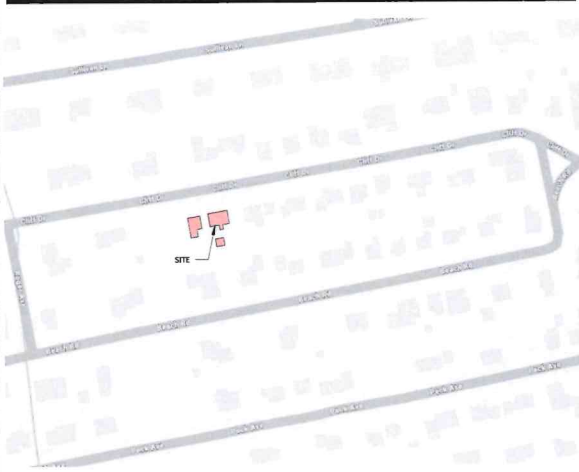
GN-07. U.O.N. PROVIDE CEMENTITIOUS BACKER-BOARD IN ALL WET WALL APPLICATIONS INCLUDING TILED WALLS & SHOWER ENCLOSURES. PROVIDE MOISTURE RESISTANT SHEATHING IN ALL BATHROOMS.

GN-08. U.O.N. MAINTAIN UNOBSTRUCTED AIR GAP IN ALL DOUBLE STUD PARTITIONS. DO NOT BRIDGE PARTITIONS BTWN AIR GAP.

HAZARDOUS MATERIAL NOTES

- IN THE EVENT OF ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE OR THE SUBSTANTIAL RISK THEREOF, CLIENT WILL HAVE THE DUTY TO INFORM THE ARCHITECT OF SUCH RISKS KNOWN OR REASONABLE KNOWABLE TO CLIENT.
- IF ASBESTOS OR ANY OTHER TOXIC SUBSTANCE, OR RISK TO EXPOSURE THERETO IS DISCOVERED BY ARCHITECT DURING WORK ON THE PROJECT, ARCHITECT SHALL IN ITS SOLE DISCRETION, HAVE THE RIGHT TO SUSPEND WORK ON THE PROJECT.
- CLIENT SHALL HAVE THE DUTY TO PROMPTLY RETAIN A QUALIFIED EXPERT SAFELY TO REMOVE OR SUPERVISE THE REMOVAL OF SUCH ASBESTOS OR OTHER TOXIC SUBSTANCE.
- CLIENT SHALL INDEMNIFY AND HOLD ARCHITECT, ITS AFFILIATES AND SUBCONTRACTORS AND THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY ON THE PART OF OR DAMAGE TO SUCH FEES AND EXPENSES ARE INCURRED, WHICH MAY RESULT IN ASBESTOS OR OTHER TOXIC SUBSTANCE EXPOSURE ON THE PROJECT.

LOCATION MAP



PROJECT INFORMATION

PROJECT SUMMARY:
CREATION OF ADDITIONAL DWELLING UNIT (ADU) WITHIN THE EXTENTS OF THE EXISTING GARAGE. ALL RENOVATIONS TO OCCUR WITHIN EXISTING GARAGE, NO CHANGE IN LOT COVERAGE.

BUILDING SUMMARY:		Parcel ID:	062-0073-000
Address:		48 CLIFF DRIVE, BRISTOL, RI 02809	
Property Type:		One Family	
Classification Code:		01-NR Single Family	
Lot Size:		10,751 sf	
Building Area:		Primary: 1,010 sf	
Year Built:		Garage: 768 sf	
		1932	
Applicable Codes:			
Building:		IRC 2021 (RIBEC Residential Amendments)	
Existing Building:		IEBC 2021 (RIBEC IEBC Amendments)	
Mechanical:		IMC 2021 (RIBEC IMC Amendments)	
Plumbing:		IPC 2021 (RIBEC UPC Amendments)	
Electrical:		NEC 2023 (NFPA 70, 2023)	
Energy:		IECC 2024 (RIBEC Stretch Code 2021)	
Use Group:			
Existing:		R-3 Residential	
Proposed:		R-3 Residential	
Sprinklered:		No	
Allowable Height & Area:			
Occupancy		Allowed	Existing
R3		3 Story / UL SF*	Primary: 1 Story / 1010 SF
			Garage: 2 Story / 768 SF

ZONING SUMMARY:

JURISDICTION:	Bristol, RI
ZONING:	R-10
CODE	
MIN LOT FRONTAGE:	60'
SETBACK (FRONT):	30'
SETBACK (SIDE):	15'
SETBACK (REAR):	30'
ACCESSORY BLDG:	5'
LOT SIZE:	10,751 SF
MAX COVERAGE:	25%
EXISTING COVERAGE:	20%
PROPOSED COVERAGE:	NO CHANGE

GENERAL NOTES

- COMPLY WITH CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- REVIEW DOCUMENTS. VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
- SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.
- COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS.
- MAINTAIN EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES.
- PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE

CASEWORK SCHEDULE											
TAG	TYPE	DESCRIPTION	BOX DIMENSIONS			FINISHES					COMMENTS
			WIDTH	HEIGHT	DEPTH	BOX FINISH	BOX COLOR	FRONT PROFILE	FRONT FINISH	FRONT COLOR	
(E) LEVEL 1											
KITCHEN											
CW-B-01	BASE	(2) DOORS	2' - 6"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	UNDER SINK UNIT
CW-B-02	BASE	(3) DWRS	1' - 9"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	
CW-B-03	BASE	(2) DOOR & (2) DWR	3' - 0"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	
CW-B-04	BASE	(1) DOOR & (1) DWR	2' - 0"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	
CW-B-05	BASE	(3) DWRS	2' - 0"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	
CW-B-06	BASE	(1) DOOR & (1) DWR	2' - 0"	3' - 0"	2' - 0"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	
CW-W-01	WALL	(2) DOORS	3' - 0"	2' - 3 1/2"	1' - 2"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	(2) ADJ SHELVES
CW-W-02	WALL	(2) DOORS	3' - 0"	2' - 3 1/2"	1' - 2"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	(2) ADJ SHELVES
CW-W-03	WALL	(2) DOORS	2' - 6"	2' - 3 1/2"	1' - 2"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	ABV RANGE HOOD
CW-W-04	WALL	(2) DOORS	3' - 0"	2' - 3 1/2"	1' - 2"	PT GRADE	WHITE- SATIN	NARROW SHAKER	PT GRADE	WHITE - SATIN	(2) ADJ SHELVES

WINDOW SCHEDULE										
TAG NO.	TYPE	FUNCTION	DIMENSIONS					FINISH		COMMENTS
			FINISH		ROUGH		SILL HEIGHT	EXTERIOR	INTERIOR	
			WIDTH	HEIGHT	R.O. WIDTH	R.O. HEIGHT				
(E) LEVEL 1										
1-01	DH.3	Awning	34"	28"	35"	28 1/2"	52"			
1-02	DH.3	Awning	34"	28"	35"	28 1/2"	52"			
1-03	DH.1	Double Hung	34"	48"	35"	48 1/2"	32"			
1-04	DH.1	Double Hung	34"	48"	35"	48 1/2"	32"			
1-05	DH.1	Double Hung	34"	48"	35"	48 1/2"	32"			
1-06	DH.3	Awning	34"	28"	35"	28 1/2"	52"			
1-07	DH.3	Awning	34"	28"	35"	28 1/2"	52"			
1-08	DH.2	Double Hung	29 1/4"	48"	30 1/4"	48 1/2"	36"			
1-09	DH.2	Double Hung	29 1/4"	48"	30 1/4"	48 1/2"	36"			
1-10	DH.1	Double Hung	34"	48"	35"	48 1/2"	36"			
1-11	DH.1	Double Hung	34"	48"	35"	48 1/2"	36"			

(E) LEVEL 2										
2-02	DH.3	Awning	34"	28"	35"	28 1/2"	44"			
2-05	DH.1	Double Hung	34"	48"	35"	48 1/2"	24"			
2-06	DH.1	Double Hung	34"	48"	35"	48 1/2"	24"			
2-07	DH.1	Double Hung	34"	48"	35"	48 1/2"	24"			

15

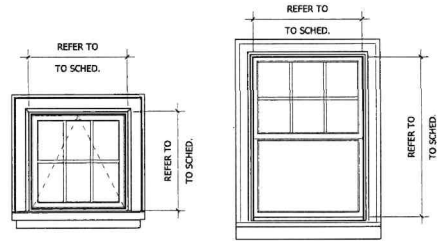
GENERAL NOTE:

1. U.O.N, ALL WINDOWS TO BE:
A. EXTERIOR = WHITE
B. INTERIOR = WHITE W/ MATCHING HARDWARE

DOOR SCHEDULE								
DOOR NO.	TYPE	DESCRIPTION	MANUFACTURER	DIMENSIONS		FINISH		COMMENTS
				WIDTH	HEIGHT	FRAME	PANEL	
(E) LEVEL 1								
102	SD1	Single Door	TBD	2' - 8"	6' - 8"	PTD	PTD	
104	SD1	Single Door	TBD	2' - 6"	6' - 8"	PTD	PTD	
105	SD1	Single Door	TBD	2' - 6"	6' - 8"	PTD	PTD	
106	SD1	Single Door	TBD	2' - 0"	6' - 8"	PTD	PTD	
107	SD1	Single Door	TBD	2' - 8"	6' - 8"	PTD	PTD	
107A	DD1	Double Door	TBD	5' - 0"	6' - 8"	PTD	PTD	
E-101	ED1	Craftsman (TDL) Two Panel - Three Lite	Simpson Door Company	3' - 0"	6' - 8"	PTD	PTD	EXTERIOR ENTRY DOOR
(E) LEVEL 2								
108	ED2	Single Door	TBD	2' - 8"	4' - 0"	PTD	PTD	HAY LOFT DOOR
201	SD1	Single Door	TBD	2' - 8"	6' - 8"	PTD	PTD	
202	SD1	Single Door	TBD	2' - 4"	6' - 8"	PTD	PTD	
203	SD1	Single Door	TBD	2' - 4"	6' - 8"	PTD	PTD	
204	DD1	Double Door	TBD	4' - 0"	6' - 8"	PTD	PTD	

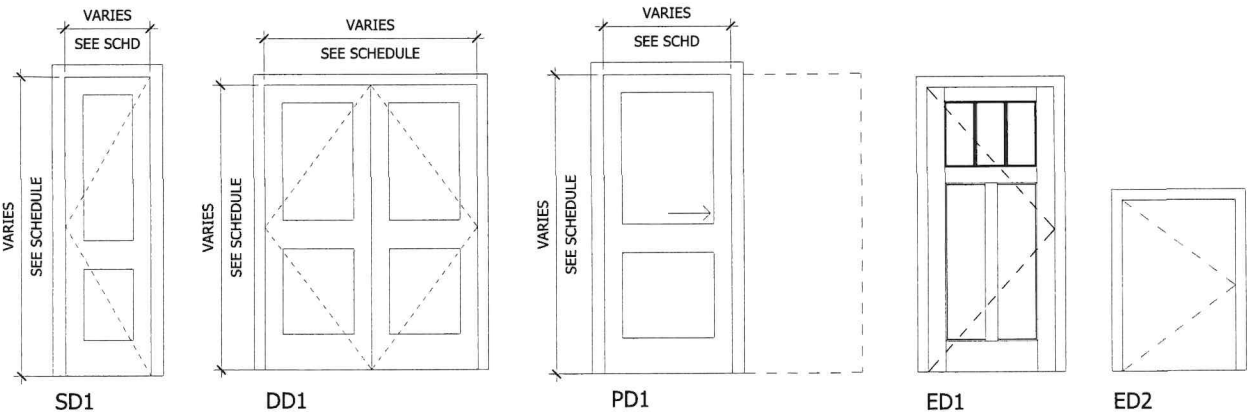
GENERAL NOTE:

1. U.O.N, ALL EXTERIOR DOORS TO BE:
A. EXTERIOR = WHITE
B. INTERIOR = WHITE W/ MATCHING HARDWARE



AWNING - AW DOUBLE HUNG - DH

Window Legend



Door Legend

48 CLIFF DRIVE
BRISTOL, RI 02809

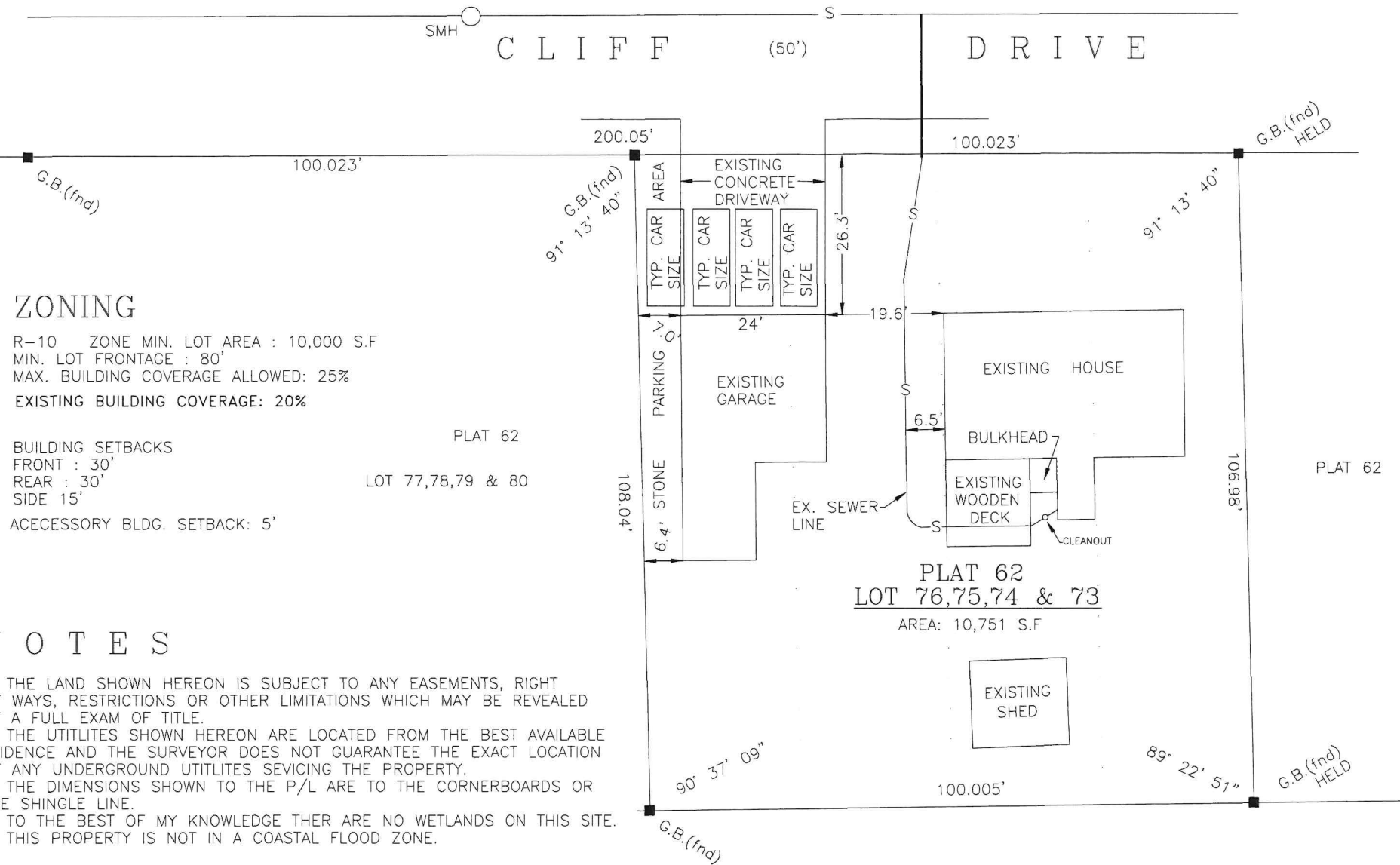
PERMIT SET

Drawn by J8
Checked by J8
Date 05.20.2026
Project # 26-01

Issuance Schedule

SCALE
1/2" = 1'-0"
SCHEDULES

A0.002



LEGEND
I.R. IRON ROD
N/F NOW OR FORMERLY
G.B. GRANITE BOUND
SMH EX. SEWER MANHOLE

ZONING

R-10 ZONE MIN. LOT AREA : 10,000 S.F.
MIN. LOT FRONTAGE : 80'
MAX. BUILDING COVERAGE ALLOWED: 25%
EXISTING BUILDING COVERAGE: 20%

BUILDING SETBACKS
FRONT : 30'
REAR : 30'
SIDE 15'

ACECESSORY BLDG. SETBACK: 5'

PLAT 62
LOT 77,78,79 & 80

PLAT 62 LOT 72

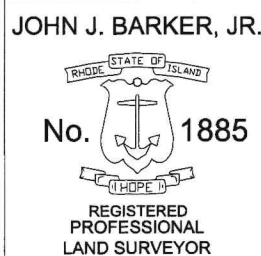
NOTES

1. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
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 SEVICING THE PROPERTY.
3. THE DIMENSIONS SHOWN TO THE P/L ARE TO THE CORNERBOARDS OR THE SHINGLE LINE.
4. TO THE BEST OF MY KNOWLEDGE THER ARE NO WETLANDS ON THIS SITE.
5. THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.

PLAT REFERENCE

BEING LOTS 190-197 ON PLAT ENTITLED "BEACH TERRACE" belonging to THE PROVIDENCE REAL ESTATE IMPROVEMENT CO. by: Frank Waterman March, 1910.

CERTIFICATION



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

LIMITED CONTENT BOUNDARY SURVEY

CLASS 1 STANDARD

OTHER TYPE OF SURVEY
DATA ACCUMULATION SURVEY

III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISITNG CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES.

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

BARKER LAND SURVEYING
168 HIGH STREET BRISTOL R.I. 02809-2101

SURVEY PLAN

for

JOHN & GAIL BARKER

PLAT 62 LOTS 73-80 48 CLIFF DRIVE BRISTOL R.I. 02809

DATE: 12/15/25 DWN BY: JJB DWG # 081203

PERMIT SET

Drawn by JJB
Checked by JJB
Date 05.20.2026
Project # 26-01

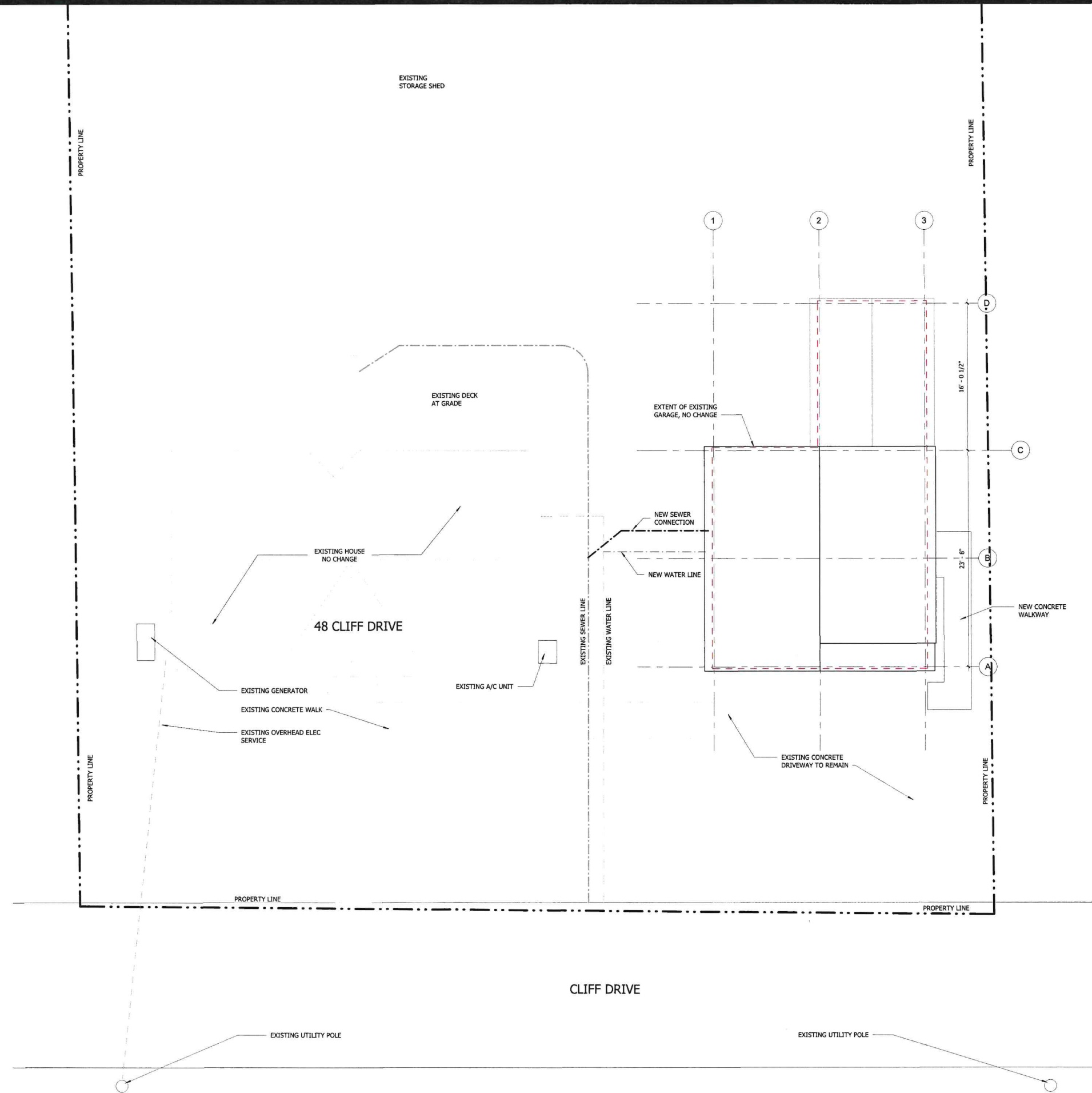
Issuance Schedule

SCALE

3/32" = 1'-0"

PLOT PLAN

A1.000



01 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by	JB
Checked by	JB
Date	05.20.2026
Project #	26-01

Issuance Schedule

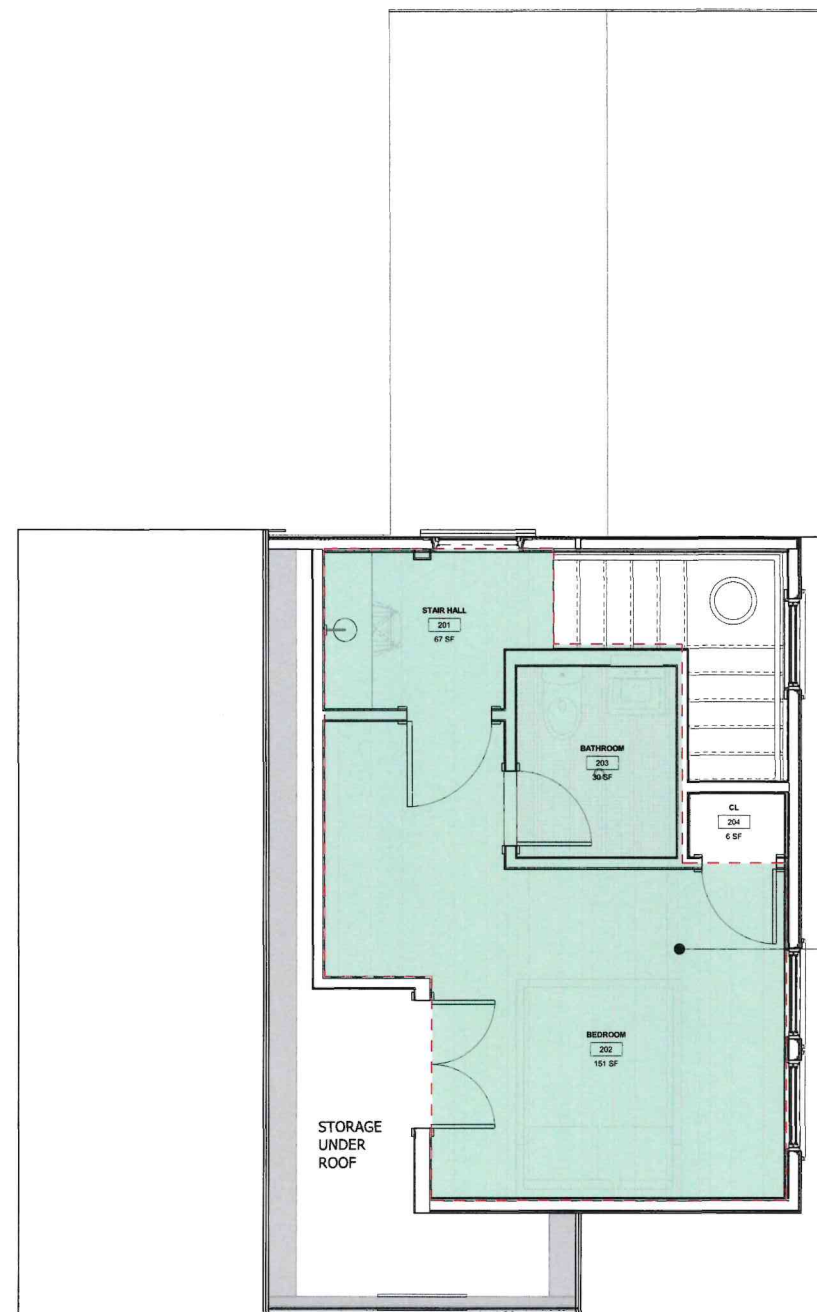
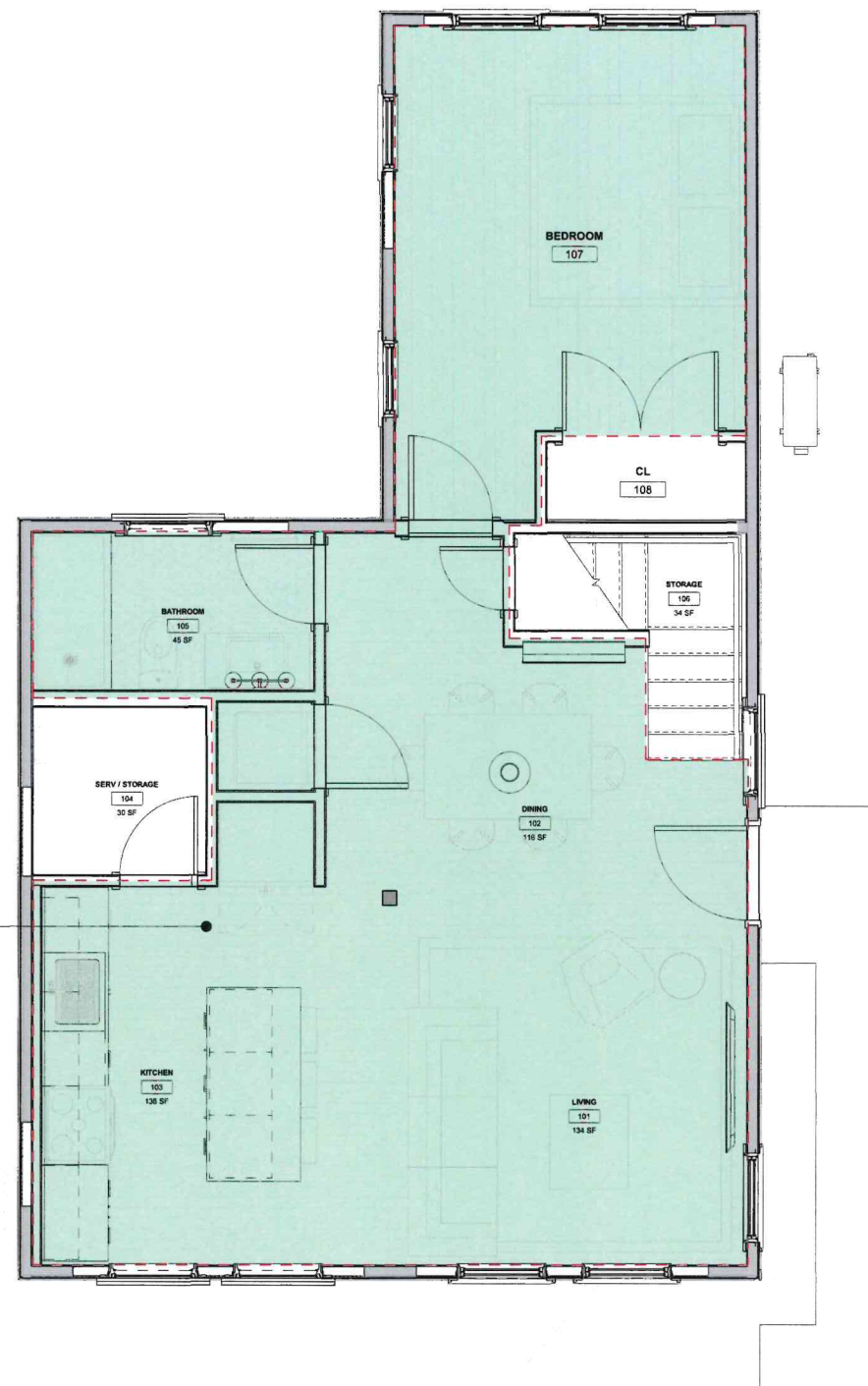
SCALE

3/16" = 1'-0"



SITE PLAN -
PROPOSED

A1.001

AREA
228 SF02 Area Plan LEVEL 2
3/8" = 1'-0"AREA
622 SF01 Area Plan LEVEL 1
3/8" = 1'-0"**AREA NOTES**

EXISTING PRIMARY RESIDENCE AREA - 1010 SF
EXISTING GARAGE AREA - 870 SF
(INCLUDING GROUND FLOOR AND USABLE LOFT AREA)

ADU AREA REQS [2 BEDROOM] - 1200 SF / 60% OF PRIMARY SF
(WHICHEVER IS LESS)
PROPOSED ADU LIVING AREA - 850 SF

VARIANCE REQUESTED:
HARDSHIP DUE TO MINIMAL EXISTING PRIMARY RESIDENCE AREA

EXISTING LIVING AREA: - 1010 SF
60% OF AREA - 606 SF
ADU LIVING AREA - 850 SF

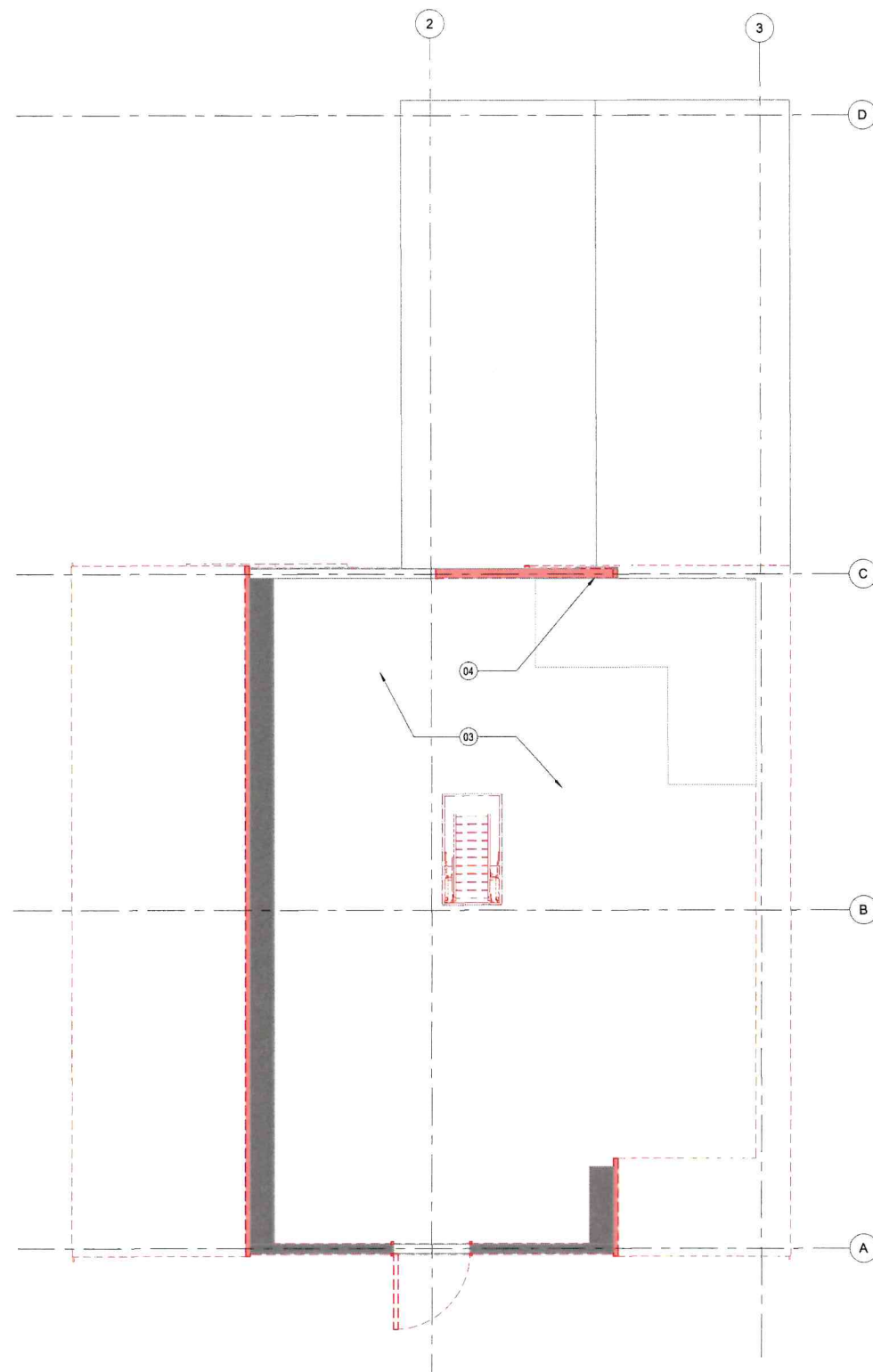
48 CLIFF DRIVE
BRISTOL, RI 02809**PERMIT SET**

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01
Issuance Schedule

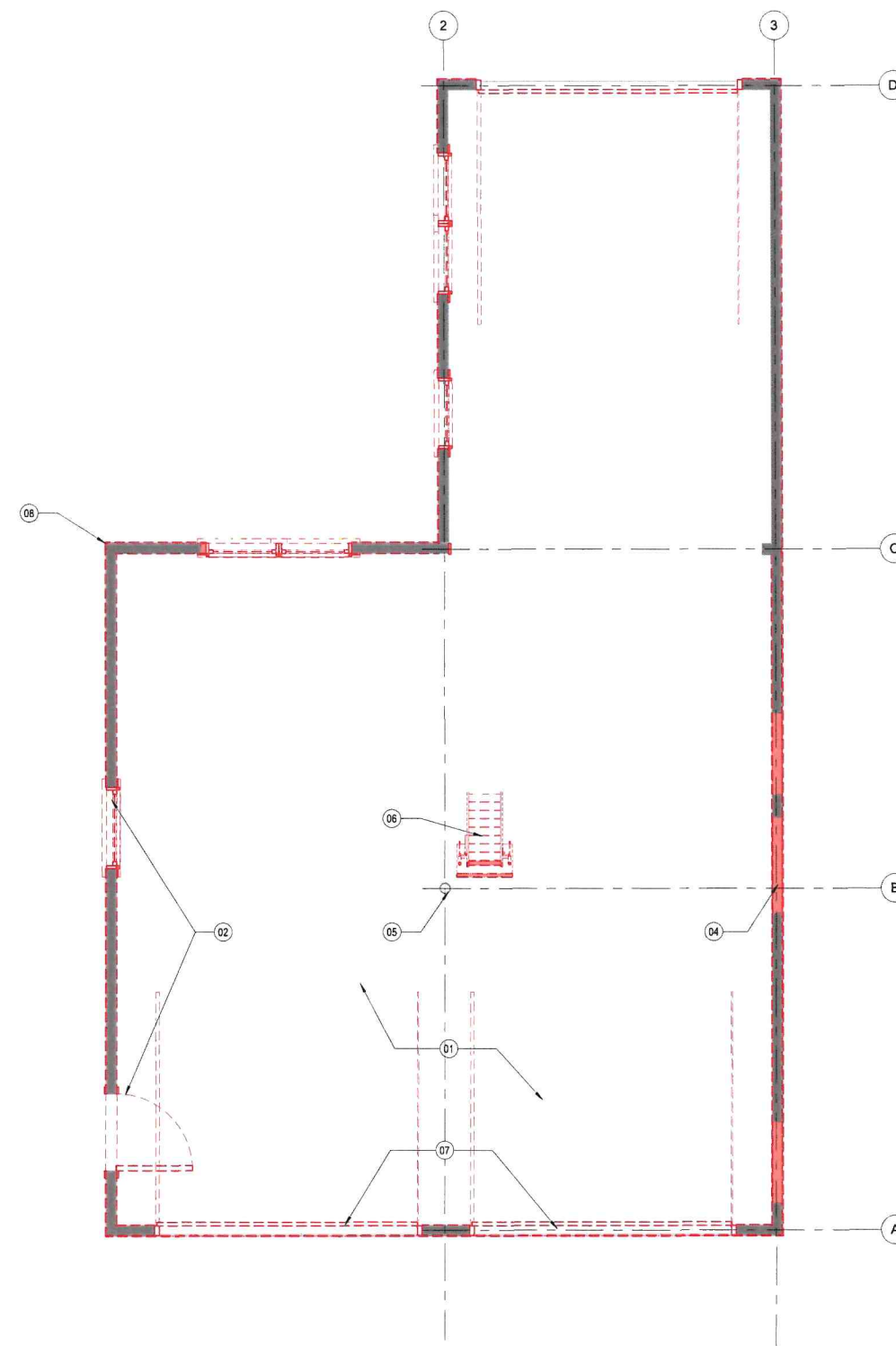
SCALE

3/8" = 1'-0"

PLANS - PROJECT
AREA**A1.002**



02 Demo Plan LEVEL 2
3/8" = 1'-0"



01 Demo Plan LEVEL 1
3/8" = 1'-0"

SHEET NOTES

- 01 EXIST SLAB TO REMAIN, TYP.
- 02 REMOVE & REPLACE WINDOWS & DOORS, TYP.
- 03 REMOVE & REPLACE EXIST FLOOR AND SUBFLOOR, TYP.
- 04 DEMO EXISTING WALL TO EXTENTS SHOWN, SUPPORT/SHORE STRUCTURE AS REQ.
- 05 EXISTING COLUMNS TO REMAIN
- 06 DEMO EXISTING STAIR
- 07 REMOVE EXISTING GARAGE DOORS, TYP.
- 08 REMOVE & REPLACE EXISTING CEDAR SHINGLES AT EXTERIOR, TYP. PREP FOR NEW SIDING, SEE EXT WALL DETAIL.

GENERAL NOTES

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

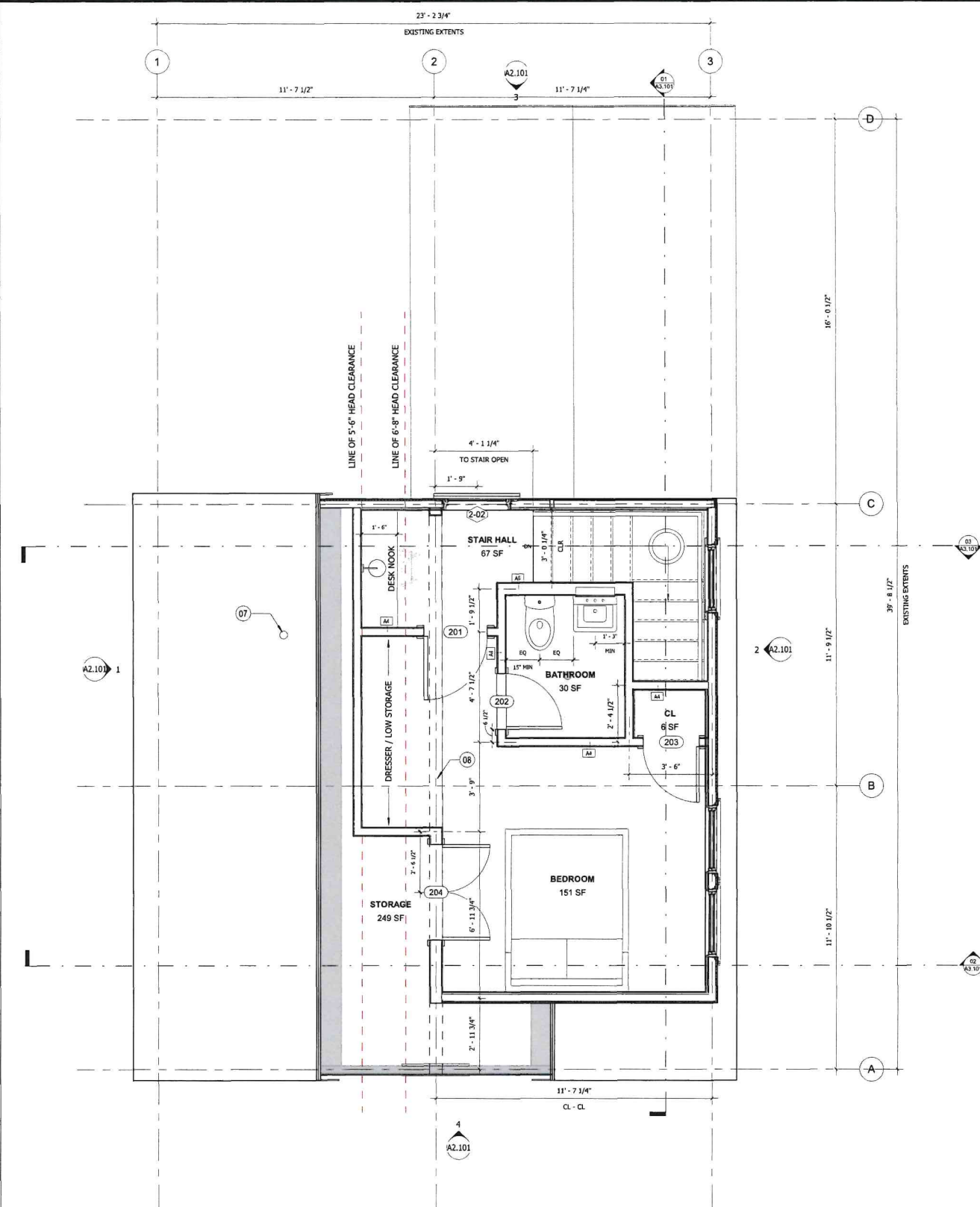
Issuance Schedule

SCALE

3/8" = 1'-0"

PLANS - DEMO (LEVEL
1 - 2)

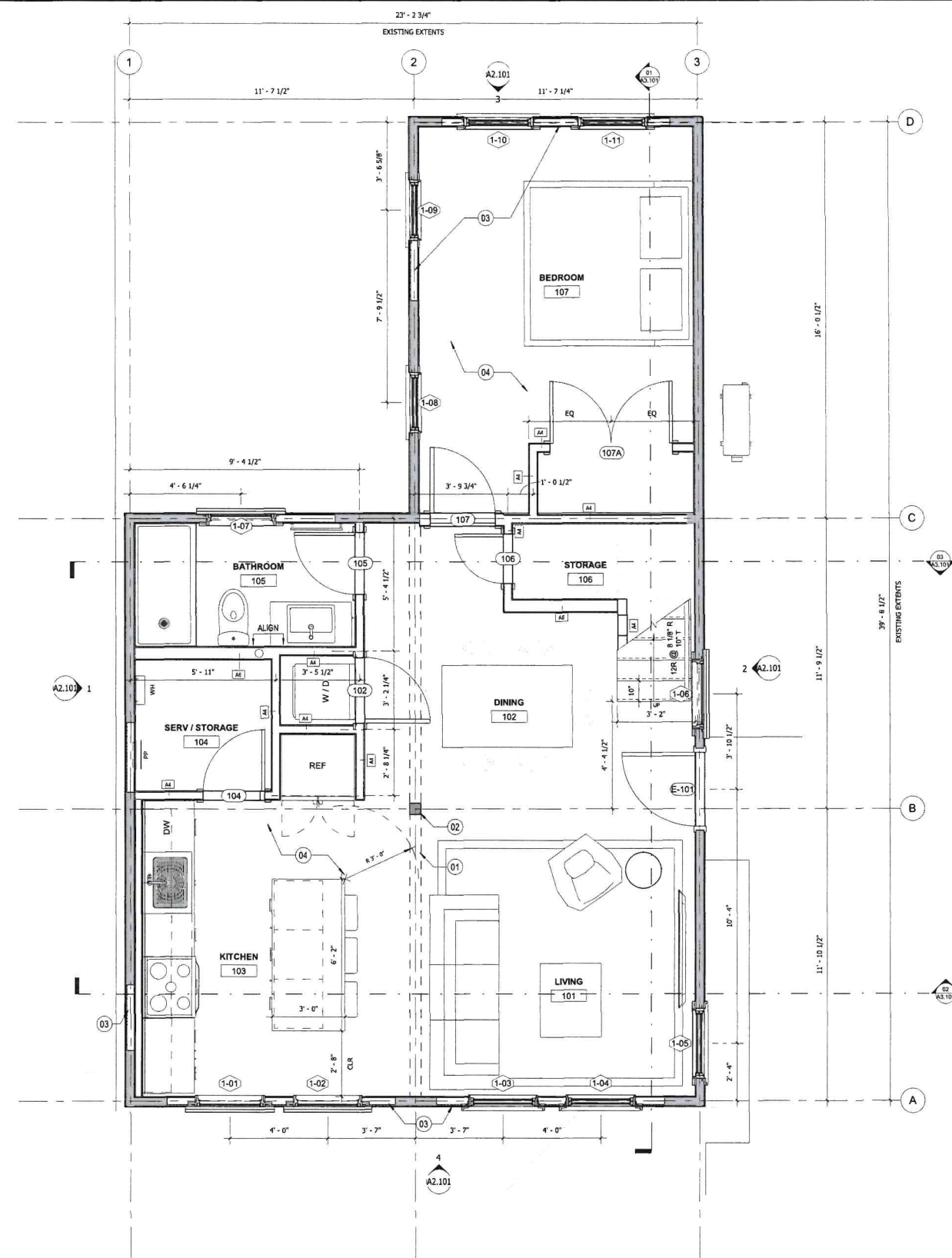
A1.100



02 PROPOSED PLAN - LEVEL 2
3/8" = 1'-0"

SHEET NOTES

- 01 LINE OF EXIST BEAM ABV.
02 EXISTING PIPE COLUMN ENCASED IN TRIM
03 INFILL EXISTING OPENING, TYP.
04 NEW ENG WD FLOORING OVER EXIST SLAB. REFER TO DETAIL
07 NEW PLUMBING STACK VENT
08 NEW 2x10 RIDGE BEAM, ABV.



01 PROPOSED PLAN - LEVEL 1
3/8" = 1'-0"

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by _____ JE

Checked by	JB
------------	----

Date 05.20.2026

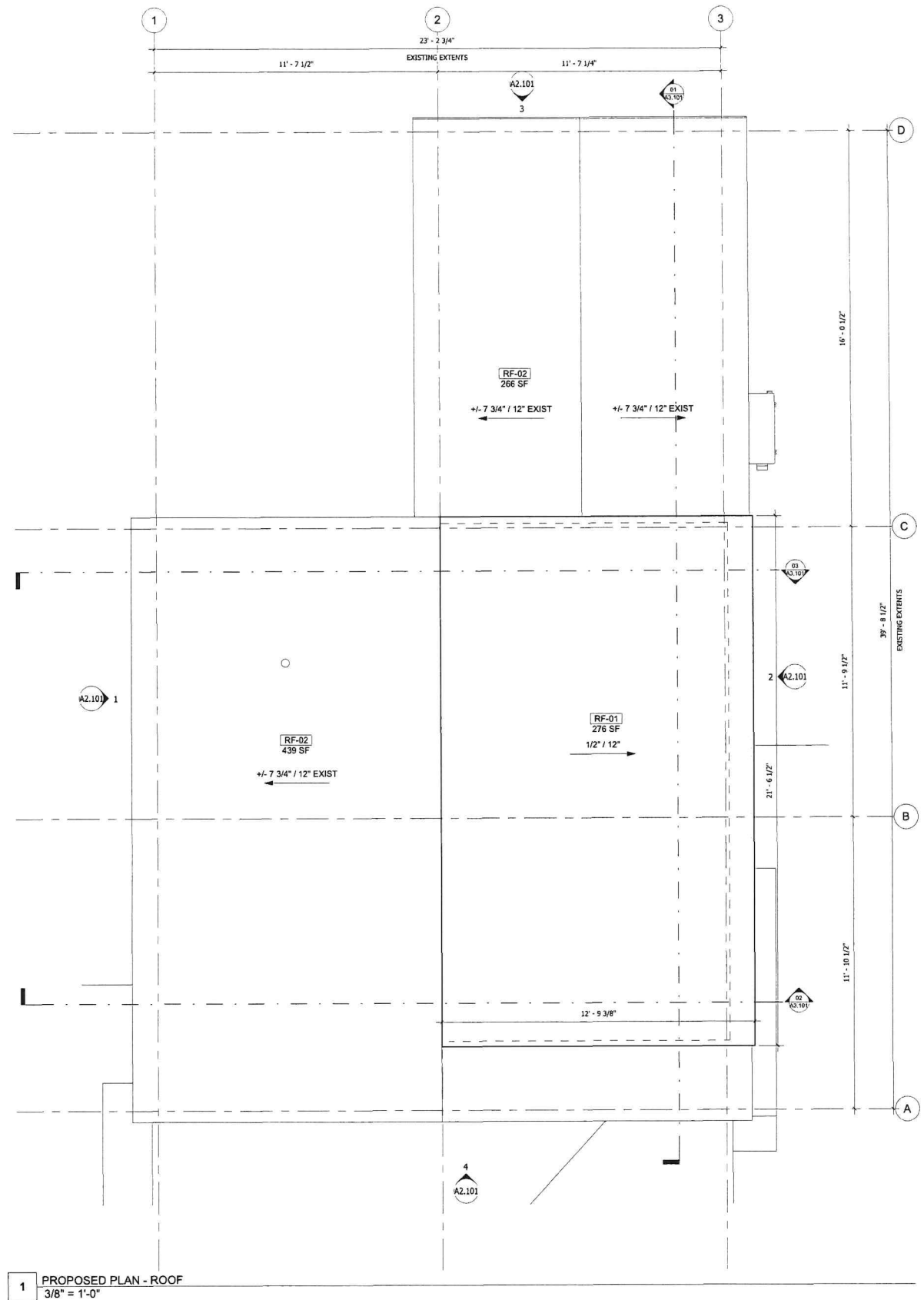
Project # 26-01

Issuance Schedule

SCALE

$$3/8'' = 1'-0''$$
PLANS - PROPOSED
(LEVEL 1 - 2)

A1.101



1 PROPOSED PLAN - ROOF
3/8" = 1'-0"

SHEET NOTES

- 01 LINE OF EXIST BEAM ABV.
- 02 EXISTING PIPE COLUMN ENCASED IN TRIM
- 03 INFILL EXISTING OPENING, TYP.
- 04 NEW ENG W/D FLOORING OVER EXIST SLAB. REFER TO DETAIL
- 07 NEW PLUMBING STACK VENT
- 08 NEW 2x10 RIDGE BEAM, ABV.

RF-01 = EPDM RUBBER MEMBRANE
RF-02 = ASPHALT SHINGLES

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

Issuance Schedule

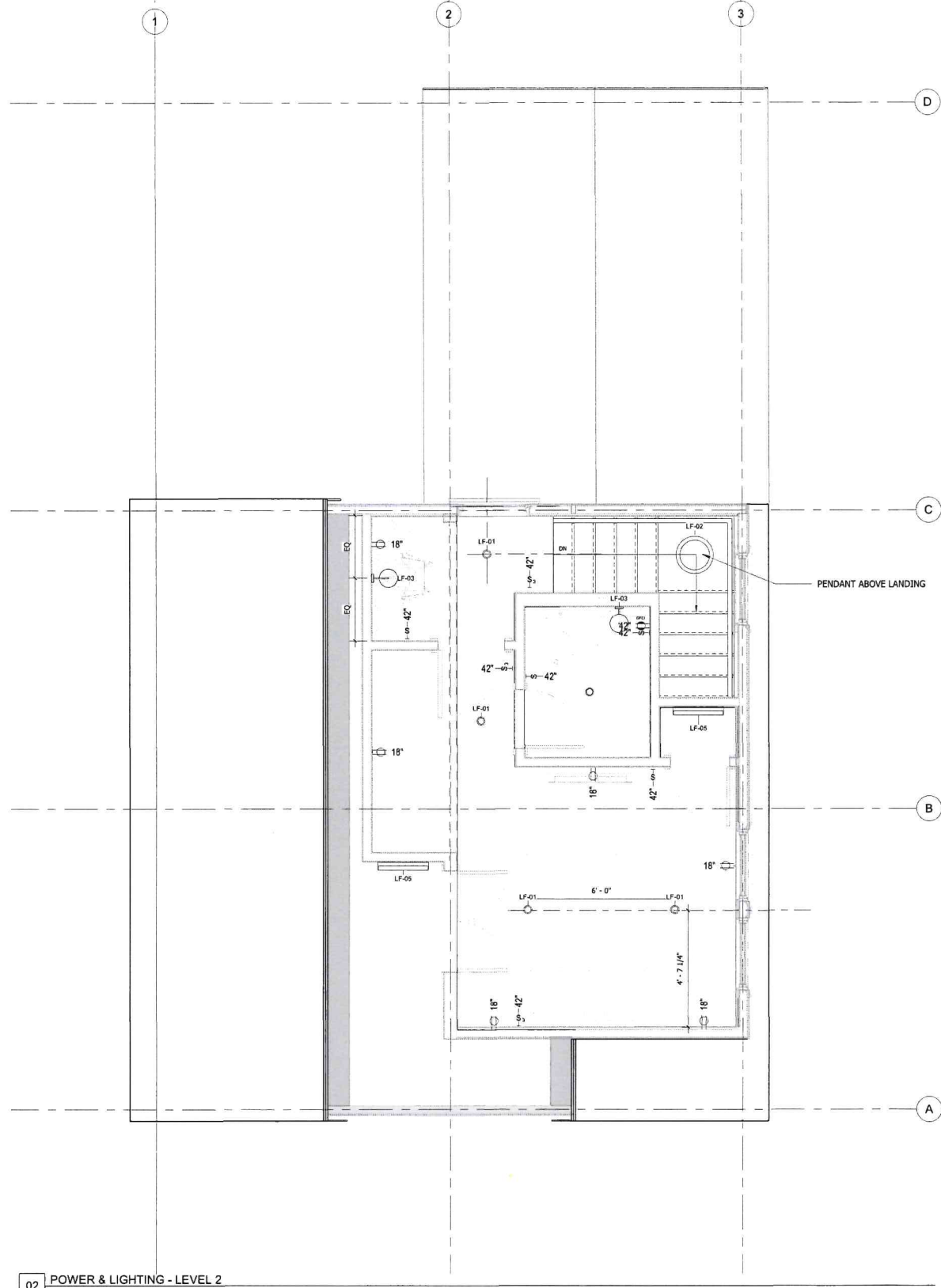
SCALE

3/8" = 1'-0"

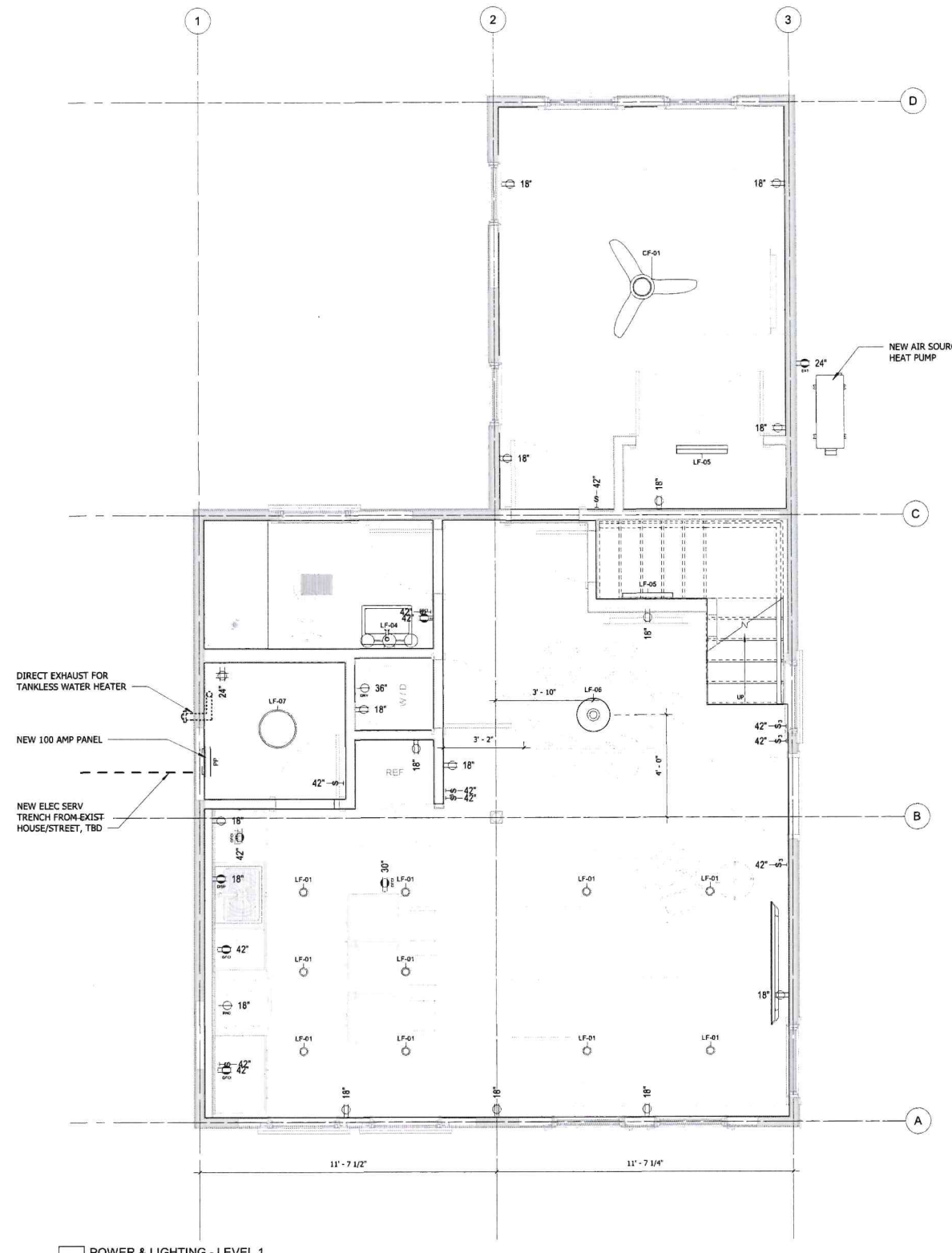


PLANS - PROPOSED
(ROOF)

A1.102



02 POWER & LIGHTING - LEVEL 2



01 POWER & LIGHTING - LEVEL 1

LEGEND

LIGHTING FIXTURE SCHEDULE		
COUNT	TYPE MARK	TYPE
1	CF-01	Ceiling Fan & Light
15	LF-01	3" Recessed Wafer Downlight - Typical
1	LF-02	Pendant - Stair
2	LF-03	Wall Sconce - Interior
1	LF-04	Vanity Sconce
4	LF-05	Wall Sconce - Closet
1	LF-06	Pendant - Dining
1	LF-07	Ceiling Sconce - Flush Mount - Interior

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

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Checked by JB
Date 05.20.2026
Project # 26-01
Issuance Schedule

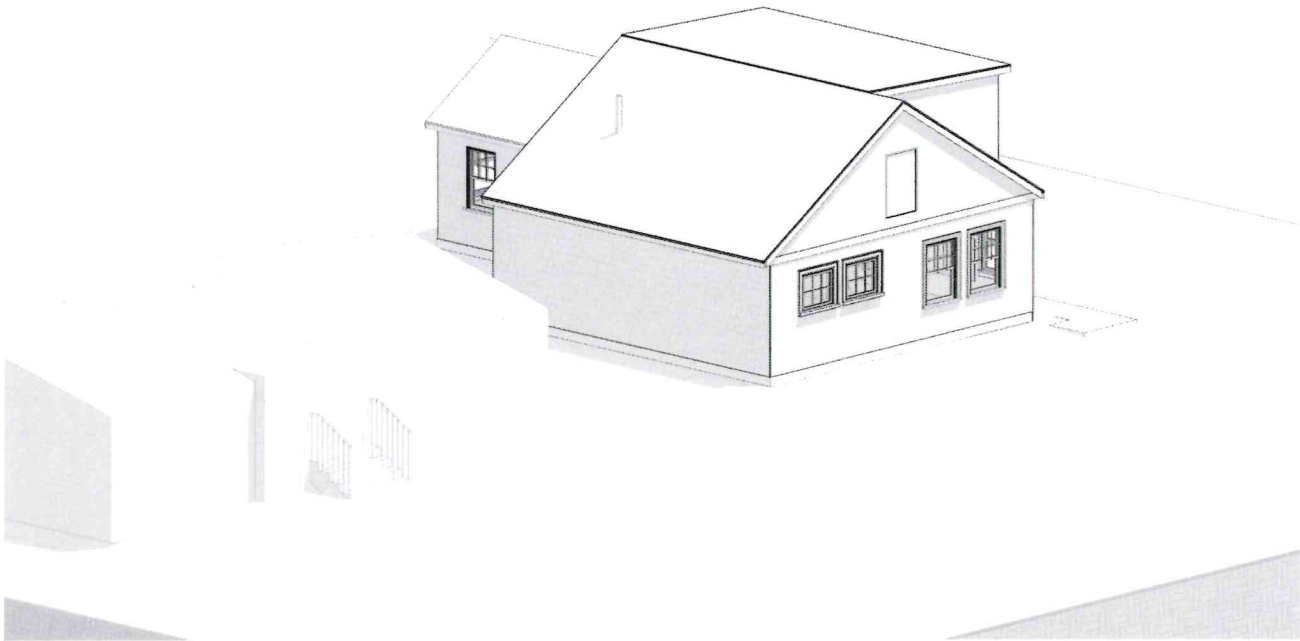
SCALE

3/8" = 1'-0"

POWER & LIGHTING -
PROPOSED (LEVEL
0-1)

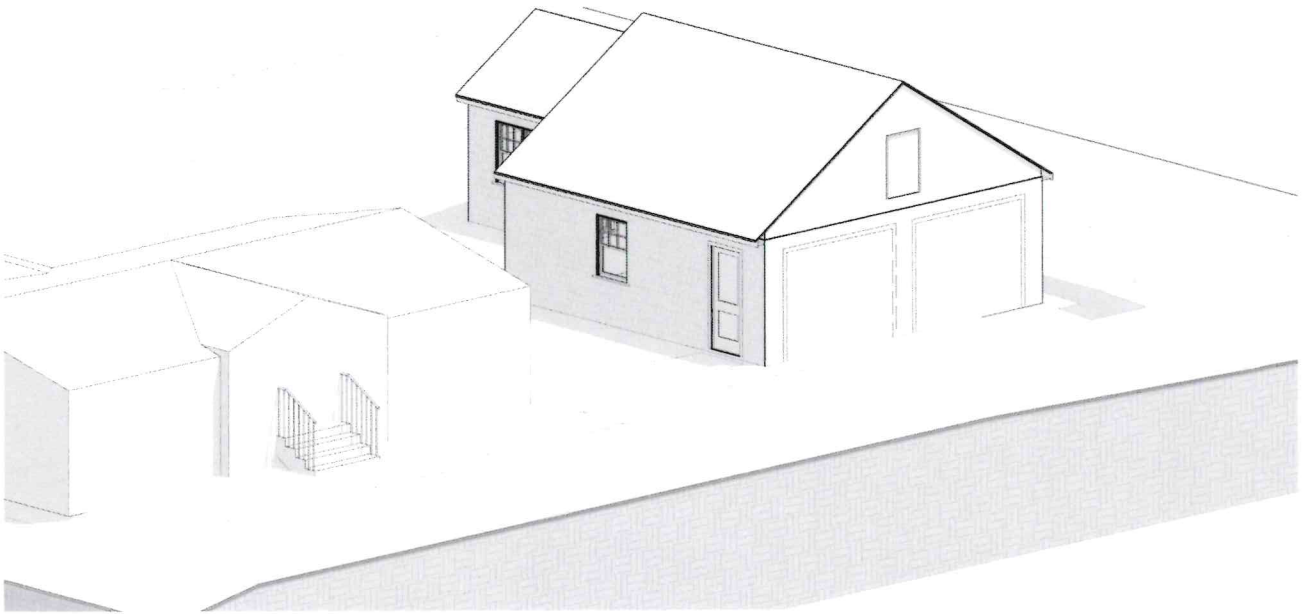
A1.201

PROPOSED



2 PROPOSED AXON VIEW

EXISTING



1 ORIGINAL AXON VIEW

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

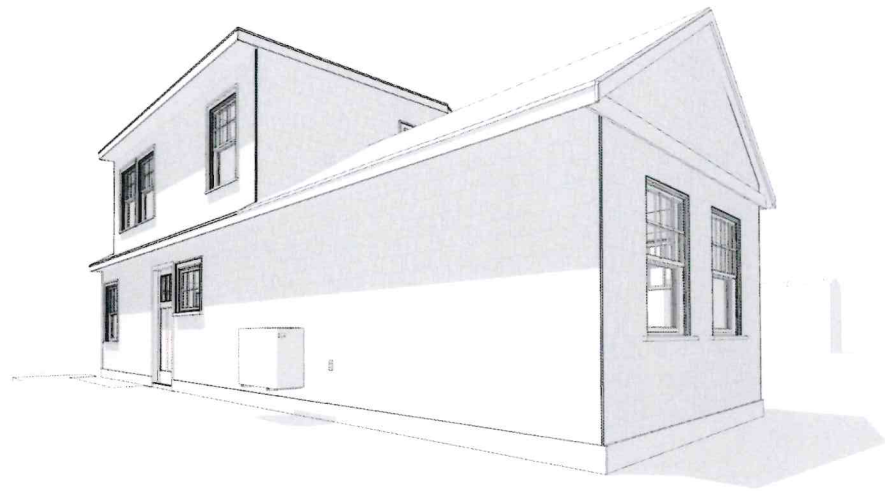
Issuance Schedule

SCALE

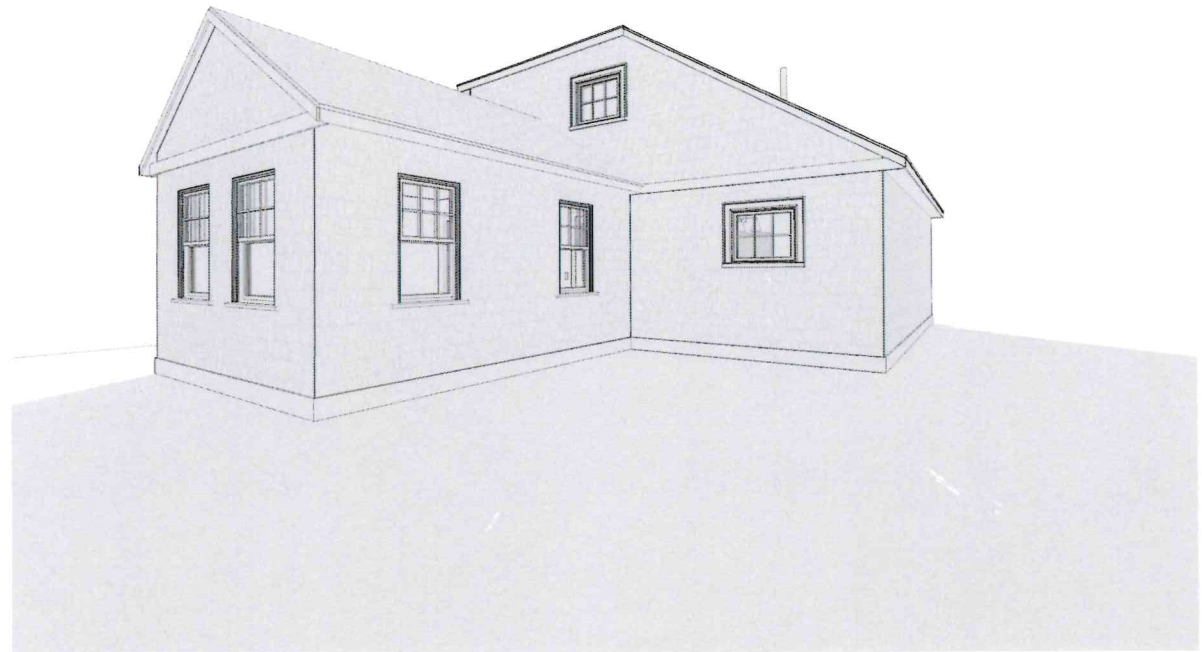


EXT. 3D VIEW -
PREVIOUS VS.
CURRENT DESIGN

A2.000



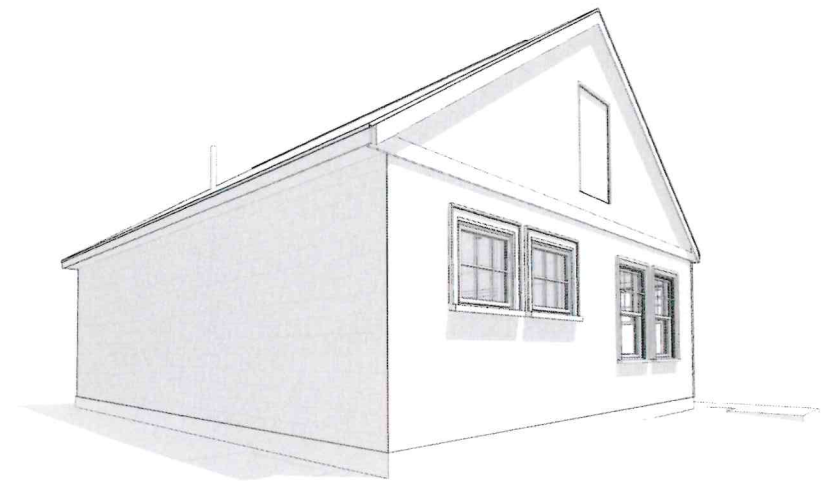
04 Exterior Perspective NE



02 Exterior Perspective NW



03 Exterior Perspective South Facade



01 Exterior Perspective SW

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

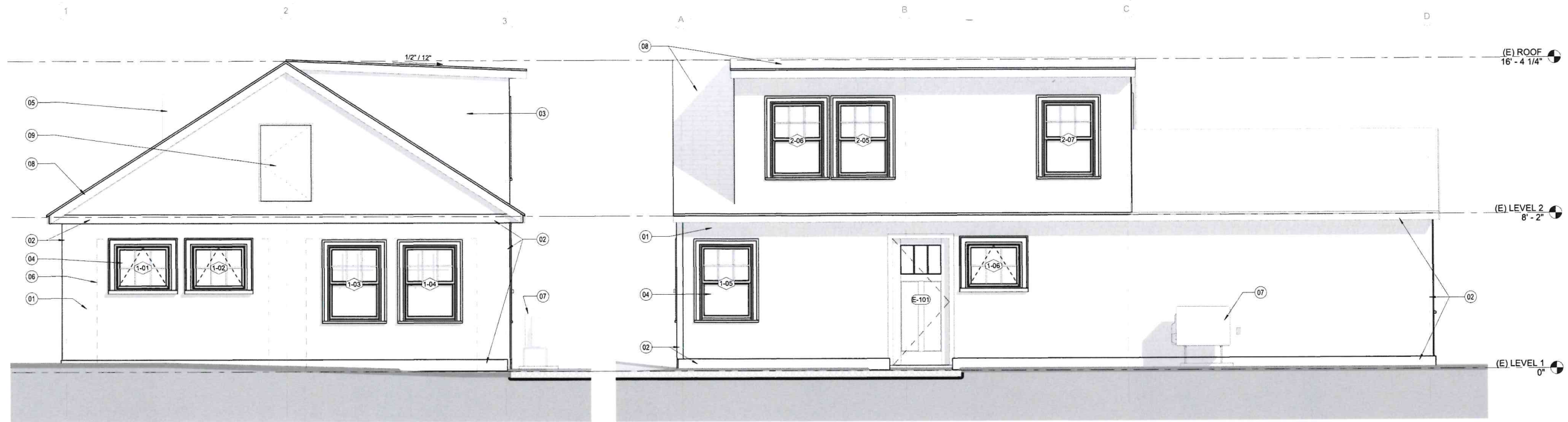
Issuance Schedule

SCALE



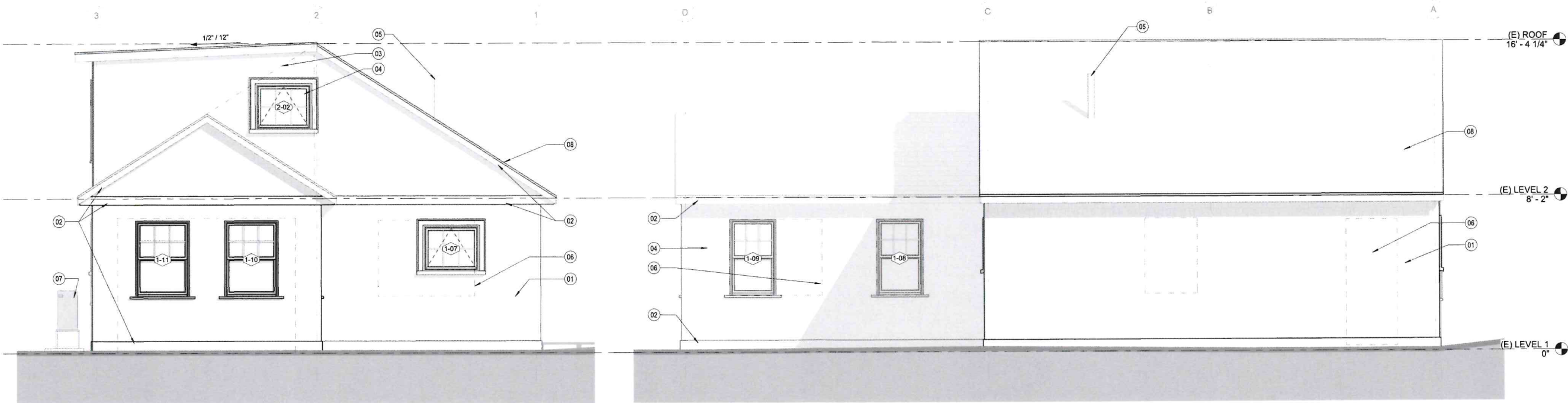
EXT. 3D VIEW -
PERSPECTIVES

A2.001



4 PROPOSED ELEVATION - SOUTH

2 PROPOSED ELEVATION - EAST



3 PROPOSED ELEVATION - NORTH
3/8" = 1'-0"

1 PROPOSED ELEVATION - WEST
3/8" = 1'-0"

SHEET NOTES

- 01 REPAIR/REPLACE & REPAINT EXISTING CEDAR SHINGLES
- 02 REPLACE EXISTING FASCIA/RAKE/EAVE TRIM. PROVIDE NEW TRIM AS SHOWN.
- 03 PROVIDE NEW CEDAR SHINGLES, TO MATCH EXISTING, AT NEW DORMER
- 04 NEW WINDOWS THROUGHOUT, REFER TO SCHEDULE
- 05 SANITARY VENT STACK
- 06 LINE OF EXISTING OPENINGS, INFILL WHERE REQ. TYP.
- 07 NEW AIR SOURCE HEAT PUMP UNIT.
- 08 NEW ROOFING, REFER TO ROOF PLAN FOR TYPES
- 09 REPLACE EXISTING HAY DOOR

GENERAL NOTES

WALL MATERIAL TAKEOFF	
NAME	AREA
Siding - Cedar Shingle	1405 SF
Wall - 1/2" Gypsum Wall Board	2723 SF

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
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Date 05.20.2026
Project # 26-01

Issuance Schedule

SCALE

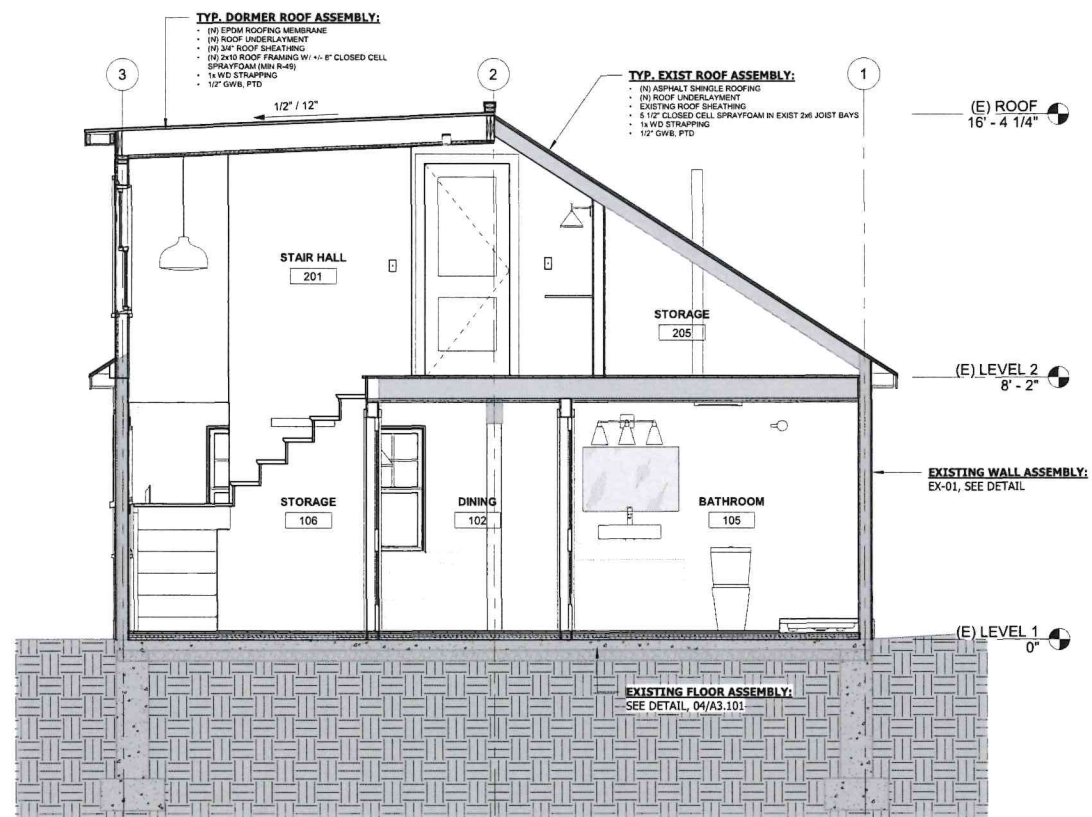
3/8" = 1'-0"

EXTERIOR
ELEVATIONS

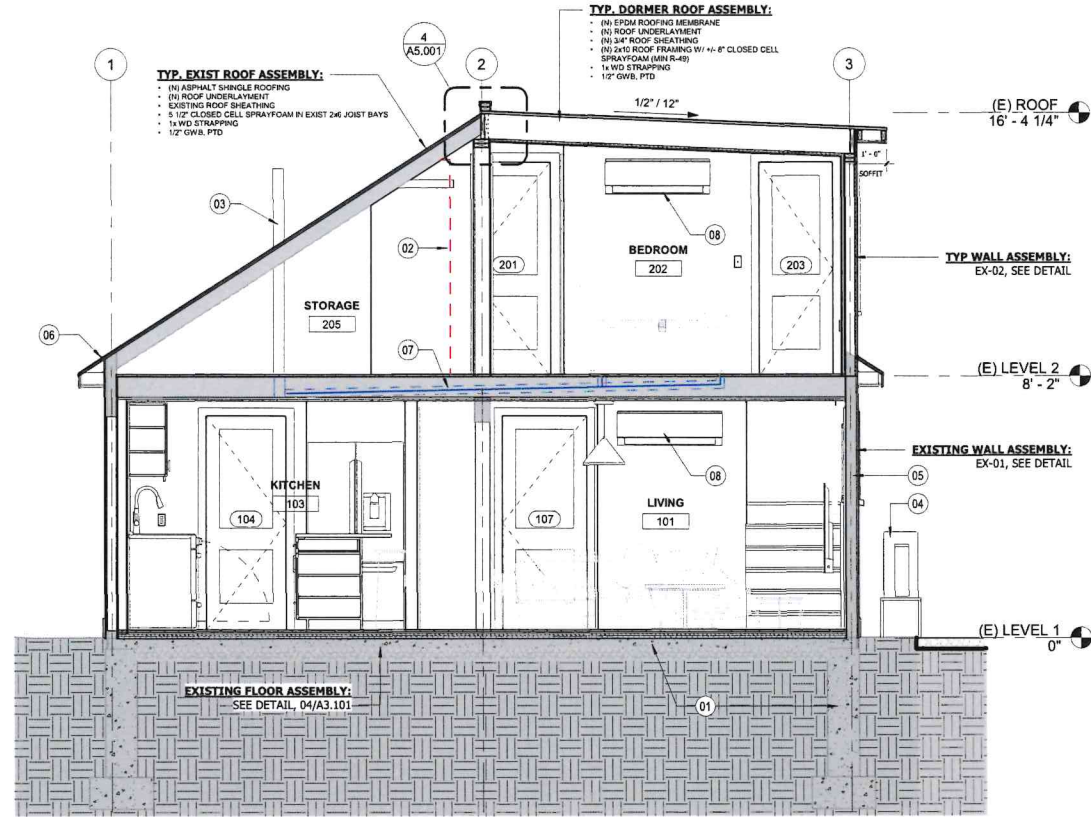
A2.101

SHEET NOTES

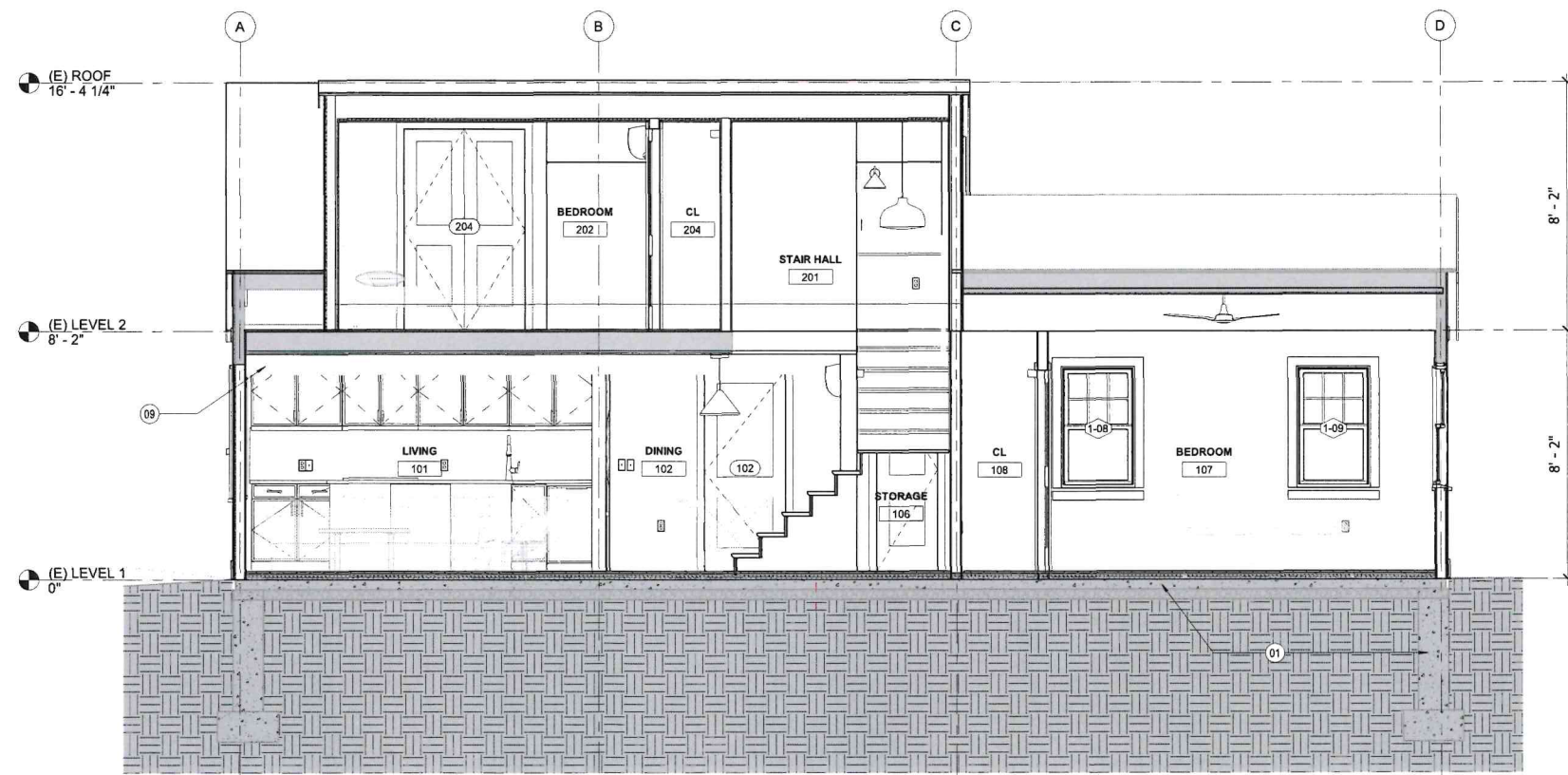
- 01 EXIST FOUNDATION & FOOTING TO REMAIN, TYP.
- 02 LINE OF MIN HEAD CLR (6'-8" CLR)
- 03 SANITARY VENT STACK
- 04 NEW AIR SOURCE HEAT PUMP UNIT.
- 05 DBL EVERY OTHER STUD UNDER DORMER EXTENT
- 06 PROVIDE ICE & WATER SHIELD MIN 30" FROM ROOF EAVE, TYP.
- 07 LINE OF WASTE LINE FROM POWDER RM
- 08 NEW INTERIOR FAN COIL UNIT, TYP.
- 09 EXIST STRUCTURAL BEAM TO REMAIN, TYP.



03 BUILDING SECTION - THROUGH BATHROOM



02 BUILDING SECTION - THROUGH KITCHEN

01 SECTION - THROUGH STAIR
3/8" = 1'-0"

PERMIT SET

Drawn by JB
 Checked by JB
 Date 05.20.2026
 Project # 26-01

Issuance Schedule

SCALE

3/8" = 1'-0"

BUILDING SECTIONS

A3.101

48 CLIFF DRIVE
BRISTOL, RI 02809

PERMIT SET

Drawn by JB
Checked by JB
Date 05.20.2026
Project # 26-01

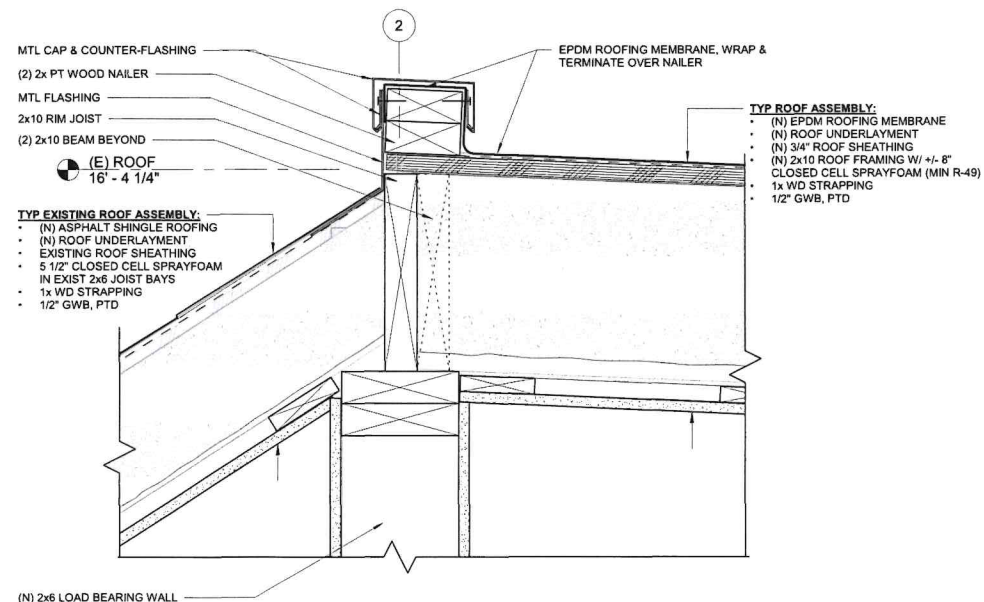
Issuance Schedule

SCALE

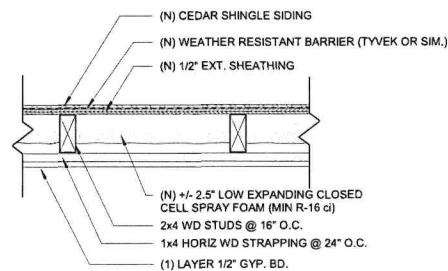
As indicated

BUILDING DETAILS

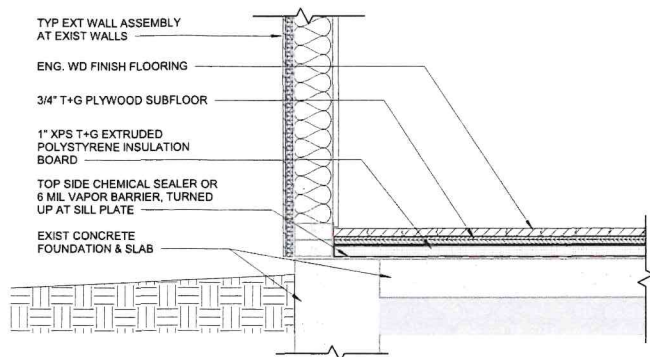
A5.001



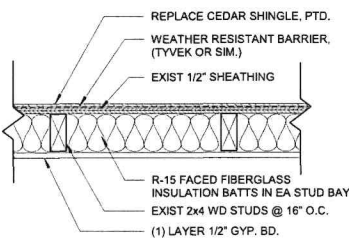
4 ASPHALT & EPDM ROOF RIDGE JUNCTION



2 TYP EXTERIOR WALL - EX-02 - CLOSED CELL SPRAY



3 TYP FIN FLOOR ASSEMBLY OVER EXIST SLAB



1 TYP EXTERIOR WALL - EX-01 - EXISTING WALL



48 Cliff Drive - 300' Radius

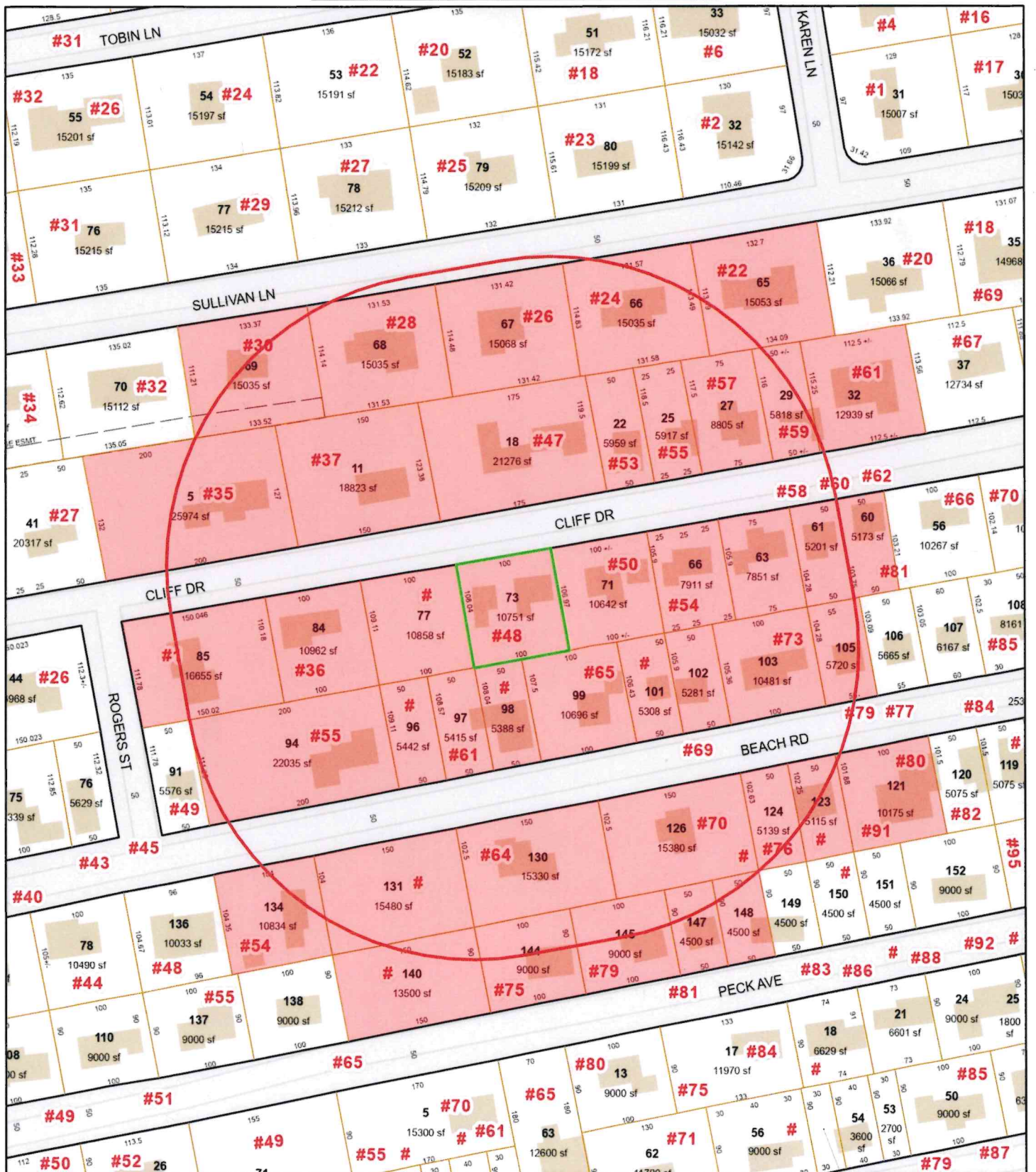
Town of Bristol, RI

1 inch = 141 Feet



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September 15, 2026



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300 feet Abutters List Report

Bristol, RI
September 15, 2026

Subject Property:

Parcel Number: 62-73
CAMA Number: 62-73
Property Address: 48 CLIFF DR

Mailing Address: BARKER, JOHN J. JR & GAIL A. LE
BARKER, ALISON J. & BARKER, JOHN J.
III
48 CLIFF DR
BRISTOL, RI 02809

Abutters:

Parcel Number: 55-65
CAMA Number: 55-65
Property Address: 22 SULLIVAN LN

Mailing Address: BERRETTO, ANGELINA T. LE
BERRETTO, FRANCESCA B.
22 SULLIVAN LN
BRISTOL, RI 02809

Parcel Number: 55-66
CAMA Number: 55-66
Property Address: 24 SULLIVAN LN

Mailing Address: MCDOWELL, LAURA C. & HOOD, KEVIN
M. TE
24 SULLIVAN LN
BRISTOL, RI 02809

Parcel Number: 55-67
CAMA Number: 55-67
Property Address: 26 SULLIVAN LN

Mailing Address: MATURI, BRADLEY TRACEY TE
1 WESTWOOD RD
BRISTOL, RI 02809

Parcel Number: 55-68
CAMA Number: 55-68
Property Address: 28 SULLIVAN LN

Mailing Address: SHOEMAKER, GEORGE T & JUDITH L
TRUSTEES
26096 NORMAN DR
ENGLEWOOD, FL 34223

Parcel Number: 55-69
CAMA Number: 55-69
Property Address: 30 SULLIVAN LN

Mailing Address: FLORES, DANIEL & JESSICA LEIGH TE
30 SULLIVAN LN
BRISTOL, RI 02809

Parcel Number: 62-101
CAMA Number: 62-101
Property Address: BEACH RD

Mailing Address: SOBAN, JACEK & MONIKA M TE
91 WESTMORELAND LN
SAUNDERSTOWN, RI 02874

Parcel Number: 62-102
CAMA Number: 62-102
Property Address: 69 BEACH RD

Mailing Address: SOBAN, JACEK & MONIKA M TE
91 WESTMORELAND LN
SAUNDERSTOWN, RI 02874

Parcel Number: 62-103
CAMA Number: 62-103
Property Address: 73 BEACH RD

Mailing Address: GAGNER, CHRISTOPHER MARGARET
E. TE
73 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-105
CAMA Number: 62-105
Property Address: 77 BEACH RD

Mailing Address: VOLLARO, ANNA C. JERRY ETUX TE
77 BEACH ROAD
BRISTOL, RI 02809

Parcel Number: 62-11
CAMA Number: 62-11
Property Address: 37 CLIFF DR

Mailing Address: PERRY, THOMAS E & ROBIN M
TRUSTEES
37 CLIFF DR
BRISTOL, RI 02809



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Page 1 of 4



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 62-121
CAMA Number: 62-121
Property Address: 80 BEACH RD

Mailing Address: MCNAMARA, MARY F MICHAEL A TE
80 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-123
CAMA Number: 62-123
Property Address: BEACH RD

Mailing Address: CRAVEIRO, JOHN JR
76 BEACH ROAD
BRISTOL, RI 02809

Parcel Number: 62-124
CAMA Number: 62-124
Property Address: 76 BEACH RD

Mailing Address: CRAVEIRO, JOHN JR
76 BEACH ROAD
BRISTOL, RI 02809

Parcel Number: 62-126
CAMA Number: 62-126
Property Address: 70 BEACH RD

Mailing Address: MCGINN, JOAN
70 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-130
CAMA Number: 62-130
Property Address: 64 BEACH RD

Mailing Address: MCGINN, KATHRYN M
64 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-131
CAMA Number: 62-131
Property Address: BEACH RD

Mailing Address: CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

Parcel Number: 62-134
CAMA Number: 62-134
Property Address: 54 BEACH RD

Mailing Address: NORTON, JAMES L. & AMY L. TE
54 BEACH RD
BRISTOL, RI 02809

Parcel Number: 62-140
CAMA Number: 62-140
Property Address: PECK AVE

Mailing Address: CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

Parcel Number: 62-144
CAMA Number: 62-144
Property Address: 75 PECK AVE

Mailing Address: MCGINN, TIMOTHY M. & BARBARA J.
TRUSTEES TIMOTHY M. & BARBARA J.
MCGINN TRUST
75 PECK AVE
BRISTOL, RI 02809

Parcel Number: 62-145
CAMA Number: 62-145
Property Address: 79 PECK AVE

Mailing Address: RUGGIERO, FRANK M MARGARET A.
LIFE EST
79 PECK AVE
BRISTOL, RI 02809

Parcel Number: 62-147
CAMA Number: 62-147
Property Address: 81 PECK AVE

Mailing Address: JACOBS, MICHAEL J. LINDSAY Z. TE
81 PECK AVE
BRISTOL, RI 02809

Parcel Number: 62-148
CAMA Number: 62-148
Property Address: PECK AVE

Mailing Address: BALESTRACCI, KATE R & CORMACK,
BENJAMIN ANTHONY P TE
83 PECK AVE
BRISTOL, RI 02809



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9/15/2026

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Page 2 of 4



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 62-18 CAMA Number: 62-18 Property Address: 47 CLIFF DR	Mailing Address: FERREIRA, GILBERT J. NANCY TE 47 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-22 CAMA Number: 62-22 Property Address: 53 CLIFF DR	Mailing Address: DENNIS, WILLIAM P-TRUSTEE, DENNIS TRUST & DENNIS, PATRICK W 53 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-25 CAMA Number: 62-25 Property Address: 55 CLIFF DR	Mailing Address: MITCHELL, LISBETH A. TRUSTEE 61 OVERHILL RD WARREN, RI 02885
Parcel Number: 62-27 CAMA Number: 62-27 Property Address: 57 CLIFF DR	Mailing Address: BEAN, ERIN 57 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-29 CAMA Number: 62-29 Property Address: 59 CLIFF DR	Mailing Address: CUTLER, NILES, IVANOFF, SVETLANA & LUTOVSKY, JASON JT 59 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-32 CAMA Number: 62-32 Property Address: 61 CLIFF DR	Mailing Address: SOBOLESKI, VINCENT D SARA JANE TE 61 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-5 CAMA Number: 62-5 Property Address: 35 CLIFF DR	Mailing Address: MARTINS, STEVE & MELISSA B TE 35 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-60 CAMA Number: 62-60 Property Address: 62 CLIFF DR	Mailing Address: KOPSACK, MELISSA & DANIEL G TE 3 VANTAGE POINT DR. BRISTOL, RI 02809
Parcel Number: 62-61 CAMA Number: 62-61 Property Address: 60 CLIFF DR	Mailing Address: KOTUBY, PHAELYN MARIE-HELENA 60 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-63 CAMA Number: 62-63 Property Address: 58 CLIFF DR	Mailing Address: SAMSON, ROMEO JOSEPH JR 58 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-66 CAMA Number: 62-66 Property Address: 54 CLIFF DR	Mailing Address: KRAMER, JOEL M. CYNTHIA TE 54 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-71 CAMA Number: 62-71 Property Address: 50 CLIFF DR	Mailing Address: HEMOND, DONALD R. SARAH M. TE 50 CLIFF DR BRISTOL, RI 02809



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9/15/2026

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Page 3 of 4



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 62-73 CAMA Number: 62-73 Property Address: 48 CLIFF DR	Mailing Address: BARKER, JOHN J. JR & GAIL A. LE BARKER, ALISON J. & BARKER, JOHN J. III 48 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-77 CAMA Number: 62-77 Property Address: CLIFF DR	Mailing Address: MCKENNA, ROBERT W (TRST) etal 62 KINGSWOOD RD BRISTOL, RI 02809
Parcel Number: 62-84 CAMA Number: 62-84 Property Address: 36 CLIFF DR	Mailing Address: ACHILLI, JOHN A. & ACHILLI, HELEN M. TRUSTEES 36 CLIFF DR BRISTOL, RI 02809
Parcel Number: 62-85 CAMA Number: 62-85 Property Address: 1 ROGER AVE	Mailing Address: TOMCHAK, JOSEPH V & CONNELL, ADAM TE 1 ROGER AVE BRISTOL, RI 02809
Parcel Number: 62-94 CAMA Number: 62-94 Property Address: 55 BEACH RD	Mailing Address: RODRIGUES, RAYMOND ADELINE JT 55 BEACH RD BRISTOL, RI 02809
Parcel Number: 62-96 CAMA Number: 62-96 Property Address: BEACH RD	Mailing Address: CHRISTOPHER D. CSANADI TRUST C/O FALL RIVER MANUFACTURING 540 CURRANT AVE FALL RIVER, MA 02720
Parcel Number: 62-97 CAMA Number: 62-97 Property Address: 61 BEACH RD	Mailing Address: CHRISTOPHER D. CSANADI TRUST C/O FALL RIVER MANUFACTURING 540 CURRANT AVE FALL RIVER, MA 02720
Parcel Number: 62-98 CAMA Number: 62-98 Property Address: BEACH RD	Mailing Address: CHRISTOPHER D. CSANADI TRUST C/O FALL RIVER MANUFACTURING 540 CURRANT AVE FALL RIVER, MA 02720
Parcel Number: 62-99 CAMA Number: 62-99 Property Address: 65 BEACH RD	Mailing Address: FLUDDER, KRISTIN 65 BEACH RD BRISTOL, RI 02809



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9/15/2026

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Page 4 of 4

ACHILLI, JOHN A. & ACHILL
36 CLIFF DR
BRISTOL, RI 02809

FERREIRA, GILBERT J.
NANCY TE
47 CLIFF DR
BRISTOL, RI 02809

MATURI, BRADLEY
TRACEY TE
1 WESTWOOD RD
BRISTOL, RI 02809

BALESTRACCI, KATE R &
CORMACK, BENJAMIN ANTHONY
83 PECK AVE
BRISTOL, RI 02809

FLORES, DANIEL & JESSICA
30 SULLIVAN LN
BRISTOL, RI 02809

MCDOWELL, LAURA C. & HOOD
24 SULLIVAN LN
BRISTOL, RI 02809

BARKER, JOHN J. JR & GAIL
BARKER, ALISON J. & BARKE
48 CLIFF DR
BRISTOL, RI 02809

FLUDDER, KRISTIN
65 BEACH RD
BRISTOL, RI 02809

MCGINN, JOAN
70 BEACH RD
BRISTOL, RI 02809

BEAN, ERIN
57 CLIFF DR
BRISTOL, RI 02809

GAGNER, CHRISTOPHER
MARGARET E. TE
73 BEACH RD
BRISTOL, RI 02809

MCGINN, KATHRYN M
64 BEACH RD
BRISTOL, RI 02809

BERRETTO, ANGELINA T. LE
BERRETTO, FRANCESCA B.
22 SULLIVAN LN
BRISTOL, RI 02809

HEMOND, DONALD R.
SARAH M. TE
50 CLIFF DR
BRISTOL, RI 02809

MCGINN, TIMOTHY M. & BARB
TIMOTHY M. & BARBARA J. M
75 PECK AVE
BRISTOL, RI 02809

CAMPAGNA FAMILY, LP
15 LOW LANE
BRISTOL, RI 02809

JACOBS, MICHAEL J.
LINDSAY Z. TE
81 PECK AVE
BRISTOL, RI 02809

MCKENNA, ROBERT W (TRST)
62 KINGSWOOD RD
BRISTOL, RI 02809

CHRISTOPHER D. CSANADI TR
C/O FALL RIVER MANUFACTUR
540 CURRANT AVE
FALL RIVER, MA 02720

KOPSACK, MELISSA & DANIEL
3 VANTAGE POINT DR.
BRISTOL, RI 02809

MCMAMARA, MARY F
MICHAEL A TE
80 BEACH RD
BRISTOL, RI 02809

CRAVEIRO, JOHN JR
76 BEACH ROAD
BRISTOL, RI 02809

KOTUBY, PHAELYN MARIE-HEL
60 CLIFF DR
BRISTOL, RI 02809

MITCHELL, LISBETH A. TRUS
61 OVERHILL RD
WARREN, RI 02885

CUTLER, NILES, IVANOFF, S
LUTOVSKY, JASON JT
59 CLIFF DR
BRISTOL, RI 02809

KRAMER, JOEL M.
CYNTHIA TE
54 CLIFF DR
BRISTOL, RI 02809

NORTON, JAMES L. & AMY L.
54 BEACH RD
BRISTOL, RI 02809

DENNIS, WILLIAM P-TRUSTEE
DENNIS, PATRICK W
53 CLIFF DR
BRISTOL, RI 02809

MARTINS, STEVE & MELISSA
35 CLIFF DR
BRISTOL, RI 02809

PERRY, THOMAS E &
ROBIN M TRUSTEES
37 CLIFF DR
BRISTOL, RI 02809

RODRIGUES, RAYMOND
ADELINE JT
55 BEACH RD
BRISTOL, RI 02809

RUGGIERO, FRANK M
MARGARET A. LIFE EST
79 PECK AVE
BRISTOL, RI 02809

SAMSON, ROMEO JOSEPH JR
58 CLIFF DR
BRISTOL, RI 02809

SHOEMAKER, GEORGE T &
JUDITH L TRUSTEES
26096 NORMAN DR
ENGLEWOOD, FL 34223

SOBAN, JACEK & MONIKA M
91 WESTMORELAND LN
SAUNDERSTOWN, RI 02874

SOBOLESKI, VINCENT D
SARA JANE TE
61 CLIFF DR
BRISTOL, RI 02809

TOMCHAK, JOSEPH V &
CONNELL, ADAM TE
1 ROGER AVE
BRISTOL, RI 02809

VOLLARO, ANNA C.
JERRY ETUX TE
77 BEACH ROAD
BRISTOL, RI 02809



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-26-43

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: Kathleen Keating and John Oliver

Owner of Record: John S. Oliver and Kathleen A. Keating

Location: 35 BURTON ST , BRISTOL, RI, 02809

Plat: 15 Lot: 73

Zoning District: R-6

Applicant is requesting a **Dimensional Variance** to:

construct an approximate 18ft. x 19ft. accessory shed and bedroom structure within the footprint of a previously existing accessory shed structure, with less than the required right 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-26-43

35 Burton St. 15 73

September 2, 2026

Applicant	
Name of Applicant	Kathleen Keating and John Oliver
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
	35 Burton St.	15	73

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	342 feet
Width in Feet	19 feet
Length in Feet	18 feet
Height Above Grade	19 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	5 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)	
Ordinance Section 28-111, Table B	
Side setback required for an accessory structure in an R-6 is 6'-0".	
The existing shed footprint is currently 10" to 1'-4" from the right side property line (and we wish to maintain exactly the same footprint size and location).	

Describe the extent of the proposed alterations and the reasons for the requesting relief	
Reconstruct the existing shed with the same footprint and location per the latest plans that were already approved by the HDC and for which we have a building permit. This design is compliant with Zoning, however the construction went beyond the work that	

was previously approved and is now closer to a full demolition. Only the East wall was salvaged based on the poor structural conditions of the existing structure and framing. The portion of the shed that exists within the setback will maintain the same East wall location and roofline as the existing shed. Only the portion of the shed that is not within the side setback will be expanded. This design is different than the previous design that was denied at the September 2025 Zoning Hearing. We are trying to comply with Zoning, but the existing structure was not able to be salvaged (including the sub-standard foundation).

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6,746
Lot Frontage	50
Lot Depth	136

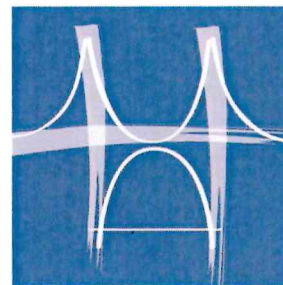
Existing Buildings & Structures

Structure: Accessory	Square Footage: 342	Building/Structure Detail if Other: Shed
Structure: Primary Residence	Square Footage: 1,550	Building/Structure Detail if Other:

MH ARCHITECT, LLC

Project:
Keating Oliver Shed
35 Burton St
Bristol, RI 02809

Date:
September 14, 2026

**ZONING APPLICATION REVISION REQUEST**

Dear Mr. Tanner,

Regarding our recent online application for a dimensional variance for the shed located at 35 Burton St, please amend our application as we discussed to accurately reflect the existing footprint dimensions from the East side property line. The SouthEast corner of the shed is 10" from the property line, and the NorthEast corner of the shed is 1'-4" from the property line. I'm also attaching a Site Survey (as performed by registered land surveyor, John Barker) that accurately depicts these dimensions. Please update our Zoning application to reflect these existing conditions.

Thank you so much,

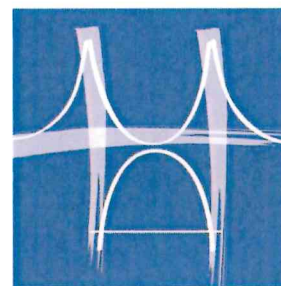
Architect of Record
Melissa R. Hutchinson, R.A.
MH Architect, LLC
222 Narragansett Blvd. Ste. 3
Portsmouth, RI 02871
(401) 559-1957
melissa@mharchitect.com



MH ARCHITECT, LLC

Project:
Keating Oliver Shed
35 Burton St
Bristol, RI 02809

Date:
September 14, 2026



ZONING APPLICATION REVISION REQUEST- EXISTING PHOTOS

1. Front of house: to the right you can see a bit of our driveway and the East neighbor's home.



MH ARCHITECT, LLC

2. East side of our house, driveway, the fence gate to the backyard, the shed beyond that, our fence on the East property line, and the east neighbor's house on the other side of the fence.



MH ARCHITECT, LLC

3. Shed, the shed overhang, and the view into our back yard including the large Norway Spruce on the west side of the yard which takes up a considerable amount of space. This photo was taken just inside the fence gate at the end of our driveway.



MH ARCHITECT, LLC

4. Back yard which illustrates the position of the shed, the shed overhang, and the house and the fence gate and the driveway beyond the fence. It also shows a sliver of our east neighbor's home on the left side of the photo.



MH ARCHITECT, LLC

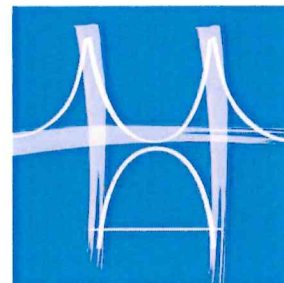
5. Close-up view of the shed overhang, the house and the garden, and the distance from the shed overhang to the house. It also shows the "pinch point" between the house and the shed.



MH ARCHITECT, LLC

Project:

Keating / Oliver Shed
35 Burton St.
Bristol, RI 02809



September 4, 2026

Construction Photos

The following photos were taken by the GC (Millard, Inc.) at the beginning of the project to demonstrate the existing East wall to remain in place (within the required 6'-0" side setback).



Scaffolding placed to support existing East wall (to the right)

MH ARCHITECT, LLC



Existing East wall as viewed from the backyard

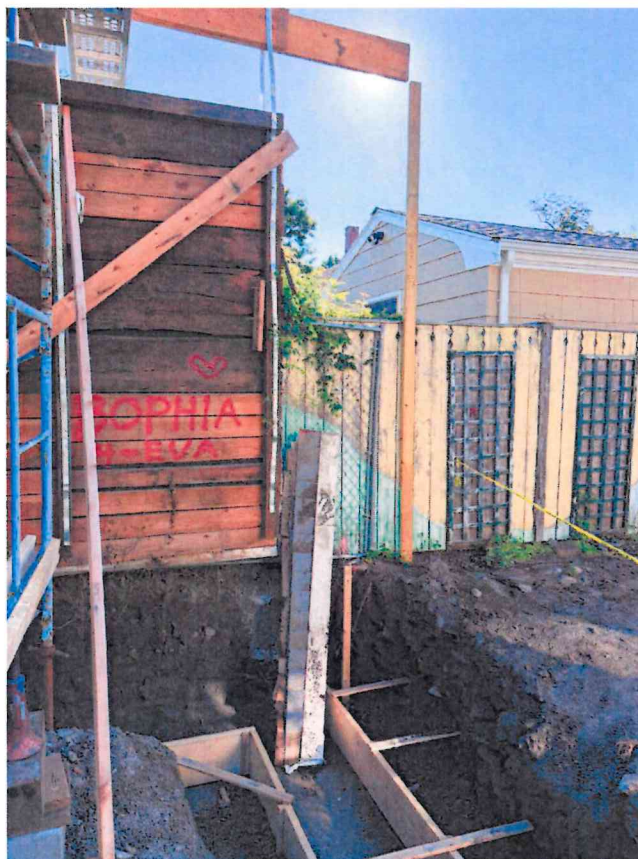


Existing East wall as viewed from the neighboring property

MH ARCHITECT, LLC



North existing wall to remain



South existing wall (where door opening is)



Excavation for footing

MH ARCHITECT, LLC



Scaffolding structure used to maintain existing walls in place

Melissa R. Hutchinson

Architect of Record

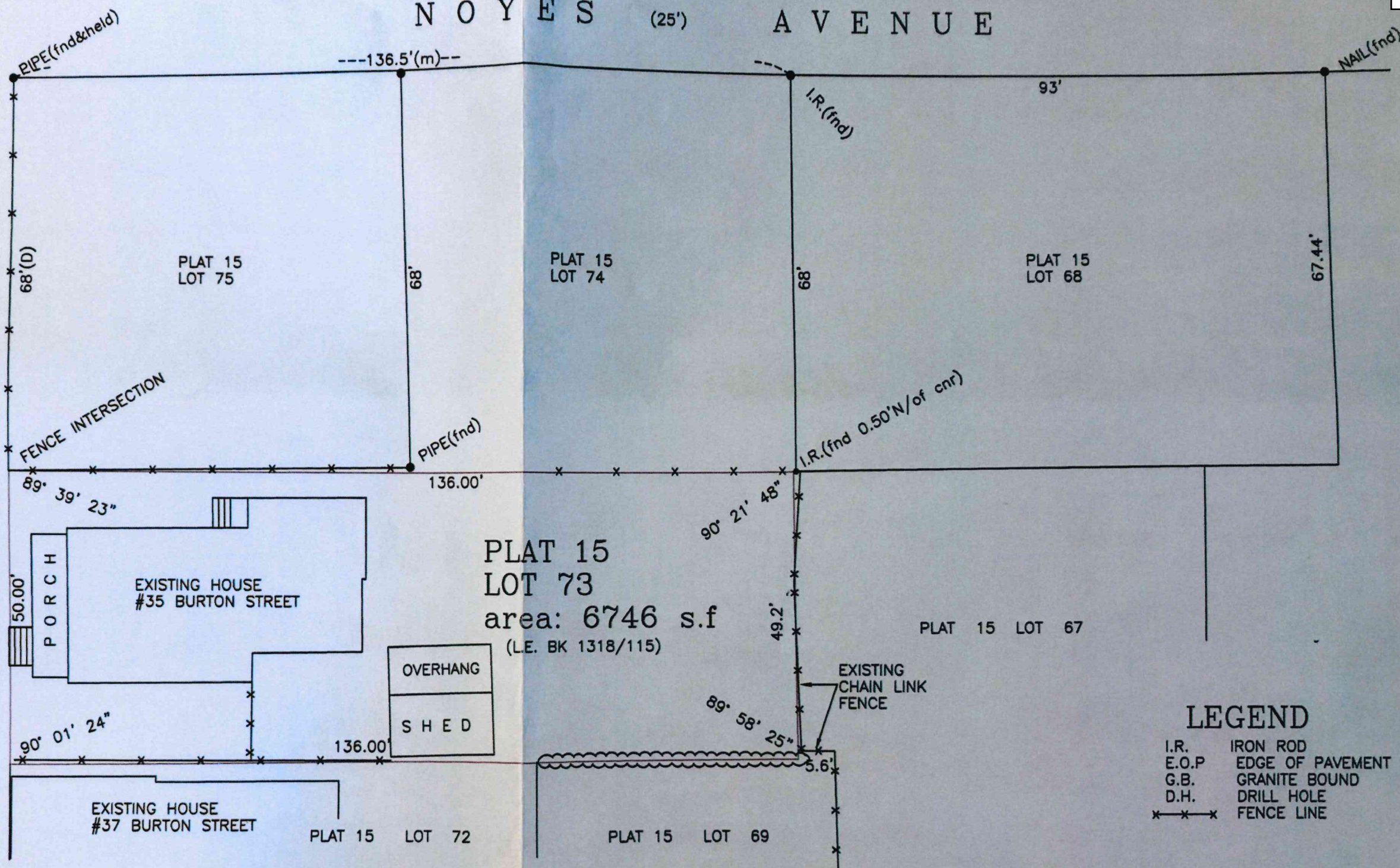
Melissa R. Hutchinson, R.A.

melissa@mharchitect.com · 222 Narragansett Blvd. Ste.3 · Portsmouth, RI 0287 · 401.559.1957 · mharchitect.com

BURTON STREET

NOYES AVENUE (25')

NORTH



LEGEND

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

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 NOV 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 EXISTING CONDITIONS WITHIN THE SURVEYED BOUNDARY LINES.

JOHN J. BARKER, JR.

No. 1885

REGISTERED
PROFESSIONAL
LAND SURVEYOR

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

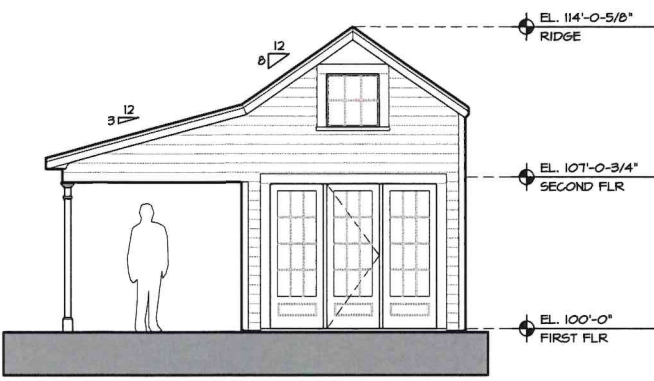
SITE PLAN

for

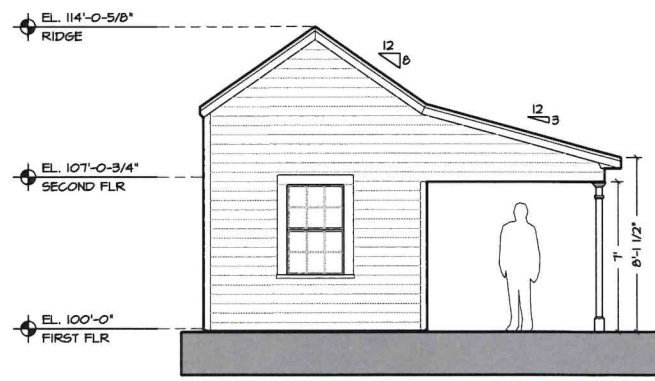
John S. Oliver & Kathleen Anne Keating

PLAT 15 LOT 73 35 BURTON STREET BRISTOL R.I. 02809

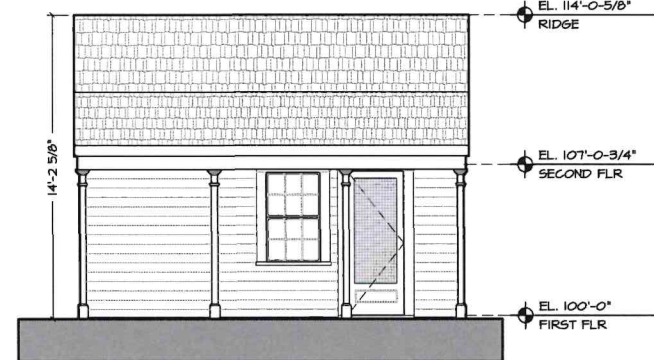
SCALE 1"=20' DATE : 7/10/2022 DWN BY: JJB DWG # 220503-794



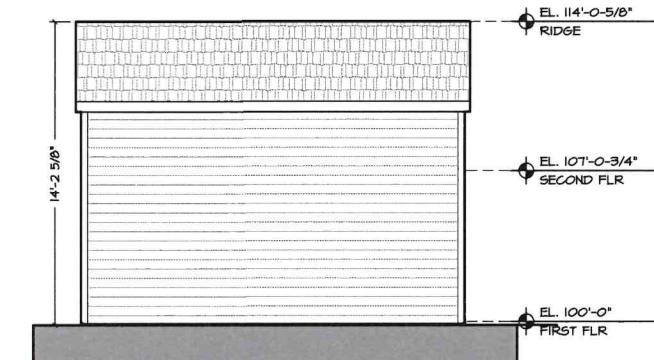
4 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



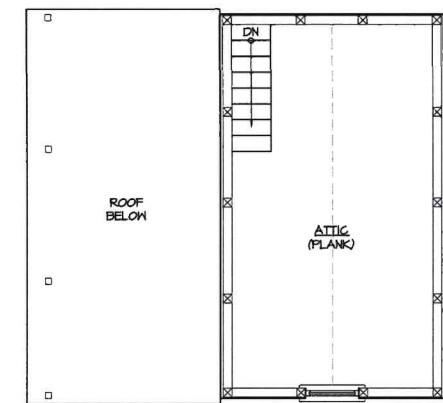
5 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



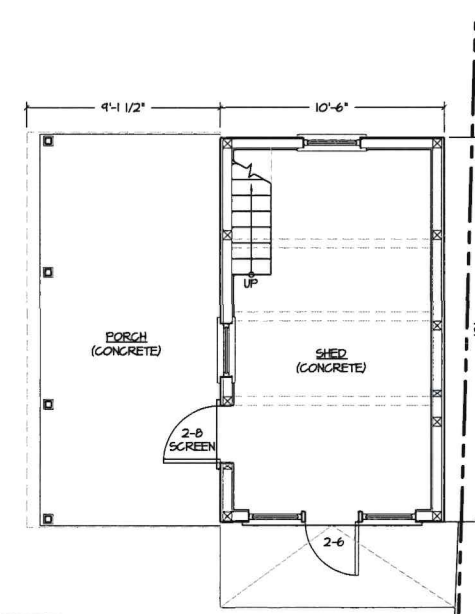
6 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



7 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

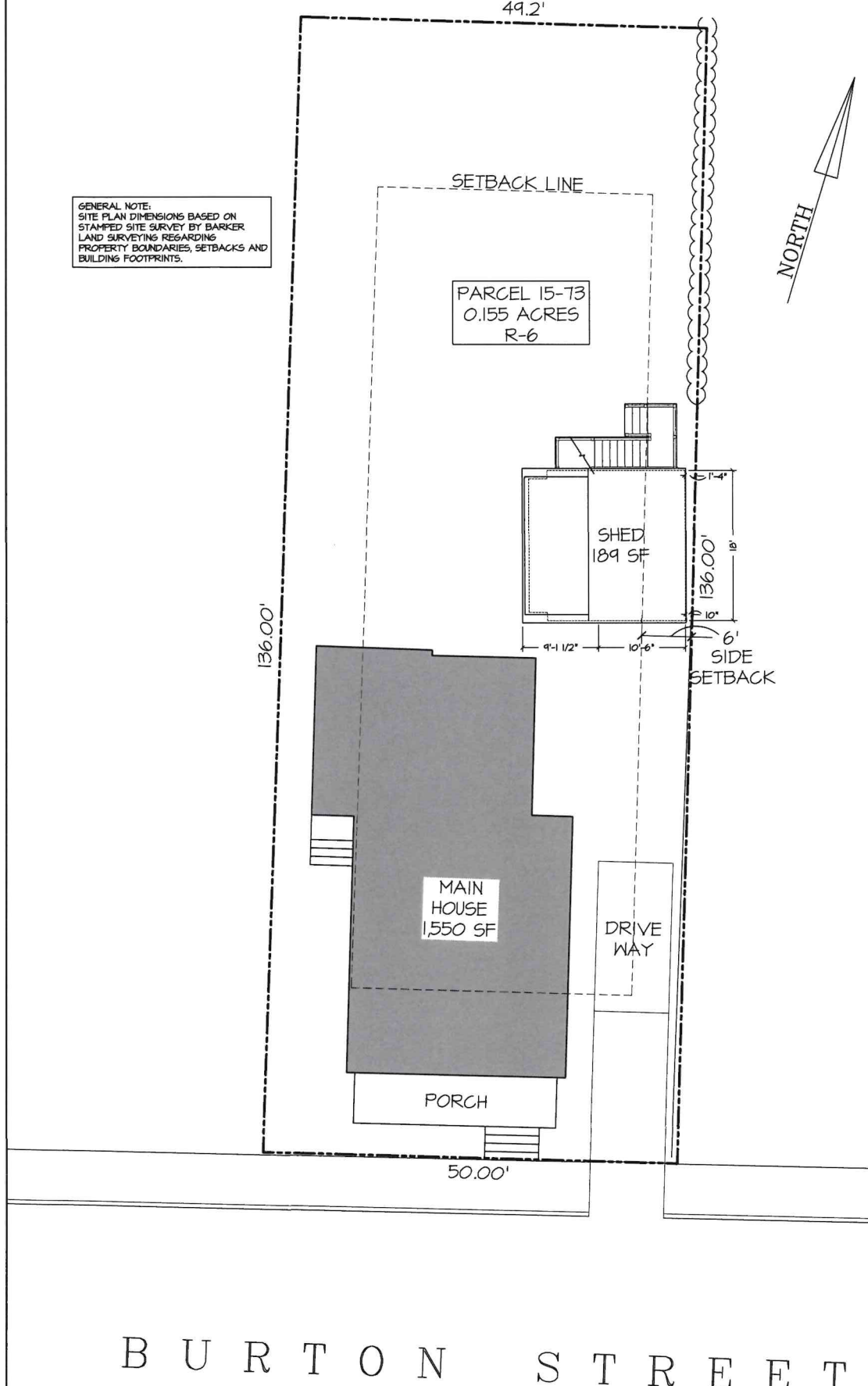


2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
SITE PLAN DIMENSIONS BASED ON
STAMPED SITE SURVEY BY BARKER
LAND SURVEYING REGARDING
PROPERTY BOUNDARIES, SETBACKS AND
BUILDING FOOTPRINTS.



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

MH Architect, LLC
203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions			
No.	Date	Description	Initials

KEATING / OLIVER
SHED RENOVATION
35 BURTON STREET
BRISTOL, RI 02809

Issued for Construction
Issued on 2/27/2026

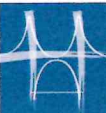
Drawing Title
PROPOSED SITE PLAN, EXISTING FLOOR PLANS
AND EXISTING EXTERIOR ELEVATIONS

Date February 27, 2026 Scale AS NOTED

Drawing Number
X1.0



MH Architect, LLC



203 Hooper Street
Tiverton, RI 02878
401.559.1957

mharchitect.com

Revisions

No.	Date	Description	Initials

**KEATING / OLIVER
SHED RENOVATION
35 BURTON STREET
BRISTOL, RI 02809**

Drawing Status
ISSUED FOR CONSTRUCTION
Issued on 2/27/2026

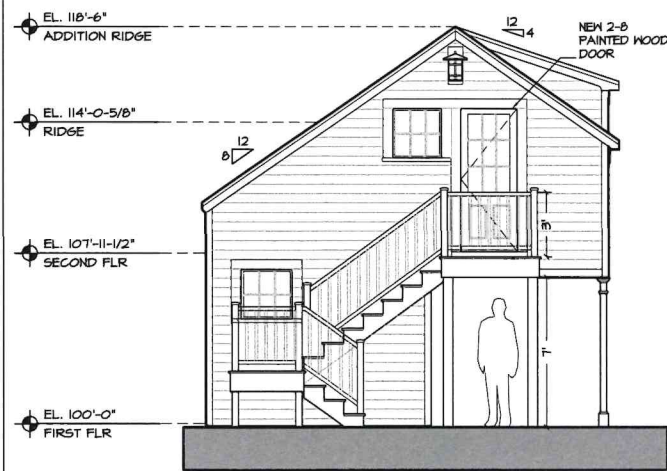
Drawing Title
EXISTING AND PROPOSED CROSS SECTIONS,
PROPOSED EXTERIOR ELEVATIONS AND FLOOR
PLANS

Date
February 27, 2026

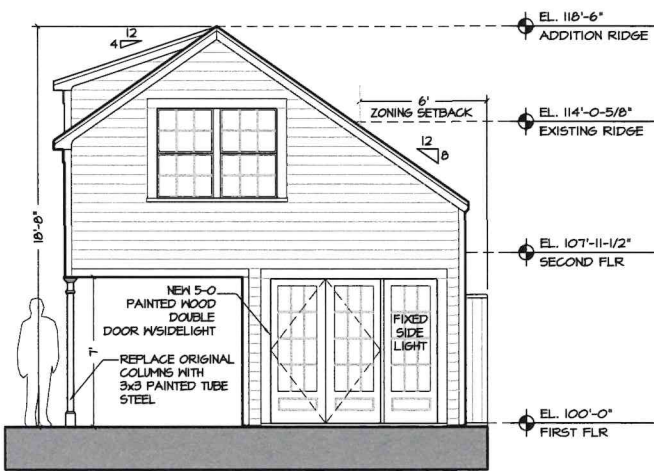
Scale
AS NOTED

Drawing Number

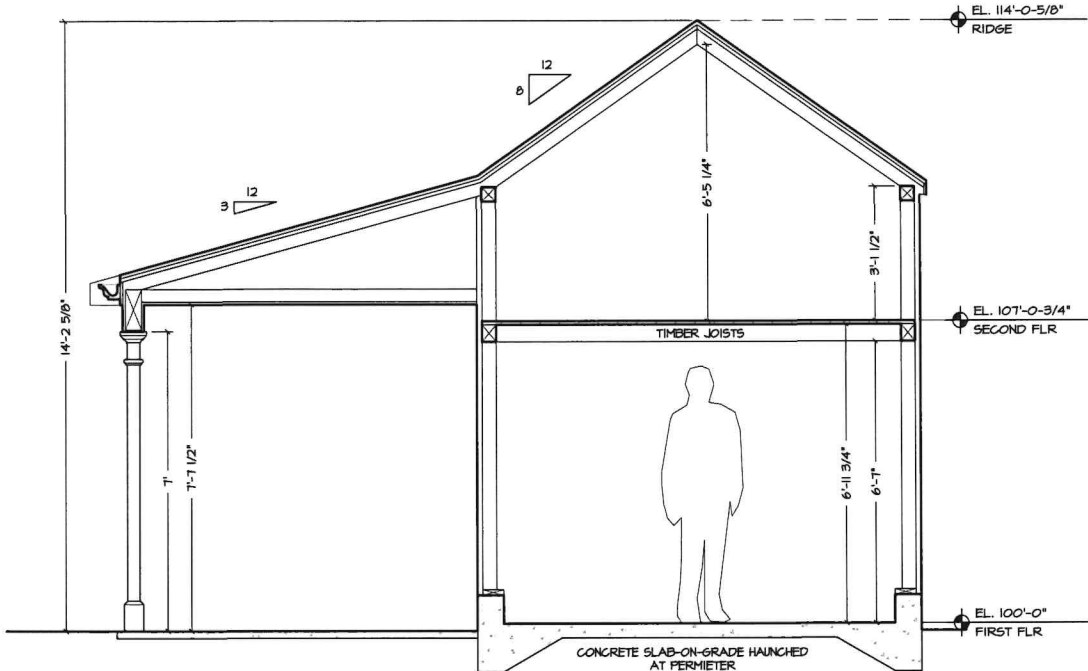
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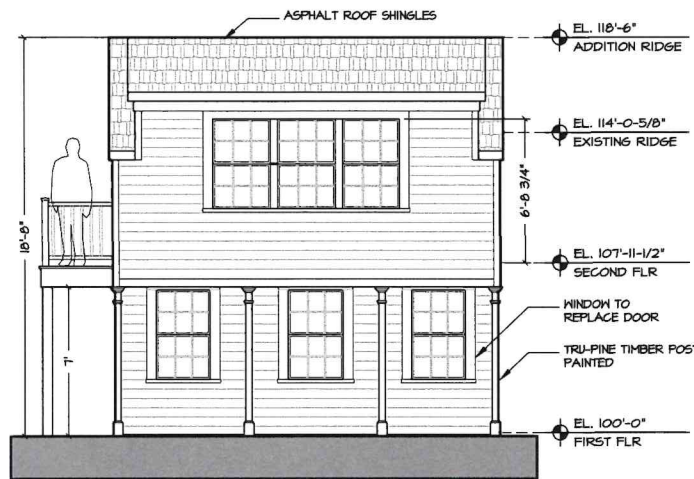
6 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



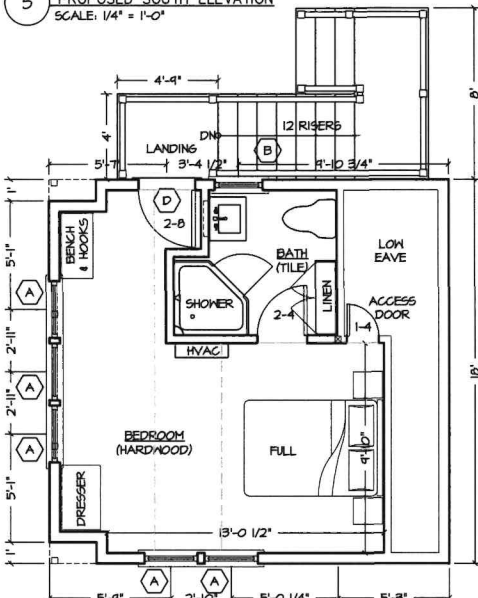
5 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



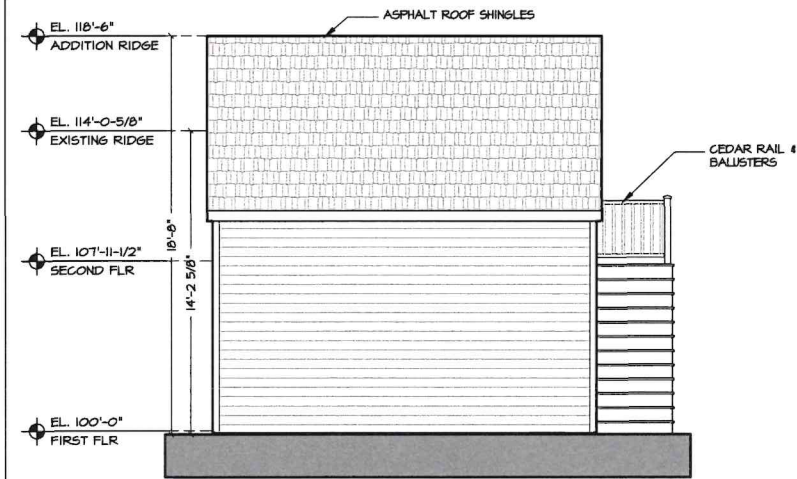
1 EXISTING CROSS SECTION
SCALE: 1/2" = 1'-0"



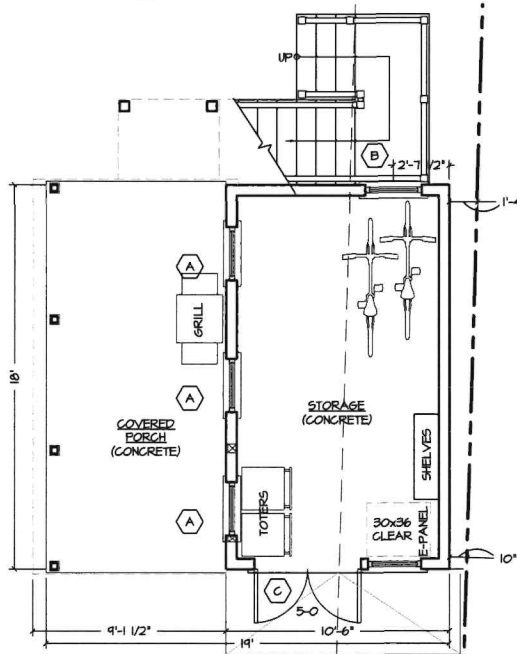
7 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



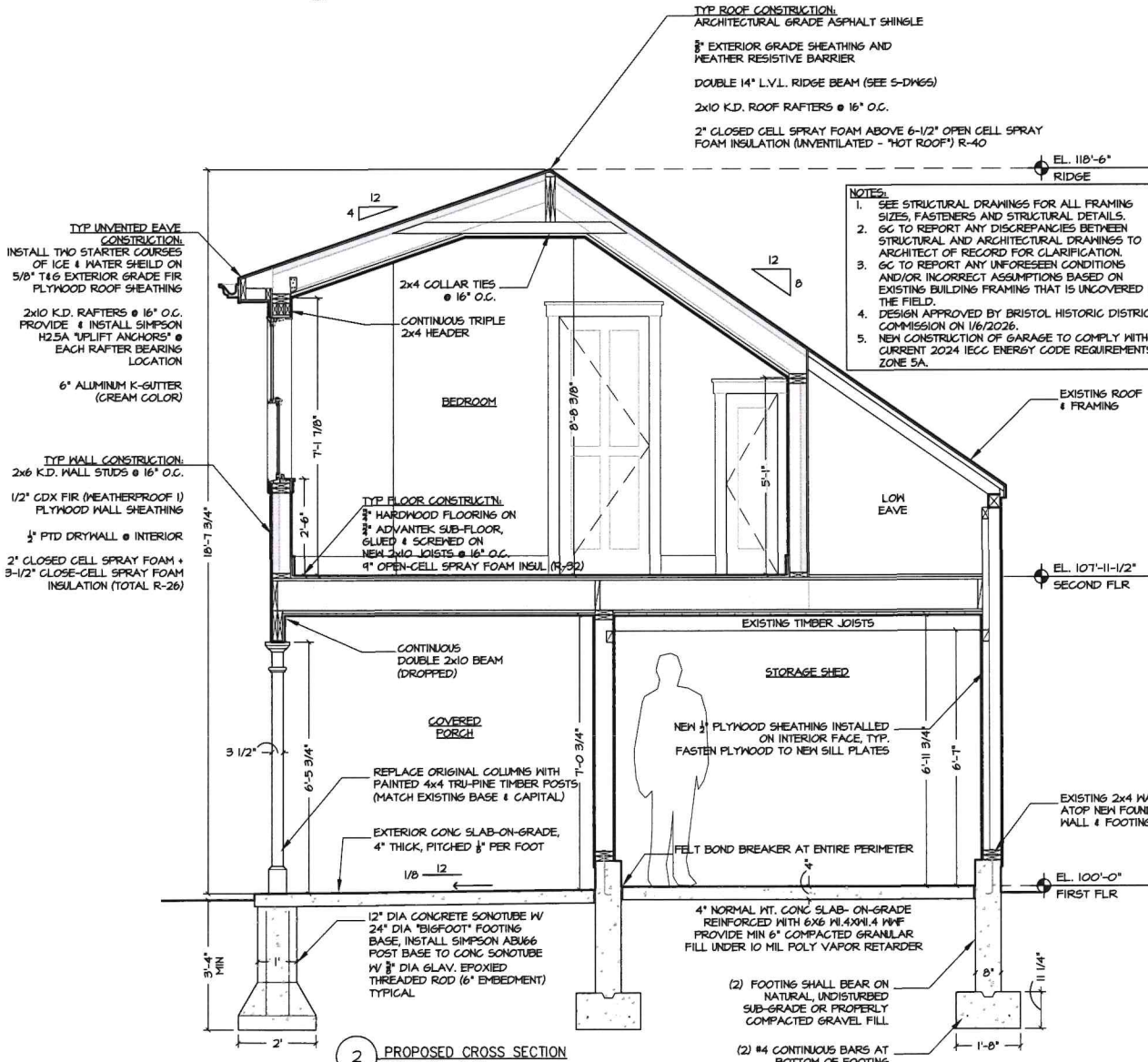
4 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



8 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



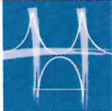
3 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED CROSS SECTION
SCALE: 1/2" = 1'-0"



MH Architect, LLC



203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	Initials

KEATING / OLIVER
SHED RENOVATION
35 BURTON STREET
BRISTOL, RI 02809

drawing status
ISSUED FOR CONSTRUCTION
Issued on 2/27/2025

Drawing Title

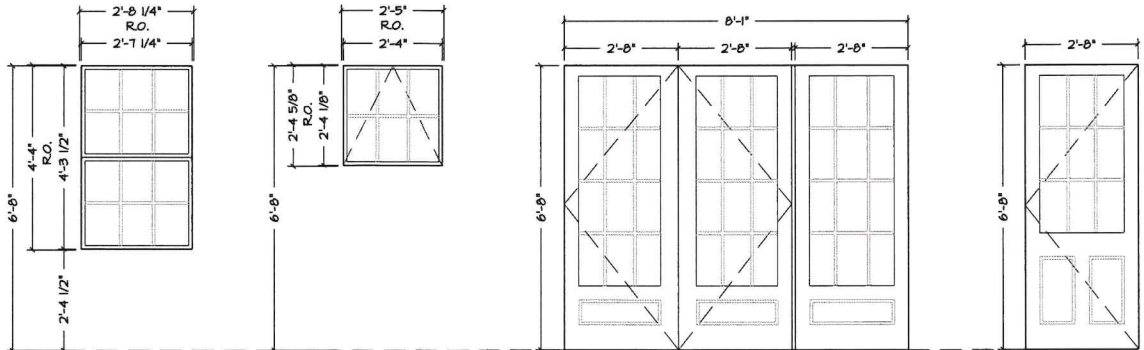
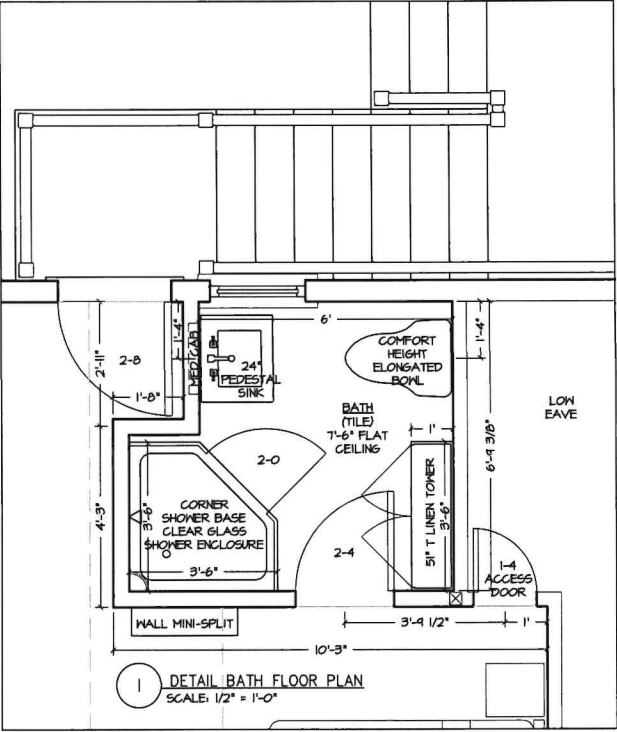
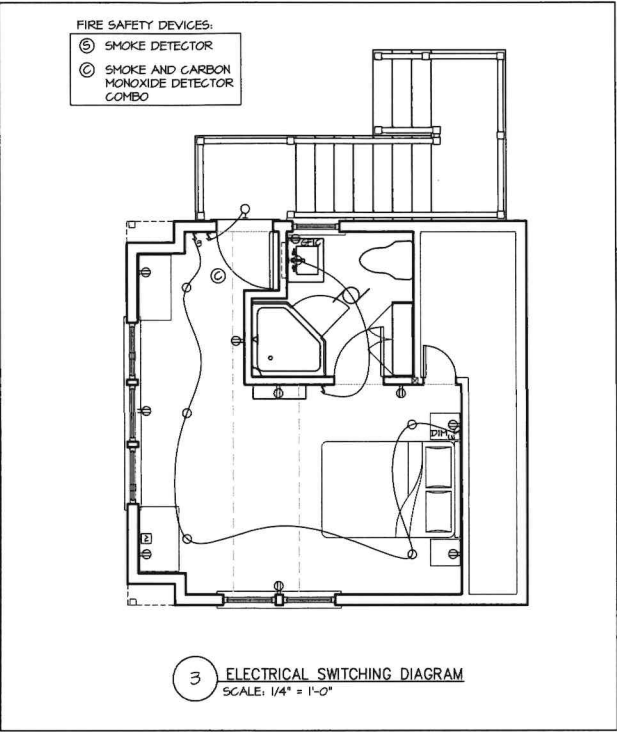
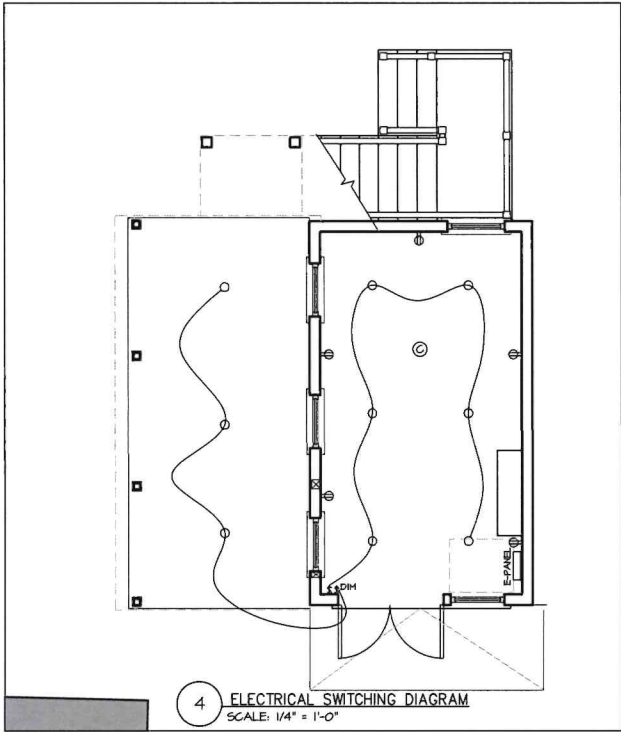
DETAIL BATH FLOOR PLAN, WINDOW AND DOOR
TYPES, ELECTRICAL SWITCHING DIAGRAM ON
SECOND FLOOR REFLECTED CEILING PLAN
SHOWING FIRE SAFETY DEVICES

Date
February 27, 2025

Scale
AS NOTED

Drawing Number

A2.0



A DOUBLE-HUNG, 6-OVER-6
UPH62 2622, QTY: 6

B AWNING-PUSH OUT, 6-LITE
UNAWHPO 2828, TEMPERED, QTY: 2

C OUTSWING FRENCH DOOR W/ FIXED SIDELIGHT, 12-LITE
QTY: 1

D INSWING HINGED DOOR, 9-LITE, RAISED PANEL
OVOLO STICKING, CLEAR GLASS, QTY: 1

- WINDOW NOTES:
- ALL WINDOWS TO BE MARVIN ULTIMATE 62 SERIES WITH SDL, SIMULATED DIVIDED LITES. WINDOWS TO BE PRE-PRIMED PINE INTERIOR.
 - ALL WINDOWS TO HAVE HALF SCREENS.
 - ALL DOORS TO BE BROSCO SIMPSON NANTUCKET COLLECTION, WITH NO FACE PINS, LOW-E ARGON INSULATING GLASS, SHAKER STICKING AND SDL. DOORS TO BE PAINTED BLACK* TO MATCH MAIN HOUSE.
 - ALL WINDOW HARDWARE & LOCKS TO BE POLISHED CHROME.
 - ALL WINDOWS TO BE DP-50, DESIGN PRESSURE RATED.
 - ALL WINDOWS TO HAVE A U-FACTOR OF 0.27 OR LOWER USING LOW-E2 ARGON INSULATING GLASS.

2 EXTERIOR WINDOW AND DOOR TYPES
SCALE: 1/2" = 1'-0"



35 Burton St, Bristol, RI

Map/Lot: 15-73

1 inch = 23 Feet



www.cai-tech.com

September 15, 2026



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

Owner

Owner 1	OLIVER, JOHN S.	Owner Account #: 15-1665-99	% Owned
Owner 2	KEATING, KATHLEEN A. TE		0.00
Owner 3			0.00
Address	35 BURTON ST, BRISTOL, RI 02809-0000		

Previous Owners & Sales Information

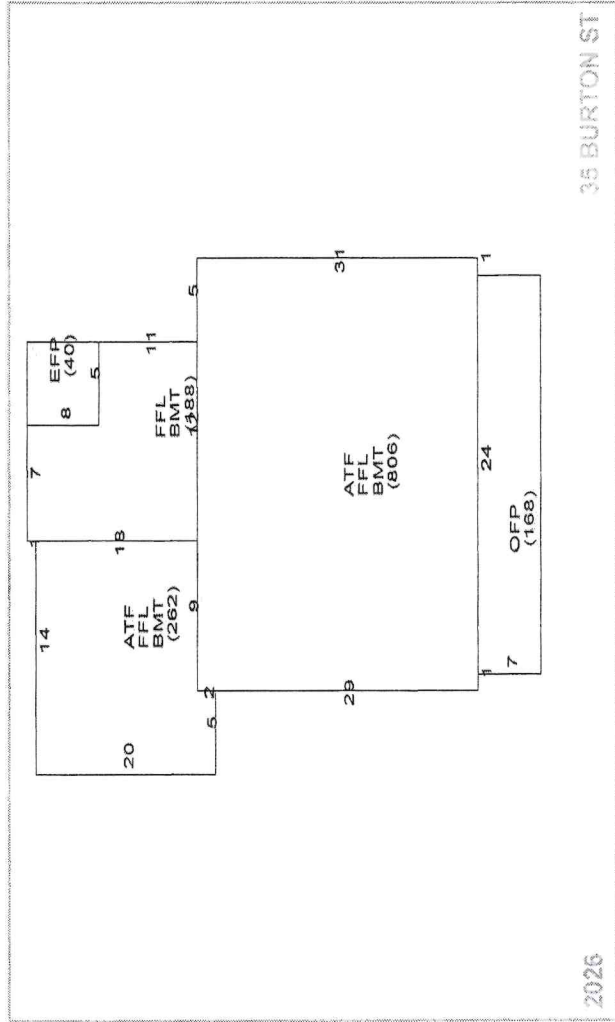
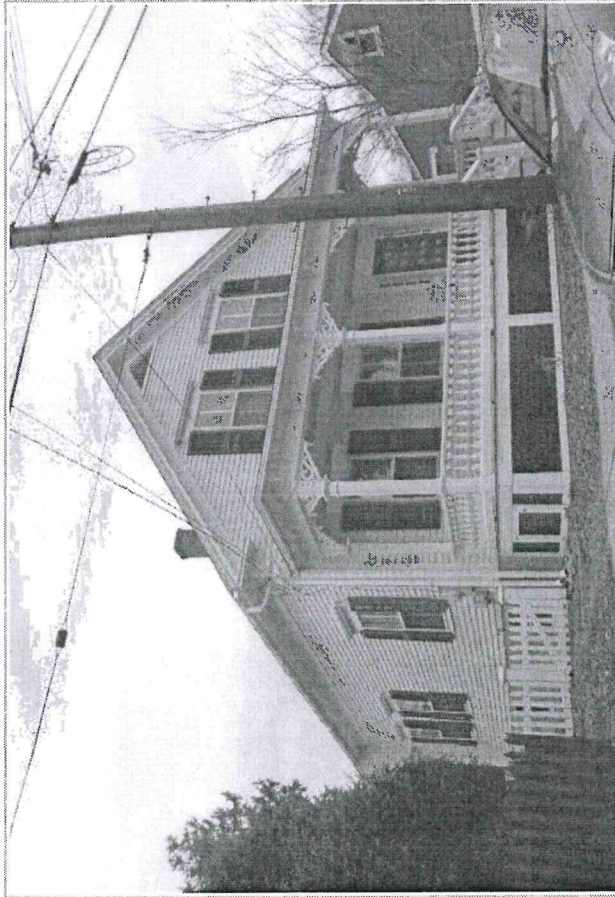
Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
35 BURTON ST. LLC	08/25/2006	620,000	1318-115		W
GANCZ, STEPHEN J. JR. ET	09/24/2003	0	1056-18		T
GANCZ, STEPHEN & JOSEPHINE	10/01/1996	0	588-180		Q
FAIRA, AURELIA & MARIA	01/01/1955	0	127-215		
FARIA, MARIA N.	01/01/1946	0	113-430		

Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
27	513,600	3,000	0.15	269,400	0	786,000
TOTAL	513,600	3,000	0.15	269,400	0	786,000
Source > Mkt Adj Cost						VAL per SQ Unit/Card > 249.75
						VAL per SQ Unit/Parcel > 249.75

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	27	513,600	3,000	0	269,400	0	786,000	786,000
2025	27	513,600	3,000	0	269,400	0	786,000	786,000
2024	01	278,500	3,000	0	224,500	0	506,000	506,000
2023	01	272,500	3,000	0	224,500	0	500,000	500,000
2022	01	272,500	3,000	0	224,500	0	500,000	500,000
2021	01	225,600	3,000	0	216,100	0	444,700	444,700



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 Fz	0.13774	AC	P	1.00	1,842,000	1,864,382	I							266,800			1.00	0
2 27 R Single Fz	0.01713	AC	EX	0.20	1,842,000	735,552	I							12,600			1.00	0
3																		
4																		



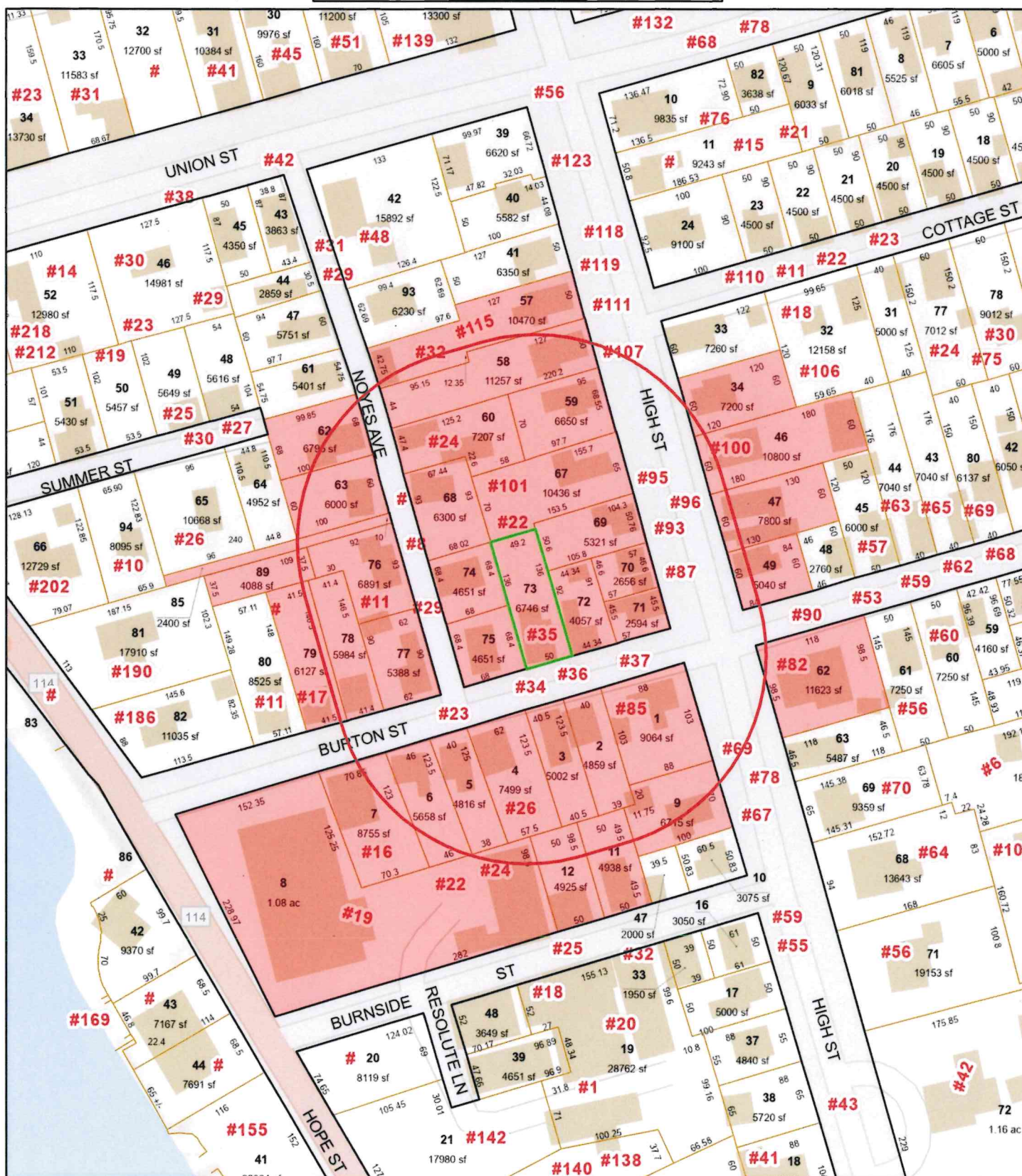
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

September 15, 2026



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200 feet Abutters List Report

Bristol, RI
September 15, 2026

Subject Property:

Parcel Number: 15-73
CAMA Number: 15-73
Property Address: 35 BURTON ST

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

Abutters:

Parcel Number: 15-57
CAMA Number: 15-57
Property Address: 115 HIGH ST

Mailing Address: DIGATI, GINA M. TRUSTEE
115 HIGH ST
BRISTOL, RI 02809

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

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

Parcel Number: 15-59
CAMA Number: 15-59
Property Address: 107 HIGH ST

Mailing Address: MELLO, FATIMA
107 HIGH ST
BRISTOL, RI 02809

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

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

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

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

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

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

Parcel Number: 15-67
CAMA Number: 15-67
Property Address: 101 HIGH ST

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

Parcel Number: 15-68
CAMA Number: 15-68
Property Address: 22 NOYES AVE

Mailing Address: HANNEY MICHAEL J. & PEGGY A. TE
22 NOYES AVE
BRISTOL, RI 02809

Parcel Number: 15-69
CAMA Number: 15-69
Property Address: 95 HIGH ST

Mailing Address: BENEVIDES, JOSEPH E.
9 VEADER FARM RD
REHOBOTH, MA 02769

Parcel Number: 15-70
CAMA Number: 15-70
Property Address: 93 HIGH ST

Mailing Address: CAITO, DOUGLAS A. & ELIZABETH S. TE
93 HIGH ST
BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 15-71 CAMA Number: 15-71 Property Address: 87 HIGH ST	Mailing Address: AYERLE, ROBERT A. & CHRISTINE 725 SKIPPACK PK STE 340 BLUE BELL, PA 19422-1752
Parcel Number: 15-72 CAMA Number: 15-72 Property Address: 37 BURTON ST	Mailing Address: BROUGHAL, KELLY & MEANDRO, TIMOTHY TE 37 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-73 CAMA Number: 15-73 Property Address: 35 BURTON ST	Mailing Address: OLIVER, JOHN S. KEATING, KATHLEEN A. TE 35 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-74 CAMA Number: 15-74 Property Address: 8 NOYES AVE	Mailing Address: CITO, JEFFREY D & KELLY, STEPHANIE JT 8 PARK AVE WAPPINGERS, NY 12590
Parcel Number: 15-75 CAMA Number: 15-75 Property Address: 29 BURTON ST	Mailing Address: HIGH STREET HOMES, LLC 118 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-76 CAMA Number: 15-76 Property Address: 11 NOYES AVE	Mailing Address: READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST 11 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-77 CAMA Number: 15-77 Property Address: 23 BURTON ST	Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE 23 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-78 CAMA Number: 15-78 Property Address: 17 BURTON ST	Mailing Address: STEPHENS, MARK S & SUZETTE R TE 17 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-79 CAMA Number: 15-79 Property Address: 15 BURTON ST	Mailing Address: DAWSON, THOMAS A & LEE H TE 15 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-85 CAMA Number: 15-85 Property Address: HOPE ST	Mailing Address: STERLING, CAROL A. TRUSTEE 190 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-89 CAMA Number: 15-89 Property Address: NOYES AVE	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-1 CAMA Number: 16-1 Property Address: 85 HIGH ST	Mailing Address: JACOBS, DAVID LAURA TE 85 HIGH ST BRISTOL, RI 02809



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200 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 16-11 CAMA Number: 16-11 Property Address: 29 BURNSIDE ST	Mailing Address: TAVARES FAMILY INCOME-ONLY IRREVOCABLE TRUST 29 BURNSIDE ST BRISTOL, RI 02809
Parcel Number: 16-12 CAMA Number: 16-12 Property Address: 25 BURNSIDE ST	Mailing Address: FANTINI, JOANNE 169 HOPE ST BRISTOL, RI 02809
Parcel Number: 16-2 CAMA Number: 16-2 Property Address: 36 BURTON ST	Mailing Address: SANTOLUPO, MICHAEL J. & SANTOLUPO, KAREN R. CO-TRUSTEES 36 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-3 CAMA Number: 16-3 Property Address: 34 BURTON ST	Mailing Address: GUCK, LARS & VICTORIA TE 34 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-4 CAMA Number: 16-4 Property Address: 26 BURTON ST	Mailing Address: SIOBHAN HOLDINGS, LLC 207 LAMMS MILL RD WERNERSVILLE, PA 19565
Parcel Number: 16-5 CAMA Number: 16-5 Property Address: 24 BURTON ST	Mailing Address: WROBLEWSKI, ALAN F & LORING, MARIA L - TRUSTEES LORING WROBLEWSKI TRUST 24 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-6 CAMA Number: 16-6 Property Address: 22 BURTON ST	Mailing Address: AUSTIN, EDWARD A III TRUSTEE EDWARD A AUSTIN III REVOCABLE LIVING TRUST C/O 45 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-7 CAMA Number: 16-7 Property Address: 16 BURTON ST	Mailing Address: 16 BURTON ST LLC C/O SERAPHIN & MARJORIE DAPONT 65 VARNUM AVE BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-001 Property Address: 19 BURNSIDE ST	Mailing Address: HH ACQUISITIONS LLC 19 BURNSIDE ST BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-002 Property Address: 17 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-003 Property Address: 1 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809
Parcel Number: 16-9 CAMA Number: 16-9 Property Address: 69 HIGH ST	Mailing Address: LOTUFF, MARY M. 118 HIGH STREET BRISTOL, RI 02809



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9/15/2026

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200 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 20-34
CAMA Number: 20-34
Property Address: 106 HIGH ST

Mailing Address: FORREST, KATHRYN M.
106 HIGH ST
BRISTOL, RI 02809

Parcel Number: 20-46
CAMA Number: 20-46
Property Address: 100 HIGH ST

Mailing Address: DUEMACK PROPERTIES, LLC
11 HOPE ST
BRISTOL, RI 02809

Parcel Number: 20-47
CAMA Number: 20-47
Property Address: 96 94 HIGH ST

Mailing Address: MELLO, STEPHEN A.
PO BOX 522
BRISTOL, RI 02809

Parcel Number: 20-49
CAMA Number: 20-49
Property Address: 90 HIGH ST

Mailing Address: TIHEN, CAROL H. TRUSTEE
90 HIGH ST
BRISTOL, RI 02809



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9/15/2026

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

DUEMACK PROPERTIES, LLC
11 HOPE ST
BRISTOL, RI 02809

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

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

FANTINI, JOANNE
169 HOPE ST
BRISTOL, RI 02809

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

AYERLE, ROBERT A. & CHRIS
725 SKIPPACK PK STE 340
BLUE BELL, PA 19422-1752

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

JACOBS, DAVID
LAURA TE
85 HIGH ST
BRISTOL, RI 02809

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

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

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

BENEVIDES, JOSEPH E.
9 VEADER FARM RD
REHOBOTH, MA 02769

FORREST, KATHRYN M.
106 HIGH ST
BRISTOL, RI 02809

LOTUFF, MARY M.
118 HIGH STREET
BRISTOL, RI 02809

BROUGHAL, KELLY & MEANDRO
37 BURTON ST
BRISTOL, RI 02809

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

MELLO, FATIMA
107 HIGH ST
BRISTOL, RI 02809

CAITO, DOUGLAS A. & ELIZA
93 HIGH ST
BRISTOL, RI 02809

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

MELLO, STEPHEN A.
PO BOX 522
BRISTOL, RI 02809

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

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

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

DAWSON, THOMAS A &
LEE H TE
15 BURTON ST
BRISTOL, RI 02809

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

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

DIGATI, GINA M. TRUSTEE
115 HIGH ST
BRISTOL, RI 02809

HH ACQUISITIONS LLC
19 BURNSIDE ST
BRISTOL, RI 02809

SANTOLUPO, MICHAEL J. &
SANTOLUPO, KAREN R. CO-TR
36 BURTON ST
BRISTOL, RI 02809

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

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

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

TAVARES FAMILY INCOME-ONL
29 BURNSIDE ST
BRISTOL, RI 02809

TIHEN, CAROL H. TRUSTEE
90 HIGH ST
BRISTOL, RI 02809

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

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

Kathleen Keating & John Oliver
35 Burton Street
Bristol, RI 02809

TOWN OF BRISTOL
COMMUNITY DEV.

2026 SEP 21 AM 8:49

September 19, 2026

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

Re: Keating/Oliver Application for Dimensional Variance

Dear Members of the Bristol Zoning Board:

Thank you in advance for considering our current application for a 5-foot variance so that we may continue with construction "as is" in the original footprint of the shed, which is 10-16 inches off the east property line. This construction was halted in late August of 2026. We were in the midst of adding a second floor, which included a bedroom and a bathroom, to be built OUTSIDE of the required 6-foot setback when the project was halted, because the town determined that the construction went beyond the work that was previously approved. (Please see Contractor's photos which depict his efforts to salvage the shed.) The design utilized when the project was halted is different than the design which was denied at the 9/2/25 Zoning Board Meeting. In the design being utilized now, which we refer to as the Architect's 2nd Set of Drawings, the shed will only be expanded OUTSIDE of the required 6-foot set back. (Please see Architect's 2nd Set of Drawings which were already approved by HDC and for which a building permit was issued.)

We are writing this letter to you now in the hope that if you deny our current application for a 5-foot variance which utilizes the Architect's 2nd Set of Drawings that you will consider re-offering the 3-foot variance which utilized the Architect's 1st Set of Drawings that you kindly offered at the 9/2/25 Zoning Board Meeting pending HDC approval. (Please see attached Architect's 1st Set of Drawings.) It should be noted since the dimensional variance application was denied at the 9/2/25 Zoning Board Meeting, we did not proceed to procure HDC approval for the Architect's 1st Set of Drawings. In the event that this alternate request is granted, we intend to apply for HDC approval at the 11/5/26 HDC Meeting.

We are making this alternate request now, because we would like to be able to proceed with this project not only in order to obtain a 3rd bedroom, but also because winter is coming soon

and we would like to store our trash cans, lawn mower, tools, bikes, etc. in a stable, dry, and secure shelter rather than in the tent that is currently housing those items. Also, in this alternate request we hope to utilize the Architect's 1st Set of Drawings, because the Architect's 1st Set of Drawings are closer to what the original shed looked like and closer to the Greek Revival style of our 1880s home. (Please see attached Architect's 1st Set of Drawings, and photos of house and shed taken before construction began.)

Thank you for taking the time and trouble to consider this alternate request if you deny our current application.

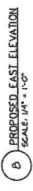
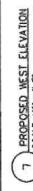
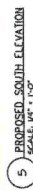
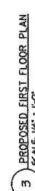
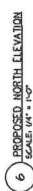
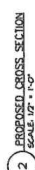
Sincerely,

Kathleen Keating and John Oliver

PROGRESS PRINT
NOT FOR CONSTRUCTION

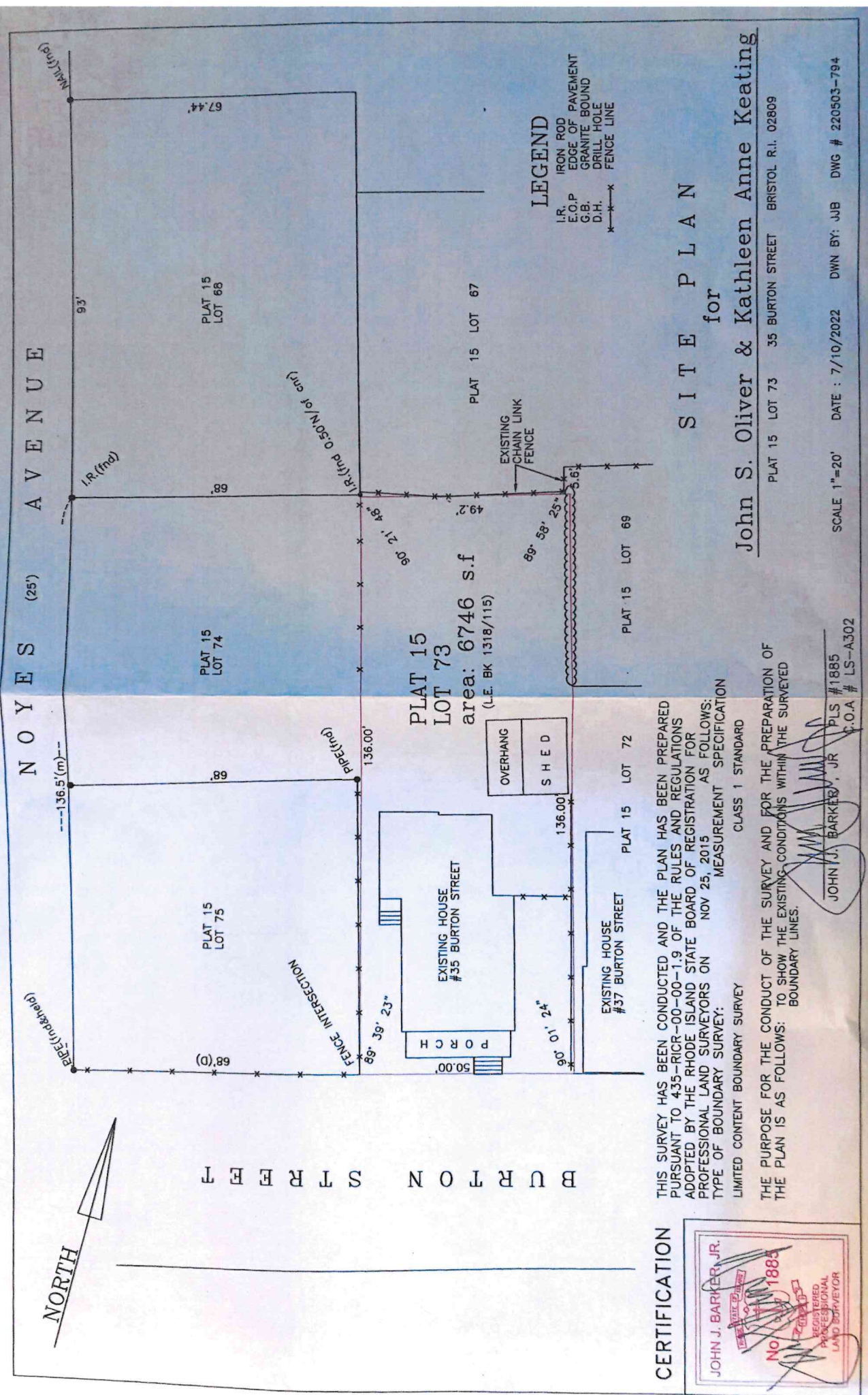
EXISTING AND PROPOSED CROSS SECTIONS,
PROPOSED EXTERIOR ELEVATIONS AND FLOOR
PLANS

A1.0.



The architectural drawings for the Keating / Oliver Adu Carriage House include the following components:

- PROPOSED SITE PLAN (Scale: 1/8" = 1'-0"):** Shows the property layout with a main house (136.00' x 50.00'), a porch, a shed, and a driveway. A north arrow is provided.
- EXISTING FIRST FLOOR PLAN (Scale: 1/8" = 1'-0"):** Shows the layout of the existing first floor, including a porch, a shed, and a driveway.
- EXISTING SECOND FLOOR PLAN (Scale: 1/8" = 1'-0"):** Shows the layout of the existing second floor, including a porch, a shed, and a driveway.
- EXISTING SOUTH ELEVATION (Scale: 1/4" = 1'-0"):** Shows the south elevation of the main house, including a porch, a shed, and a driveway.
- EXISTING NORTH ELEVATION (Scale: 1/4" = 1'-0"):** Shows the north elevation of the main house, including a porch, a shed, and a driveway.
- EXISTING WEST ELEVATION (Scale: 1/4" = 1'-0"):** Shows the west elevation of the main house, including a porch, a shed, and a driveway.
- EXISTING EAST ELEVATION (Scale: 1/4" = 1'-0"):** Shows the east elevation of the main house, including a porch, a shed, and a driveway.
- EXISTING SOUTH ELEVATION (Scale: 1/4" = 1'-0"):** Shows the south elevation of the shed, including a porch, a shed, and a driveway.
- EXISTING NORTH ELEVATION (Scale: 1/4" = 1'-0"):** Shows the north elevation of the shed, including a porch, a shed, and a driveway.



CERTIFICATION

JOHN J. BARKER, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NOV 25, 2015
PLS #1885
C.O.A. # LS-A302

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 NOV 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 EXISTING CONDITIONS WITHIN THE SURVEYED BOUNDARY LINES.

John S. Oliver & Kathleen Anne Keating

PLAT 15 LOT 73 35 BURTON STREET BRISTOL R.I. 02809

SCALE 1"=20' DATE : 7/10/2022 DWN BY: JJB DWG # 220503-794



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



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September 15, 2026



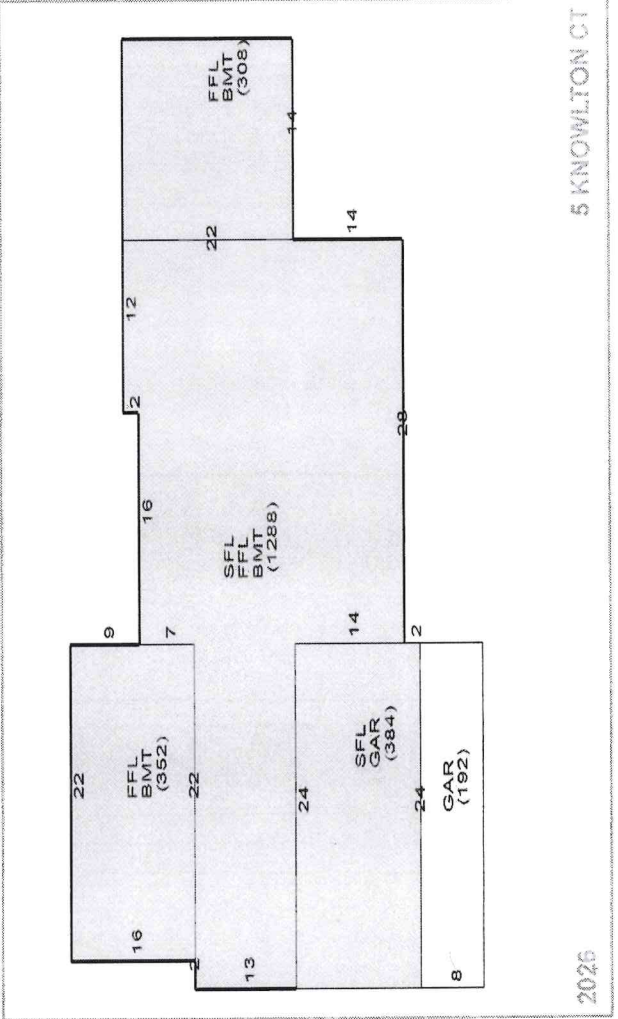
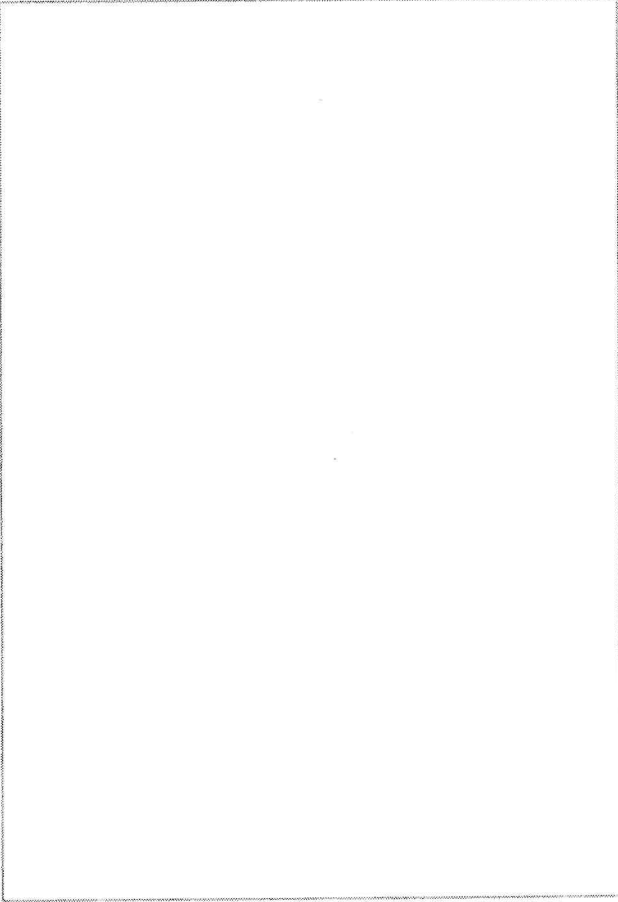
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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	Dead 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 Value	Land Size	Assessed Value
01	833,600	0	201,000	0.32	1,034,600
TOTAL	833,600	0	201,000	0.32	1,034,600
Source > Mkt Adj Cost					VAL per SQ Unit/Card > 168.39

Previous Assessments					
Year	LUC	Building	SF/YI	Land Size	Assessed Value
2026	01	833,600	0	0	1,034,600
2025	13	0	0	0	201,000
2024	13	0	0	0	167,500



Land Information									
Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1
1	01 NR Single I	0.22957	AC	P	1.00	666,000	797,578	E	Inf 2
2	01 NR Single I	0.08976	AC	EX	0.20	666,000	199,421	E	Inf 3
3									
4									

Building Information

Description		Description
BLDG Type	Colonial	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
# Heat Sys		% Heated
% Solar HW		% A/C
% COM Wall		% Vacuum
Ceil HIGHT		Ceiling Type
Parking Type		% Sprinkled
EXT View		

Grade

Grade	Q3+	Q3+	Q3+
Year Built	2025	EFF Year	
Alt LUC		Alt %	0.00
Other Factors			
Flood Hazard			
Topography			
Street			
Traffic			
Bas \$/SQ			
Size Adj			
Constr Adj			
Adj \$/SQ			
Othr Featrs			
Grade Fac			
Neigh Infl			
Land Factor			
Adj Total			
Depreciation			
Total Depreciation %			

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	26,280
Total		6,144	3,620		795,130

Visit History

Date	Result	By
1/30/2025	REVIEW	MP
1/2/2024	CHANGE NC 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	Electric	Heating	General
Interior				
Exterior				
Kitchen				
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
02/03/2026	BB-26-50		BLDG	0	0	Open	We'll be building a Gunite Pool 18'x36',134907
12/09/2025	B62624		BLDG	0	0	Open	Finish Basement,30000
08/14/2025	B61877		BLDG	0	0	Open	Construction of a new single family home,525000
06/17/2025	B61494		BLDG	0	0	Build Dept	Single Family Home - FOUNDATION ONLY,25000

Special Features & Yard Items

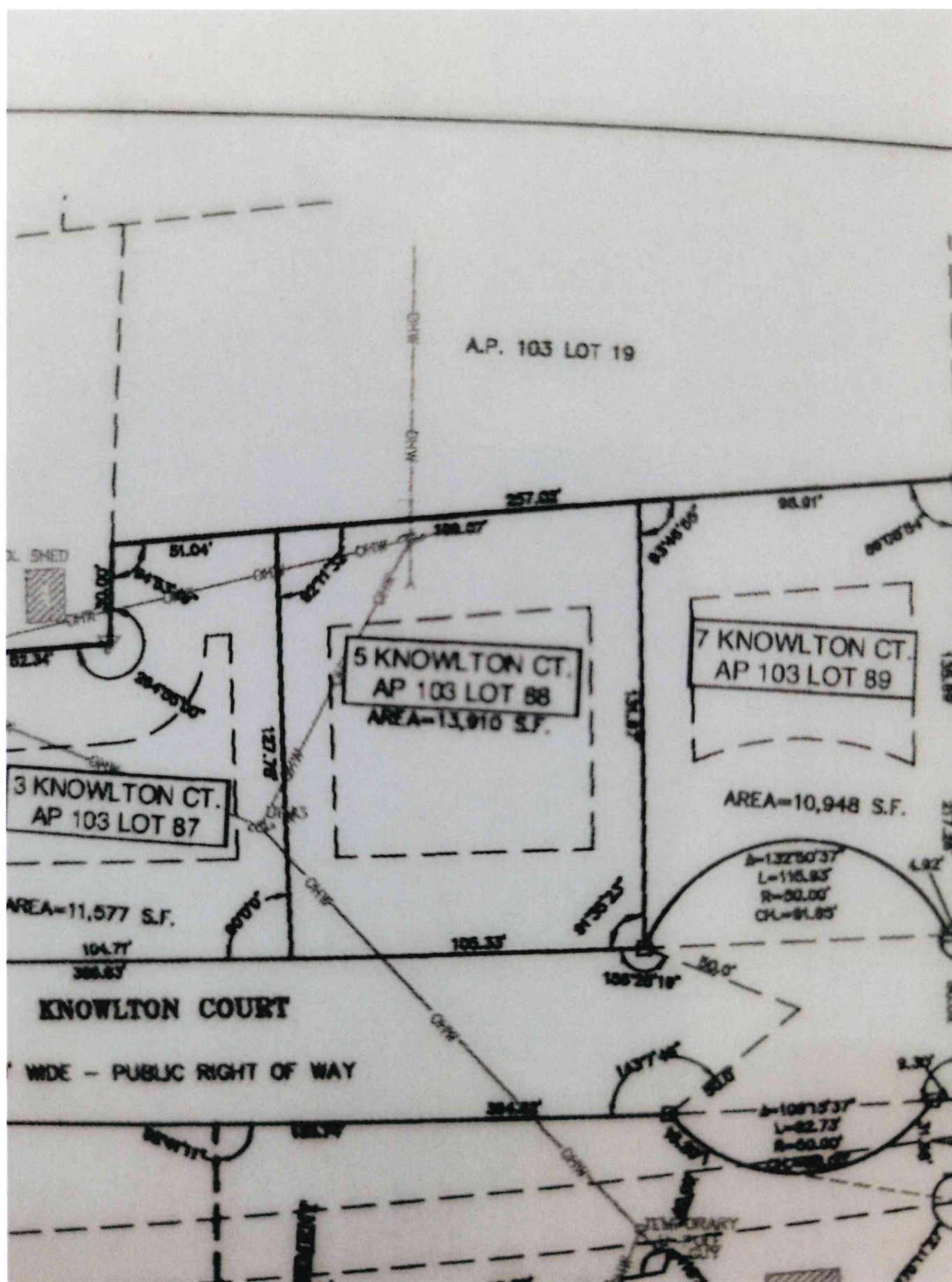
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

Other Info.

AFDU	
IntTermRental	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Room Counts by Floor

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





SITE LOCUS
NOT TO SCALE

LEGEND

PROPERTY LINE
ABUTTER LINE
EX. EDGE OF PAVEMENT
EXISTING CONTOUR
EXISTING SPOT GRADE
EXISTING TEST PIT
EXISTING STONE WALL
EXISTING TREELINE
EXISTING FENCE LINE
EXISTING DRAIN MANHOLE
EXISTING DRAIN LINE
EXISTING CATCH BASIN
EXISTING SEWER MANHOLE
EXISTING OVERHEAD WRES
EXISTING GAS LINES

EXISTING WATER LINE
EXISTING UTILITY POLE
EXISTING HYDRANT
EXISTING WATER VALVE
EXISTING WATER LINE
PROPOSED ROOF OVERHANG
PROPOSED SETBACK
PROPOSED WATER LINE
PROPOSED SEWER LINE
PROPOSED CONTOUR
PROPOSED SPOT GRADE
COMPUTER FILTER SOCK
RI DOT STD. S 9.0
CONSTRUCTION ACCESS
PROPOSED BUILDING

87
x 67
87
x 116.5

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

PLAN REFERENCE:

- 1) EXISTING CONDITIONS TAKEN FROM APPROVED SUBDIVISION PLAN:
FINAL PLAN SUBMISSION FOR KNOWLTON COURT - AP 103 LOT 14 - HOPE STREET
DATE: 08/21/2023 REV: 09/14/2023
PREPARED BY: PRINCIPLE COMPANY, INC. - ENGINEERING DIVISION
- 2) PROPOSED BUILDING FOOTPRINT TAKEN FROM ARCH. PLAN ENTITLED:
"NEW RESIDENTIAL CONSTRUCTION - 5 KNOWLTON COURT BRISTOL, RI - AP 103 LOT 8B
(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, II



REGISTERED
PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
www.PrincipeCompany.com

[illegible]

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: TJF
---------------	----------------	-----------------

DATE: 06/04/2025	PROJECT NO.: LD-2021-10.1
------------------	---------------------------

Downloaded from <http://ajph.org/> on November 10, 2015

20'x24' Rectangle Hampton Pavilion

5 Knowlton CT
Britsol RI
02809

DESIGN ENGINEER:



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717.335.2750 Fax: 717.335.2753

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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

- Governing Code:
Including, not limited to: IBC 2021
- Risk Category II
- Dead Loads:

A. Roof	10 psf
B. Floor	n/a psf
- Live Loads:

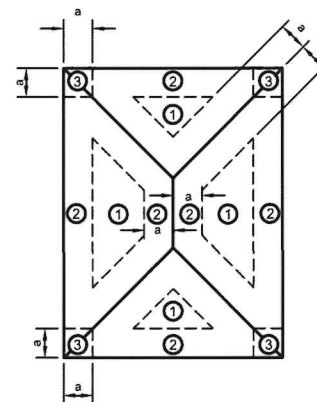
A. Roof (See also note #4)	42 psf
B. Floor	n/a psf
- Snow Loads:

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	
- Wind Loads (ASCE 7-16)

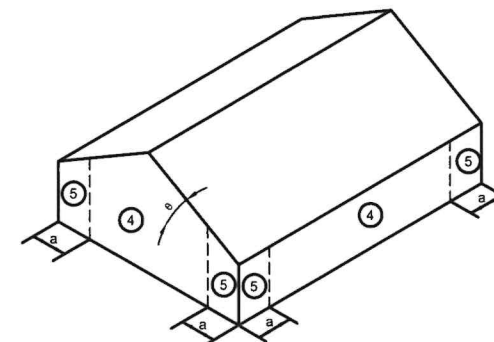
A. Basic Wind Speed (V)	120 mph
B. ASD Wind Speed ($V_{asd} = V/0.6$)	93 mph
C. Wind Exposure Category	C
D. Internal Pressure Coefficient (GC_{pi})	0
E. Component & Cladding (C&C) Wind Load	
i. Roof Zone 1	+23, -42 psf
ii. Roof Zone 2	+23, -53 psf
iii. Roof Zone 3	+23, -58 psf
iv. Wall Zone 4	+30, -28 psf
v. Wall Zone 5	+30, -40 psf
vi. Dimension a	3'
- 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
- 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

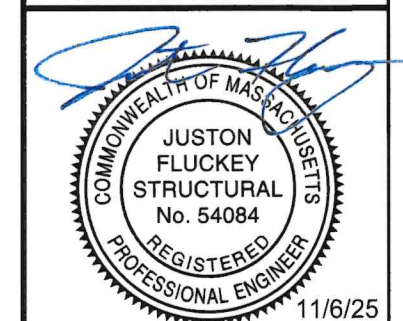
Max. uplift at column base	1600 lb
Max. downward force at column base	4000 lb
Max. shear at column base	500 lb
Max. uplift at stud wall	150 lb/ft
Max. downward force at stud wall	600 lb/ft
Max. shear at stud wall	150 lb/ft

JUSTON FLUCKEY, S.E.

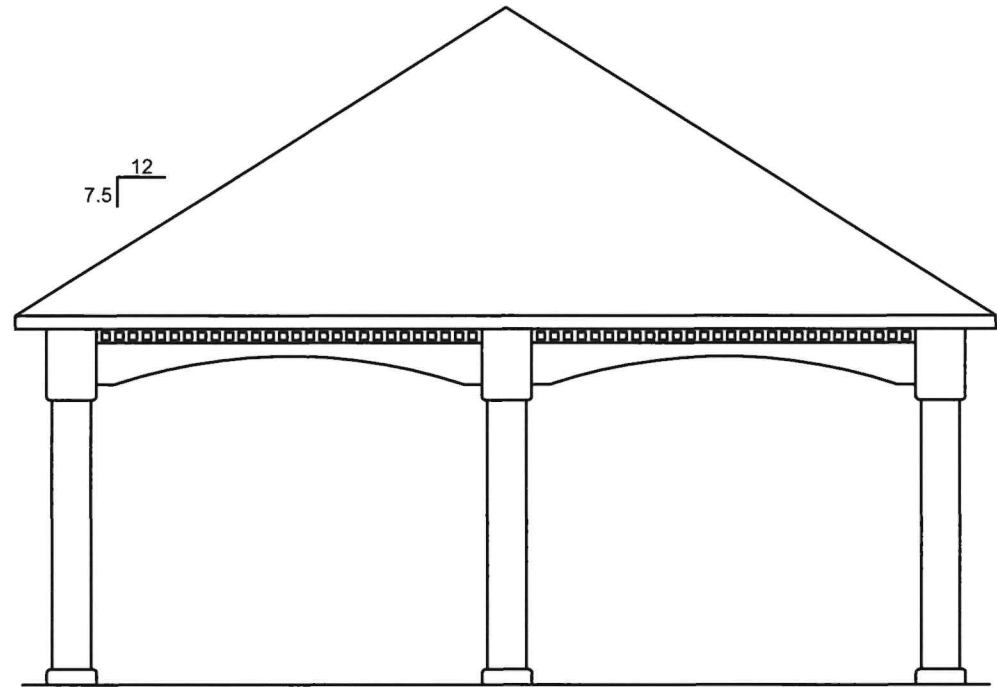


1519 LONG POINT RD
GRIMSLEY, TN 38565
PHONE: (574) 221-0216
JUSTONFSE@GMAIL.COM

TTE DRAWING NUMBER: E376-25

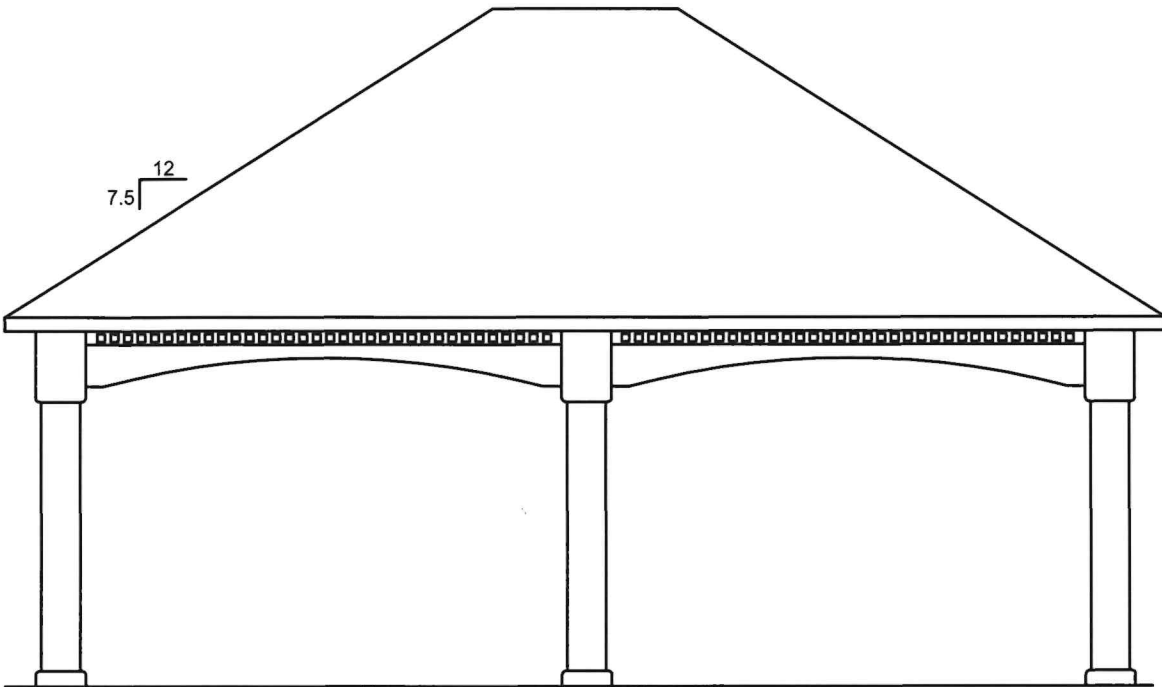


11/6/25



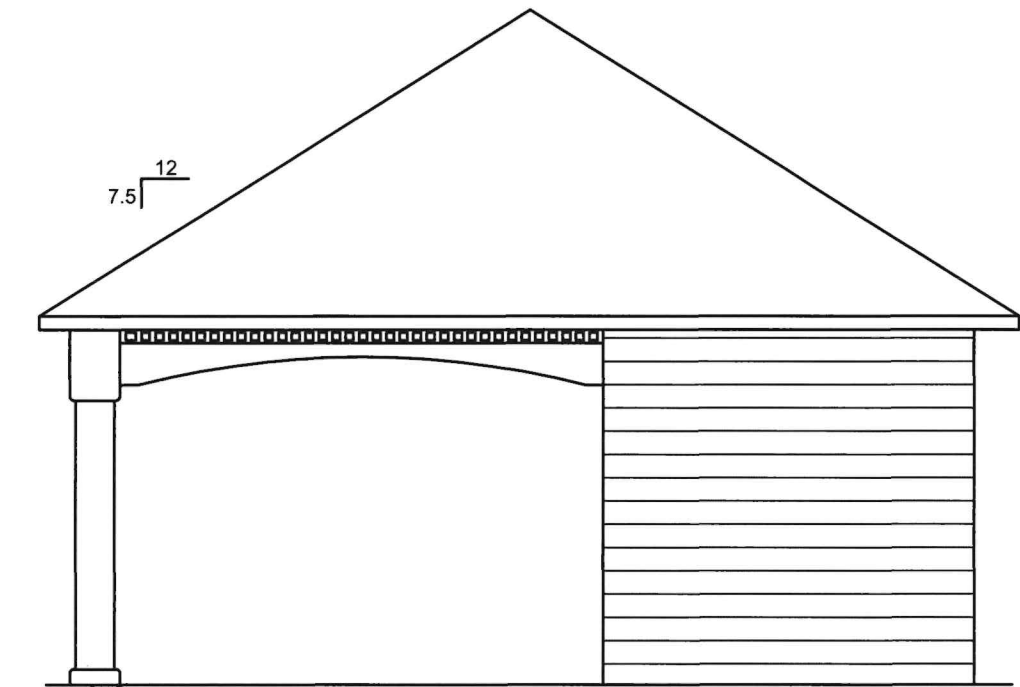
Left Elevation

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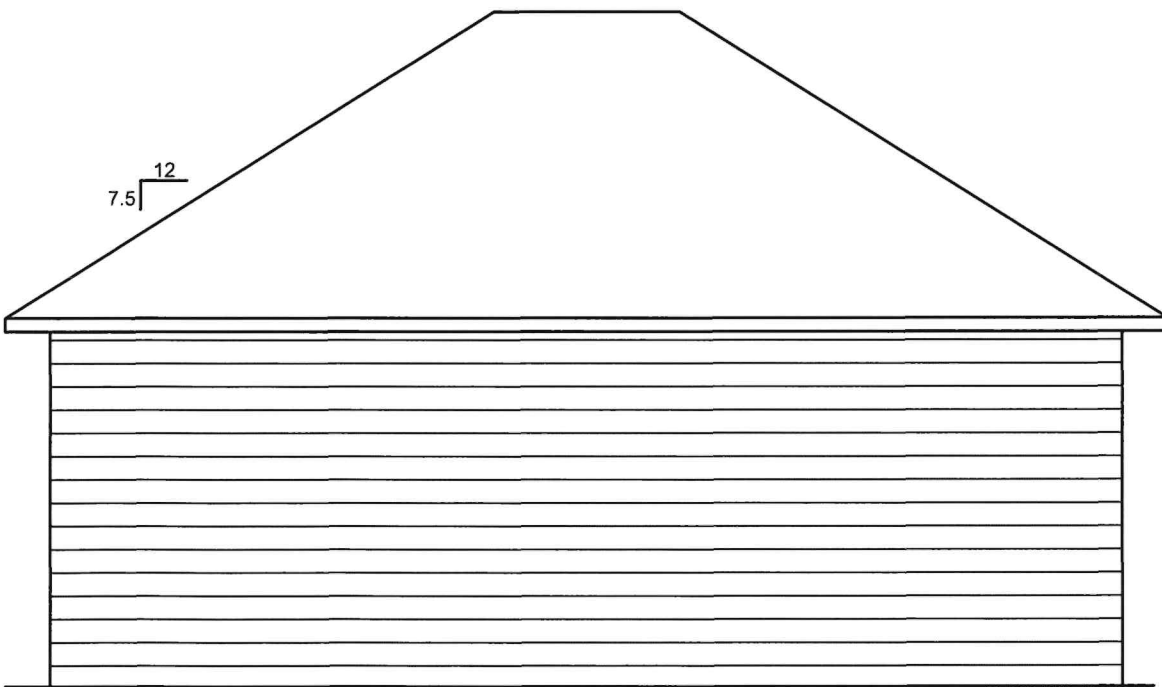
Front Elevation

Scale 1/4" = 1'-0"



Right Elevation

Scale 1/4" = 1'-0"



Back Elevation

Scale 1/4" = 1'-0"

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STRUCTURAL
No. 54084
REGISTERED
PROFESSIONAL ENGINEER
11/6/25

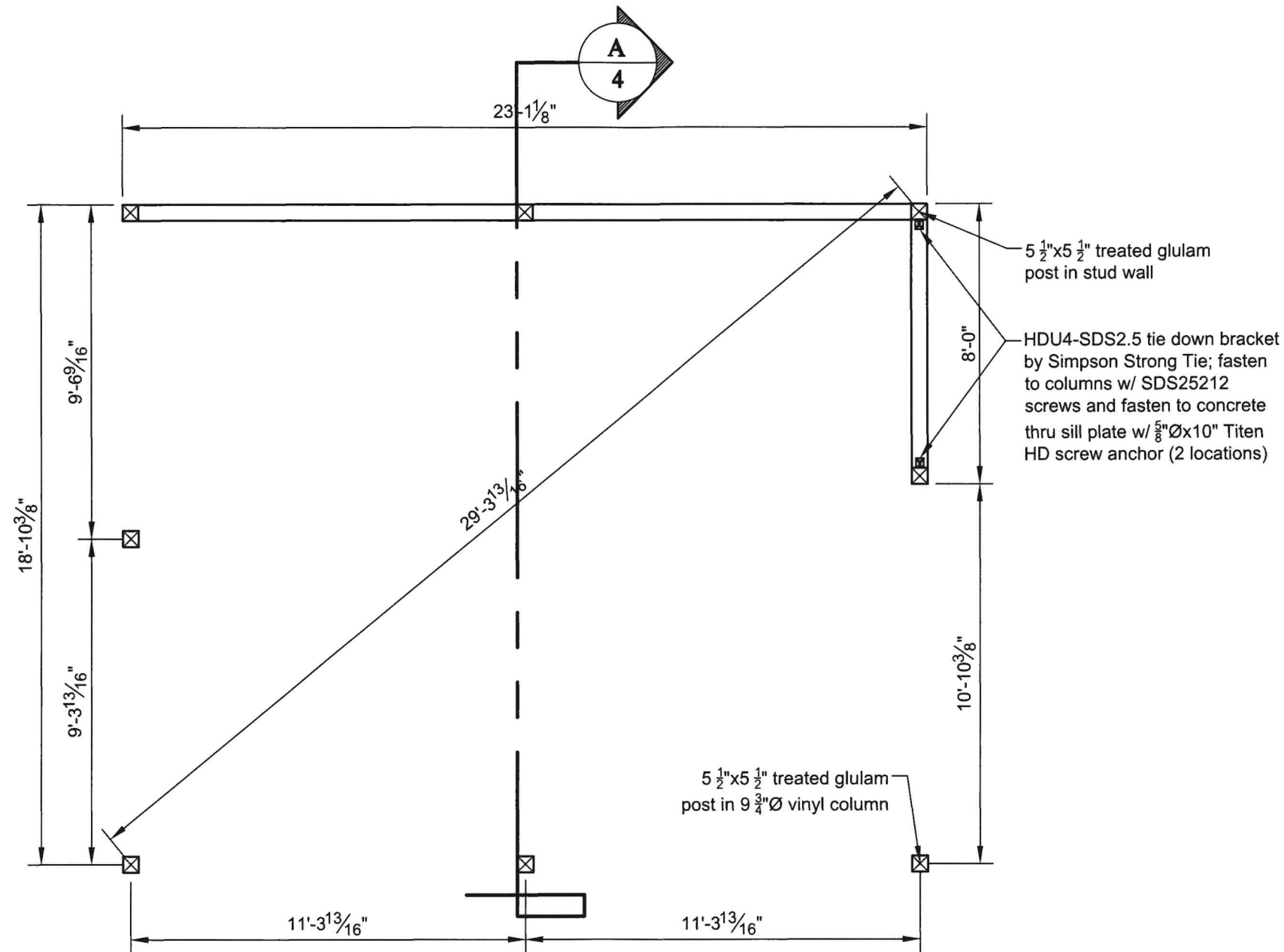
Contractor:
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New Holland, PA 17557
PH: (717) 351-9250

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 1/4" = 1'-0"

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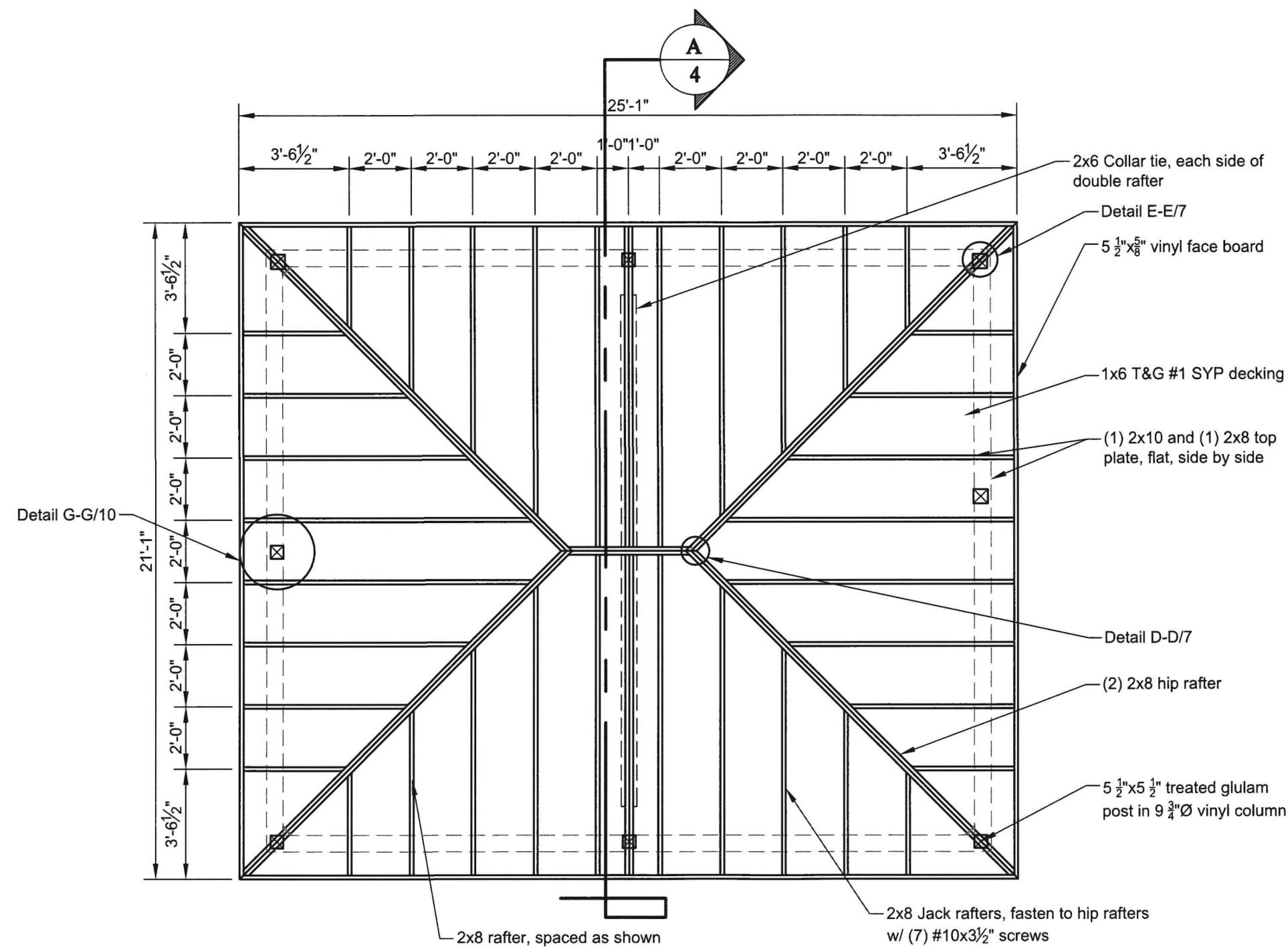
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Drawing Title:
Post Layout Plan

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Roof Framing Plan Scale 1/4" = 1'-0"

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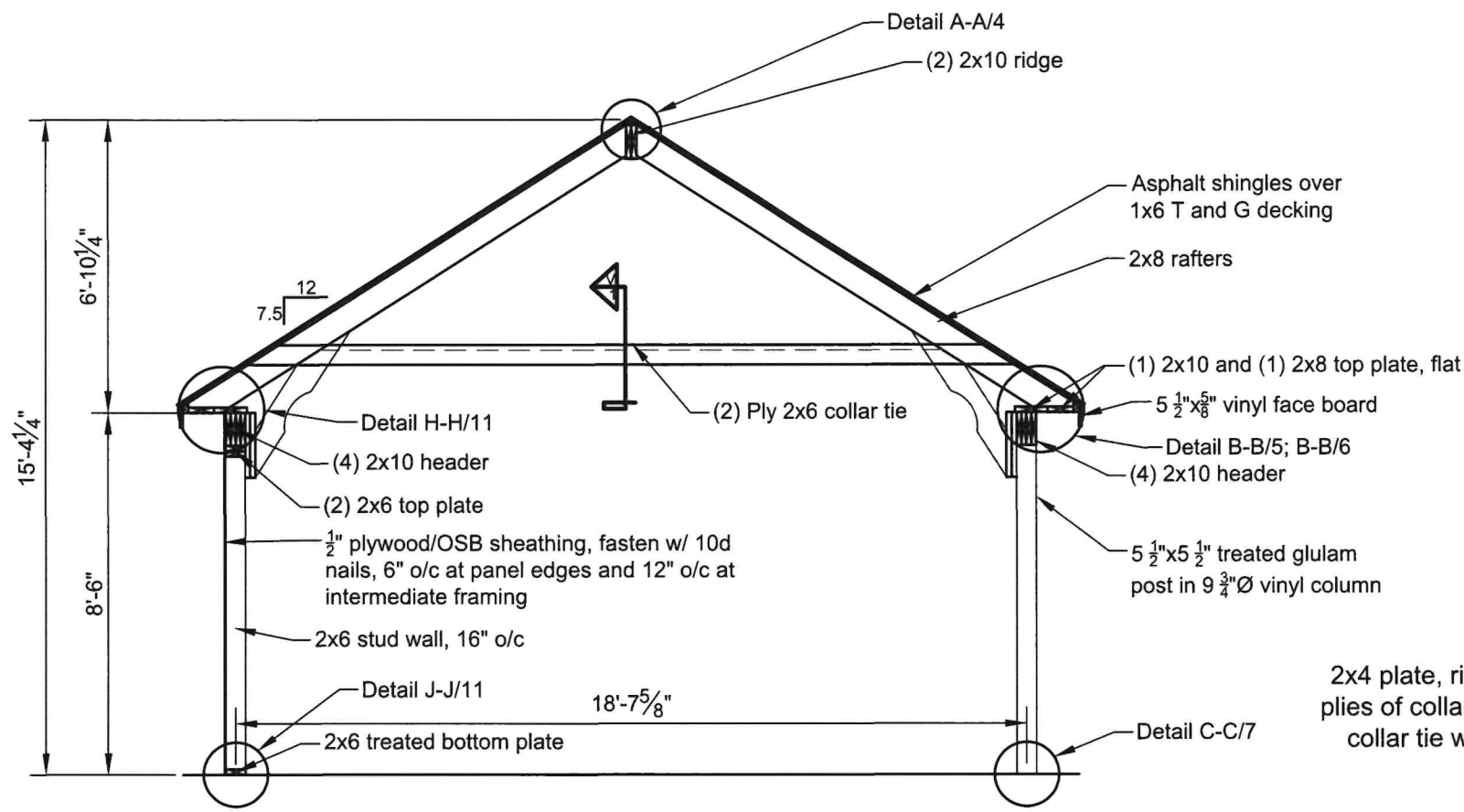
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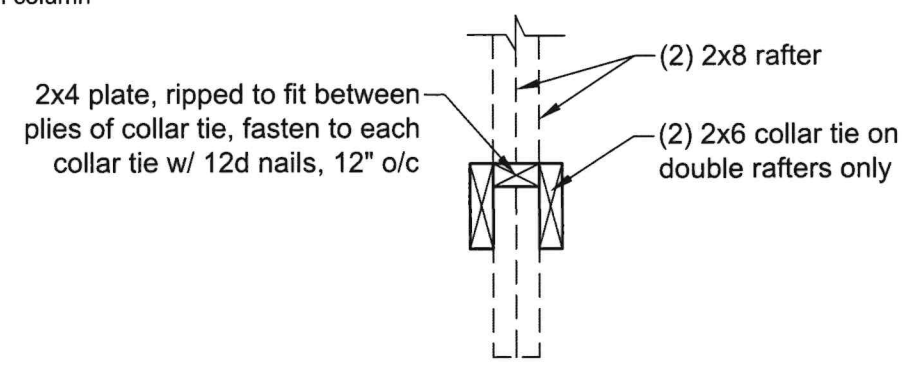
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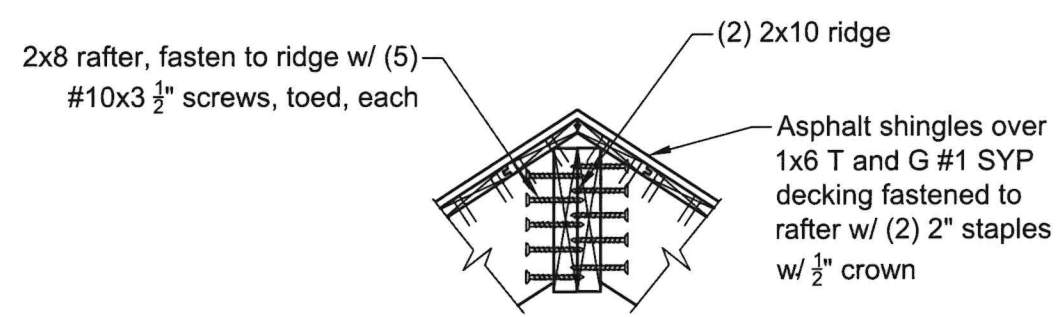
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Engineered By: D. Reznik	Start Date: 10/27/25
Drafted By: K. Salyer	Certified Date: 11/5/25



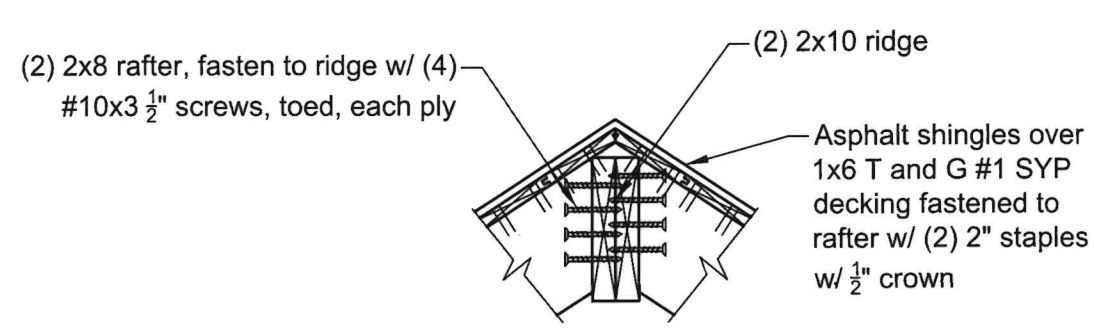
Cross Section A/4
Scale 1/4" = 1'-0"



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"

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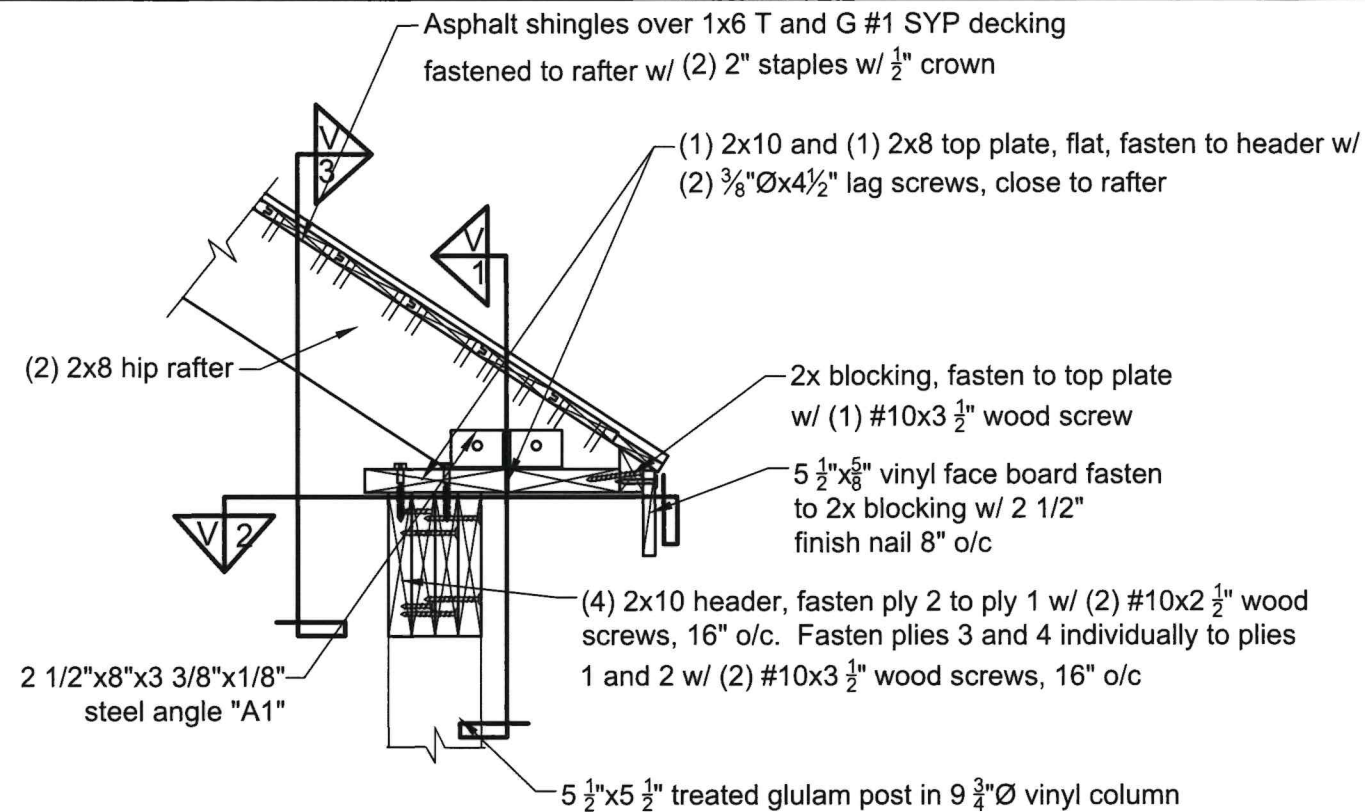
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Cross Section A/4
Detail A-A/4

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02809

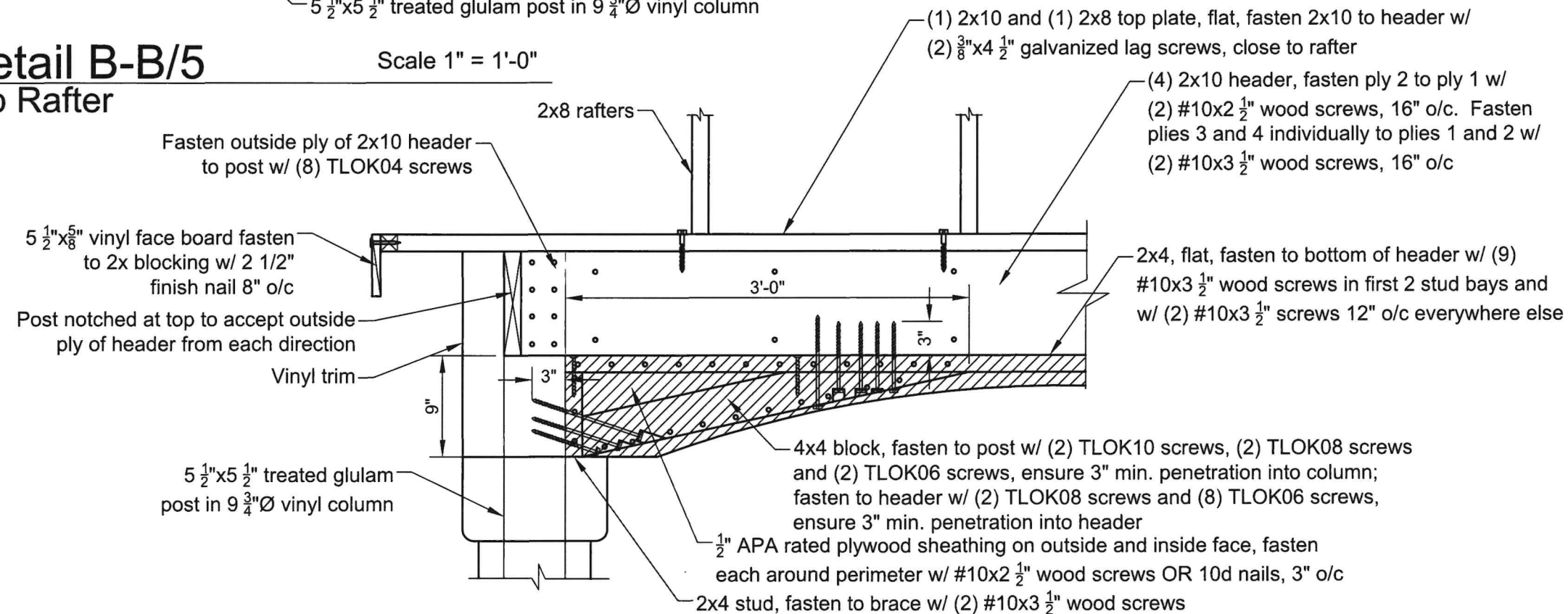
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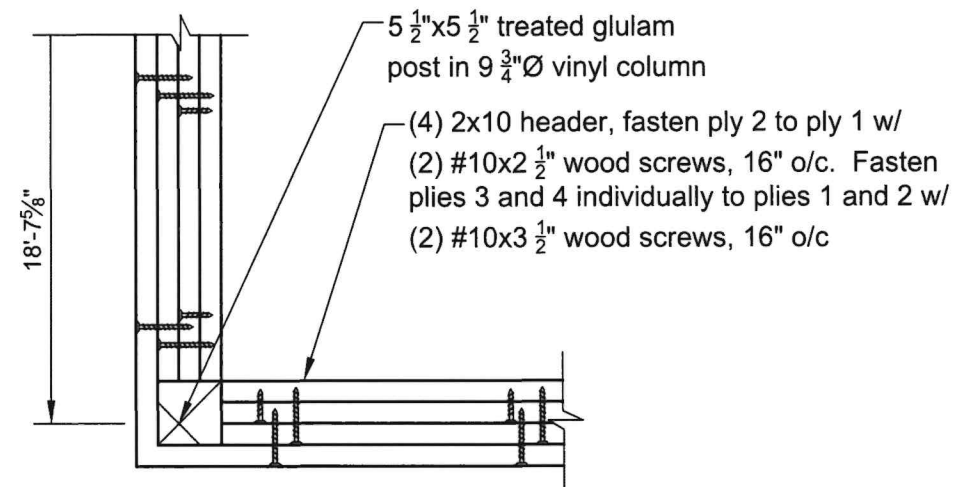
Detail B-B/5
Hip Rafter

Scale 1" = 1'-0"



View 1 Detail B-B/5

Scale 1" = 1'-0"



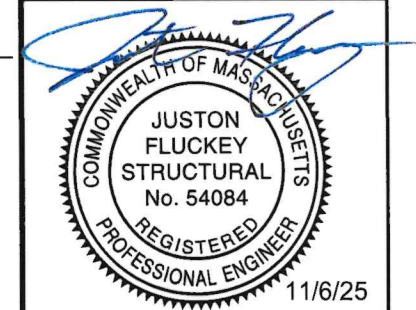
View 2 Detail B-B/5

Scale 1" = 1'-0"



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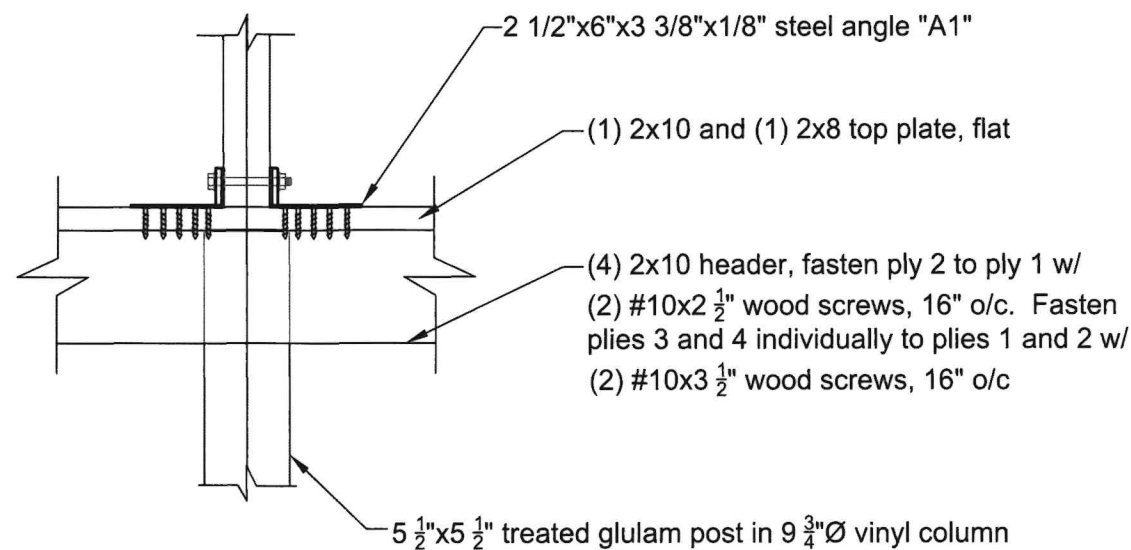


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Drawing Title:
Detail B-B/5

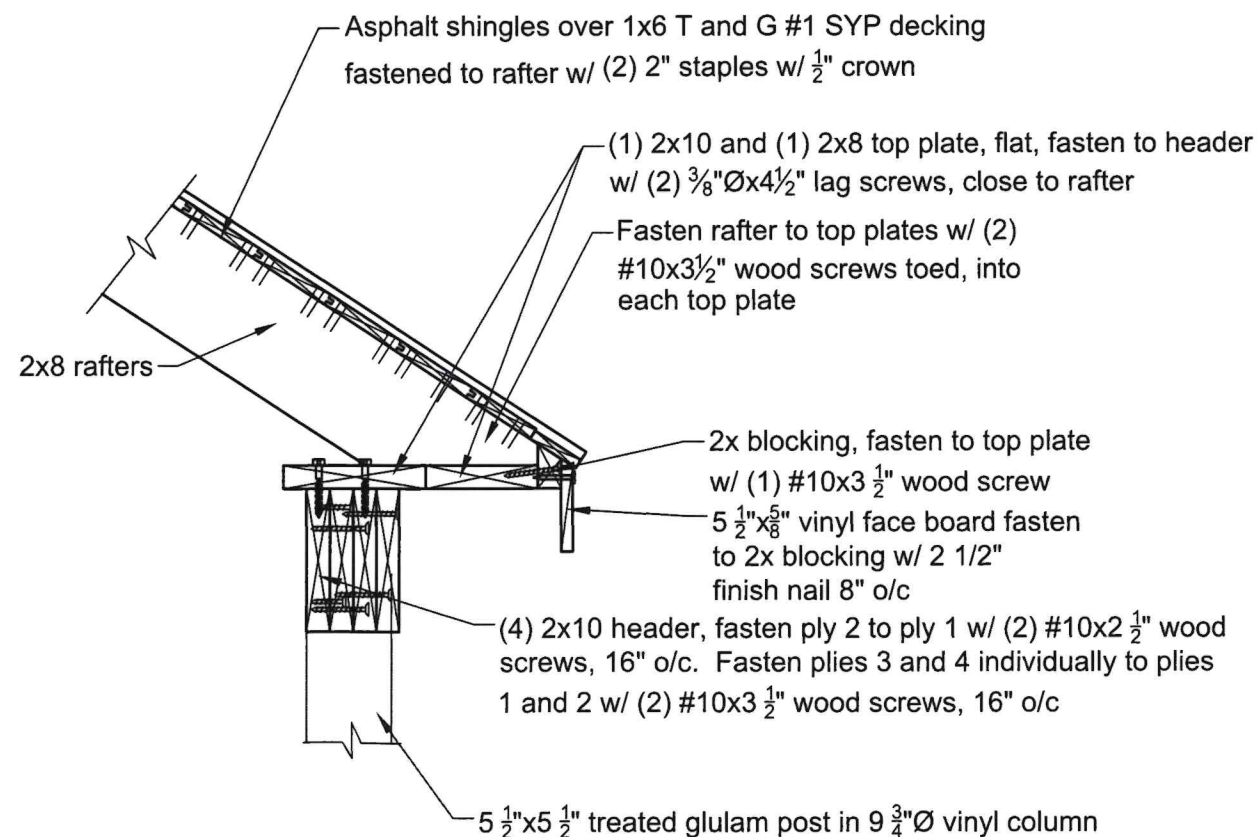
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Drafted By: K. Salyer	Certified Date: 11/5/25	



View 3 Detail B-B/5 Scale 1" = 1'-0"

Hip Rafter



Detail B-B/6 Scale 1" = 1'-0"

Typical Single Rafter



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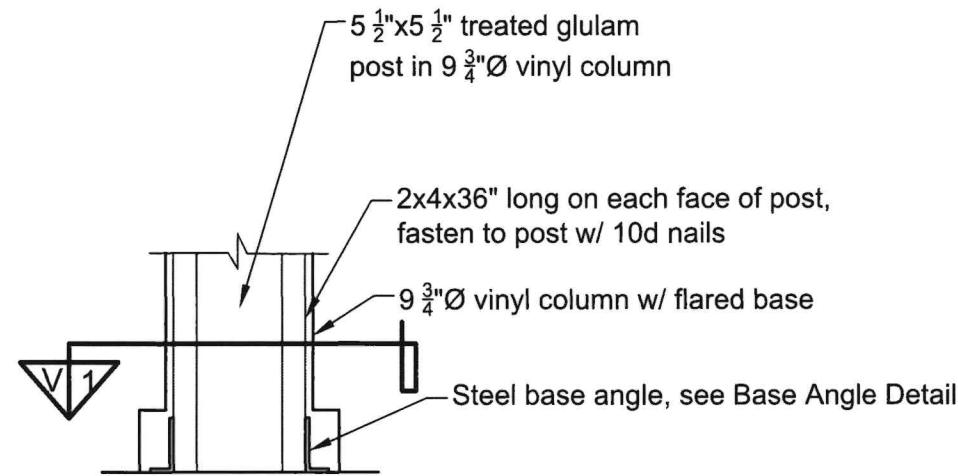
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Drawing Title:
View 3 Detail B-B/5
Detail B-B/6

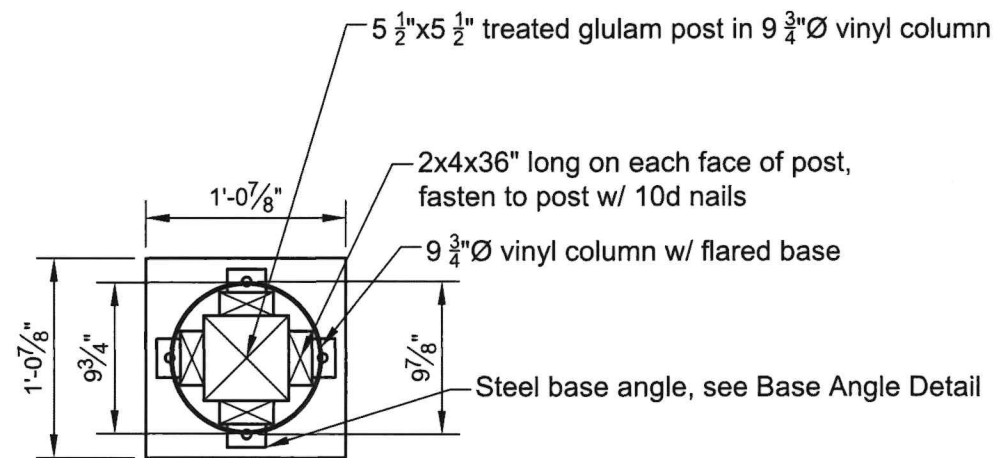
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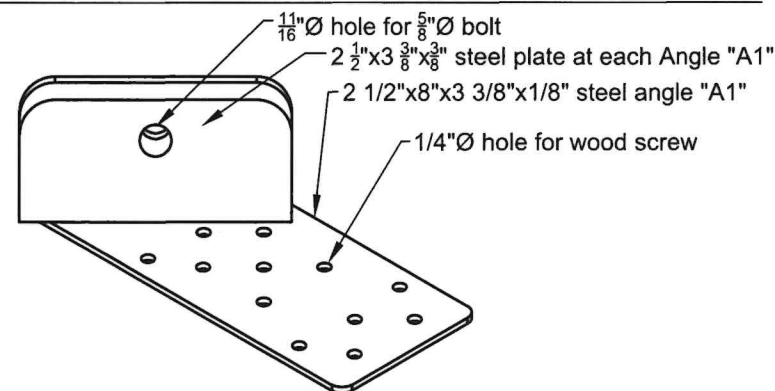
Revisions:	Date:	By:
Drawing Number: E376-25	Page: 6 of 12	
Engineered By: D. Reznik	Start Date: 10/27/25	
Drafted By: K. Salyer	Certified Date: 11/5/25	



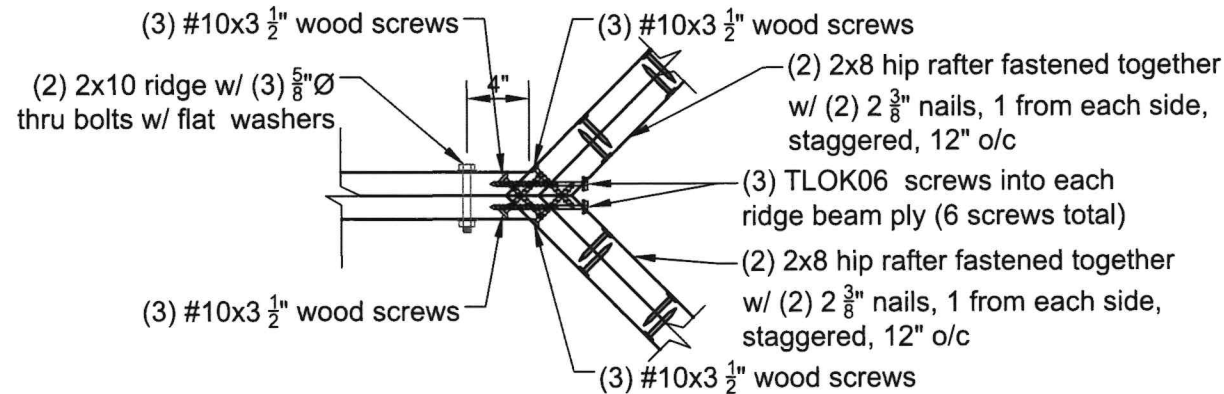
Detail C-C/7 Scale 1" = 1'-0"



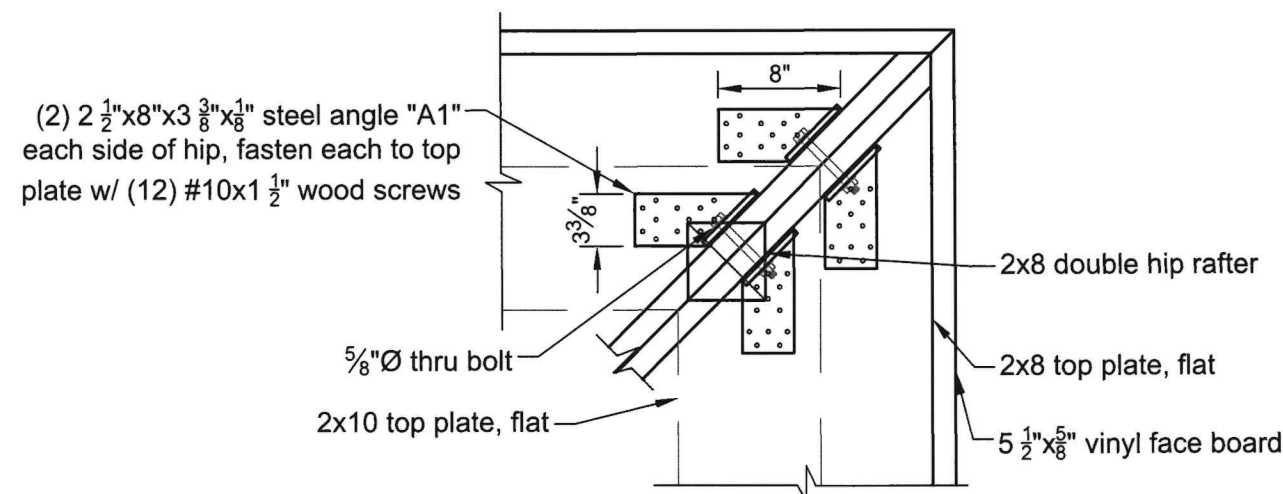
View 1 Detail C-C/7 Scale 1" = 1'-0"



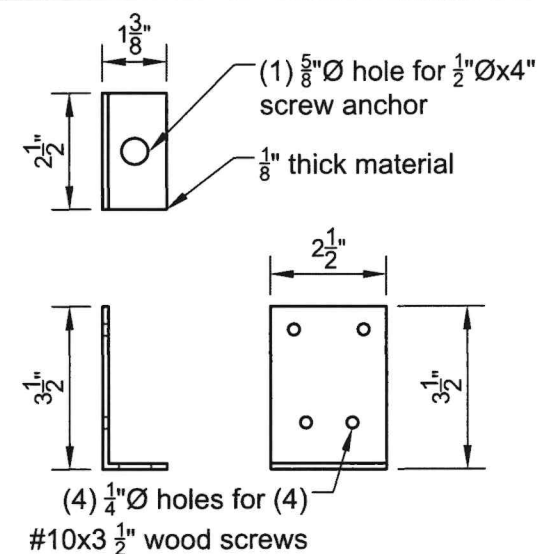
Angle "A1" Scale 3" = 1'-0"



Detail D-D/7 Scale 1" = 1'-0"



Detail E-E/7 Scale 1" = 1'-0"

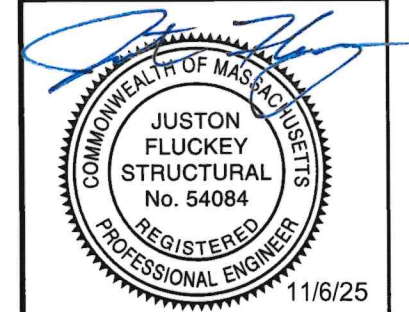


Base Angle Detail Scale 3" = 1'-0"

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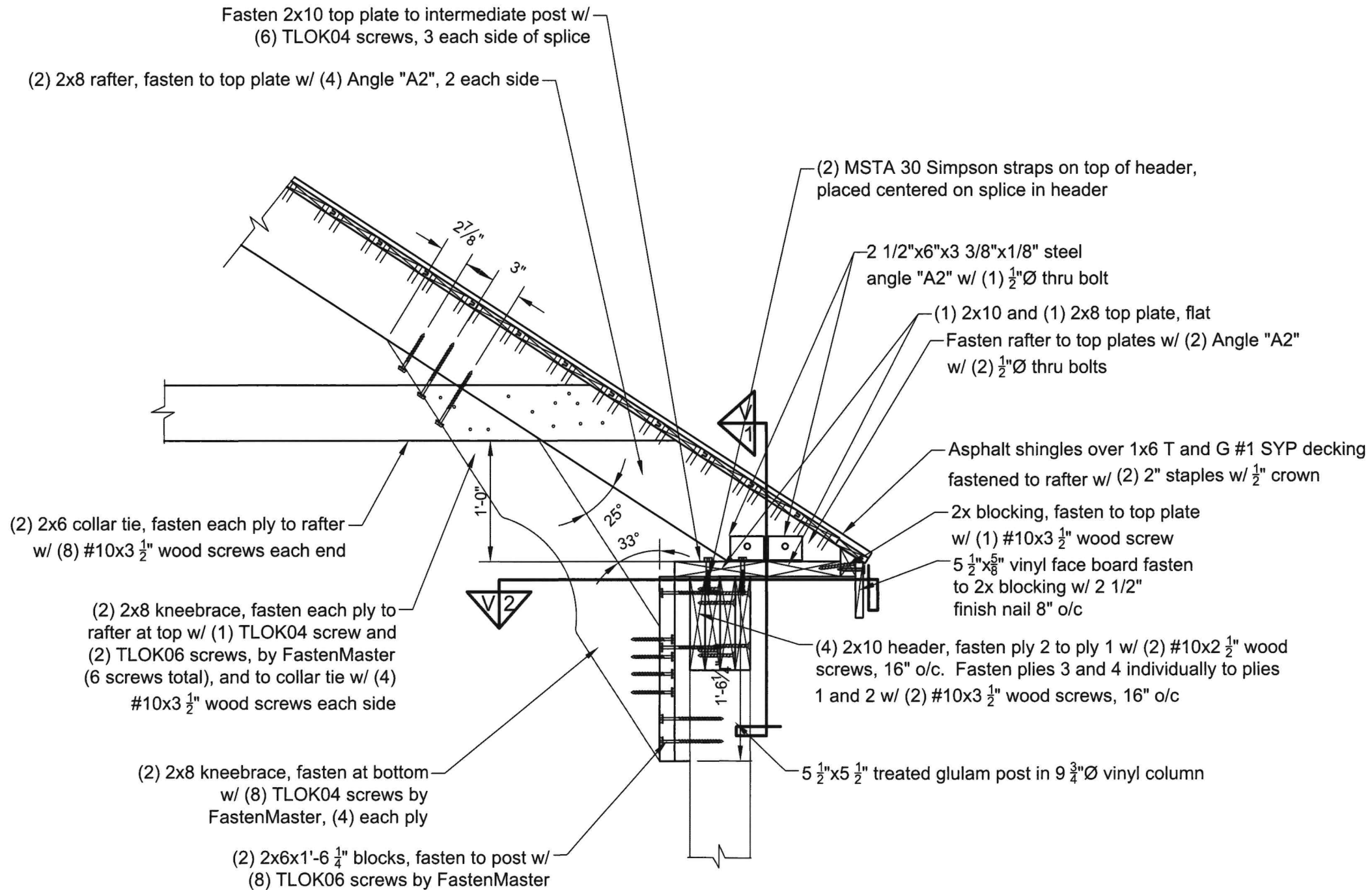


Contractor:
Country Lane Woodworking
540 Hollander Road
New Holland, PA 17557
PH: (717) 351-9250

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
Bristol 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

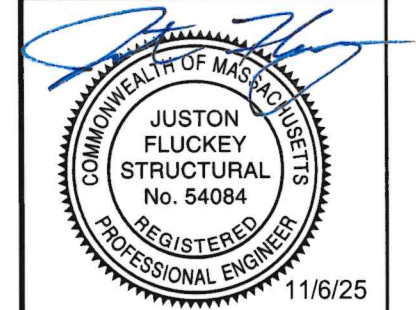
Scale 1" = 1'-0"



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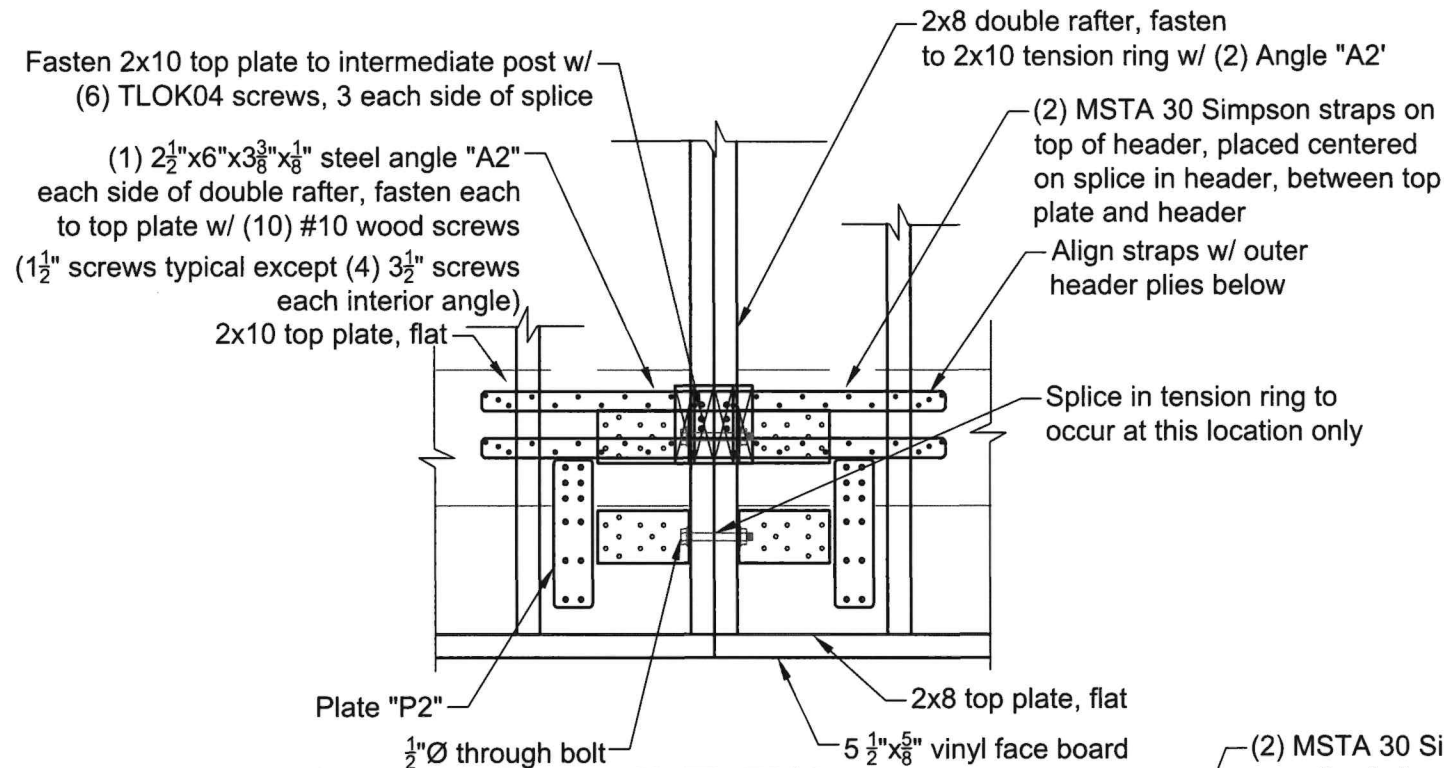
Contractor:
Country Lane Woodworking
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New Holland, PA 17557
PH: (717) 351-9250

Drawing Title:
Detail F-F/8

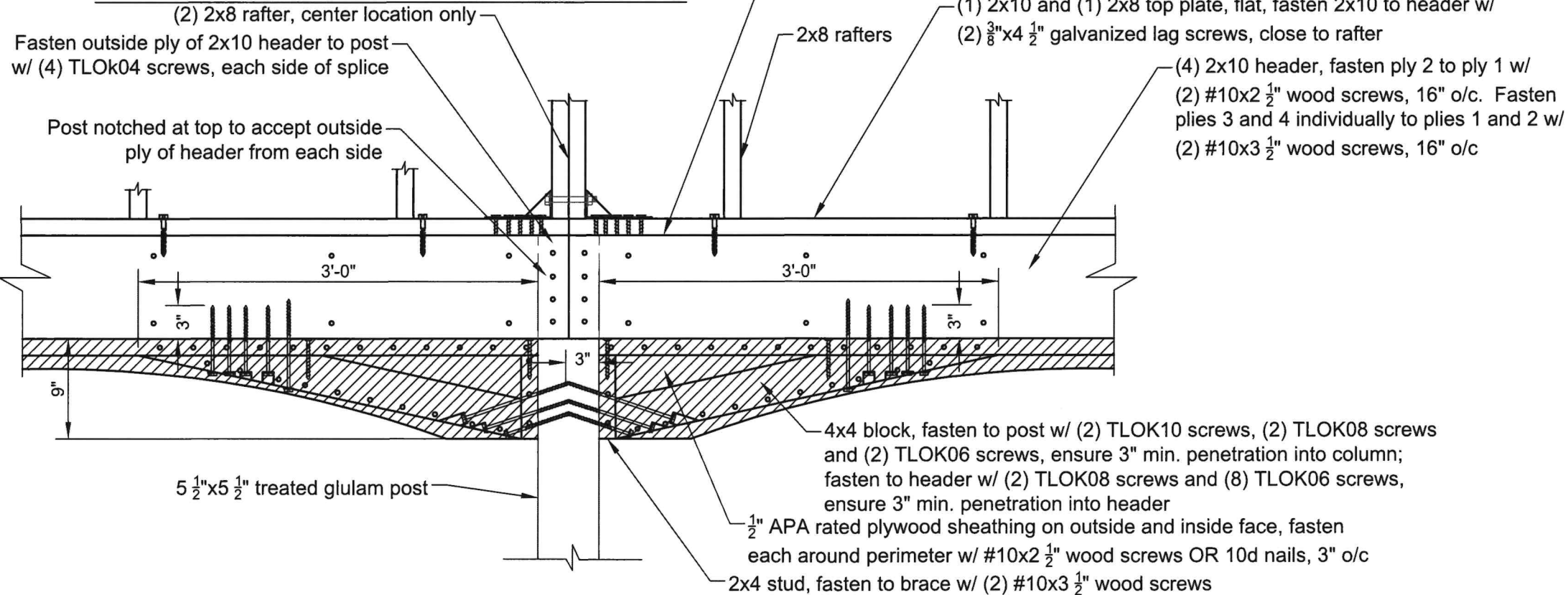
Project:
20'x24' Hampton Pavilion for

5 Knowlton CT
Bristol RI
02809

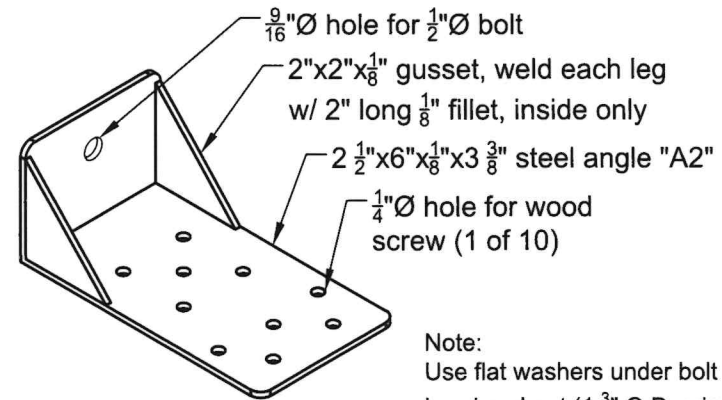
Revisions:	Date:	By:
Drawing Number: E376-25	Page: 8 of 12	
Engineered By: D. Reznik	Start Date: 10/27/25	
Drafted By: K. Salyer	Certified Date: 11/5/25	



View 1 Detail F-F/8 Scale 1" = 1'-0"



View 2 Detail F-F/8 Scale 1" = 1'-0"



Note:
Use flat washers under bolt head and nut ($1\frac{3}{8}$ " O.D. min.)

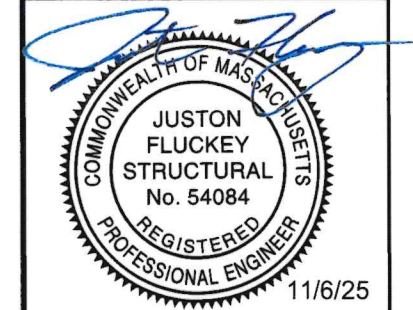
Angle "A2" Scale 3" = 1'-0"

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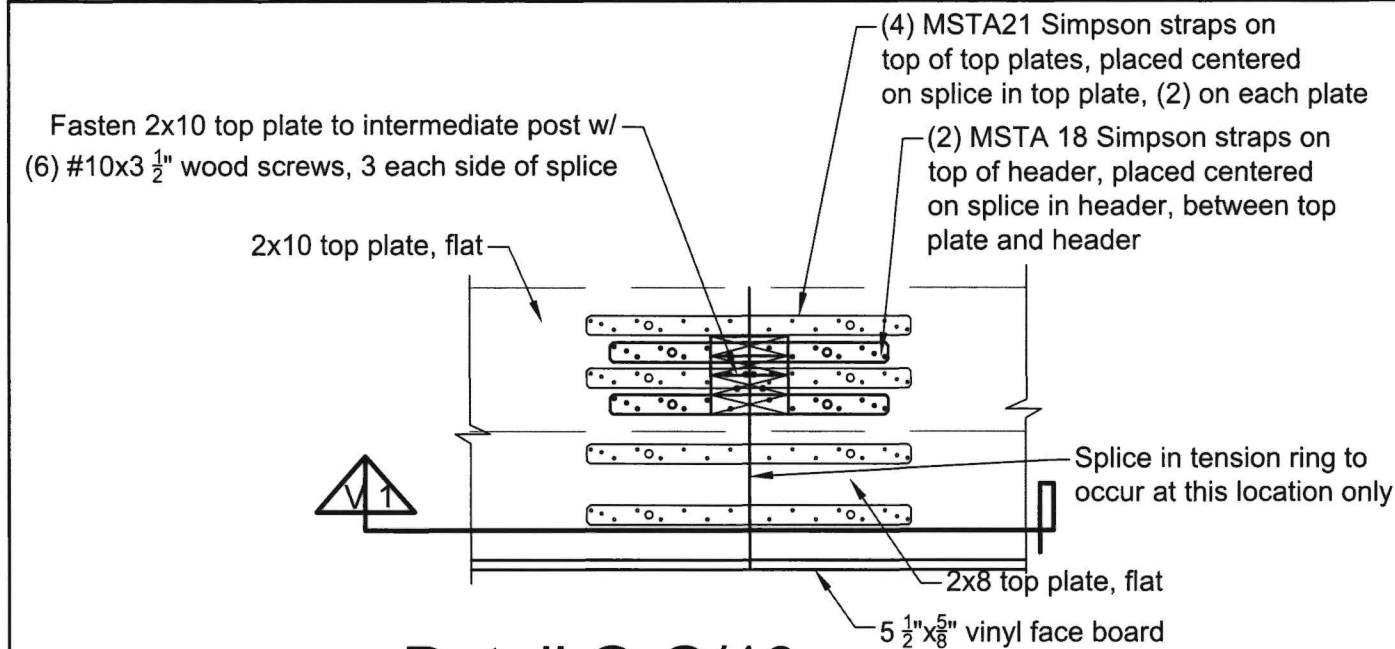


Contractor:
Country Lane Woodworking
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New Holland, PA 17557
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Drawing Title:
View 1 Detail F-F/8
View 2 Detail F-F/8
Angle "A2"

Project:
20'x24' Hampton Pavilion for
5 Knowlton CT
Bristol 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"

2 1/2"x9 1/2"x 10 gauge steel plate "P2" w/ (12) 1/4"Ø holes for #10x1 1/2" screws, (6) into each top plate member

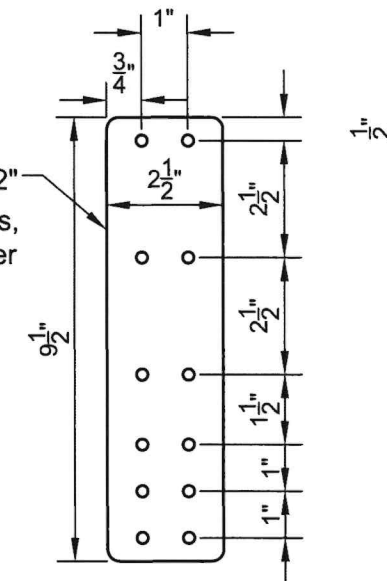
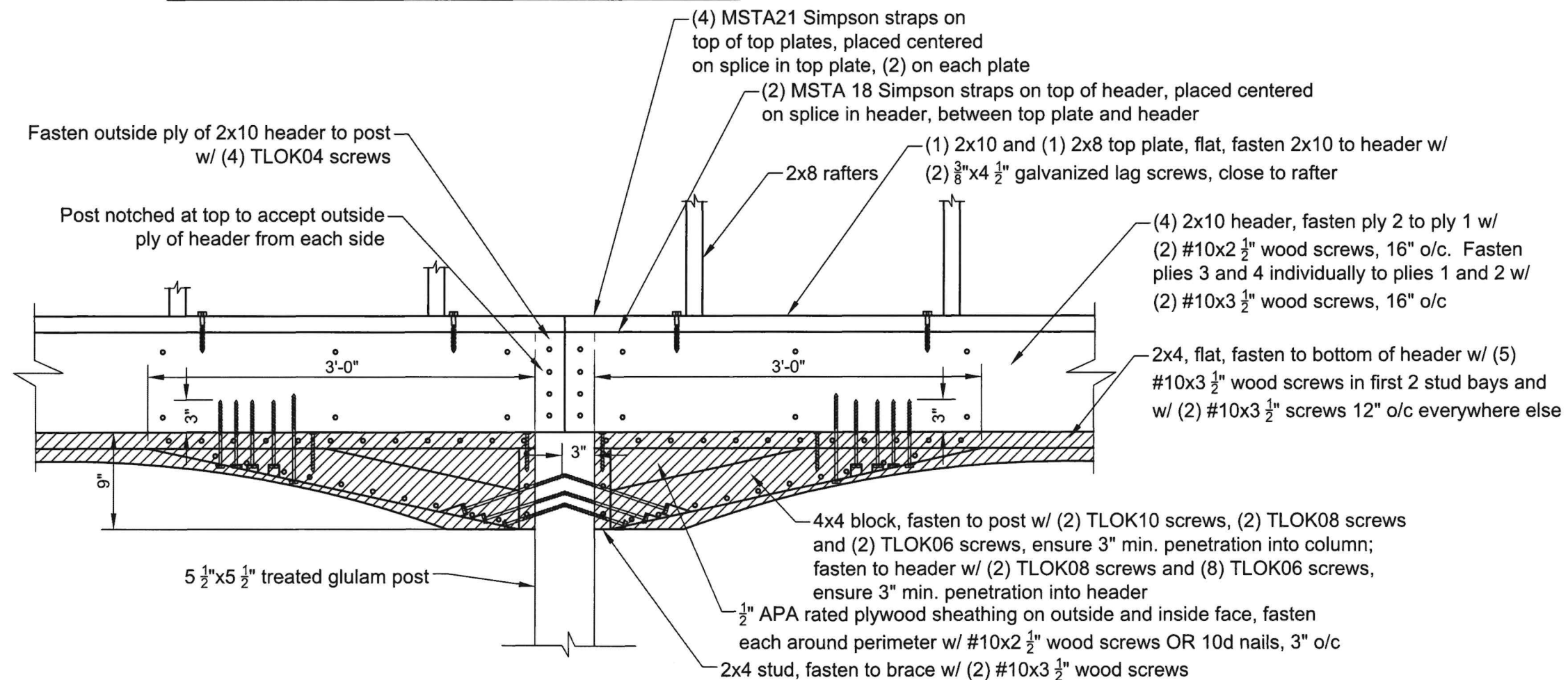


Plate "P2"



View 1 Detail G-G/10

Scale 1" = 1'-0"

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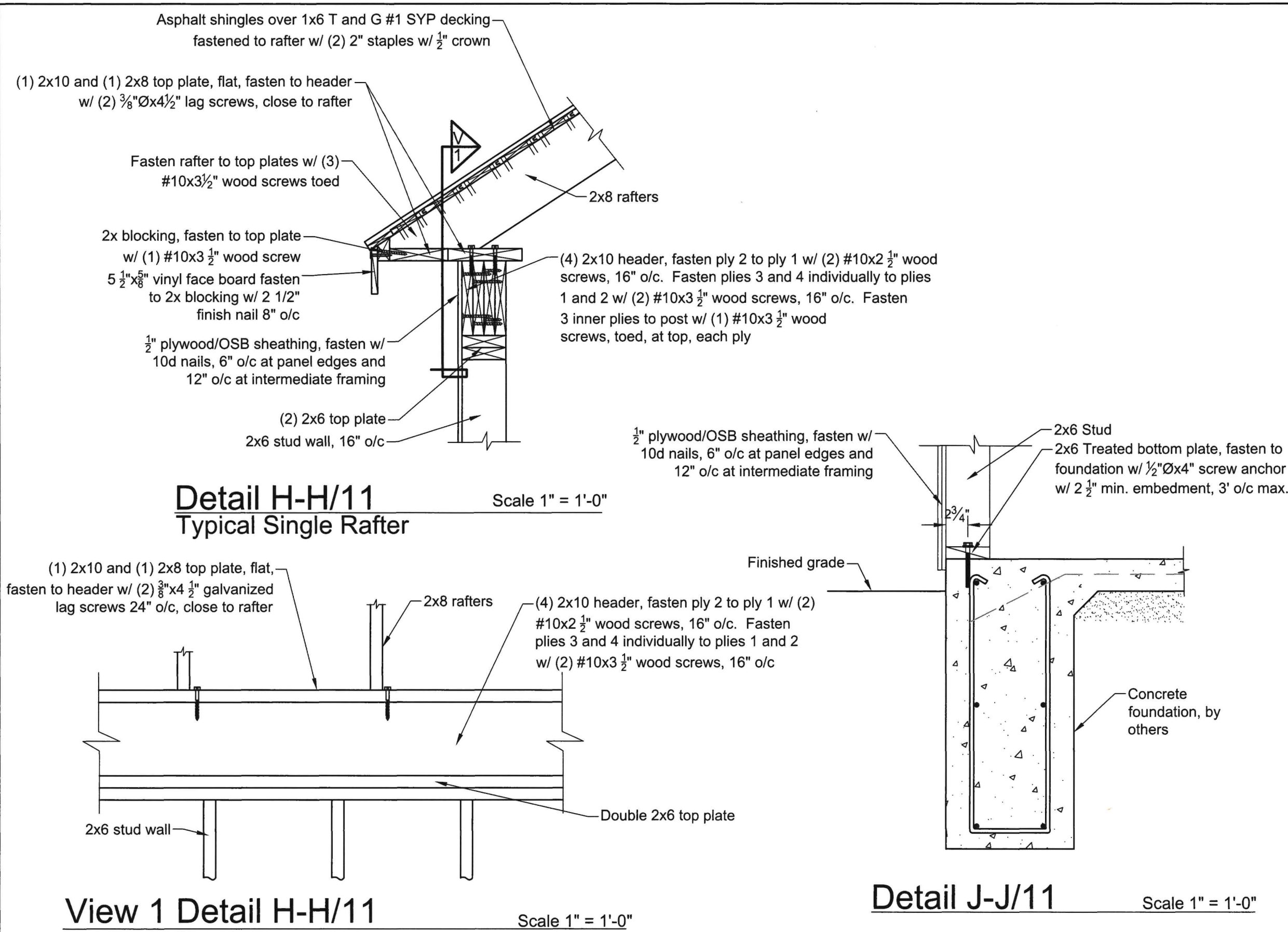


Contractor:
Country Lane Woodworking
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New Holland, PA 17557
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Drawing Title:
Detail G-G/10
Plate "P2"

Project:
20'x24' Hampton Pavilion for
5 Knowlton CT
Bristol 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. Salter	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"

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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
Bristol 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 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

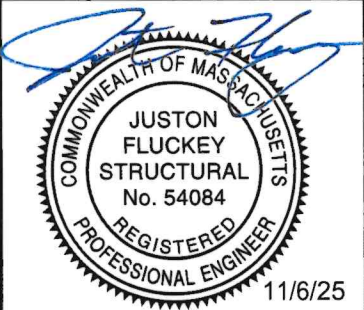
A. PVC sleeve material used to wrap wood members to be supplied according to Certainteed corporation specifications or equivalent.

B. PVC sleeve material to be 0.160" thick for posts, and 0.105" thick for other structural members



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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

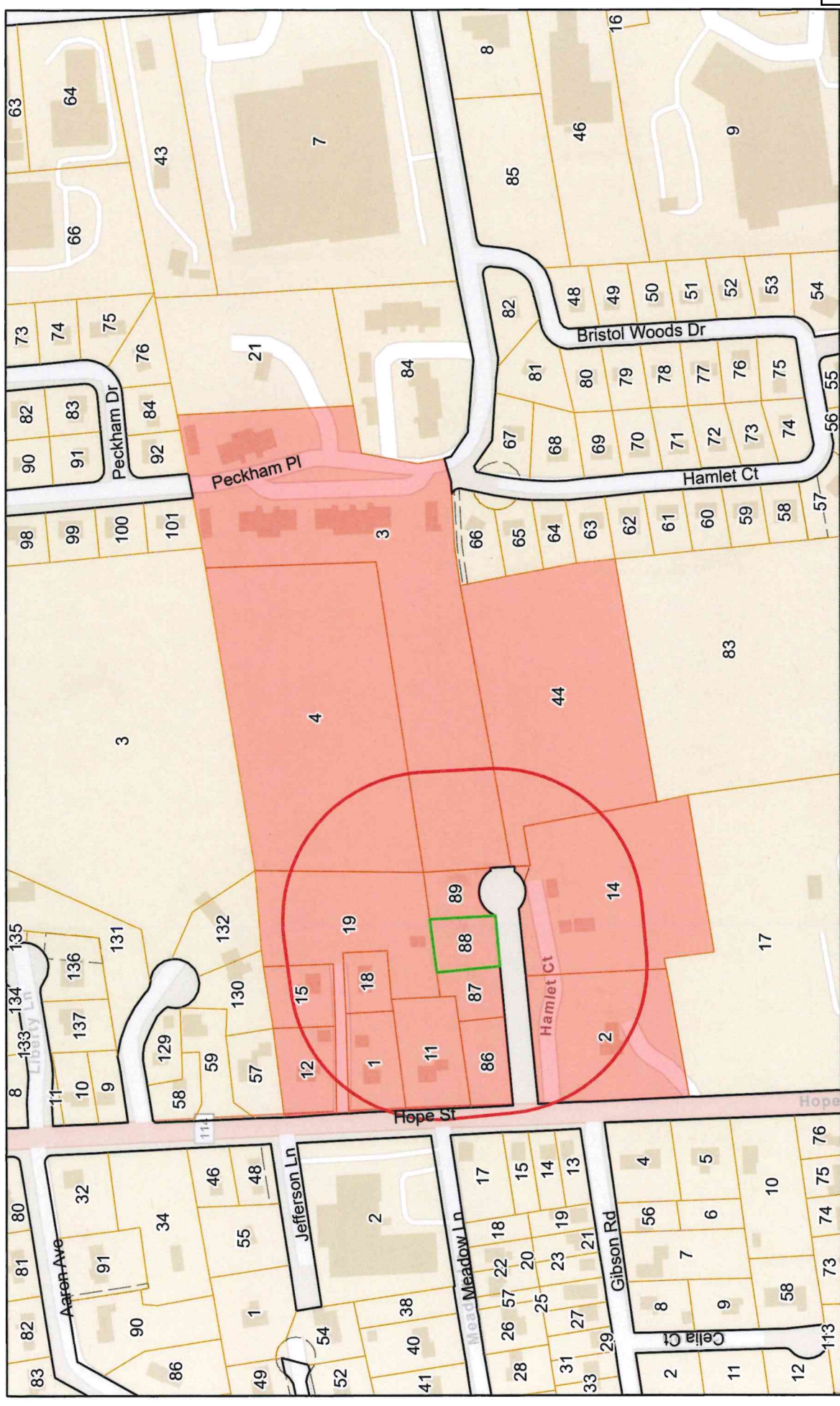
Town of Bristol, RI

1 inch = 282 Feet

September 15, 2026



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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



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Page 1 of 4



300 feet Abutters List Report

Bristol, RI

September 15, 2026

Parcel Number: 103-3 CAMA Number: 103-3-003 Property Address: C-3 BRISTOL WOODS DR	Mailing Address: BILOTTI, JACQUELYN 3 BRISTOL WOODS DR # C 3 BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-004 Property Address: C-4 BRISTOL WOODS DR	Mailing Address: USTUNKOK, OKAN MUALLA TE C-4 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-005 Property Address: C-5 BRISTOL WOODS DR	Mailing Address: SILVIA, STEVEN R. & HOPPS, PETER C. TRUSTEES C-5 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-006 Property Address: C-6 BRISTOL WOODS DR	Mailing Address: MORAIS, MARIO B & LENTINI, ANDREA R TE C-6 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-007 Property Address: C-8 BRISTOL WOODS DR	Mailing Address: DREW, LANA M & DAVID J JT C-8 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-008 Property Address: D-1 BRISTOL WOODS DR	Mailing Address: SILVA, DENISE A. 1D BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-009 Property Address: D-2 BRISTOL WOODS DR	Mailing Address: CHALMERS PATRICIA E D2 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-010 Property Address: D-3 BRISTOL WOODS DR	Mailing Address: GERARDI, FRANK W & BRENDA E TE 490 THAMES ST NEWPORT, RI 02840
Parcel Number: 103-3 CAMA Number: 103-3-011 Property Address: D-4 BRISTOL WOODS DR	Mailing Address: RIDDER, ELISABETH ANNE D-4 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-012 Property Address: D-5 BRISTOL WOODS DR	Mailing Address: MILFORD NATIONAL BANK & TRUST TRUSTEE-C/O ROCKLAND TRUST BANKL 300 EAST MAIN ST MILFORD, MA 01757
Parcel Number: 103-3 CAMA Number: 103-3-013 Property Address: D-6 BRISTOL WOODS DR	Mailing Address: JONES, JOSEPH HUW & JONES, SANDRA LEE TE D-6 BRISTOL WOODS DR Bristol, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-014 Property Address: D-8 BRISTOL WOODS DR	Mailing Address: JOHNSON, GAIL A. TRUSTEE GAIL A. JOHNSON TRUST BRISTOL WOODS DR UNIT D8 BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 103-3 CAMA Number: 103-3-015 Property Address: E-1 BRISTOL WOODS DR	Mailing Address: TULENFELD, ROSA 2030 SOUTH OCEAN DR UNIT 1124 HALLANDALE, FL 33009
Parcel Number: 103-3 CAMA Number: 103-3-016 Property Address: E-2 BRISTOL WOODS DR	Mailing Address: VIEIRA, GEORGE DEBORAH TE E2 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-017 Property Address: E-3 BRISTOL WOODS DR	Mailing Address: ROSSI, MARIE CLAUDE LIFE EST ROSSI, KATHARINE E-3 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-018 Property Address: E-4 BRISTOL WOODS DR	Mailing Address: TABOR, WARNER H III E-4 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-019 Property Address: E-5 BRISTOL WOODS DR	Mailing Address: FAY, LEILA J. E-5 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-020 Property Address: E-6 BRISTOL WOODS DR	Mailing Address: BELLAFATTO, JOHN A. E-6 BRISTOL WOODS DR. BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-021 Property Address: E-7 BRISTOL WOODS DR	Mailing Address: RODERICK, ELAINE S. TRUSTEE E-7 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-022 Property Address: E-8 BRISTOL WOODS DR	Mailing Address: WALKER, DEBORAH I. E-8 BRISTOL WOODS BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-023 Property Address: E-10 BRISTOL WOODS DR	Mailing Address: RECUPERO, JOSEPH J. & PATRICIA R. TE E-10 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-3 CAMA Number: 103-3-024 Property Address: E-12 BRISTOL WOODS DR	Mailing Address: CASTRO, ELISIO & ARMINDA P TE E-12 BRISTOL WOODS DR BRISTOL, RI 02809
Parcel Number: 103-4 CAMA Number: 103-4 Property Address: HOPE ST	Mailing Address: KLEIN, DOUGLAS C. JR & SARAH TE 3 OLD ORCHARD FARM RD BRISTOL, RI 02809
Parcel Number: 103-44 CAMA Number: 103-44 Property Address: HAMLET CT	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI

September 15, 2026

Parcel Number: 103-86
CAMA Number: 103-86
Property Address: 1 KNOWLTON CT

Mailing Address: WERNECKE, JOEL A. & JIN Y. TE
1 KNOWLTON CT
BRISTOL, RI 02809

Parcel Number: 103-87
CAMA Number: 103-87
Property Address: 3 KNOWLTON CT

Mailing Address: GRACE, EDWARD P. III & GRACE, HOLLY
P. CO-TRUSTEES
3 KNOWLTON CT
BRISTOL, RI 02809

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

Parcel Number: 103-89
CAMA Number: 103-89
Property Address: 7 KNOWLTON CT

Mailing Address: JABOUR, KATHY A.
7 KNOWLTON CT
BRISTOL, RI 02809



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9/15/2026

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1220 HOPE ST
BRISTOL, RI 02809

HAWK, DAVID Q. & HAWK, JA
331 JACK NICKLAUS DR
LAKEWAY, TX 78738

NOBLE, JOHN A. &
POISSON, PHYLLIS
C-2 BRISTOL WOODS DR
BRISTOL, RI 02809

BELLAFATTO, JOHN A.
E-6 BRISTOL WOODS DR.
BRISTOL, RI 02809

IANNUCCILLI, DIANE M & ED
1222 R HOPE ST
BRISTOL, RI 02809

RECUPERO, JOSEPH J. & PAT
E-10 BRISTOL WOODS DR
BRISTOL, RI 02809

BILOTTI, JACQUELYN
3 BRISTOL WOODS DR # C 3
BRISTOL, RI 02809

INFINITY 1217, LLC
545 CAMP DIXIE RD
PASCOAG, RI 02859

RIDDER, ELISABETH ANNE
D-4 BRISTOL WOODS DR
BRISTOL, RI 02809

CASTRO, ELISIO & ARMINDA
E-12 BRISTOL WOODS DR
BRISTOL, RI 02809

JABOUR, KATHY A.
7 KNOWLTON CT
BRISTOL, RI 02809

RODERICK, ELAINE S. TRUST
E-7 BRISTOL WOODS DR
BRISTOL, RI 02809

CHALMERS PATRICIA E
D2 BRISTOL WOODS DR
BRISTOL, RI 02809

JOHNSON, GAIL A. TRUSTEE
GAIL A. JOHNSON TRUST
BRISTOL WOODS DR UNIT D8
BRISTOL, RI 02809

ROSSI, MARIE CLAUDE LIFE
ROSSI, KATHARINE
E-3 BRISTOL WOODS DR
BRISTOL, RI 02809

DREW, LANA M & DAVID J J
C-8 BRISTOL WOODS DR
BRISTOL, RI 02809

JONES, JOSEPH HUW &
JONES, SANDRA LEE TE
D-6 BRISTOL WOODS DR
Bristol, RI 02809

SILVA, DENISE A.
1D BRISTOL WOODS DR
BRISTOL, RI 02809

FAY, LEILA J.
E-5 BRISTOL WOODS DR
BRISTOL, RI 02809

KLEIN, DOUGLAS C. JR & SA
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BRISTOL, RI 02809

SILVIA, STEVEN R. & HOPPS
C-5 BRISTOL WOODS DR
BRISTOL, RI 02809

GABLINSKE, DOUGLAS W. & P
6 KNOWLTON CT
BRISTOL, RI 02809

LANCASTER, MICHAEL HANLON
5 KNOWLTON CT
BRISTOL, RI 02809

STRONG, EDWARD C &
LAURIE WEISS TE
1226 HOPE ST
BRISTOL, RI 02809

GERARDI, FRANK W &
BRENDA E TE
490 THAMES ST
NEWPORT, RI 02840

MILFORD NATIONAL BANK & T
TRUSTEE-C/O ROCKLAND TRUS
300 EAST MAIN ST
MILFORD, MA 01757

SYLVESTER, JAMES J II &
MADALENA TE
1224 HOPE ST
BRISTOL, RI 02809

GRACE, EDWARD P. III & GR
3 KNOWLTON CT
BRISTOL, RI 02809

MORAIS, MARIO B &
LENTINI, ANDREA R TE
C-6 BRISTOL WOODS DR
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



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-26-45

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: Douglas Klein
Owner of Record: Douglas C., Jr. and Sarah C. Klein
Location: 3 OLD ORCHARD FM RD , BRISTOL, RI, 02809
Plat: 100 Lot: 131
Zoning District: R-10

Applicant is requesting **Dimensional Variances** to:

construct a 26ft. x 36ft. two-story accessory dwelling unit (ADU) structure at a height of 25 feet above grade and with a 6ft. x 26ft. front porch, at an overall size and height greater than permitted for accessory structures, and with less than the required front yard in the R-10 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.



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-26-45

3 Old Orchard Farm Road 100 131

September 5, 2026

Applicant	
Name of Applicant	Douglas Klein
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
	3 Old Orchard Farm Road	100	131

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,597 feet
Width in Feet	26 feet
Length in Feet	36 feet
Height Above Grade	0 feet
Number of Stories	2

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

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)

Describe the extent of the proposed alterations and the reasons for the requesting relief
Construct an ADU larger than allowed under the current town provisions.

Existing Lot Specifications	
Current Use of Premises	Residential

	If other, explain:
Number of Units	
Lot Area	62,674
Lot Frontage	115
Lot Depth	437

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 2,870	Building/Structure Detail if Other:

Hello,

My name is Douglas Klein, my wife Sarah and I have lived at 3 Old Orchard Farm Road for 24 years.

Our hardship is:

We need to downsize, by getting our bedroom and laundry on the first floor, and having minimal steps into the house. We will move into this home once completed. My wife has a disability and our current home is, at times, difficult for her to navigate. My daughter and son in law currently live in Little Compton and will move back to Bristol into the primary home, where they want to raise their family.

This hardship is not the result of any prior action of myself or my family. This property has been in the Usher / Klein family since the 1800's and I will honor my family by keeping it this way.

I am requesting relief for a detached ADU larger than the required footprint on my 1.5 acre property, which is surrounded by 15 acres of open space that we maintain in accordance with the town's farmland preservation objectives.

The size is less than 60% of my current home. It would meet all the setback requirements (plus more) for a standard ADU. Our ADU is designed to meet the style of Bristol and the neighborhood as it is a Cape Cod style building. The uniqueness of the lot lends itself to a separate structure.

My family and Sarah and I worked with the town back in 2020 to create 15 acres of open space which abuts this property. This open space eliminated 30 house lots. The requested variance will not alter the general characteristics of the surrounding area. It will fit perfectly with the neighborhood and abutting houses. This ADU will not impair the intent of the town's comprehensive plan. Both houses that directly abut this plan have plants that arborvitae that are 40 feet tall. The other abutter has trees that are about 10 feet tall.

If this variance is not granted it will amount to more than just an inconvenience. This variance would allow Sarah and I the opportunity to enjoy our property for the rest of our lives and allow us to hand this property down to our daughter as it has been handed down for the last 150 years.



3 Old Orchard Fm Rd, Bristol, RI

Map/Lot: 100-131

1 inch = 82 Feet

CAI Technologies
Precision Mapping, Geospatial Solutions

www.cai-tech.com

September 15, 2026



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

► Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost
1	01/25/2023	S55696		SLR	46,512
2	10/28/2022	S55203		SLR	32,200
3	03/28/2012	M17026		MECH	0
4	02/10/2012	M13998		MECH	0
5	01/24/2012	E4402		ELEC	0
6	01/05/2012	B42697		BLDG	0
7	11/18/2011	D264		DEMO	0
8	11/17/2011	E7372		ELEC	0
9					

► Special Features & Yard Items

Length	Width	SF Size	Quality	Condition	Year	Assessed Value
0	0	0	0	0	0	0

► Other Info.

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

Item 5G.



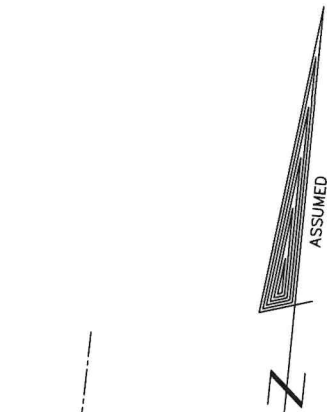




ZONING NOTES:
ZONE R-10
MINIMUM AREA 10,000 S.F.
MINIMUM BUILDING SETBACKS:
SIDE 15'
REAR 30'
FRONT 30'
MINIMUM STREET FRONTAGE = 80'
MAXIMUM BUILDING LOT COVERAGE = 25%

BUILDING LOT COVERAGE CALCULATIONS
EXISTING LOT AREA 62,866±S.F.
EXISTING BUILDING AREA..... 2,800±S.F.
EXISTING BUILDING COVERAGE..... 4.5%

THIS SITE IS LOCATED IN ZONE "X"
(AREA OF MINIMAL CHANCE OF FLOOD)
AS SHOWN ON FEMA PANEL 44001C0011H
DATE 07/07/2014



HOPE STREET

IRON PIPE FOUND/HELD
EDGE OF PAVEMENT (TYP.)

OLD ORCHARD FARM ROAD
(PUBLIC ~ 40' WIDE)

- UTILITY NOTE:**
- UTILITY LOCATIONS SHOWN ON THIS PLAN ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HARDWARE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM AVAILABLE UTILITY PLANS. THEY ARE NOT WARRANTED TO BE EXACT, NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
 - TURNING POINT SURVEY CO., INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES INACCURATELY SHOWN OR OMITTED.
 - BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SUBSURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.

WETLAND DELINEATION BY:
APPLIED BIOSYSTEMS
42 NORTH ROAD
WAKEFIELD, RI 02879
401-783-6740

APPLICANT AND
OWNER OF RECORD:
DOUGLAS C. & SARAH C. KLEIN
3 OLD ORCHARD FARM ROAD
BRISTOL, RI 02809

DEED REF:
TOWN OF BRISTOL, RI
LAND EVIDENCE RECORDS
DEED REF: BOOK 1101 PAGE 324
DEED REF: BOOK 905 PAGE 103 (ESMT.)
PLAN REF: PLAT #293, 418, 458
PLAN REF: PLAT #550, 718

SITE BENCHMARK:
CENTER BACK
CATCHBASIN RIM
ELEV.=93.63
(ASSUMED)

A.P. 100
LOT 55

A.P. 100
LOT 54

A.P. 100
LOT 53

A.P. 100
LOT 135

A.P. 100
LOT 131
AREA
62,866±S.F.

A.P. 100
LOT 3

A.P. 100
LOT 9

A.P. 100
LOT 137

A.P. 100
LOT 136

A.P. 100
LOT 58

A.P. 100
LOT 129

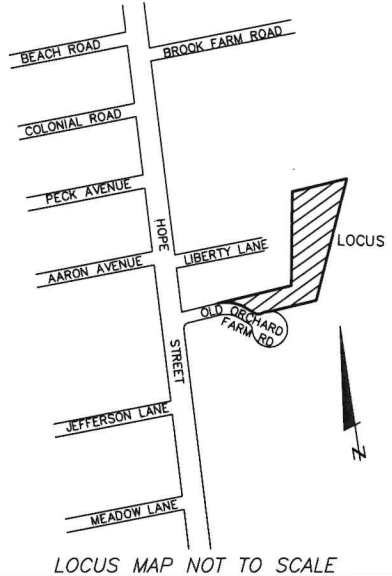
A.P. 100
LOT 59

A.P. 100
LOT 130

A.P. 100
LOT 132

SCALE 1"=40'
0 40 80 120 FEET

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



CERTIFICATION:
THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE
RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE
BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON
JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
INSTRUMENT SURVEY PERFORMED 04/03/2026
MEASUREMENT SPECIFICATION: 1
DATA ACCUMULATION SURVEY
MEASUREMENT SPECIFICATION: 3

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE
PREPARATION OF THE PLAN IS AS FOLLOWS:

SHOW ASSESSORS PLAT 100, LOT 131, EXISTING LOT LINES,
OCCUPATION LINES, AND VISIBLE IMPROVEMENTS, FOR
PLANNING, DESIGN, AND "ADU" PERMITTING.

BY *David G. Greenhalgh*
DAVID G. GREENHALGH PLS#1886
COA NO. A485

DATE 05-09-2026

I HEREBY CERTIFY THAT THE PROPERTY
LINES SHOWN ON THIS PLAN ARE THE
LINES DIVIDING EXISTING OWNERSHIPS,
AND THE LINES OF THE STREETS AND
WAYS SHOWN ARE THOSE OF PUBLIC OR
PRIVATE STREETS OR WAYS ALREADY
ESTABLISHED, AND THAT NO NEW LINES
FOR DIVISION OF EXISTING OWNERSHIP OR
FOR NEW WAYS ARE SHOWN.

DAVID G. GREENHALGH

No. 1886



This Plan not intended for
recording as Land Evidence

EXISTING CONDITIONS
PLAN OF LAND
3 OLD ORCHARD FARM ROAD
BRISTOL, RHODE ISLAND

SURVEYED FOR
DOUGLAS C. KLEIN

Turning Point Survey Company, Inc.

100 Broad Common Road
Bristol, RI 02809
Ph. 401.253.1800
Turningpointsurvey.com

APRIL 15, 2026

A.P. 100 LOT 131

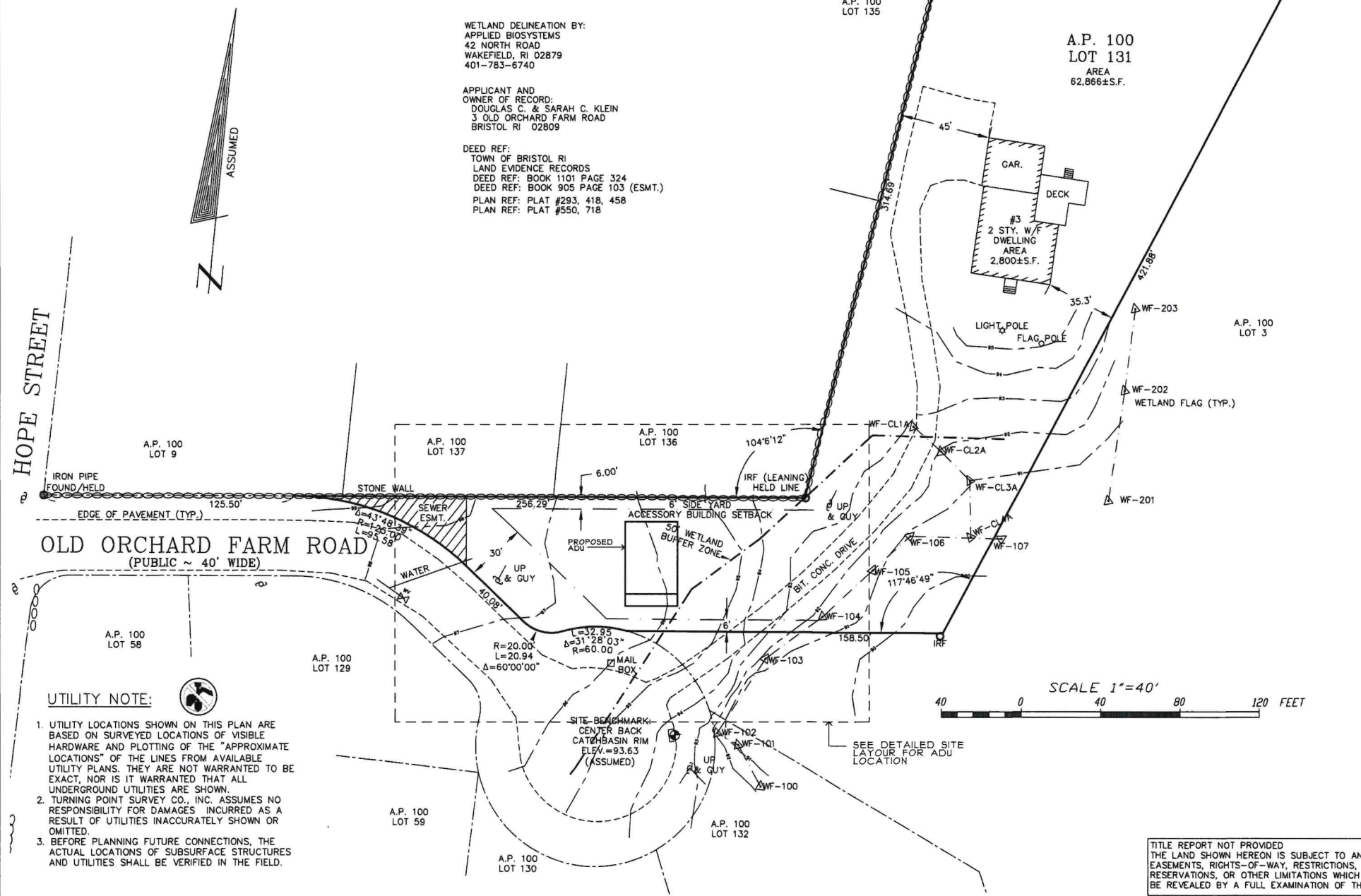
SCALE: 1" = 40'

Proj. #26-101-01
SHEET 1 OF 1

ZONING NOTES:
ZONE R-10
MINIMUM AREA 10,000 S.F.
MINIMUM BUILDING SETBACKS:
SIDE 15'
REAR 30'
FRONT 30'
MINIMUM STREET FRONTAGE = 80'
MAXIMUM BUILDING LOT COVERAGE = 25%

BUILDING LOT COVERAGE CALCULATIONS
EXISTING LOT AREA 62,866±S.F.
EXISTING BUILDING AREA 2,800±S.F.
EXISTING BUILDING COVERAGE 4.5%

THIS SITE IS LOCATED IN ZONE "X"
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AS SHOWN ON FEMA PANEL 44001C0011H
DATE 07/07/2014



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INSTRUMENT SURVEY PERFORMED 04/03/2026
MEASUREMENT SPECIFICATION: 1
DATA ACCUMULATION SURVEY
MEASUREMENT SPECIFICATION: 3

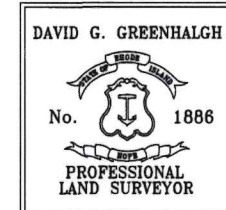
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BY *David G. Greenhalgh*
DAVID G. GREENHALGH PLS#1886
COA NO. A485

DATE 05-09-2026

I HEREBY CERTIFY THAT THE PROPERTY
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AND THE LINES OF THE STREETS AND
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ESTABLISHED, AND THAT NO NEW LINES
FOR DIVISION OF EXISTING OWNERSHIP OR
FOR NEW WAYS ARE SHOWN.



This Plan not intended for
recording as Land Evidence

EXISTING CONDITIONS
PLAN OF LAND
3 OLD ORCHARD FARM ROAD
BRISTOL, RHODE ISLAND

SURVEYED FOR
DOUGLAS C. KLEIN

Turning Point Survey Company, Inc.

100 Broad Common Road
Bristol, RI 02809
Ph. 401.253.1800
Turningpointsurvey.com

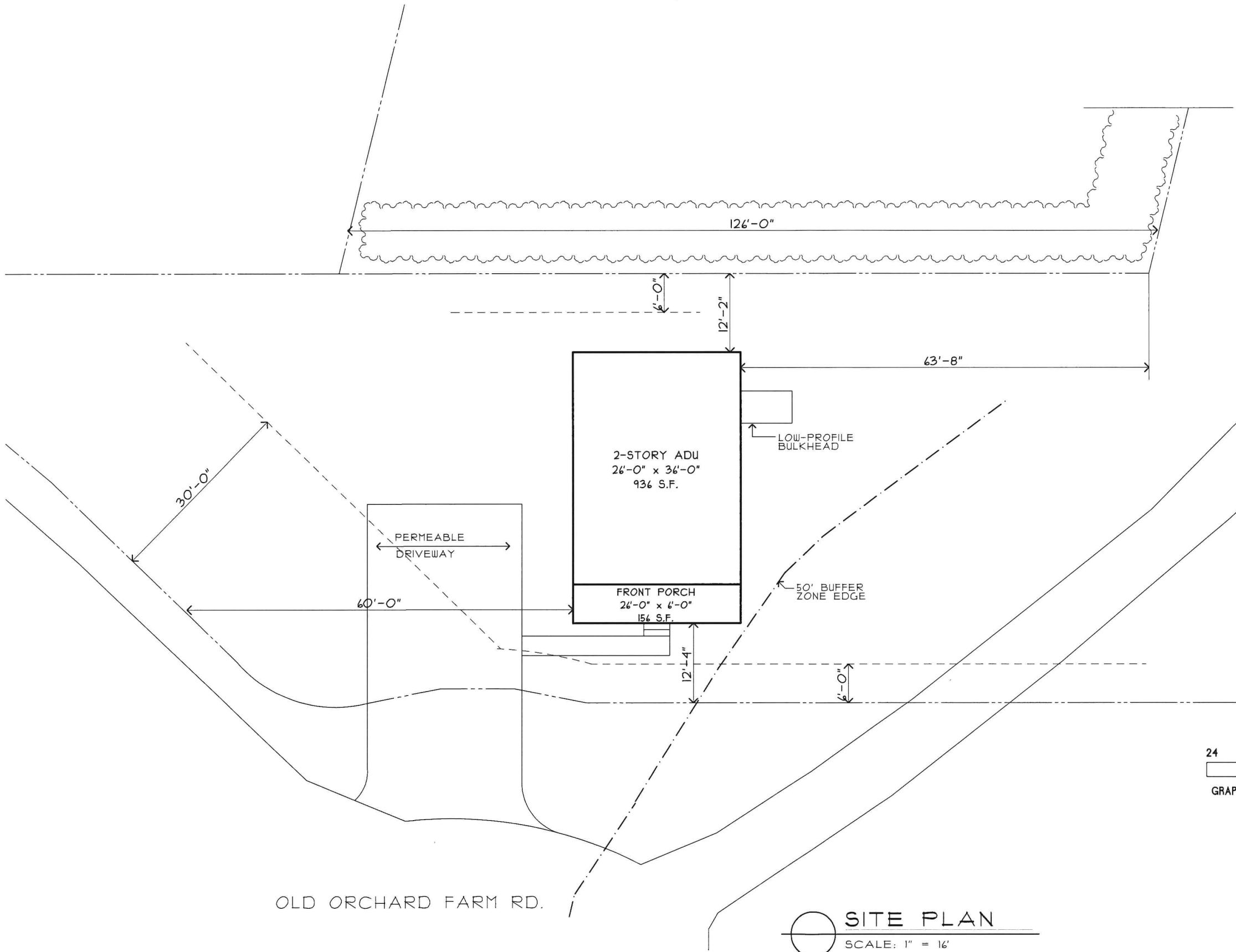
APRIL 15, 2026

SCALE: 1" = 40'

A.P. 100 LOT 131

Proj. #26-101-01
SHEET 1 OF 1

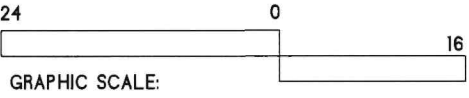
TITLE REPORT NOT PROVIDED
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EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS,
RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY
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KLEIN RESIDENCE
3 OLD ORCHARD FARM ROAD
BRISTOL, RI 02809

MAP/LOT: 55-47		EXISTING HOUSE:	
ZONING: R-10		1ST FLOOR:	1,466
SIZE: 1.4 AC		2ND FLOOR:	1,404
		TOTAL:	2,870 SF
BUILDING SETBACKS:		ADU LIVING AREA:	
FRONT: 30'		1ST FLOOR:	936
SIDE: 15'		2ND FLOOR:	661
REAR: 30'		TOTAL:	1,597 SF (56%)
COVER: 25%			
DETACHED BUILDING:		PROPOSED:	
SIDE SETBACK: 6'			
MAXIMUM WIDTH: 22' → 26'			
MAXIMUM LENGTH: 24' → 36'			
MAXIMUM HEIGHT: 20' → 25'			

ALL MEASUREMENTS SHOWN WERE
INTERPRETED FROM SURVEY PREPARED
BY TURNING POINT SURVEY COMPANY, INC.
EXISTING CONDITIONS PLAN OF LAND
DATED APRIL 15, 2026
THIS IS NOT A PROFESSIONAL SURVEY.



OLD ORCHARD FARM RD.

 **SITE PLAN**
SCALE: 1" = 16'

KLEIN RESIDENCE
3 OLD ORCHARD FARM ROAD
BRISTOL, RI 02809
PROPOSED:
SITE PLAN
DATE: 9/3/2026

S1

100
137

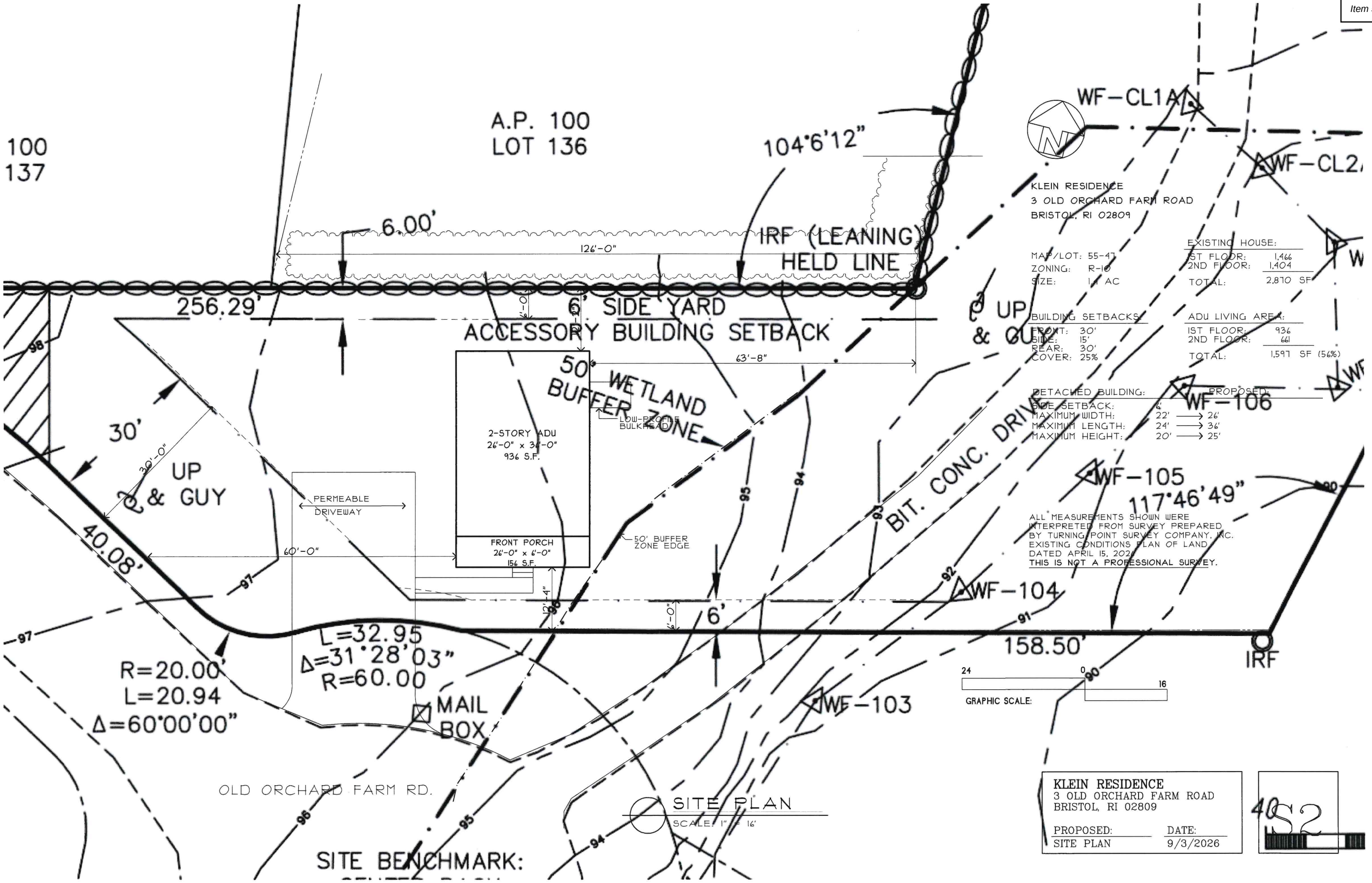
A.P. 100
LOT 136

WF-CL1A
WF-CL2
KLEIN RESIDENCE
3 OLD ORCHARD FARM ROAD
BRISTOL, RI 02809

EXISTING HOUSE:	
1ST FLOOR:	1,466
2ND FLOOR:	1,404
TOTAL:	2,870 SF
ADU LIVING AREA:	
1ST FLOOR:	936
2ND FLOOR:	661
TOTAL:	1,597 SF (56%)

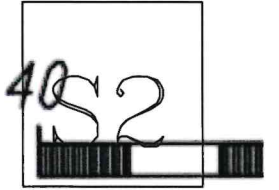
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ALL MEASUREMENTS SHOWN WERE
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BY TURNING POINT SURVEY COMPANY, INC.
EXISTING CONDITIONS PLAN OF LAND
DATED APRIL 15, 2021
THIS IS NOT A PROFESSIONAL SURVEY.

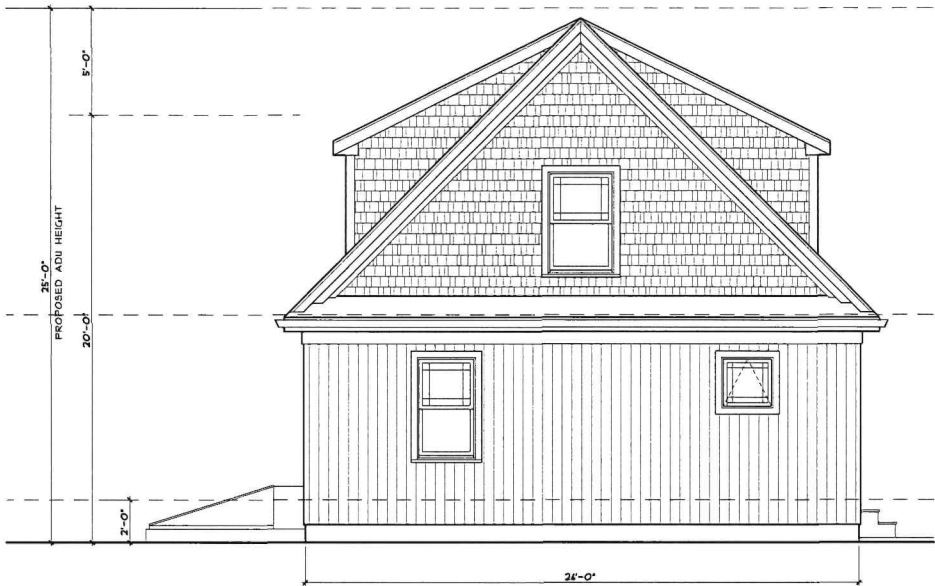


SITE PLAN
SCALE: 1" = 16'

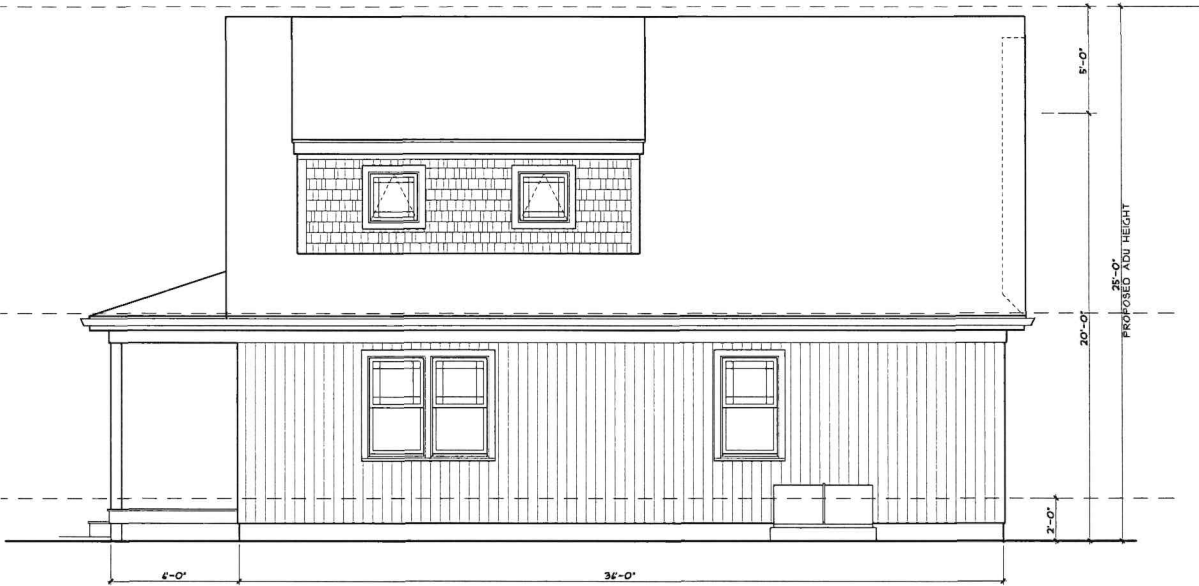
KLEIN RESIDENCE
3 OLD ORCHARD FARM ROAD
BRISTOL, RI 02809
PROPOSED: DATE:
SITE PLAN 9/3/2026



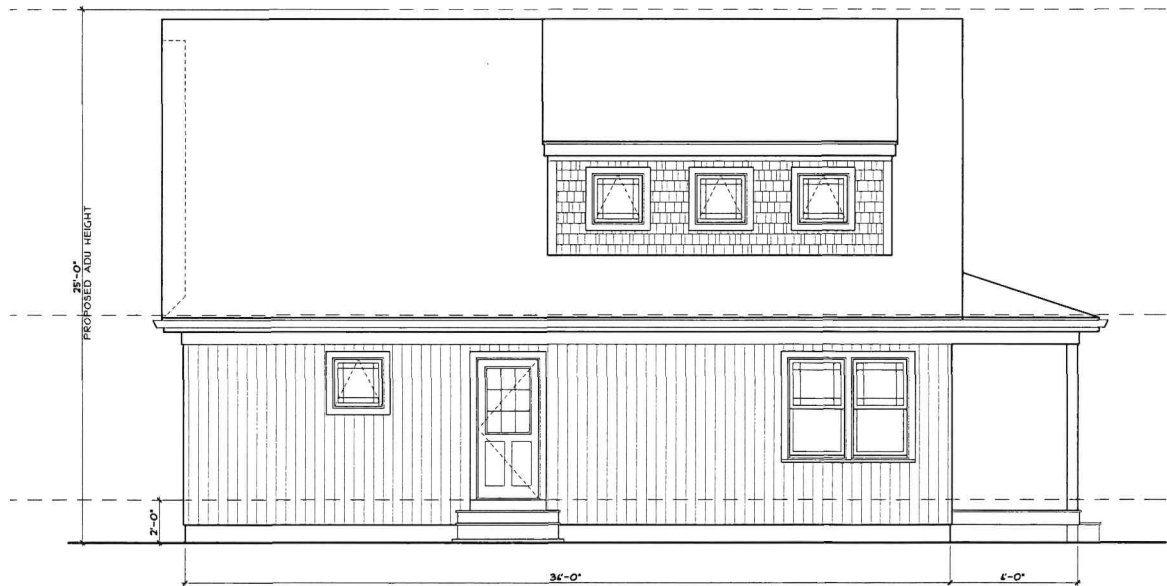
SITE BENCHMARK:



ADU REAR ELEVATION
SCALE: 1/4" = 1'-0"



ADU RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



ADU LEFT ELEVATION
SCALE: 1/4" = 1'-0"



ADU FRONT ELEVATION
SCALE: 1/4" = 1'-0"

MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

KLEIN
RESIDENCE
PROPOSED
ADU

□ □ □

3 OLD ORCHARD
FARM ROAD
BRISTOL, RI
02809

DATE: 9/3/2026

REVISIONS:

A2

SHEET NO:









3 Old Orchard Farm Dr - 300' Radius

Town of Bristol, RI

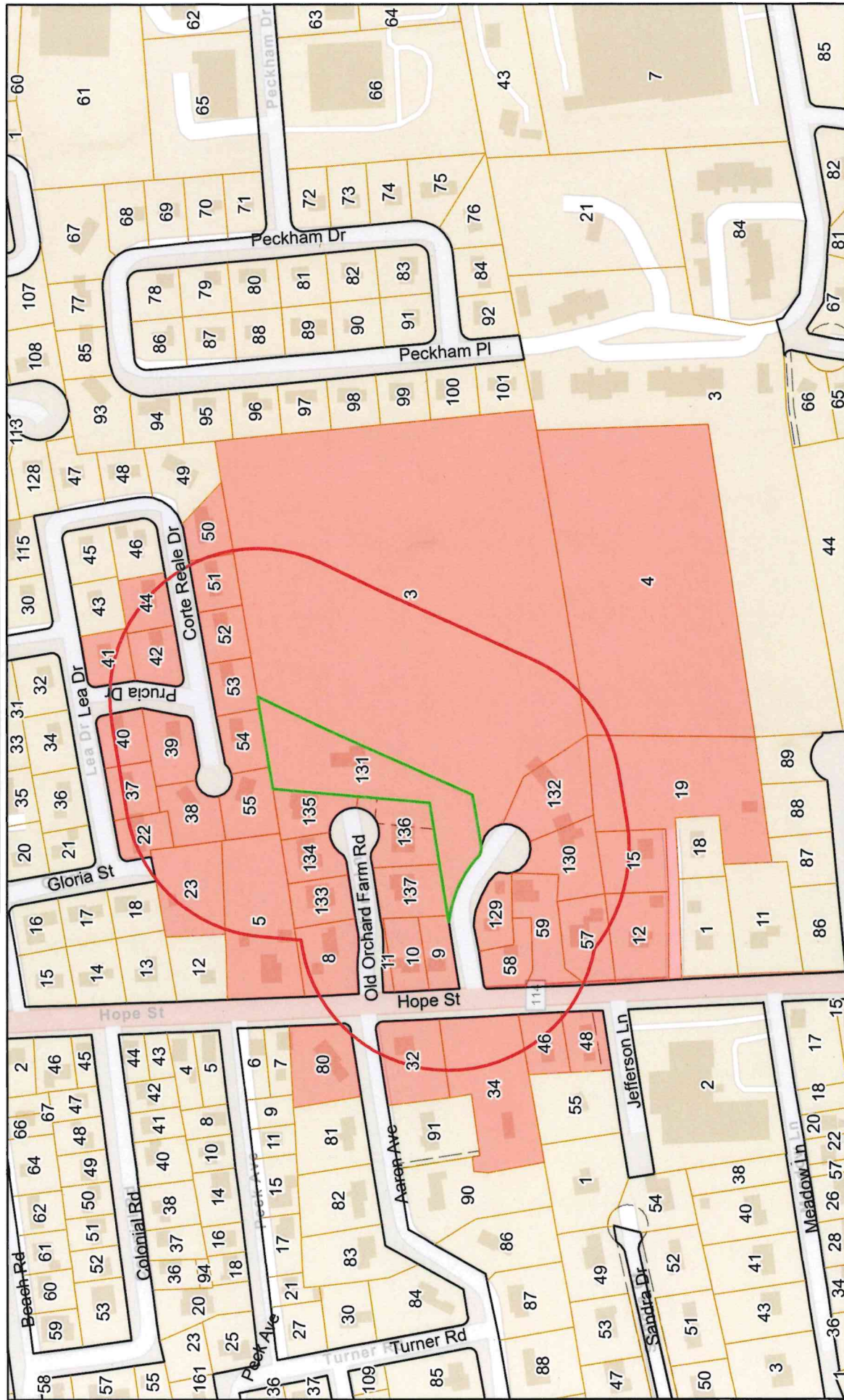
1 inch = 282 Feet

September 15, 2026



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

September 15, 2026

Subject Property:

Parcel Number: 100-131
CAMA Number: 100-131
Property Address: 3 OLD ORCHARD FM RD

Mailing Address: KLEIN, DOUGLAS C JR & SARAH C TE
3 OLD ORCHARD FARM RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 100-10
CAMA Number: 100-10
Property Address: 1248 HOPE ST

Mailing Address: DECOSTA, JASON P. & DECOSTA,
CYNTHIA P. TRUSTEES
1248 HOPE ST
BRISTOL, RI 02809

Parcel Number: 100-11
CAMA Number: 100-11
Property Address: LIBERTY LN

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

Parcel Number: 100-129
CAMA Number: 100-129
Property Address: 2 OLD ORCHARD FARM RD

Mailing Address: JOSEPHS, A WILLIAM & CHARLOTTE K-
TRUSTEES A WILLIAM & CHARLOTTE K
JOSEPHS TRUST
33 BAGY WRINKLE COVE
WARREN, RI 02885

Parcel Number: 100-130
CAMA Number: 100-130
Property Address: 4 OLD ORCHARD FM RD

Mailing Address: BLANCHARD, CONAN & MARGARET TE
4 OLD ORCHARD FARM RD
BRISTOL, RI 02809

Parcel Number: 100-131
CAMA Number: 100-131
Property Address: 3 OLD ORCHARD FM RD

Mailing Address: KLEIN, DOUGLAS C JR & SARAH C TE
3 OLD ORCHARD FARM RD
BRISTOL, RI 02809

Parcel Number: 100-132
CAMA Number: 100-132
Property Address: 6 OLD ORCHARD FARM RD

Mailing Address: WHOOLEY, BRENDAN MICHAEL &
SHAHISTA TE
6 OLD ORCHARD FARM RD
BRISTOL, RI 02809

Parcel Number: 100-133
CAMA Number: 100-133
Property Address: 4 LIBERTY LN

Mailing Address: DAUTERIVE, JERRY W & SYLVIA J
TRUSTEES
4 LIBERTY LANE
BRISTOL, RI 02809

Parcel Number: 100-134
CAMA Number: 100-134
Property Address: 6 LIBERTY LN

Mailing Address: SNEED, BRIAN S. SAAR, BARBARA J. JT
6 LIBERTY LN
BRISTOL, RI 02809

Parcel Number: 100-135
CAMA Number: 100-135
Property Address: 8 LIBERTY LN

Mailing Address: MALAFRONTTE, ALAN & MALAFRONTTE,
JENNIFER CO- TRUSTEES (1/3)
255 SHIPPEETOWN RD
EAST GREENWICH, RI 02818

Parcel Number: 100-136
CAMA Number: 100-136
Property Address: 3 LIBERTY LN

Mailing Address: CORDEIRO, DANIEL NANCY A. TE WC
3 LIBERTY LN
BRISTOL, RI 02809



www.cai-tech.com

9/15/2026

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Page 1 of 4



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 100-137 CAMA Number: 100-137 Property Address: 1 LIBERTY LN	Mailing Address: VERMILYEA, DAVID J & HEIDI S TE 1 LIBERTY LN BRISTOL, RI 02809
Parcel Number: 100-22 CAMA Number: 100-22 Property Address: 2 LEA DR	Mailing Address: CAROMILE, JOSEPH DOROTHY A, TRUSTEES & JOSEPH 2 LEA DR BRISTOL, RI 02809
Parcel Number: 100-23 CAMA Number: 100-23 Property Address: 1 GLORIA ST	Mailing Address: FONSECA, MICHAEL J. & LISA S. TE 1 GLORIA ST BRISTOL, RI 02809
Parcel Number: 100-3 CAMA Number: 100-3 Property Address: OLD ORCHARD FM DR	Mailing Address: KLEIN, DOUGLAS C. JR & SARAH TE 3 OLD ORCHARD FARM RD BRISTOL, RI 02809
Parcel Number: 100-37 CAMA Number: 100-37 Property Address: 6 LEA DR	Mailing Address: PAON, DAVID L 6 LEA DR BRISTOL, RI 02809
Parcel Number: 100-38 CAMA Number: 100-38 Property Address: 1 CORTE REALE DR	Mailing Address: ALMEIDA, RUSSELL D (SURV) 1 CORTE REAL DR BRISTOL, RI 02809
Parcel Number: 100-39 CAMA Number: 100-39 Property Address: 3 CORTE REALE DR	Mailing Address: PARENTE, ANTONIO R. CARLA A. 3 CORTE REALE DR BRISTOL, RI 02809
Parcel Number: 100-40 CAMA Number: 100-40 Property Address: 10 LEA DR	Mailing Address: HARRINGTON, JOSEPH H. 10 LEA DRIVE BRISTOL, RI 02809
Parcel Number: 100-41 CAMA Number: 100-41 Property Address: 12 LEA DR	Mailing Address: MAURO, MARC C. 1355 WAMPANOAG TRAIL, APT 315 RIVERSIDE, RI 02915
Parcel Number: 100-42 CAMA Number: 100-42 Property Address: 7 CORTE REAL DR	Mailing Address: FERNANDES, MATTHEW & KATELYN TE 7 CORTE REAL DR BRISTOL, RI 02809
Parcel Number: 100-44 CAMA Number: 100-44 Property Address: 11 CORTE REAL DR	Mailing Address: FARTURA, JOHN F. & ANNE J. TE 11 CORTE REAL DR BRISTOL, RI 02809
Parcel Number: 100-5 CAMA Number: 100-5 Property Address: 1258 HOPE ST	Mailing Address: SQUATRITO, JEROME J. MARY E. TRUSTEES 1258 HOPE ST BRISTOL, RI 02809



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Page 2 of 4



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 100-50 CAMA Number: 100-50 Property Address: 16 CORTE REALE DR	Mailing Address: MORRIS, JAMES P. & KARMOZYN, TENESSA M. JT 16 CORTE REALE DR BRISTOL, RI 02809-2705
Parcel Number: 100-51 CAMA Number: 100-51 Property Address: 12 CORTE REAL DR	Mailing Address: PINSKEY, PATRICIA J 12 CORTE REAL DR. BRISTOL, RI 02809
Parcel Number: 100-52 CAMA Number: 100-52 Property Address: 8 CORTE REAL DR	Mailing Address: BRANDAO, MARIA LIFE EST ET AL LUBELIA MARTIN 8 CORTE REAL DR BRISTOL, RI 02809
Parcel Number: 100-53 CAMA Number: 100-53 Property Address: 6 CORTE REALE DR	Mailing Address: MOTA, KATEY & ZACHERY TE 6 CORTE REALE DR BRISTOL, RI 02809
Parcel Number: 100-54 CAMA Number: 100-54 Property Address: 4 CORTE REALE DR	Mailing Address: HANSON, DANIEL D. PAULA L. TE 4 CORTE REALE DR BRISTOL, RI 02809
Parcel Number: 100-55 CAMA Number: 100-55 Property Address: 2 CORTE REALE DR	Mailing Address: TERRA, DANNY M. MARY ANN TE 2 CORTE REALE DR BRISTOL, RI 02809
Parcel Number: 100-57 CAMA Number: 100-57 Property Address: 1236 HOPE ST	Mailing Address: FERREIRA, MICHAEL & PATRICIA TE 1236 HOPE ST BRISTOL, RI 02809
Parcel Number: 100-58 CAMA Number: 100-58 Property Address: 1240 HOPE ST	Mailing Address: COTTLE, GRIFFIN W & REBEKAH B TE 1240 HOPE ST BRISTOL, RI 02809
Parcel Number: 100-59 CAMA Number: 100-59 Property Address: 1238 HOPE ST	Mailing Address: KLEIN, DOUGLAS C JR 3 OLD ORCHARD FARM RD BRISTOL, RI 02809
Parcel Number: 100-8 CAMA Number: 100-8 Property Address: 2 LIBERTY LN	Mailing Address: DYER, BRUCE P & ELIZABETH A- TRUSTEES DYER FAMILY TRUST 2 LIBERTY LN BRISTOL, RI 02809
Parcel Number: 100-9 CAMA Number: 100-9 Property Address: 1246 HOPE ST	Mailing Address: CAVALLARO, OWEN L & VIRGINIA F TE 1246 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



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9/15/2026

Page 3 of 4



300 feet Abutters List Report

Bristol, RI
September 15, 2026

Parcel Number: 103-15	Mailing Address: IANNUCILLI, DIANE M & EDWARD A TE
CAMA Number: 103-15	1222 R HOPE ST
Property Address: 1222R HOPE ST	BRISTOL, RI 02809
Parcel Number: 103-19	Mailing Address: SYLVESTER, JAMES J II & MADALENA TE
CAMA Number: 103-19	1224 HOPE ST
Property Address: HOPE ST	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: 61-32	Mailing Address: ANDRADE, ADRIANO G. & GRACE J.
CAMA Number: 61-32	1245 HOPE ST
Property Address: 1245 HOPE ST	BRISTOL, RI 02809
Parcel Number: 61-34	Mailing Address: MANOCCHIO, DAVID
CAMA Number: 61-34	1237 HOPE ST
Property Address: 1237 HOPE ST	BRISTOL, RI 02809
Parcel Number: 61-80	Mailing Address: CONLEY, WILLIAM F. JR. & ANNA V. ET UX TE
CAMA Number: 61-80	1 AARON AVENUE
Property Address: 1 AARON AVE	BRISTOL, RI 02809
Parcel Number: 66-46	Mailing Address: MCCORMICK, ANDREA M.
CAMA Number: 66-46	1229 HOPE ST
Property Address: 1229 HOPE ST	BRISTOL, RI 02809
Parcel Number: 66-48	Mailing Address: VOLLARO, PAUL R SR ELAINE L ETUX TE
CAMA Number: 66-48	3 JEFFERSON LANE
Property Address: 3 JEFFERSON LN	BRISTOL, RI 02809



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9/15/2026

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Page 4 of 4

ALMEIDA, RUSSELL D (SURV)
1 CORTE REAL DR
BRISTOL, RI 02809

DECOSTA, JASON P. &
DECOSTA, CYNTHIA P. TRUST
1248 HOPE ST
BRISTOL, RI 02809

KLEIN, DOUGLAS C JR
3 OLD ORCHARD FARM RD
BRISTOL, RI 02809

ANDRADE, ADRIANO G. & GRA
1245 HOPE ST
BRISTOL, RI 02809

DYER, BRUCE P & ELIZABETH
DYER FAMILY TRUST
2 LIBERTY LN
BRISTOL, RI 02809

KLEIN, DOUGLAS C JR & SAR
3 OLD ORCHARD FARM RD
BRISTOL, RI 02809

BLANCHARD, CONAN & MARGAR
4 OLD ORCHARD FARM RD
BRISTOL, RI 02809

FARTURA, JOHN F. & ANNE J
11 CORTE REAL DR
BRISTOL, RI 02809

KLEIN, DOUGLAS C. JR & SA
3 OLD ORCHARD FARM RD
BRISTOL, RI 02809

BRANDAO, MARIA LIFE EST
ET AL LUBELIA MARTIN
8 CORTE REAL DR
BRISTOL, RI 02809

FERNANDES, MATTHEW & KATE
7 CORTE REAL DR
BRISTOL, RI 02809

MALAFRONTI, ALAN &
MALAFRONTI, JENNIFER CO-
255 SHIPPEETOWN RD
EAST GREENWICH, RI 02818

CAROMILE, JOSEPH
DOROTHY A, TRUSTEES & JOS
2 LEA DR
BRISTOL, RI 02809

FERREIRA, MICHAEL & PATRI
1236 HOPE ST
BRISTOL, RI 02809

MANOCCHIO, DAVID
1237 HOPE ST
BRISTOL, RI 02809

CAVALLARO, OWEN L & VIRGI
1246 HOPE ST
BRISTOL, RI 02809

FONSECA, MICHAEL J. & LIS
1 GLORIA ST
BRISTOL, RI 02809

MAURO, MARC C.
1355 WAMPANOAG TRAIL, APT 315
RIVERSIDE, RI 02915

CONLEY, WILLIAM F. JR.
& ANNA V. ET UX TE
1 AARON AVENUE
BRISTOL, RI 02809

HANSON, DANIEL D.
PAULA L. TE
4 CORTE REALE DR
BRISTOL, RI 02809

MCCORMICK, ANDREA M.
1229 HOPE ST
BRISTOL, RI 02809

CORDEIRO, DANIEL
NANCY A. TE WC
3 LIBERTY LN
BRISTOL, RI 02809

HARRINGTON, JOSEPH H.
10 LEA DRIVE
BRISTOL, RI 02809

MORRIS, JAMES P. &
KARMOZYN, TENESSA M. J
16 CORTE REALE DR
BRISTOL, RI 02809-2705

COTTLE, GRIFFIN W & REBEK
1240 HOPE ST
BRISTOL, RI 02809

IANNUCILLI, DIANE M & ED
1222 R HOPE ST
BRISTOL, RI 02809

MOTA, KATEY & ZACHERY TE
6 CORTE REALE DR
BRISTOL, RI 02809

DAUTERIVE, JERRY W &
SYLVIA J TRUSTEES
4 LIBERTY LANE
BRISTOL, RI 02809

JOSEPHS, A WILLIAM & CHAR
A WILLIAM & CHARLOTTE K J
33 BAGY WRINKLE COVE
WARREN, RI 02885

PAON, DAVID L
6 LEA DR
BRISTOL, RI 02809

PARENTE, ANTONIO R.
CARLA A.
3 CORTE REALE DR
BRISTOL, RI 02809

WHOOLEY, BRENDAN MICHAEL
6 OLD ORCHARD FARM RD
BRISTOL, RI 02809

PINSKEY, PATRICIA J
12 CORTE REAL DR.
BRISTOL, RI 02809

SNEED, BRIAN S.
SAAR, BARBARA J. JT
6 LIBERTY LN
BRISTOL, RI 02809

SQUATRITO, JEROME J.
MARY E. TRUSTEES
1258 HOPE ST
BRISTOL, RI 02809

STRONG, EDWARD C &
LAURIE WEISS TE
1226 HOPE ST
BRISTOL, RI 02809

SYLVESTER, JAMES J II & M
1224 HOPE ST
BRISTOL, RI 02809

TERRA, DANNY M.
MARY ANN TE
2 CORTE REALE DR
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

VERMILYEA, DAVID J &
HEIDI S TE
1 LIBERTY LN
BRISTOL, RI 02809

VOLLARO, PAUL R SR
ELAINE L ETUX TE
3 JEFFERSON LANE
BRISTOL, RI 02809



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-26-46

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: Joseph A. Motta

Owner of Record: Joseph A. Motta and Ronald J. Rocha

Location: 635 WOOD ST , BRISTOL, RI, 02809

Plat: 6 Lot: 25

Zoning District: R-10

Applicant is requesting **Dimensional Variances** to:

construct second and third floor additions to an existing 26ft. x 32ft. single-family dwelling with less than the required front yard and 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-26-46

635-A Wood Street 6 25

September 9, 2026

Applicant	
Name of Applicant	Joseph A. Motta
Who is Submitting this Application	Contractor
	If other, Describe:
Owner's Name (If Different than Applicant)	Joseph A. Motta

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	635-A Wood Street	6	25

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	1,532 feet
Width in Feet	32 feet
Length in Feet	26 feet
Height Above Grade	35 feet
Number of Stories	3

Setbacks	
Front Yard in Feet	3.5 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	3.5 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. Front yard and left side yard setbacks in R-10 zone.

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

Porch not being done, please disregard, existing structure is 3.5 feet over set back line on left side only , we are not changing the footprint of the current house or adding a foundation only going up 2 full story with living space on the third floor

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	5,000
Lot Frontage	50
Lot Depth	100

Existing Buildings & Structures

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



635 A Wood St, Bristol, RI

Map/Lot: 6-25

1 inch = 19 Feet



www.cai-tech.com

September 15, 2026



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Owner	Owner Account #:	18-2304-20	% Owned
Owner 1	ROCHA, RONALD J LE		
Owner 2	MOTTA, JOSEPH A		
Owner 3			
Address	635 A WOOD ST, BRISTOL, RI 02809		

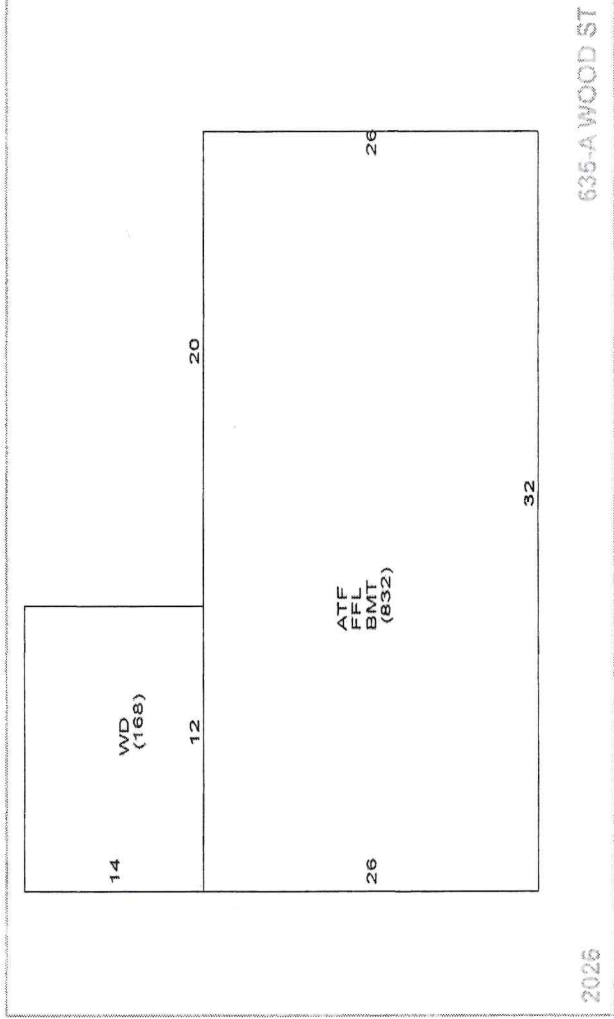
► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
ROCHA, RONALD J LE	06/15/2021	0	2117-260		Q
ROCHA, RONALD J.	05/09/2016	0	1844-286	A	Q
ROCHA, ALICE & RONALD J. JT	02/20/2013	0	1695-93	A	Q
AGOSTINHO, DENNIS P. (SURVIVOR)	06/11/1992	0	240-192		Q
AGOSTINHO, DENNIS P. (SURVIVOR)	06/11/1982	0	240-190		W

Assessment	Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	261,400	0	0.11	145,900	0	0	407,300
TOTAL	261,400	0	0.11	145,900	0	0	407,300
Source >	Mkt Adj Cost	VAL per SQ Unit/Card >	188.15	VAL per SQ Unit/Parcel >	188.15		

► Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	261,400	0	0	145,900	0	407,300	407,300
2025	01	261,400	0	0	145,900	0	407,300	407,300
2024	01	153,900	0	0	121,600	0	275,500	275,500
2023	01	153,900	0	0	121,600	0	275,500	275,500
2022	01	153,900	0	0	121,600	0	275,500	275,500
2021	01	129,600	0	0	108,500	0	238,100	238,100



► Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
01 NR Single I	0.11455	AC	P	1.00	1,092,000	1,273,680	J							145,900			1.00	0
1																		
2																		
3																		
4																		

► Building Information

Description	BLDG Type	Cape	Story Height	1 Story Attic Finish	Description
RES Units	1	Concrete	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 Shlr		Roof Cover 2	%	
INT Wall 1	Drywall		INT Wall 2	%	
Floors 1	Hardwood		Floors 2	Vinyl	10
BMT Garages			Color		
Plumbing			Electrical		
Insulation			INT vs EXT		
Heat Fuel	Oil		Heat Type	Radiant Hot Water	
# Heat Sys			% Heated	100	
% Solar HW			% A/C		
% COM Wall			% Vacuum		
Ceil HIGHT			Ceiling Type		
Parking Type			% Sprinkled		
EXT View					

► Grade

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

► Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	832	832	289.85	241,155
ATF	FIN ATTIC	333	333	289.85	96,462
WD	WOOD DECK	168	0	16.71	2,807
BMT	BASEMENT	832	0	43.48	36,175
Total		2,165	1,165		376,599

► Depreciation

Grade	Q4	Q4	EFF Year	Alt %	0.00
	1950	1950			
Year Built	AIK	LUC			
► Depreciation					
Condition	Code	Description	AV	AV - Average	%
					35.0
Functional			-		0.0
Economic			-		0.0
Special			-		0.0
OV			-		
Total Depreciation % >					35.0

► Other Factors

Flood Hazard	Topography	Street	Traffic	LEVEL	PAVED

► Visit History

Date	Result	By
12/4/2024	REVIEW	MP
8/6/2021	REVIEW	
9/28/2018	REVIEW	
7/20/2018	MEASURED	
10/15/2007	MEASURE	
10/15/2007	LISTED	

► Notes

NEW ROOF 12/08 EAS

► Remodeling History

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

► Condo Data

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

► Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
10/14/2008	B25320		BLDG	0	100	Closed	RESHINGLE ROOF
1							
2							
3							
4							
5							
6							
7							
8							
9							

► Special Features & Yard Items

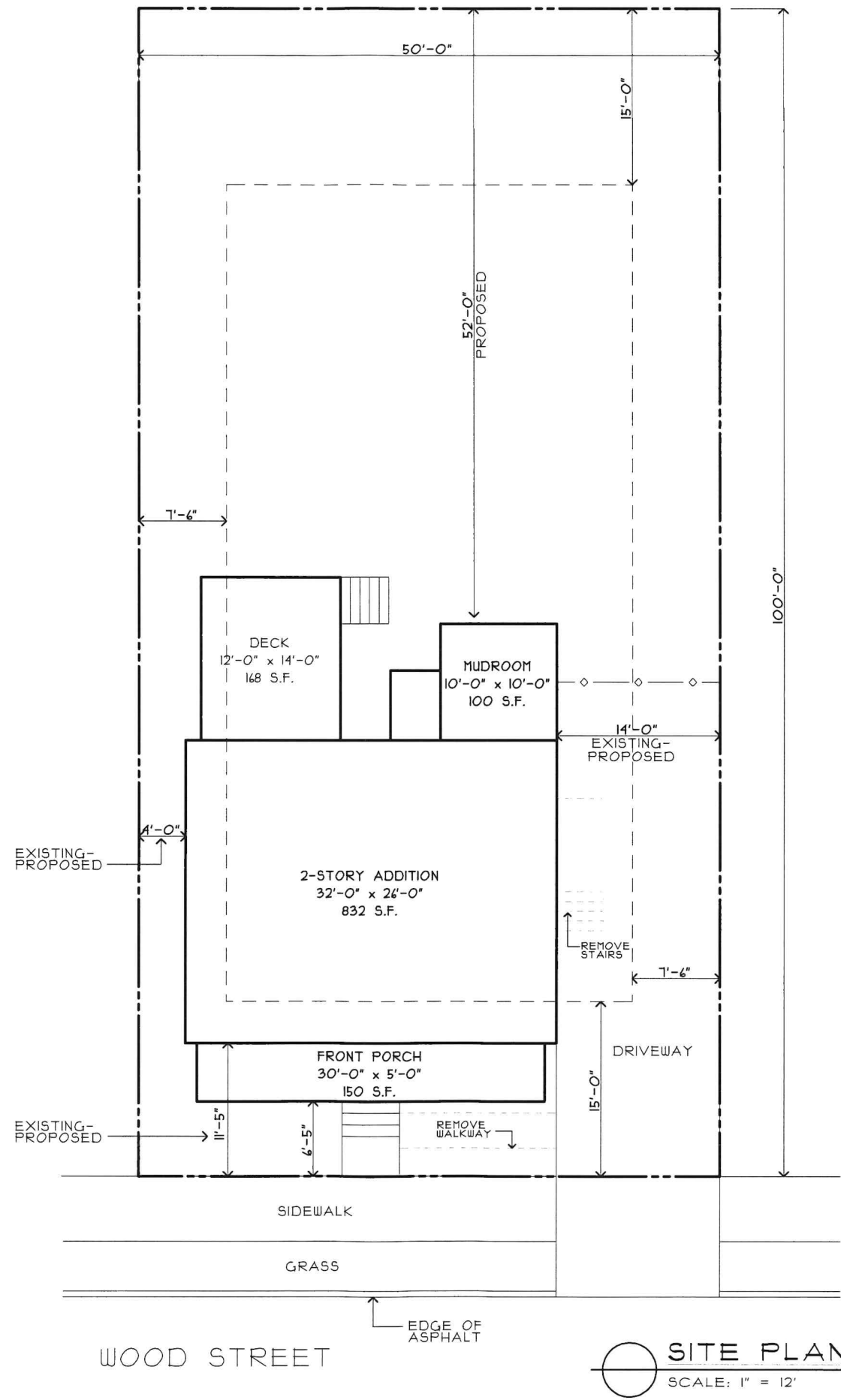
Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1											
2											
3											
4											
5											
6											
7											
8											
9											
10											

► Other Info.

AFDU	
ntTermRental	
PriorD1c	
PriorD2a	
PriorD2b	
PriorD2c	
PriorD3a	
PriorD3b	
PriorD3c	

► Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	6	3
2			
3			
4			
Totals	1	6	3



MOTTA RESIDENCE
635-A WOOD STREET
BRISTOL, RI 02809

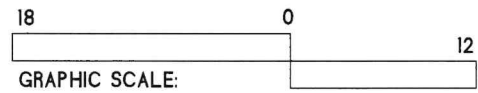
MAP-LOT: 6-25
SIZE: 5,000 SF
ZONING: R-10

50%
ADJUSTED

R-10 SETBACKS:
FRONT: 30' → 15'
REAR: 15' → 7'-6"
SIDE: 30' → 15'

MAX. COVER: 25%

ALL MEASUREMENTS SHOWN WERE
MEASURED IN FIELD USING REASONABLE
ASSUMPTIONS FOR PROPERTY LINE
USING ESTABLISHED FENCES, PLANTINGS,
AND CURRENT LAND USEAGE.
THIS IS NOT A PROFESSIONAL SURVEY.

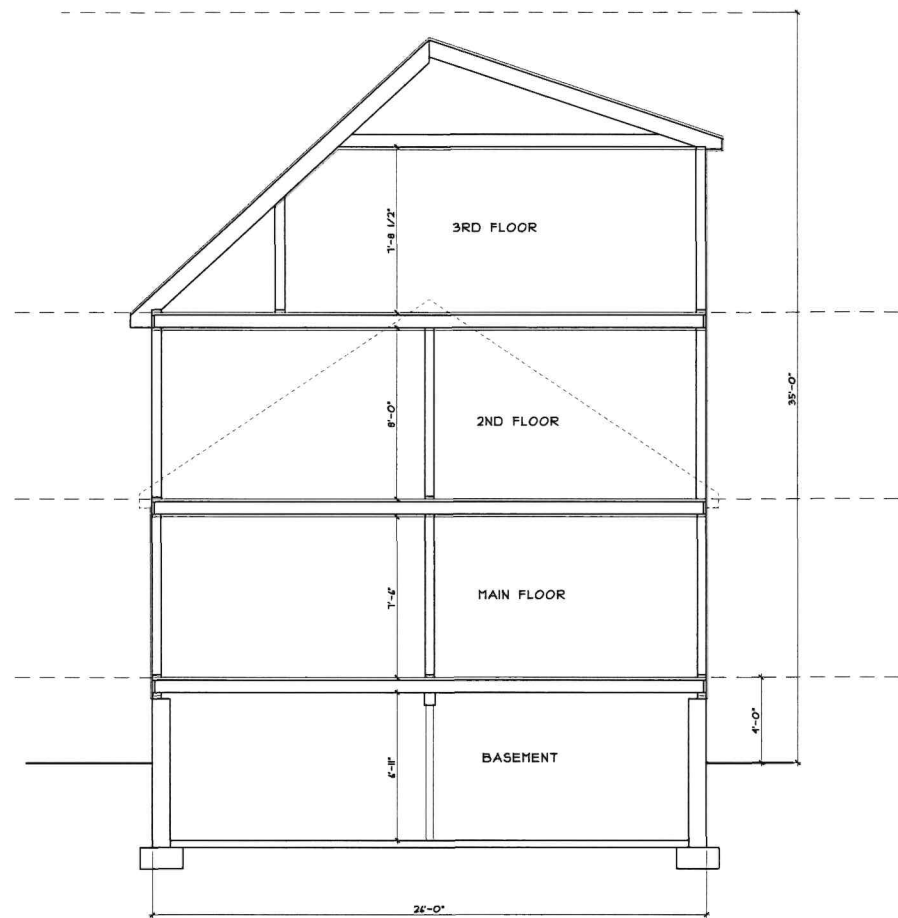


 **SITE PLAN**
SCALE: 1" = 12'

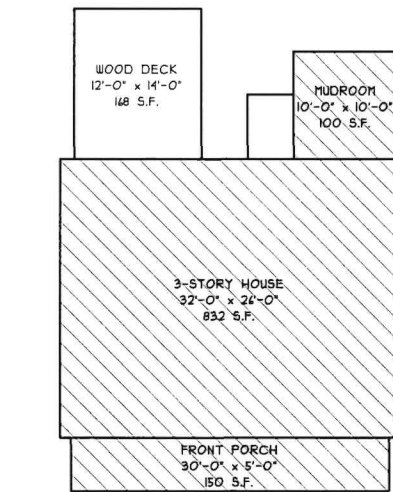
MOTTA RESIDENCE
635-A WOOD STREET
BRISTOL, RI 02809

PROPOSED: _____ DATE: _____
SITE PLAN 9/2/2026

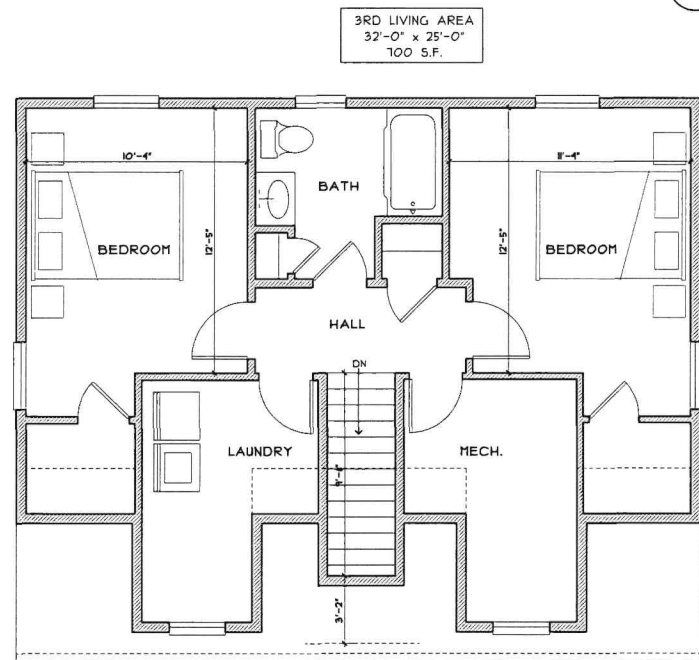
S1



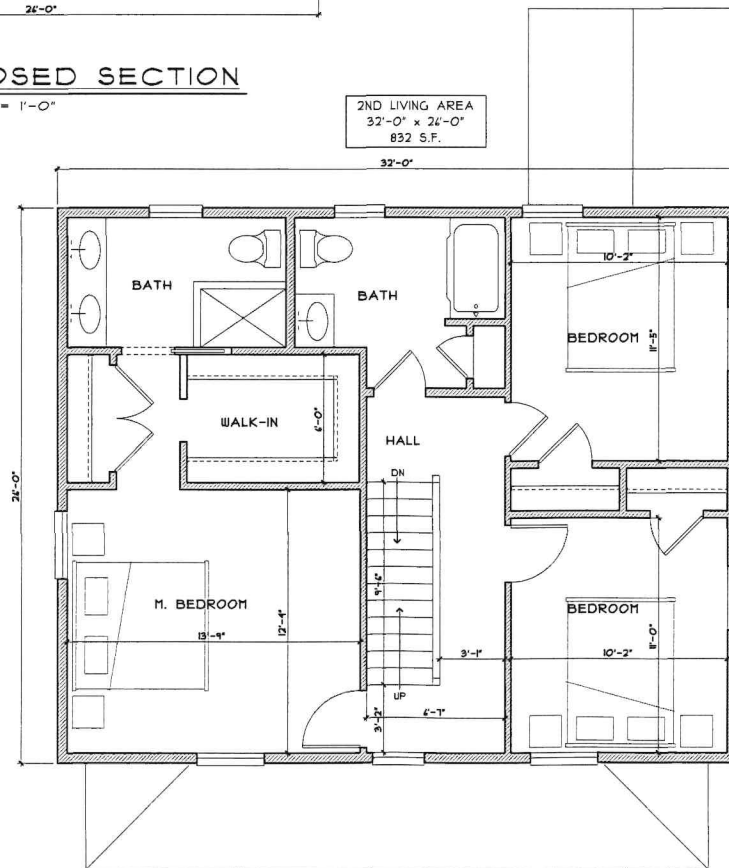
PROPOSED SECTION
SCALE: 1/4" = 1'-0"



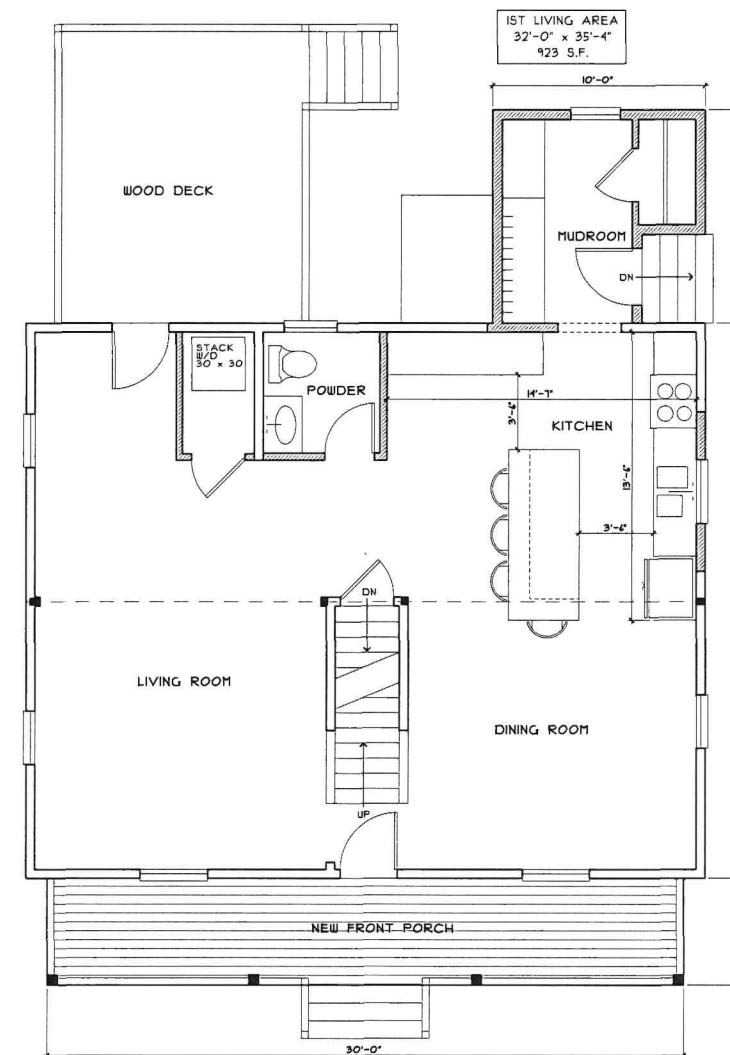
SCOPE OF WORK
DO NOT SCALE



3RD FLOOR PLAN
SCALE: 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

MacCADD
Drafting
& Design

□ □ □

BRISTOL, RI
02809

e-mail
MacCADD@aol.com

MOTTA
RESIDENCE

□ □ □

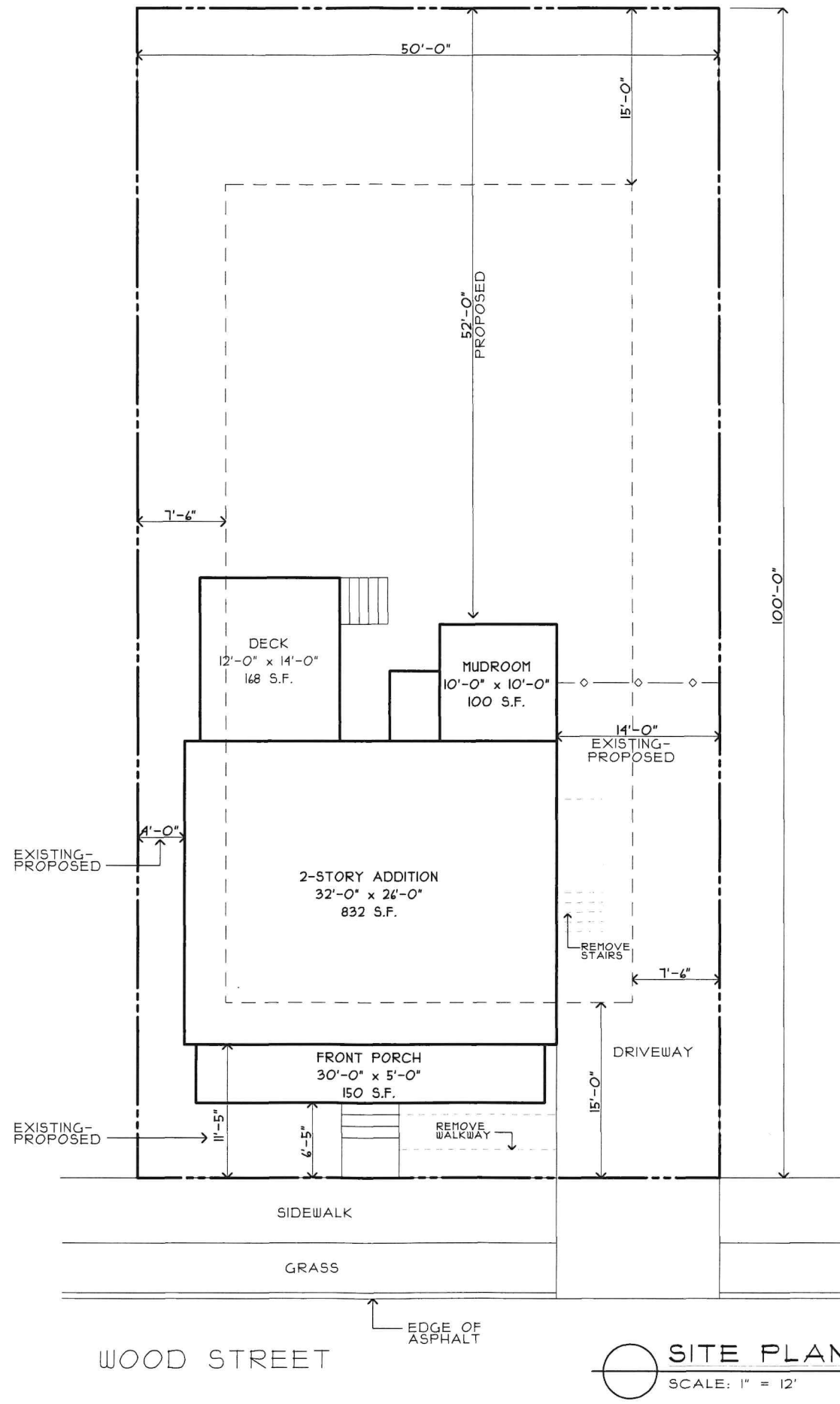
325-A WOOD STREET
BRISTOL, RI
02806

DATE: 9/2/2026

REVISIONS:

A1

SHEET NO:



MOTTA RESIDENCE
635-A WOOD STREET
BRISTOL, RI 02809

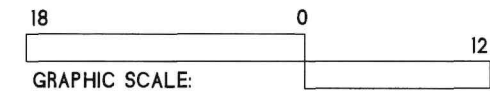
MAP-LOT: 6-25
SIZE: 5,000 SF
ZONING: R-10

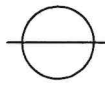
50%
ADJUSTED

R-10 SETBACKS:
FRONT: 30' → 15'
REAR: 15' → 7'-6"
SIDE: 30' → 15'

MAX. COVER: 25%

ALL MEASUREMENTS SHOWN WERE
MEASURED IN FIELD USING REASONABLE
ASSUMPTIONS FOR PROPERTY LINE
USING ESTABLISHED FENCES, PLANTINGS,
AND CURRENT LAND USEAGE.
THIS IS NOT A PROFESSIONAL SURVEY.



 SITE PLAN
SCALE: 1" = 12'

MOTTA RESIDENCE
635-A WOOD STREET
BRISTOL, RI 02809

PROPOSED: _____ DATE: 9/2/2026
SITE PLAN

S1



635-A Wood Street - 300' Radius

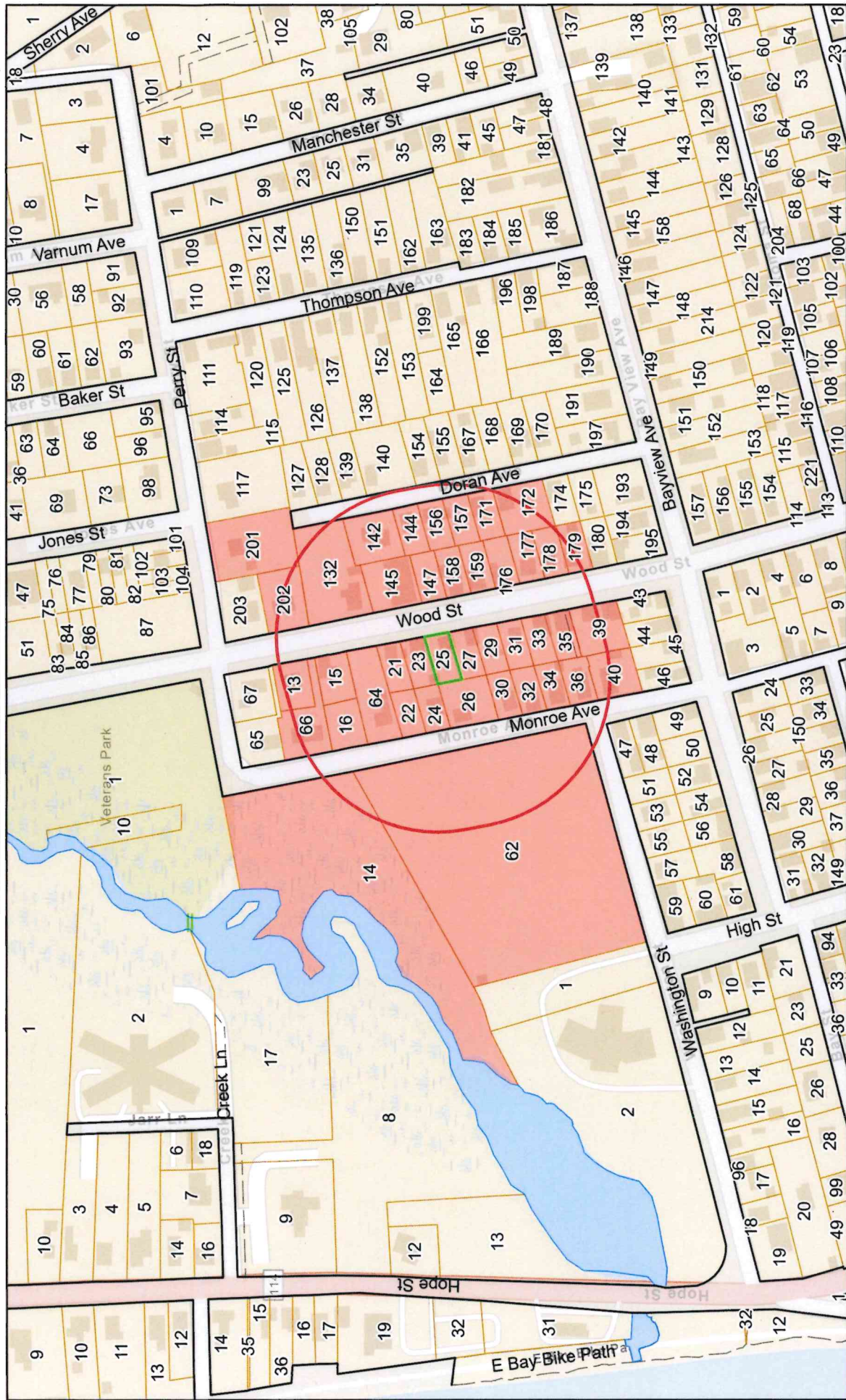
Town of Bristol, RI

1 inch = 282 Feet

September 15, 2026



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300 feet Abutters List Report

Bristol, RI
September 15, 2026

Subject Property:

Parcel Number: 6-25
CAMA Number: 6-25
Property Address: 635 A WOOD ST

Mailing Address: ROCHA, RONALD J LE MOTTA, JOSEPH A
635 A WOOD ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 22-132
CAMA Number: 22-132
Property Address: 654 WOOD ST

Mailing Address: GOGLIA, PETER L. TRUSTEE PETER L
GOGLIA REV LIV TRST
1 BELVEDERE DR
BRISTOL, RI 02809

Parcel Number: 22-142
CAMA Number: 22-142
Property Address: 21 DORAN AVE

Mailing Address: ALMEIDA, GILBERT J
21 DORAN AVE
BRISTOL, RI 02809

Parcel Number: 22-144
CAMA Number: 22-144
Property Address: 19 DORAN AVE

Mailing Address: SERBST, MARIA M & PETER C TE
102 CHARLES ST
BRISTOL, RI 02809

Parcel Number: 22-145
CAMA Number: 22-145
Property Address: 652 WOOD ST

Mailing Address: WOOD STREET REALTY LLC
10 CEDAR ST
WELLESLEY, MA 02481

Parcel Number: 22-147
CAMA Number: 22-147
Property Address: WOOD ST

Mailing Address: MASTROSTEFANO, NICHOLAS H.
646 WOOD ST
BRISTOL, RI 02809

Parcel Number: 22-156
CAMA Number: 22-156
Property Address: 15 DORAN AVE

Mailing Address: DUGAN, JOSEPH L. & LISA H. TE
3540-218 EAST AVE
ROCHESTER, NY 14618

Parcel Number: 22-158
CAMA Number: 22-158
Property Address: 646 WOOD ST

Mailing Address: MASTROSTEFANO, NICHOLAS H.
646 WOOD ST
BRISTOL, RI 02809

Parcel Number: 22-159
CAMA Number: 22-159
Property Address: 644 WOOD ST

Mailing Address: HOLLANDS, GREGORY P
644 WOOD ST
BRISTOL, RI 02809

Parcel Number: 22-171
CAMA Number: 22-171
Property Address: 9 DORAN AVE

Mailing Address: KIMMEL, MATTHEW E. & FRANCIS,
SHAUNNA BETH TE
9 DORAN AVE
BRISTOL, RI 02809

Parcel Number: 22-172
CAMA Number: 22-172
Property Address: 7 DORAN AVE

Mailing Address: COVEL, ELIZABETH, TRUSTEE THE
ELIZABETH COVEL REV TRUST
7 DORAN AVE
BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 22-176 CAMA Number: 22-176 Property Address: 642 WOOD ST	Mailing Address: AGUIAR, JOSEPH F JR 642 WOOD ST BRISTOL, RI 02809
Parcel Number: 22-177 CAMA Number: 22-177 Property Address: 638 WOOD ST	Mailing Address: DESAUTEL, JOHN MICHAEL TRUSTEE 638 WOOD ST BRISTOL, RI 02809
Parcel Number: 22-178 CAMA Number: 22-178 Property Address: 636 WOOD ST	Mailing Address: RADUCHA, PAUL J. RADUCHA, ELIZABETH 636 WOOD ST BRISTOL, RI 02809
Parcel Number: 22-179 CAMA Number: 22-179 Property Address: 634 WOOD ST	Mailing Address: GAME MANAGEMENT, LLC 9 JANE LAND BRISTOL, RI 02809
Parcel Number: 22-201 CAMA Number: 22-201 Property Address: 62 PERRY ST	Mailing Address: CANTARA, ALAN SHERRI A 7 RIDGELAND RD BARRINGTON, RI 02806
Parcel Number: 22-202 CAMA Number: 22-202 Property Address: 658 WOOD ST	Mailing Address: AGUIAR, EDUARDO LE AMARAL- RIBEIRO, E&AMARAL, M TC 11 BETSY DRIVE BRISTOL, RI 02809
Parcel Number: 6-13 CAMA Number: 6-13 Property Address: 643 WOOD ST	Mailing Address: SYLVIA, FRANK J & LORRAINE JT 78 HIGH ST BRISTOL, RI 02809
Parcel Number: 6-14 CAMA Number: 6-14 Property Address: MONROE AVE	Mailing Address: TOWN OF BRISTOL PARK 10 COURT ST BRISTOL, RI 02809
Parcel Number: 6-15 CAMA Number: 6-15 Property Address: 641 WOOD ST	Mailing Address: SYLVIA, ROBERT J & TINA TE 641 WOOD ST BRISTOL, RI 02809
Parcel Number: 6-16 CAMA Number: 6-16 Property Address: 72 MONROE AVE	Mailing Address: DULAC, RICHARD J & CAROL F, TRUSTEES DULAC FAMILY TRUST 72 MONROE AVE BRISTOL, RI 02809
Parcel Number: 6-21 CAMA Number: 6-21 Property Address: 639 WOOD ST	Mailing Address: RAFAEL, FRANCISCO S. MARIE LIFE ESTATE 639 WOOD ST BRISTOL, RI 02809
Parcel Number: 6-22 CAMA Number: 6-22 Property Address: MONROE AVE	Mailing Address: RAFAEL, FRANCISCO S. MARIE LIFE ESTATE 639 WOOD ST BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 6-23 CAMA Number: 6-23 Property Address: 637 WOOD ST	Mailing Address: ML CAPITAL REALTY, LLC 255 SHIPPEETOWN RD EAST GREENWICH, RI 02818
Parcel Number: 6-24 CAMA Number: 6-24 Property Address: 66 MONROE AVE	Mailing Address: MALAFRONTA, BRIAN 66 MONROE AVE BRISTOL, RI 02809
Parcel Number: 6-25 CAMA Number: 6-25 Property Address: 635 A WOOD ST	Mailing Address: ROCHA, RONALD J LE MOTTA, JOSEPH A 635 A WOOD ST BRISTOL, RI 02809
Parcel Number: 6-26 CAMA Number: 6-26 Property Address: 64 MONROE AVE	Mailing Address: CAMPION, PAUL LINDA L. TE 64 MONROE AVE BRISTOL, RI 02809
Parcel Number: 6-27 CAMA Number: 6-27 Property Address: 635 WOOD ST	Mailing Address: GERMANO, MARIA C. LE GERMANO, DAVID C. & GERMANO, ARMANDO C. & 635 WOOD ST BRISTOL, RI 02809
Parcel Number: 6-29 CAMA Number: 6-29 Property Address: 633 WOOD ST	Mailing Address: HARTZELL, HEIDI A. 633 WOOD ST BRISTOL, RI 02809
Parcel Number: 6-30 CAMA Number: 6-30 Property Address: 60 MONROE AVE	Mailing Address: ALEMANY, DAVID M. 60 MONROE AVE BRISTOL, RI 02809
Parcel Number: 6-31 CAMA Number: 6-31 Property Address: 631 A WOOD ST	Mailing Address: SEDAM, JOEL & JENNIFER TE 631A WOOD STREET BRISTOL, RI 02809
Parcel Number: 6-32 CAMA Number: 6-32 Property Address: 58 MONROE AVE	Mailing Address: COBB, MARIA & BEAUSOLEIL, DAVID JT 58 MONROE AVE BRISTOL, RI 02809
Parcel Number: 6-33 CAMA Number: 6-33 Property Address: 631 WOOD ST	Mailing Address: AVILA, MARTIN & TERRI S. TE 631 WOOD ST. BRISTOL, RI 02809
Parcel Number: 6-34 CAMA Number: 6-34 Property Address: 56 MONROE AVE	Mailing Address: CORREIA, EDITH & FABIO, STEPHEN & FABIO, SANDRA JT 56 MONROE AVE BRISTOL, RI 02809
Parcel Number: 6-35 CAMA Number: 6-35 Property Address: 629 WOOD ST	Mailing Address: GAME MANAGEMENT, LLC 9 JANE LANE BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 6-36
CAMA Number: 6-36
Property Address: 54 MONROE AVE

Mailing Address: CRISWELL, GARRETT R & JENNIFER A
TE
22101 TORO HILLS DR
SALINAS, CA 93908

Parcel Number: 6-39
CAMA Number: 6-39
Property Address: 627 WOOD ST

Mailing Address: 627 WOOD STREET, LLC
16 CEDAR POND DR
LAKEVILLE, MA 02347

Parcel Number: 6-40
CAMA Number: 6-40
Property Address: 52 MONROE AVE

Mailing Address: NAVARRO, ANTONIO JR. BOTELHO,
MARLENE JT
52 MONROE AVE
Bristol, RI 02809

Parcel Number: 6-62
CAMA Number: 6-62
Property Address: 25 WASHINGTON ST

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

Parcel Number: 6-64
CAMA Number: 6-64
Property Address: 70 MONROE AVE

Mailing Address: COBB, MARIA K. TRUSTEE COBB,
KEITH B. & COBB, GRETHE E.
70 MONROE AVE
Bristol, RI 02809

Parcel Number: 6-66
CAMA Number: 6-66
Property Address: 74 MONROE AVE

Mailing Address: ABILHEIRA, ANTHONY B JR & AND &
ADAM B TRUSTEES
C/O 74 MONROE AVE
BRISTOL, RI 02809



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627 WOOD STREET, LLC
16 CEDAR POND DR
LAKEVILLE, MA 02347

COBB, MARIA K. TRUSTEE
COBB, KEITH B. & COBB, GR
70 MONROE AVE
Bristol, RI 02809

GOGLIA, PETER L. TRUSTEE
PETER L GOGLIA REV LIV TR
1 BELVEDERE DR
BRISTOL, RI 02809

ABILHEIRA, ANTHONY B JR
& ADAM B TRUSTEES
C/O 74 MONROE AVE
BRISTOL, RI 02809

CORREIA, EDITH &
FABIO, STEPHEN & FABIO,
56 MONROE AVE
BRISTOL, RI 02809

HARTZELL, HEIDI A.
633 WOOD ST
BRISTOL, RI 02809

AGUIAR, EDUARDO LE
AMARAL-RIBEIRO, E&AMARAL,
11 BETSY DRIVE
BRISTOL, RI 02809

COVEL, ELIZABETH, TRUSTEE
THE ELIZABETH COVEL REV T
7 DORAN AVE
BRISTOL, RI 02809

HOLLANDS, GREGORY P
644 WOOD ST
BRISTOL, RI 02809

AGUIAR, JOSEPH F JR
642 WOOD ST
BRISTOL, RI 02809

CRISWELL, GARRETT R &
JENNIFER A TE
22101 TORO HILLS DR
SALINAS, CA 93908

KIMMEL, MATTHEW E. & FRAN
9 DORAN AVE
BRISTOL, RI 02809

ALEMANY, DAVID M.
60 MONROE AVE
BRISTOL, RI 02809

DESAUTEL, JOHN MICHAEL TR
638 WOOD ST
BRISTOL, RI 02809

MALAFRONTÉ, BRIAN
66 MONROE AVE
BRISTOL, RI 02809

ALMEIDA, GILBERT J
21 DORAN AVE
BRISTOL, RI 02809

DUGAN, JOSEPH L. & LISA H
3540-218 EAST AVE
ROCHESTER, NY 14618

MASTROSTEFANO, NICHOLAS H
646 WOOD ST
BRISTOL, RI 02809

AVILA, MARTIN & TERRI S.
631 WOOD ST.
BRISTOL, RI 02809

DULAC, RICHARD J & CAROL
DULAC FAMILY TRUST
72 MONROE AVE
BRISTOL, RI 02809

ML CAPITAL REALTY, LLC
255 SHIPPEETOWN RD
EAST GREENWICH, RI 02818

CAMPION, PAUL
LINDA L. TE
64 MONROE AVE
BRISTOL, RI 02809

GAME MANAGEMENT, LLC
9 JANE LAND
BRISTOL, RI 02809

NAVARRO, ANTONIO JR.
BOTELHO, MARLENE JT
52 MONROE AVE
Bristol, RI 02809

CANTARA, ALAN
SHERRI A
7 RIDGELAND RD
BARRINGTON, RI 02806

GAME MANAGEMENT, LLC
9 JANE LANE
BRISTOL, RI 02809

RADUCHA, PAUL J.
RADUCHA, ELIZABETH
636 WOOD ST
BRISTOL, RI 02809

COBB, MARIA & BEAUSOLEIL,
58 MONROE AVE
BRISTOL, RI 02809

GERMANO, MARIA C. LE
GERMANO, DAVID C. & GERMA
635 WOOD ST
BRISTOL, RI 02809

RAFAEL, FRANCISCO S.
MARIE LIFE ESTATE
639 WOOD ST
BRISTOL, RI 02809

ROCHA, RONALD J LE
MOTTA, JOSEPH A
635 A WOOD ST
BRISTOL, RI 02809

SEDAM, JOEL &
JENNIFER TE
631A WOOD STREET
BRISTOL, RI 02809

SERBST, MARIA M &
PETER C TE
102 CHARLES ST
BRISTOL, RI 02809

SYLVIA, FRANK J & LORRAIN
78 HIGH ST
BRISTOL, RI 02809

SYLVIA, ROBERT J & TINA
641 WOOD ST
BRISTOL, RI 02809

TOWN OF BRISTOL
10 COURT ST
BRISTOL, RI 02809

TOWN OF BRISTOL PARK
10 COURT ST
BRISTOL, RI 02809

WOOD STREET REALTY LLC
10 CEDAR ST
WELLESLEY, MA 02481