



## **TOWN OF BRISTOL, RHODE ISLAND**

### ZONING BOARD OF REVIEW

#### **Agenda**

**Monday, April 6, 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on **April 2nd, 2026**.

**1. Pledge of Allegiance**

**2. Approval of Minutes - March 2, 2026**

**3. Sitting as the Board of Review - Continued Petitions**

**3A.** **ZBR-26-2 Kathleen Hunt – Dimensional Variance (continued from March 2nd)**: to construct an 11ft. x 13ft. single-story foyer/entrance addition to an existing single-family dwelling and proposed attached garage/living area addition with less than the required front yard on a corner lot. Located at **80 Charles Street**; Assessor's Plat 32, Lot 48; Zone: R-10

**3B.** **ZBR-26-7 Town of Bristol – Dimensional Variance (continued from March 2nd)**: to construct a ten foot high fence with soundproofing material to enclose existing HVAC units at the rear of the Reynold's School building exceeding the maximum height for a fence in a residential zoning district. Located at **235 High Street**; Assessor's Plat 14, Lot 27; Zone: R-6

**4. Sitting as the Board of Review - New Petitions**

**4A.** **ZBR-26-4 Kendall Reiss – Dimensional Variances**: to construct a 25ft. 2in. x 29ft. 2in. one and one-half story residential dwelling unit addition above an existing single-story commercial building with less than the required front yard, rear yard, and right side yard; and with less than the required number of off-street parking spaces. Located at **469 Wood Street**; Assessor's Plat 17, Lot 156; Zone: LB

- 4B.** **ZBR-26-8 Geoffrey M. Vicente – Dimensional Variance:** to construct a 30ft. x 30ft. single family dwelling with less than the required front yard. Located at **Tilbury Drive**; Assessor’s Plat 153, Lot 439; Zone: R-10
- 4C.** **ZBR-26-10 The Franklin, LLC – Dimensional Variance:** to add an additional 24 outdoor dining seats to an existing restaurant use with less than the required number of off-street parking spaces. Located at **195 Franklin Street**; Assessor’s Plat 23, Lot 31; Zone: GB
- 4D.** **ZBR-26-11 Louis A. Cabral – Dimensional Variances:** to construct a covered front porch addition to an existing single-family dwelling with less than the required front yard; and to demolish an existing 20ft. x 30ft. single-story accessory garage structure and construct a new 24ft. x 36ft. two-story accessory garage structure at a size and height greater than permitted for accessory structures in the R-6 zoning district. Located at **14 Union Street**; Assessor’s Plat 15, Lot 52; Zone: Residential R-6
- 4E.** **ZBR-26-13 Citizens Bank – Dimensional Variance:** to install a secondary wall sign at a size larger than permitted on a corner lot. Located at **1150 Hope Street**; Assessor’s Plat 106, Lot 28; Zone: GB

**5. Sitting as the Board of Appeal**

- 5A.** **ZAPL-26-1 David Ramos / Ramos Landscaping, LLC – Appeal:** of a Notice of Violation issued by the Administrative Officer for conducting business operations on a Sunday outside of the approved special use permit hours of operation. Located at **668 and 670 Metacom Avenue**; Assessor’s Plat 128, Lots 15 & 16; Zone: GB

**6. Adjournment**

Date Posted: March 19, 2026

Posted By: emt



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-2

80 Charles St 32 48

January 6, 2026

Applicant	
Name of Applicant	Kathleen Hunt
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
	80 Charles St	32	48

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	143 feet
Width in Feet	13 feet
Length in Feet	11 feet
Height Above Grade	22 feet
Number of Stories	1.5

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	6.5 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)
Variance Request: Setback from Fox Hill Avenue

Describe the extent of the proposed alterations and the reasons for the requesting relief
The proposed alteration consists of a small <b>foyer, 13 feet by 11 feet, one story</b> , connecting the existing primary dwelling to a new garage and living area while utilizing the existing stair layout and maintaining the architectural flow of the half-story bungalow. Limited relief is requested from the <b>secondary front setback along Foxhill Road</b> to allow this connection, with the foyer set back approximately <b>6.5 feet from the roadway</b> . This represents the <b>minimum relief</b>

**necessary** to create a functional, cohesive design on a **nonconforming dual-frontage lot**, affecting roughly **13 feet of setback (approximately 2% of the area requiring relief)**. The remainder of the project fully complies with zoning requirements, replaces an existing nonconforming and obsolete garage, and will not adversely impact neighborhood character or adjacent properties.

Existing Lot Specifications	
Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	6,250
Lot Frontage	50
Lot Depth	125

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 1,375	Building/Structure Detail if Other: Single Family w/ detached Garage

## Dear Bristol Zoning Board:

This proposal requests a dimensional variance to allow construction of a small foyer connecting the existing primary dwelling to a new garage with associated living space. The subject property is a nonconforming lot with dual frontage, which creates inherent layout challenges and limits to compliant placement of an addition. These constraints are further influenced by the existing half-story bungalow-style home and established stair layout, conditions that are unique to the property and not the result of any action by the applicant.

The requested relief is limited to the secondary front setback along Foxhill Road and is sought solely to allow the foyer connection. The proposed foyer measures approximately 13 feet by 11 feet and would be set back approximately 6.5 feet from Foxhill Road. This represents approximately 13 feet of setback relief, equating to roughly 2% of the total lot area, and constitutes the minimum relief necessary to achieve a functional and cohesive design. The remainder of the project fully complies with all zoning requirements and could be constructed without any variance.

Without this relief, the garage cannot be reasonably connected to the existing home while utilizing the current stair layout and maintaining the architectural flow of the structure. The foyer is a minor component of a larger addition, yet it improves the flow to the new garage and additional living and sleeping space to the main dwelling. No reasonable alternative exists that would provide the same functionality while remaining fully compliant.

As part of the project, the existing garage, which is nonconforming and functionally obsolete, will be demolished and replaced with a new, more practical structure. This replacement improves the site and reduces the degree of nonconformity overall. The proposal will not alter the character of the surrounding neighborhood, impair the intent of the zoning ordinance, or negatively impact public safety or adjacent properties.

The applicant also notes that a related proposal was presented to the Board in June of last year and was withdrawn based on Board feedback recommending that any new garage addition be connected to the existing home rather than constructed as a separate structure. The current design directly reflects that guidance and represents a good-faith effort to comply with the Board's direction.

Overall, the requested variance allows this nonconforming property to be improved in a manner that maximizes zoning compliance, with relief requested only where strictly necessary. The result is a more functional, cohesive, and compliant building layout that respects both the constraints of the lot and the intent of the zoning ordinance. For these reasons, the applicant respectfully requests the Board's consideration and approval.

Kind regards,  
Kathleen Hunt & Eric Bell  
+1 401 954 7586

Dear Zoning Board,

I am writing regarding the zoning application for my property located at **80 Charles Street**. I am unable to attend the zoning board meeting on February 2, 2026 and would like to formally authorize **Eric Bell** to speak on my behalf.

Mr. Bell is authorized to present information, answer questions, and discuss all matters related to the application, including the proposed project and any requested variances. His statements and responses should be considered as having my full knowledge and consent.

Thank you for your time and consideration of this application. Please do not hesitate to contact me if any additional information is needed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen Hunt', with a long horizontal flourish extending to the right.

**Kathleen Hunt**

Property Owner

80 Charles Street, Bristol, RI 02809

### PLAT REFERENCE

BEING LOT #7 ON PLAN ENTITLED "FOX HILL PROPERTY OF ENGNE LeCLAIR" DATED 1913 RECORDED IN PLAT BOOK A PAGE 130.

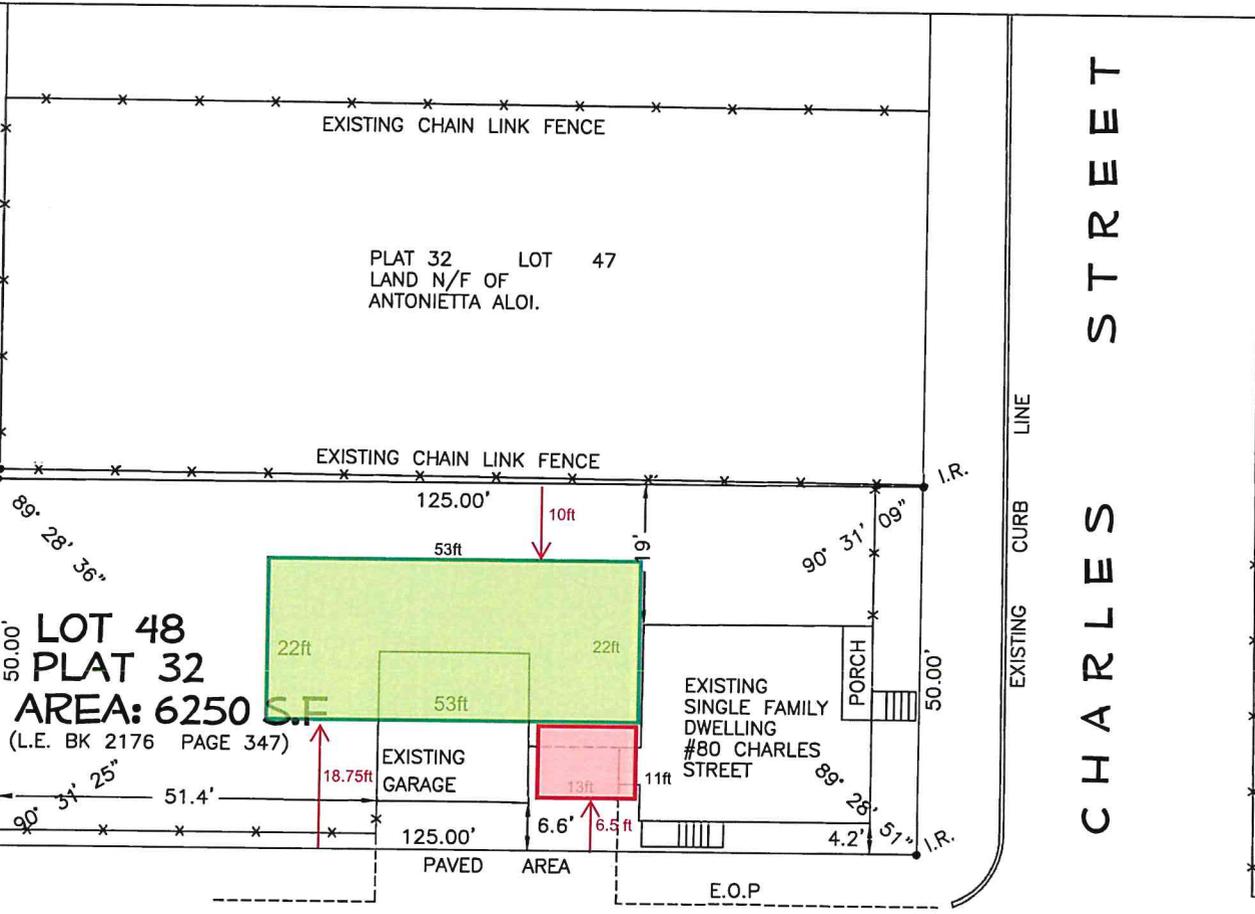
### LEGEND

- I.R. IRON ROD
- E.O.P. EDGE OF PAVEMENT
- x-x-x FENCE LINE
- D.H. DRILL HOLE
- G.B. GRANITE BOUND

PLAT 32 LOT 2  
LAND N/F OF JAMES F. MURPHY

### NOTES

1. DIMENSIONS SHOWN FROM THE PROPERTY LINE TO THE BUILDINGS ARE TO THE CORNER BOARDS OR SHINGLE CORNER.
2. THE LAND HEREON IS SUBJECT TO ANY EASEMENTS RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM OF TITLE.
3. THERE ARE NO WETLANDS ON THIS SITE.

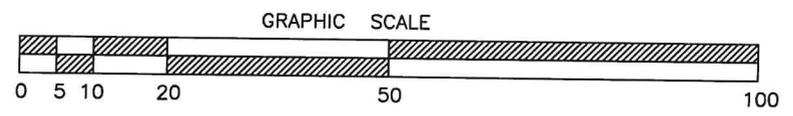


### ZONING

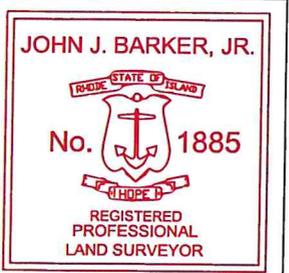
R-10 ZONE MIN. LOT AREA: 10,000 S.F.  
 MIN. LOT WIDTH : 80'(1 DU)  
 MIN. LOT FRONTAGE : 80'  
 MAX. BUILDING COVERAGE : 25%  
 EXISTING TOTAL BUILDING COVERAGE : 20.5%  
 BUILDING SETBACKS  
 FRONT : 30' 18.75'  
 SIDE : 15' 9.375'  
 REAR : 30' 9.375'  
 South (2nd Front) : 18.75'

PLAT 32 LOT 49

Lot Coverage: 1166 + 143 = 1309 addition + Existing 837sqft = Total 2146sqft  
 Total Lot coverage = 2146sqft  
 Allowable Lot Coverage 34.375% x 6250 = 2,148.4sqft



### 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: LIMITED CONTENT BOUNDARY SURVEY  
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD  
 OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES.

JOHN J. BARKER, JR PLS #1885 C.O.A # LS-A302

### SITE PLAN FOR

KATHLEEN ELLEN HUNT

80 CHARLES STREET PLAT 32 LOT 48 BRISTOL R.I. 02809

SCALE 1"=20' DATE 5/30/2025 DWN BY: JJB DWG NO. 250502-658

**Owner** ▶ Owner Account #: 50-0099-63  
 Owner 1 HUNT, KATHLEEN ELLEN % Owned  
 Owner 2  
 Owner 3  
 Address PO BOX 1181, BRISTOL, RI 02809

**Previous Owners & Sales Information**  
 Grantor Date Sale Price Leg Ref NAL Deed Type  
 PENNINGTON, MICHAEL R 06/20/2022 410,000 2176-347 W  
 TORREY, MARCIA A 07/30/2010 227,500 1546-299 W  
 LETENDRE, CHRISTOPHER 08/10/2008 0 UNK- D  
 BORGES, ANTONE 02/28/2003 0 967-324A  
 10/11/2002 0 921-102

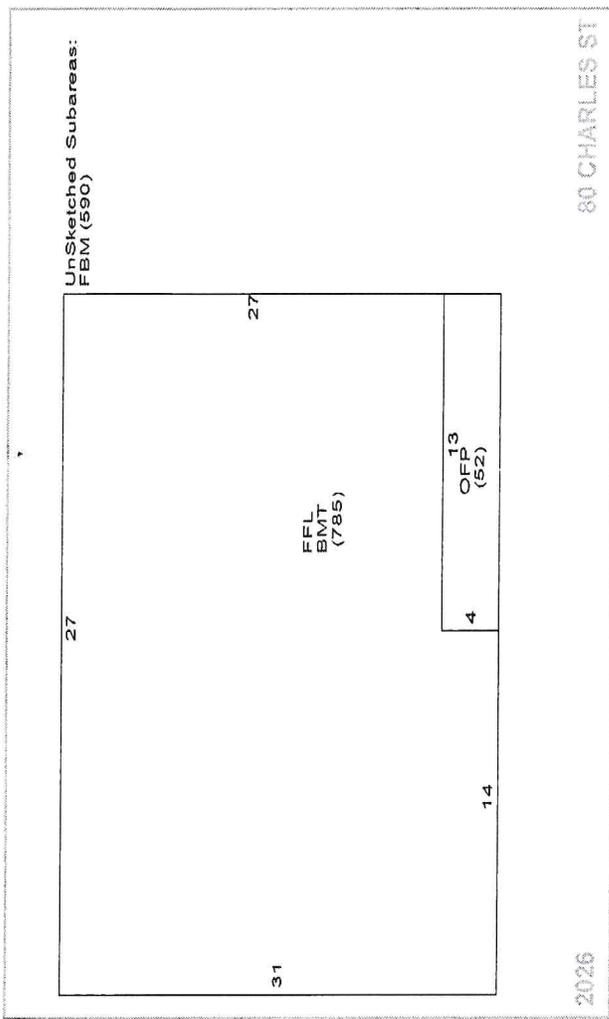
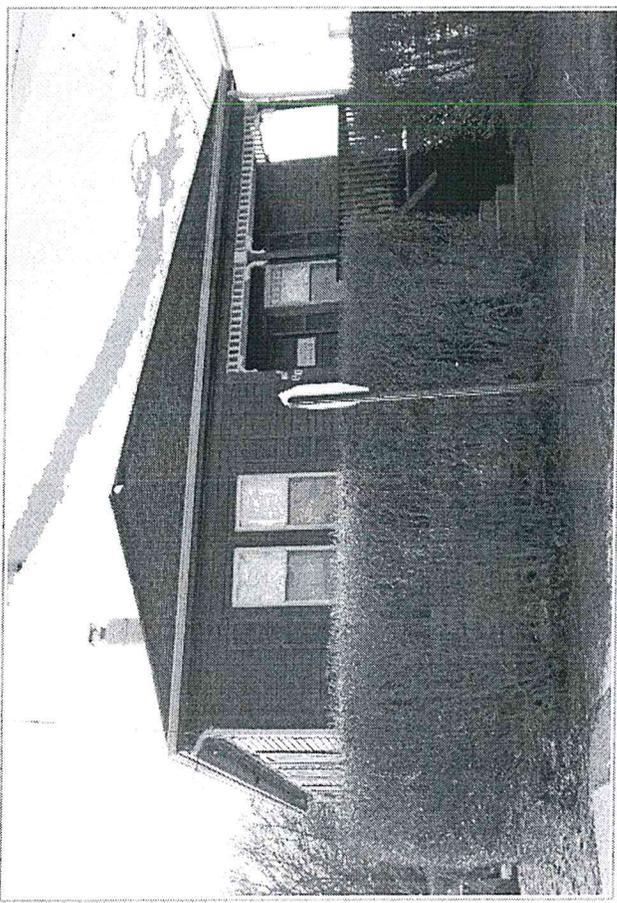
**Assessment**

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	244,900	10,400	0.13	150,700	0	406,000
<b>TOTAL</b>	<b>244,900</b>	<b>10,400</b>	<b>0.13</b>	<b>150,700</b>	<b>0</b>	<b>406,000</b>

Source > Mkt Adj Cost VAL per SQ Unit/Card > 183.54 VAL per SQ Unit/Parcel > 183.54

**Previous Assessments**

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	244,900	10,400	0	150,700	0	406,000	406,000
2024	01	129,800	10,400	0	125,600	0	265,800	265,800
2023	01	129,800	10,400	0	125,600	0	265,800	265,800
2022	01	129,800	10,400	0	125,600	0	265,800	265,800
2021	01	100,700	10,400	0	112,100	0	223,200	223,200
2020	01	100,700	10,400	0	112,100	0	223,200	223,200



**Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 01 NR Single I	0.132	AC	P	1.00	1,092,000	1,141,667	J							150,700			1.00	0
2																		
3																		
4																		







# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

## Subject Property:

Parcel Number: 32-48  
CAMA Number: 32-48  
Property Address: 80 CHARLES ST

Mailing Address: HUNT, KATHLEEN ELLEN  
PO BOX 1181  
BRISTOL, RI 02809

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## Abutters:

Parcel Number: 26-82  
CAMA Number: 26-82  
Property Address: FOXHILL AVE

Mailing Address: HALL, GREGORY B  
58 FOXHILL AVE  
BRISTOL, RI 02809

Parcel Number: 26-83  
CAMA Number: 26-83  
Property Address: 54 FOXHILL AVE

Mailing Address: COCKCROFT, HEATHER LYNN  
CARREIRO  
54 FOXHILL AVE  
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, JOSEPH E. & HILDA LE  
SANTOS, CHERYL A. & SANTOS,  
RICHARD E. & RODERICK,  
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: 32-100  
CAMA Number: 32-100  
Property Address: 34 FOXHILL AVE

Mailing Address: NEVES, CALEB & JADON & RIBEIRO,  
NELSON TC  
107 TOUISSET RD  
WARREN, RI 02885

Parcel Number: 32-102  
CAMA Number: 32-102  
Property Address: 73 CHARLES ST

Mailing Address: MOTTA, LORI A. PAIVA, DEBORAH TC  
16 ROBIN DR  
BRISTOL, RI 02809

Parcel Number: 32-2  
CAMA Number: 32-2  
Property Address: 48 FOXHILL AVE

Mailing Address: SMITH, MARRCEL  
48 FOXHILL AVE  
BRISTOL, RI 02809

Parcel Number: 32-3  
CAMA Number: 32-3  
Property Address: 55 COLE ST

Mailing Address: ALMEIDA, JESSICA L & NAPOLI,  
STEPHEN J JR JT  
55 COLE ST  
BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

Parcel Number: 32-4 CAMA Number: 32-4 Property Address: 23 E ST	Mailing Address: AMARAL, PEDRO JORGE & GINETTE M. LE AMARAL, PAUL & AMARAL, CHRISTOPHER TC 23 E ST BRISTOL, RI 02809
Parcel Number: 32-43 CAMA Number: 32-43 Property Address: 70 CHARLES ST	Mailing Address: HAKEEM, LARA 323 NEW MEADOW RD BARRINGTON, RI 02871-5100
Parcel Number: 32-44 CAMA Number: 32-44 Property Address: 72 CHARLES ST	Mailing Address: PAULON, KAREN R. & BARRY, DANA A. TE 72 CHARLES ST BRISTOL, RI 02809
Parcel Number: 32-45 CAMA Number: 32-45 Property Address: 74 CHARLES ST	Mailing Address: ARMILLOTTO, MARK ET UX PAULA A. ARMILLOTTO TE 74 CHARLES ST. BRISTOL, RI 02809
Parcel Number: 32-46 CAMA Number: 32-46 Property Address: 76 CHARLES ST	Mailing Address: BOTELHO, MICHAEL TRUSTEE 78 RICHMOND STREET BRISTOL, RI 02809
Parcel Number: 32-47 CAMA Number: 32-47 Property Address: 78 CHARLES ST	Mailing Address: ALOI, ANTONIETTA LE MACHADO, ANTONIETTA ALOI & PETERS, LISA ANN TC 78 CHARLES ST BRISTOL, RI 02809
Parcel Number: 32-48 CAMA Number: 32-48 Property Address: 80 CHARLES ST	Mailing Address: HUNT, KATHLEEN ELLEN PO BOX 1181 BRISTOL, RI 02809
Parcel Number: 32-49 CAMA Number: 32-49 Property Address: 36 FOXHILL AVE	Mailing Address: LEVESQUE, KRISTEN & KIRSTI TE 36 FOXHILL AVE BRISTOL, RI 02809
Parcel Number: 32-5 CAMA Number: 32-5 Property Address: 21 E ST	Mailing Address: LEONE, CHRISTOPHER & NOEL, EMILY JT 21 E STREET BRISTOL, RI 02809
Parcel Number: 32-50 CAMA Number: 32-50 Property Address: 75 CHARLES ST	Mailing Address: LEVESQUE, DYLAN R. & OLSON, SARINA K. TC 75 CHARLES ST BRISTOL, RI 02809
Parcel Number: 32-51 CAMA Number: 32-51 Property Address: 30 FOXHILL AVE	Mailing Address: CORREIA, FRANCES L. TRUSTEE FRANCES L. CORREIA LIV TRUST 30 FOXHILL AVE. BRISTOL, RI 02809
Parcel Number: 32-54 CAMA Number: 32-54 Property Address: 78 RICHMOND ST	Mailing Address: BOTELHO, MICHAEL TRUSTEE 78 RICHMOND STREET BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

Parcel Number: 32-55 CAMA Number: 32-55 Property Address: 76 RICHMOND ST	Mailing Address: MITNIK RICHMOND LLC 25 BAYFIELD RD WAYLAND, MA 01778
Parcel Number: 32-56 CAMA Number: 32-56 Property Address: 43 E ST	Mailing Address: FORTIN, DONAT A. JR ANN M. ETUX 91 MAIN ST APT 371 WARREN, RI 02885
Parcel Number: 32-57 CAMA Number: 32-57 Property Address: 45 E ST	Mailing Address: MONTEFUSCO WANDER TE DOS SANTOS SILVIA HELENA TE 45 E ST Bristol, RI 02809
Parcel Number: 32-59 CAMA Number: 32-59 Property Address: 49 E ST	Mailing Address: CONTE, ANDREW JR. 167 BRADFORD ST BRISTOL, RI 02809
Parcel Number: 32-6 CAMA Number: 32-6 Property Address: 19 E ST	Mailing Address: PERRY, FRANK IRENE LIFE EST & PERRY, FRANK 19 E ST BRISTOL, RI 02809
Parcel Number: 39-50 CAMA Number: 39-50 Property Address: ANTONY AVE	Mailing Address: CAPUANO, TERESA M LEIBY, NATHAN JT 47 ANTONY AVE BRISTOL, RI 02809
Parcel Number: 39-51 CAMA Number: 39-51 Property Address: ANTONY AVE	Mailing Address: KAUFMANN, CHRISTOPHER m & KAITLYN A TE 105 CHARLES ST BRISTOL, RI 02809
Parcel Number: 39-52 CAMA Number: 39-52 Property Address: 105 CHARLES ST	Mailing Address: KAUFFMANN, CHRISTOPHER M & KAITLYN A. TE 105 CHARLES ST BRISTOL, RI 02809
Parcel Number: 39-53 CAMA Number: 39-53 Property Address: CHARLES ST	Mailing Address: VERMETTE, CHARLES H C/O THOMAS ANDRADE 67 SHERRY AVE BRISTOL, RI 02809
Parcel Number: 39-54 CAMA Number: 39-54 Property Address: 103 CHARLES ST	Mailing Address: VERMETTE, CHARLES H C/O THOMAS ANDRADE 67 SHERRY AVE BRISTOL, RI 02809
Parcel Number: 39-57 CAMA Number: 39-57 Property Address: 23 FOXHILL AVE	Mailing Address: CIMBRON, JOAO L., MARIA MAUREEN M. TRST 23 FOXHILL AVE BRISTOL, RI 02809
Parcel Number: 39-58 CAMA Number: 39-58 Property Address: 27 FOXHILL AVE	Mailing Address: PACHECO, ANTONIO M & MARIA A TRUSTEES REVOC C/O 27 FOX HILL AVE BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

Parcel Number: 39-60 CAMA Number: 39-60 Property Address: 31 FOXHILL AVE	Mailing Address: REYNOLDS, SOPHIE K 31 FOX HILL AVE BRISTOL, RI 02809
Parcel Number: 39-61 CAMA Number: 39-61 Property Address: 33 FOXHILL AVE	Mailing Address: TATTRIE, WILLIAM R. JR & ELIZABETH F. TE 9 ROSEDALE DRIVE BRISTOL, RI 02809
Parcel Number: 39-62 CAMA Number: 39-62 Property Address: 101 CHARLES ST	Mailing Address: 101 CHARLES STREET, LLC C/O 243 NARRAGANSETT PARK DR RUMFORD, RI 02916
Parcel Number: 39-63 CAMA Number: 39-63 Property Address: 29 ANTONY AVE	Mailing Address: PACHECO, JOHN A ET UX TAMMY A. QC 29 ANTONY AVE BRISTOL, RI 02809
Parcel Number: 39-64 CAMA Number: 39-64 Property Address: 94 CHARLES ST	Mailing Address: MITCHELL, CYNTHIA JOAN & MARINE, NICHOLAS DANIEL TE 94 CHARLES ST BRISTOL, RI 02809
Parcel Number: 39-66 CAMA Number: 39-66 Property Address: 82 CHARLES ST	Mailing Address: BONAS, ANDREA & KEATING, JUSTIN TC 82 CHARLES ST BRISTOL, RI 02809
Parcel Number: 39-67 CAMA Number: 39-67 Property Address: 47 FOXHILL AVE	Mailing Address: DASILVA, MARY C CABRAL DORVLIN BRANCO, LOUIS R. JT 47 FOX HILL AVE BRISTOL, RI 02809
Parcel Number: 39-69 CAMA Number: 39-69 Property Address: 49 FOXHILL AVE	Mailing Address: WELDON, JAMES THOMAS & CARROLL- WELDON, ANITA TE 49 FOXHILL AVE BRISTOL, RI 02809
Parcel Number: 39-70 CAMA Number: 39-70 Property Address: 53 FOXHILL AVE	Mailing Address: DALTON, EARL LEE ANN TE 53 FOX HILL AVE BRISTOL, RI 02809
Parcel Number: 39-73 CAMA Number: 39-73 Property Address: 104 CHARLES ST	Mailing Address: CORREIA, JOAO M ISAURA 104 CHARLES ST BRISTOL, RI 02809
Parcel Number: 39-74 CAMA Number: 39-74 Property Address: 102 CHARLES ST	Mailing Address: SERBST, PETER C. ET AL MARIA M. TE 102 CHARLES ST. BRISTOL, RI 02809
Parcel Number: 39-75 CAMA Number: 39-75 Property Address: 33 ANTONY AVE	Mailing Address: DAY, JEFFREY M. DONNA 33 ANTONY AVE BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
January 09, 2026

Parcel Number: 39-79  
CAMA Number: 39-79  
Property Address: 2 VASTA LN

Mailing Address: LIZOTTE, JEFFREY R & REBECCA TE  
2 VASTA LN  
BRISTOL, RI 02809

Parcel Number: 40-1  
CAMA Number: 40-1  
Property Address: 55 FOXHILL AVE

Mailing Address: DALTON, EARL W. LEE ANN TE  
55 FOXHILL AVE  
BRISTOL, RI 02809



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101 CHARLES STREET, LLC  
C/O 243 NARRAGANSETT PARK DR  
RUMFORD, RI 02916

CONTE, ANDREW JR.  
167 BRADFORD ST  
BRISTOL, RI 02809

HUNT, KATHLEEN ELLEN  
PO BOX 1181  
BRISTOL, RI 02809

ALMEIDA, JESSICA L &  
NAPOLI, STEPHEN J JR JT  
55 COLE ST  
BRISTOL, RI 02809

CORREIA, FRANCES L. TRUST  
FRANCES L. CORREIA LIV TR  
30 FOXHILL AVE.  
BRISTOL, RI 02809

KAUFFMANN, CHRISTOPHER M  
KAITLYN A. TE  
105 CHARLES ST  
BRISTOL, RI 02809

ALOI, ANTONIETTA LE  
MACHADO, ANTONIETTA ALOI  
78 CHARLES ST  
BRISTOL, RI 02809

CORREIA, JOAO M  
ISAURA  
104 CHARLES ST  
BRISTOL, RI 02809

KAUFMANN, CHRISTOPHER m &  
105 CHARLES ST  
BRISTOL, RI 02809

AMARAL, PEDRO JORGE & GIN  
AMARAL, PAUL & AMARAL, CH  
23 E ST  
BRISTOL, RI 02809

DALTON, EARL W.  
LEE ANN TE  
55 FOXHILL AVE  
BRISTOL, RI 02809

LEONE, CHRISTOPHER & NOEL  
21 E STREET  
BRISTOL, RI 02809

ARMILLOTTO, MARK ET UX  
PAULA A. ARMILLOTTO TE  
74 CHARLES ST.  
BRISTOL, RI 02809

DALTON,EARL  
LEE ANN TE  
53 FOX HILL AVE  
BRISTOL, RI 02809

LEVESQUE, DYLAN R. & OLSO  
75 CHARLES ST  
BRISTOL, RI 02809

BONAS, ANDREA & KEATING,  
82 CHARLES ST  
BRISTOL, RI 02809

DASILVA,MARY C CABRAL DOR  
BRANCO, LOUIS R. JT  
47 FOX HILL AVE  
BRISTOL, RI 02809

LEVESQUE, KRISTEN & KIRST  
36 FOXHILL AVE  
BRISTOL, RI 02809

BOTELHO, MICHAEL TRUSTEE  
78 RICHMOND STREET  
BRISTOL, RI 02809

DAY, JEFFREY M.  
DONNA  
33 ANTONY AVE  
BRISTOL, RI 02809

LIZOTTE, JEFFREY R &  
REBECCA TE  
2 VASTA LN  
BRISTOL, RI 02809

CAPUANO,TERESA M  
LEIBY,NATHAN JT  
47 ANTONY AVE  
BRISTOL, RI 02809

FORTIN, DONAT A. JR  
ANN M. ETUX  
91 MAIN ST APT 371  
WARREN, RI 02885

MITCHELL, CYNTHIA JOAN &  
MARINE, NICHOLAS DANIEL  
94 CHARLES ST  
BRISTOL, RI 02809

CIMBRON, JOAO L., MARIA  
MAUREEN M. TRST  
23 FOXHILL AVE  
BRISTOL, RI 02809

HAKEEM, LARA  
323 NEW MEADOW RD  
BARRINGTON, RI 02871-5100

MITNIK RICHMOND LLC  
25 BAYFIELD RD  
WAYLAND, MA 01778

COCKCROFT, HEATHER LYNN C  
54 FOXHILL AVE  
BRISTOL, RI 02809

HALL, GREGORY B  
58 FOXHILL AVE  
BRISTOL, RI 02809

MONTEFUSCO WANDER TE  
DOS SANTOS SILVIA HELENA  
45 E ST  
Bristol, RI 02809

MOTTA, LORI A.  
PAIVA, DEBORAH TC  
16 ROBIN DR  
BRISTOL, RI 02809

SERBST, PETER C. ET AL  
MARIA M. TE  
102 CHARLES ST.  
BRISTOL, RI 02809

MURPHY, JAMES F.  
20 EATON ST  
MILTON, MA 02186-5707

SMITH, MARRCEL  
48 FOXHILL AVE  
BRISTOL, RI 02809

NEVES, CALEB & JADON &  
RIBEIRO, NELSON TC  
107 TOUISSET RD  
WARREN, RI 02885

TATTRIE, WILLIAM R. JR &  
ELIZABETH F. TE  
9 ROSEDALE DRIVE  
BRISTOL, RI 02809

PACHECO, ANTONIO M & MARI  
TRUSTEES REVOC  
C/O 27 FOX HILL AVE  
BRISTOL, RI 02809

VERMETTE, CHARLES H  
C/O THOMAS ANDRADE  
67 SHERRY AVE  
BRISTOL, RI 02809

PACHECO, JOHN A ET UX  
TAMMY A. QC  
29 ANTONY AVE  
BRISTOL, RI 02809

WELDON, JAMES THOMAS &  
CARROLL-WELDON, ANITA TE  
49 FOXHILL AVE  
BRISTOL, RI 02809

PAULON, KAREN R. &  
BARRY, DANA A. TE  
72 CHARLES ST  
BRISTOL, RI 02809

PERRY, FRANK  
IRENE LIFE EST & PERRY, F  
19 E ST  
BRISTOL, RI 02809

REYNOLDS, SOPHIE K  
31 FOX HILL AVE  
BRISTOL, RI 02809

SANTOS, JOSEPH E. & HILDA  
SANTOS, CHERYL A. & SANTO  
52 COLE ST  
BRISTOL, RI 02809

SCHINIGOI, DOROTHY LE  
SARASIN, CANDACE R. & ROB  
54 COLE ST  
BRISTOL, RI 02809

TOWN OF BRISTOL  
COMMUNITY DEV.

2026 FEB 17 AM 9:05

NORTH

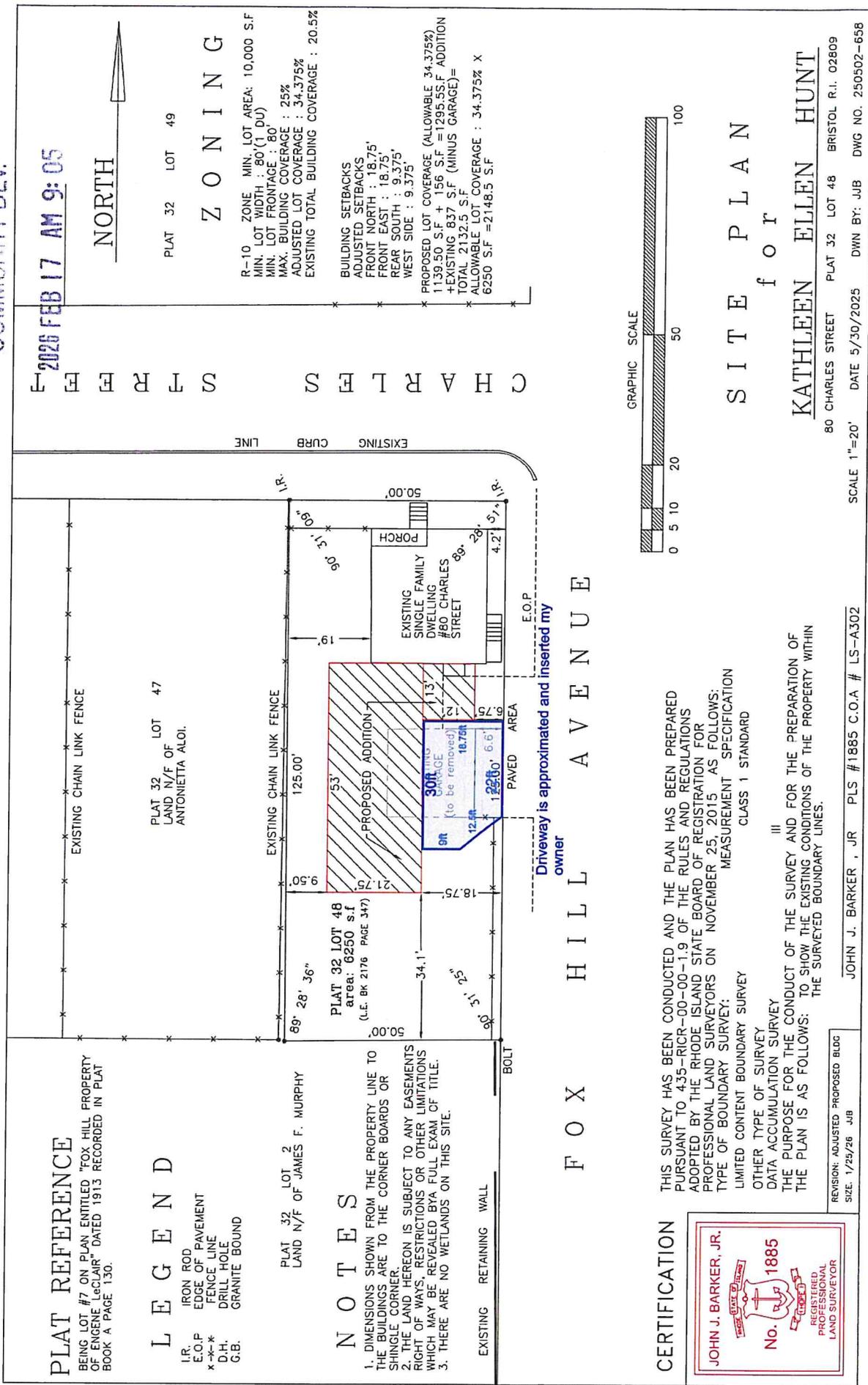
PLAT 32 LOT 49

Z O N I N G

R-10 ZONE MIN. LOT AREA: 10,000 S.F.  
MIN. LOT WIDTH: 80'(1.0U)  
MIN. LOT FRONTAGE: 80'  
MAX. BUILDING COVERAGE: 25%  
ADJUSTED TOTAL COVERAGE: 34.375%  
EXISTING TOTAL BUILDING COVERAGE: 20.5%

BUILDING SETBACKS  
ADJUSTED SETBACKS  
FRONT NORTH: 18.75'  
FRONT EAST: 18.75'  
REAR SOUTH: 9.375'  
WEST SIDE: 9.375'

PROPOSED LOT COVERAGE (ALLOWABLE 34.375%)  
1139.50 S.F. + 156 S.F. = 1295.5S.F. ADDITION  
+EXISTING 837 S.F. (MINUS GARAGE)=  
TOTAL 2132.5 S.F.  
ALLOWABLE LOT COVERAGE: 34.375% X  
6250 S.F. = 2148.5 S.F.



**PLAT REFERENCE**

BEING LOT #7 ON PLAN ENTITLED "FOX HILL PROPERTY OF ENGINE "LECLAIR" DATED 1913 RECORDED IN PLAT BOOK A PAGE 130.

**LEGEND**

- I.R. IRON ROD
- E.O.P. EDGE OF PAVEMENT
- x--x FENCE LINE
- D.H. DRILL HOLE
- G.B. GRANITE BOUND

PLAT 32 LOT 2  
LAND N/Y OF JAMES F. MURPHY

**NOTES**

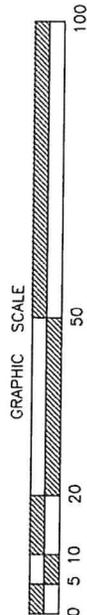
1. DIMENSIONS SHOWN FROM THE PROPERTY LINE TO THE BUILDINGS ARE TO THE CORNER BOARDS OR SHINGLE CORNER.
2. THE LAND HEREON IS SUBJECT TO ANY EASEMENTS RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM. OF TITLE.
3. THERE ARE NO WETLANDS ON THIS SITE.

EXISTING RETAINING WALL

BOLT

Driveway is approximated and inserted by owner

F O X H I L L A V E N U E



S I T E P L A N

f o r  
**KATHLEEN ELLEN HUNT**

80 CHARLES STREET PLAT 32 LOT 48 BRISTOL R.I. 02809  
DATE 5/30/2025 DWN BY: JJB DWG NO. 250502-658  
SCALE 1"=20'

**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 CLASS 1 STANDARD  
OTHER TYPE OF SURVEY  
DATA ACCUMULATION SURVEY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES.

JOHN J. BARKER, JR.  
No. 1885  
REGISTERED PROFESSIONAL LAND SURVEYOR

REVISION: ADJUSTED PROPOSED BLDG SIZE. 1/25/26 JJB

JOHN J. BARKER, JR. PLS #1885 C.O.A # LS-A302

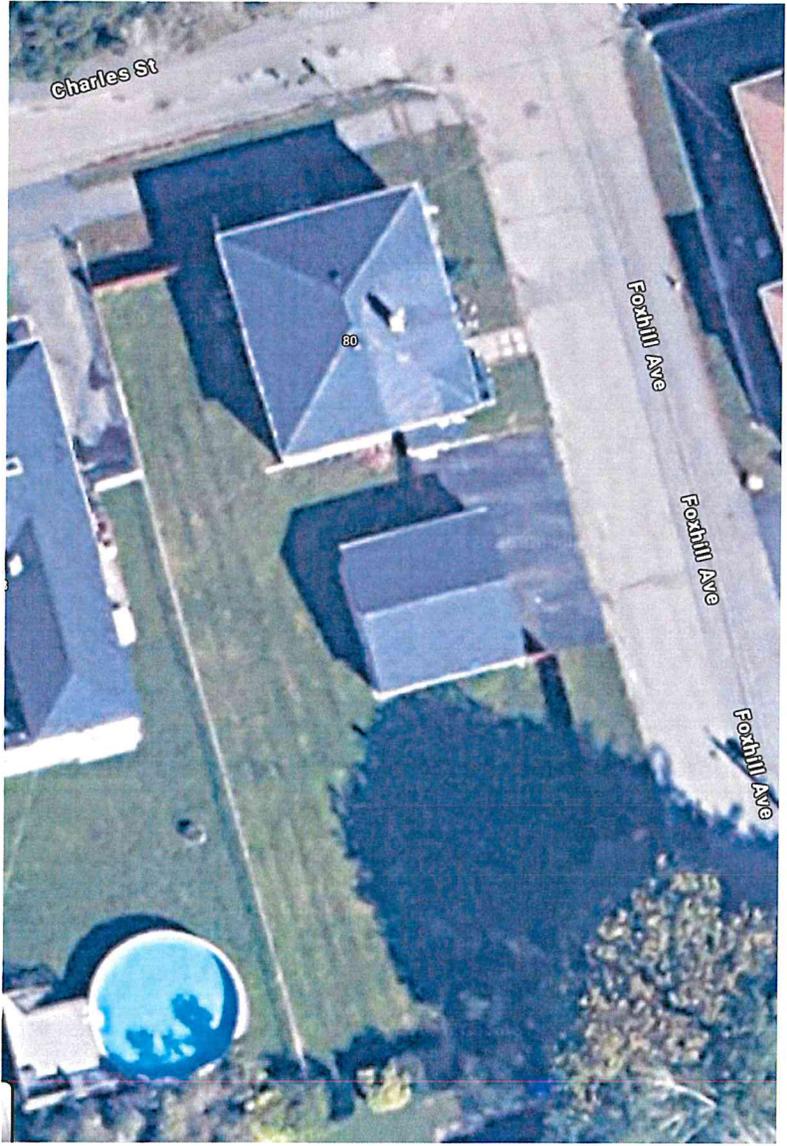


TOWN OF BRISTOL  
COMMUNITY DEV.

Town of Bristol Zoning Board of Review ~~2025~~ FEB 17 AM 9: 05

**Dimensional Variance Application  
Single-Family Addition**

**80 Charles Street  
Assessor's Plat 32 - Lot 48**



Prepared For: Kathleen Ellen Hunt  
Prepared By: Pimentel Consulting, Inc.  
8 February 2026

### **INTRODUCTORY STATEMENT**

Kathleen Ellen Hunt ("Applicant") has retained the professional land use planning and zoning consulting services of Pimentel Consulting, Inc. ("Consultant"), in order to evaluate the appropriateness of constructing much-needed living space onto a rather small single-family residence; referenced improvement(s) resulting in a singular de minimus front-yard setback deficiency. As this report will evidence the resulting dimensional deficiency is nevertheless appropriate because it will realize improved means of physical residential access; connecting existing and new living area in manner that is both safer and code compliant. This report will likewise evidence that the improvement is in character with the surrounding neighborhood, thereby alleviating any concerns regarding potential neighborhood impact.

Once again there are numerous reasons for evidencing construction appropriateness, to include assuring neighborhood compatibility, realizing safer means of ingress and egress, and most notably, introduction of needed additional living area.

In light of the stated proposal, this Consultant has thoroughly reviewed the subject application and associated site plan and architectural plans, as well as the following regulatory documents:

- o Town of Bristol 2016 Comprehensive Community Plan - Adopted by Town Council: 25 January 2017 - Approved by the State of Rhode Island: 2 February 2017 ("Comprehensive Plan");
- o Town of Bristol, Rhode Island, Zoning Ordinance ("Ordinance"); and
- o Pertinent Rhode Island General Law ("RIGL"), to include recent statutory amendments.

In addition, this Consultant has conducted a thorough analysis of the immediate neighborhood for the express purpose of evidencing neighborhood compatibility. A denial of such minimal relief will render it difficult to properly integrate the much-needed new living and storage area arrangement into the current residence, in addition to maintaining a chaotic and potentially unsafe primary mean of physical residential access. This report will ultimately render a determination on the appropriateness of retaining the proposed improvement(s), by addressing the respective dimensional variance 'burdens' to the satisfaction of the Zoning Board of Review ("ZBR").

### **PRESENT PROPERTY CONDITIONS**

The property in question is addressed 80 Charles Street, further identified as Assessor's Plat 32, Lot 48, and containing approximately 6,250 square feet of total lot area ("Property"). The Property is uniquely defined as a corner-lot, being situated at the intersection of Charles Street and Foxhill Avenue. The Property has historically been improved with a bungalow-style, one-

story single-family residence, having been introduced in approximately 1913. The referenced residence is physically positioned almost aligned with both lot frontages, being woefully deficient in regard to the respective front-yard setback(s). The same is true of the present detached two-car accessory garage, being oriented towards and almost directly aligned with Foxhill Avenue.

It too fails to comport with the front-yard setback, being situated within approximately 6.6-feet of the respective front property boundary. Another pertinent site consideration, because it is technically improper, is usage of the present driveway for physical parking purposes. Due to the physical positioning of the garage, the majority of the driveway is situated within the Town's public right-of-way, thereby technically precluding usage for off-street parking purposes. Site and off-street parking features are illustrated to the right [Credit: Town's GIS] and below [Credit: Google Maps].



The residence is somewhat dated from an interior configuration and improvement perspective, necessitating updates for both personal need and code-compliant purposes.

The residence has an approximate 837 square foot building footprint, exclusive of an approximate 400 square foot detached garage, thereby resulting in an approximate total of 1,237 square foot building footprint (or 19.8% building coverage). The premises has approximately 1,375 square feet of



total living area, which is not only practically speaking deficient, but also considerably smaller than recent modern construction.

Another residential feature that renders improvement difficult is the manner in which the residence was physically introduced, in an almost split-level manner. Unlike a traditional one-story residence in which entrance is almost directly at ground-level, thereby permitting expansion to be introduced in a like-manner, the subject residence is raised some four (4) feet prior to accessing the true first-floor living area. Any future construction will be disjointed at best, if not altogether unsafely aligned between old and new. Future construction necessitates that this present condition be physically eliminated in order to properly integrate old with new; realizing an architecturally more compatible and safer living area arrangement. Exterior site conditions have been excerpted from the Applicant's submission package.



The Property is presently zoned in a R-10 Zone manner, defined pursuant to Section 28-3(1) 'Establishment of Zoning Districts - Residential Zoning Districts' of the Ordinance, as follows:

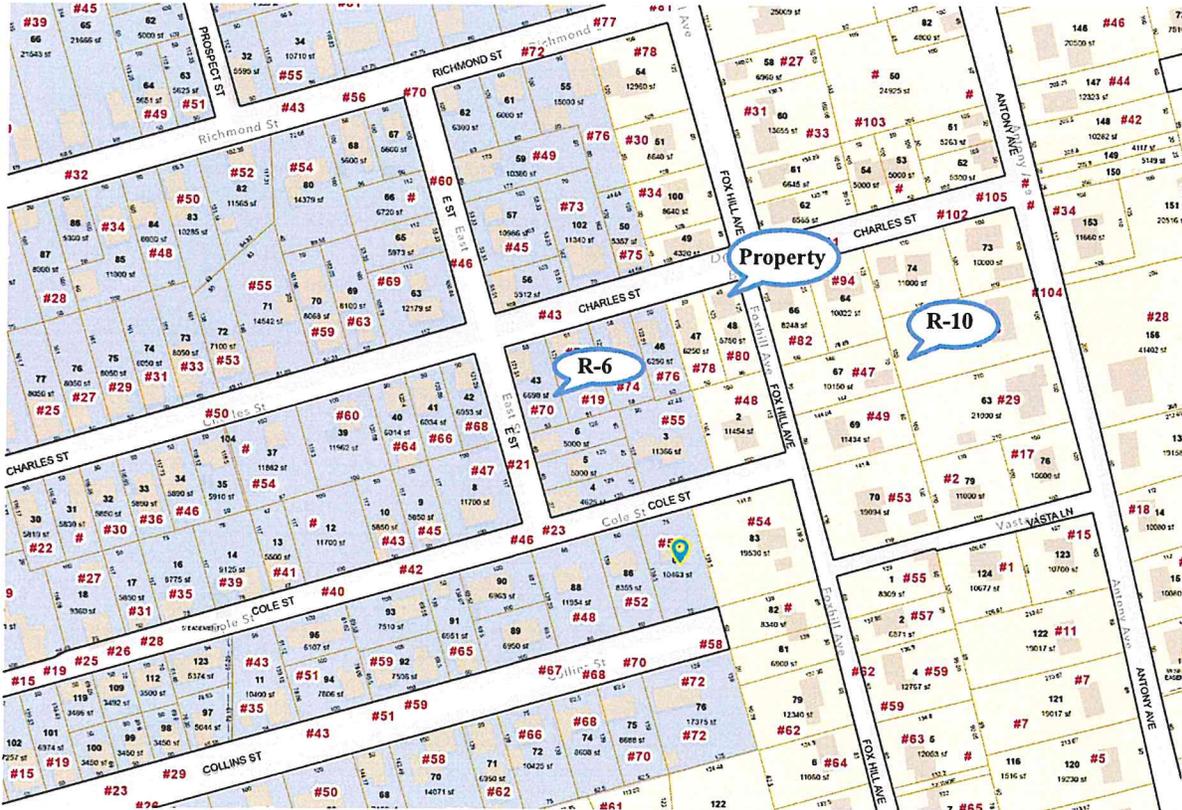
**R-10 Zone** - *"This zone is intended for high density residential areas comprised of single household and two-household structures with a minimum density of 10,000 square feet per dwelling unit where public sewer and/or public water are provided."*

Even more pertinent is the vast presence of the R-6 Zone directly abutting the Property to the west, literally encompassing almost the entirety of the subject block, to include the blocks to the immediate north and south. The reason why this is of such importance is because it evidences the community's recognition of the density and intensity of historical residential development. This is likewise corroborated by the personally prepared Neighborhood Analysis; results provided in the next section of this report. The R-6 District is defined pursuant to Section 28-3(1) 'Establishment of Zoning Districts - Residential Zoning Districts' of the Ordinance, as follows:

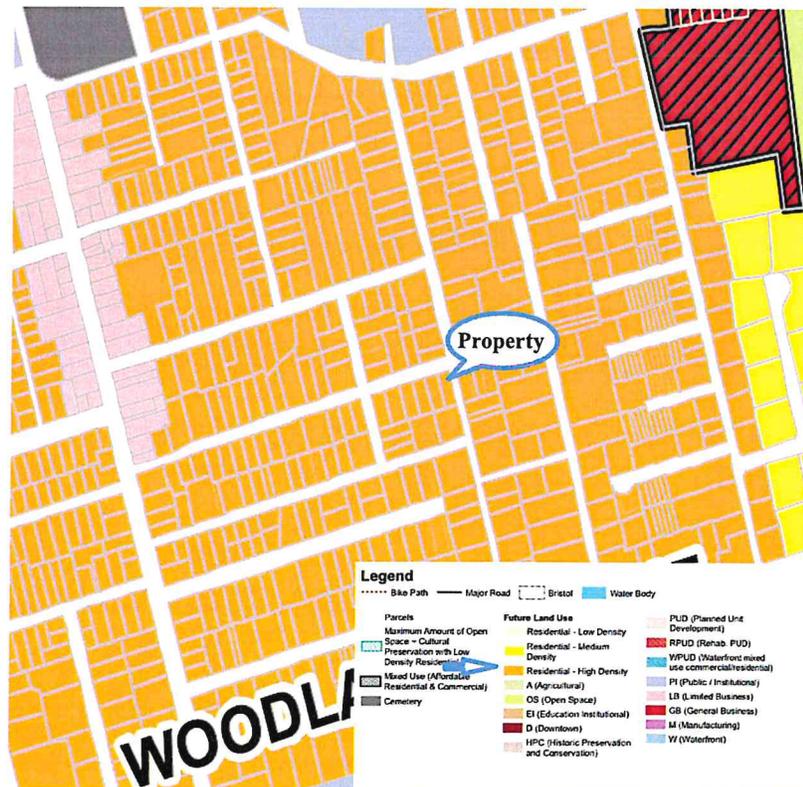
**R-6 Zone** - *"This R-6 zone is intended for high density residential areas comprised of single household, two household, and multi-household structures with a minimum density of 6,000 square feet for the first dwelling unit and 4,000 square feet per additional dwelling unit where public sewer and public water are required."*

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Current zoning is illustrated below, as excerpted from the Town's GIS. It clearly evidences the vast presence of immediately abutting R-6 Zoned properties and recognition of the area's intense residential development.



In addition, further corroborating the appropriateness of intensive residential development, is the current land use classification of Property and neighborhood, alike. Pursuant to the Comprehensive Plan - Map 5B 'Future Land Use' [Page 64], the entire area is classified in a 'Residential - High Density' manner, as illustrated to the right. The



**Legend**

.....	Bike Path	—	Major Road	-----	Bristol	■	Water Body
■	Parcels	■	Future Land Use	■	PUD (Planned Unit Development)		
■	Maximum Amount of Open Space - Cultural	■	Residential - Low Density	■	RPUD (Rehab. PUD)		
■	Preservation with Low Density Residential	■	Residential - Medium Density	■	WPUD (Waterfront mixed use commercial/residential)		
■	Mixed Use (Affordable Residential & Commercial)	■	Residential - High Density	■	PI (Public / Institutional)		
■	Cemetery	■	A (Agricultural)	■	LB (Limited Business)		
		■	OS (Open Space)	■	CB (General Business)		
		■	EI (Education Institutional)	■	M (Manufacturing)		
		■	D (Downtown)	■	W (Waterfront)		
		■	HPC (Historic Preservation and Conservation)				

respective land use classification is defined by the Comprehensive Plan [Page 51], as follows:

*"...Below is a list of Future Land Use designations, as shown in the Future Land Use Map, including a description of the preferred uses for each category."*

**Designations:** *"Residential – High Density"*

**Description:** *"Intended for high density residential areas comprised of single-household, two-household and multi-household structures where public sewer and public water are required."*

Finally, the entire community has been segmented into several distinct Planning Areas, each of which has a unique character and desired development pattern. The Property is situated within the 'Downtown Neighborhood Planning Area' pursuant to the Comprehensive Plan - Map 1 'Planning Areas' [Page 59]. The following, as excerpted from the Comprehensive Plan, describes the purpose for the Planning Areas in general, as well as the distinctive characteristics of the Downtown Neighborhood Planning Area.

*"Maps 2, 3, and 4 graphically present the most important policies by plan element and by geographic part of town. **The geographic recommendations are shaped around the planning areas defined for the plan...**" [Page 51]*

***"The Town also has been committed to keeping residential uses in the downtown."*** [Page 44]

*"There has been a lot of redevelopment activity in the downtown in recent years, some of which was sparked by the Downtown Redevelopment Plan that was adopted in 2005 and required developers of blighted properties to return them to active use..." [Page 45]*

**Housing Needs -** ***"Bristol is a town that has always had a rich mixture of housing types blended together within the downtown. The outlying single family neighborhoods have developed in a variety of lot sizes and development patterns. Bristol has never created large multifamily developments that then deteriorated causing yet more problems for residents and non-residents alike. Bristol shall not pursue that strategy in the future. In order to guide affordable housing development in Bristol, the following development standards were adopted."*** [Page 75]

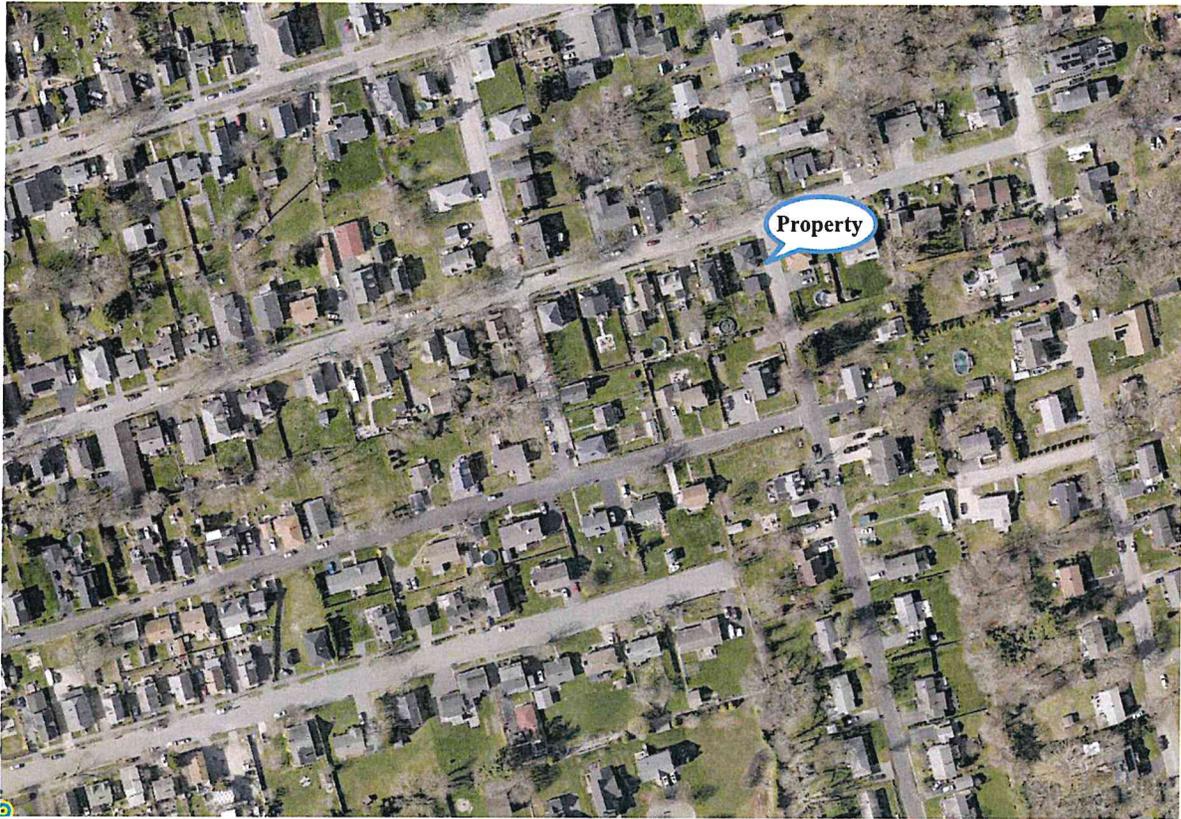
### **NEIGHBORHOOD ANALYSIS**

The immediately surrounding neighborhood is predominantly comprised of high-density residential development; in fact, considerably more dense and intense than the Property. A thorough analysis of the surrounding neighborhood was personally prepared, to include all parcels within the subject and immediately abutting blocks. In total, 134 individual properties were analyzed, of which 126 are already residentially improved. The full results are attached as an addendum to this report. The more pertinent findings are detailed in the table on the following page.

<b>OVERALL NEIGHBORHOOD COMPARATIVE ANALYSIS</b>		
	<b>Lot 48</b>	<b>Surrounding Neighborhood</b>
<b>Lot Size</b>	6,250 sf	Average neighborhood parcel 8,617 sf  Average residentially improved neighborhood parcel 8,688 sf
<b>Building Footprint</b>	1,237 sf [82%]	Average – 1,501 sf  29 properties (or 23%) exceed 2,000 sf
<b>Overall Living Area</b>	1,375 sf [74.5%]	Average – 1,845 sf
<b>No. of Stories</b>	One	Average – Two
<b>No. of Bedrooms</b>	Two	Average - Four
<b>Land Usage</b>	Single-Family	Single-Family - 86 (68.25%) Two-Units - 28 (22.22%) Three-Units and Greater - 12 (9.52)
<b>Year Constructed</b>	1913	Pre-1900 to 1950 - 87 (69%) 1951 to 1999 - 31 (24.6%) 2000 to Present - 8 (6.4%)

There are several pertinent takeaways. The most notable being the distinctive difference in overall living area. The Property is clearly deficient. Also, the quantity of bedrooms is rather atypical. Finally, is the date of construction. The subject neighborhood is quite dated, with limited new construction. However, newer construction does reflect and address modern day residential needs. For example, the residence addressed 46 Cole Street and introduced in approximately 2001, being situated on a similarly sized parcel, has approximately 1,976 square feet of overall living area. The same is true in regard to the residence addressed 30 Cole Street that was introduced in approximately 2009. The stated residence is situated on a substantially smaller parcel, and yet improved with overall living area approaching 2,323 square feet.

The surrounding neighborhood is illustrated below, as excerpted from the Town's GIS



### **PROPOSED RESIDENTIAL ADDITION**

The Applicant is requesting permission to construct much-needed living space onto the present rather small single-family residence, having an approximate of 1,375 square feet of overall living area. The improvement will realize a much-needed third bedroom, properly designed off-street parking, and increasing overall living area by approximately 900 square feet. This is in direct accord with the Comprehensive Plan [Pages 83 - 84].

**Goal 2** - *"Ensure that neighborhoods are livable places."*

**Policy B** - *"The Town is encouraged to investigate new urbanism techniques such as form based vs. use based zoning regulations to maintain characteristics of existing neighborhoods."*

**Policy K** - **"Require that new developments stay within a scale that is appropriate to Bristol and to surrounding homes."**

Present pre-existing development conditions dictate placement and positioning of the proposed addition. Furthermore, not only personal desire, but actual need and regulatory necessity, dictates the manner in which new must be physically integrated into existing development

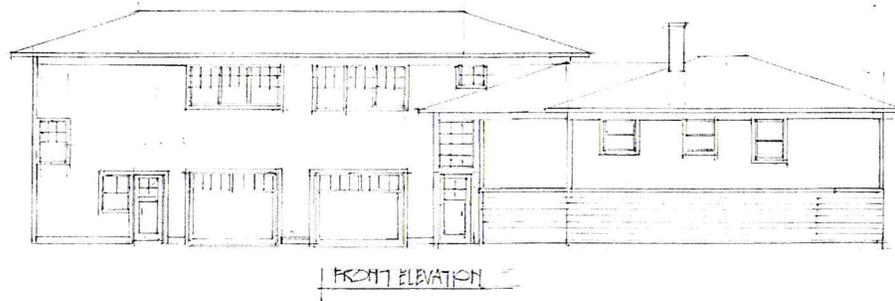
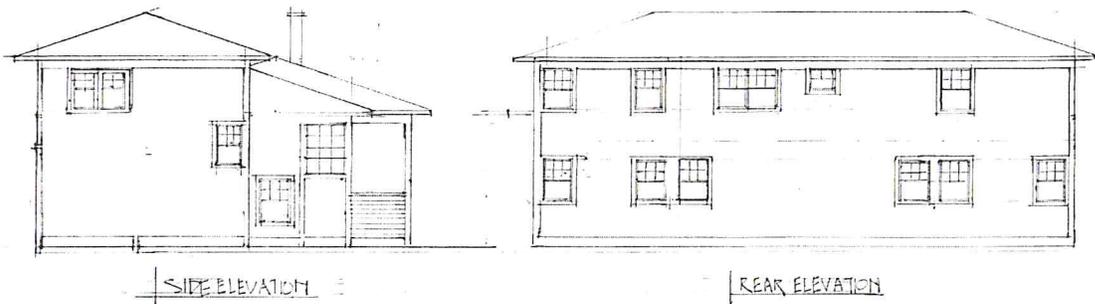
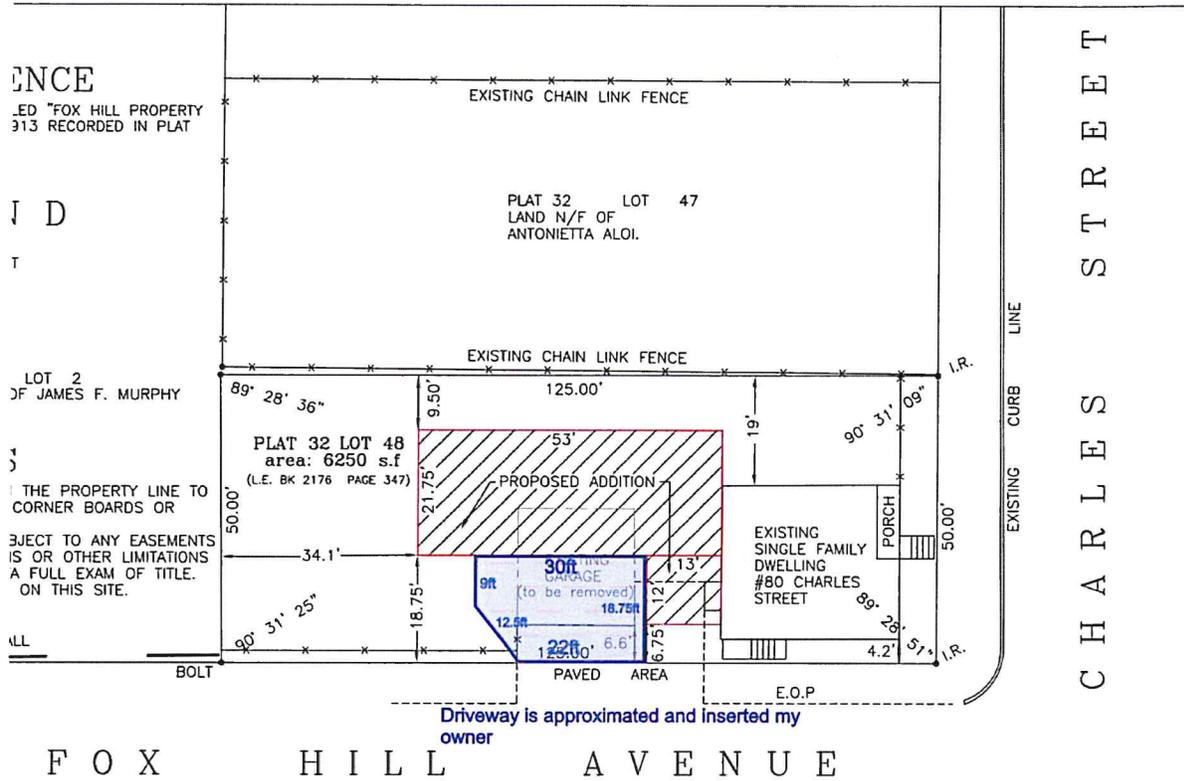
conditions. The most notable being the new primary means of physical residential access. Due to being situated at the intersection of Charles Street and Foxhill Avenue there are two (2) entry points, with the means of access from Charles Street appearing to be the primary means. However residential construction, resulting from historical site development conditions, is directed to the rear, or southerly end of the Property, thereby necessitating a new primary means of physical ingress and egress. This is a classic example of the presence of true hardship emanating from both 'unique lot' and 'unique structural' conditions. Regardless, and assuredly most complimentary, is the Applicant's desire to neutralize the need for zoning relief; merely realizing a singular dimensional deficiency.

The proposed two-story improvement will be situated to the southwest of the residence, for purposes of both realizing setback compliance, and more importantly, averting a bowling-like appearance. Off-setting the addition permits a much-more architecturally pleasing appearance, in addition to the introduction of appropriate off-street parking. The present 400 square foot accessory detached garage, which is almost literally aligned with the lot frontage, will be removed, realizing appropriate vehicular parking. The majority of the present driveway is situated within the public right-of-way, thereby being technically prohibited from physical vehicular occupation. Proposed development conditions will extend the driveway, such that it will now accommodate appropriate regulatory compliant exterior off-street parking, in addition to garaged (secured) parking. However, the most pertinent and important residential improvement, is the introduction of residential access that blends the new into present residential conditions. It necessitates reemphasizing that the present residence more-so resembles split-level architecture, thereby having an elevated entry-point. This precludes the introduction of ground-level access, unless the stated entryway is physically extinguished and a new point of ingress and egress introduced. The sole means of achieving such an important residential detail is by locating it in the manner so-proposed, albeit incurring the singular dimensional deficiency. Finally, unlike many of the surrounding residences, proposed site improvements include addressing site drainage; incorporating an appropriately sized drainage system as necessitated by the Comprehensive Plan.

*"...As development sites are planned, topography, soils, vegetation, natural drainage patterns, and other sensitive or unique landscape features are considered as important resources deserving of protection and enhancement. **Stormwater best management practices (BMPs) are also integrated into the development site, with the primary goal of protecting and restoring natural hydrology, preventing flooding, and protecting habitat and water quality.**" [Page 48]*

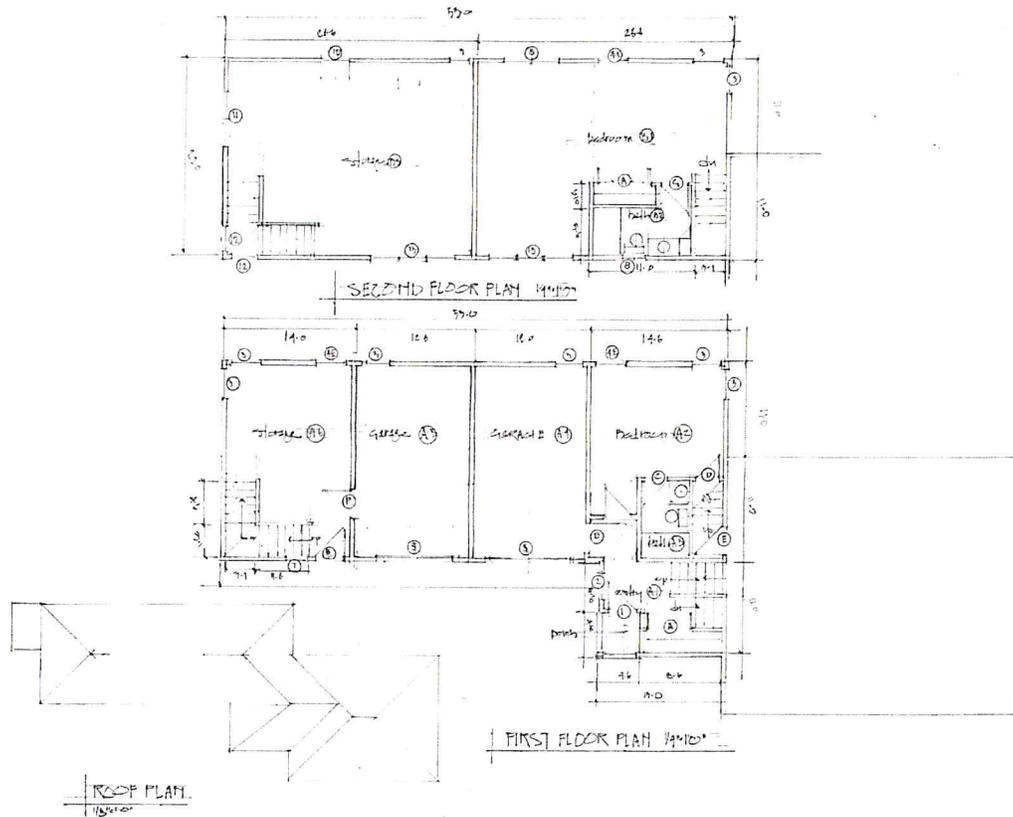
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Proposed development conditions, site and architectural, as excerpted from the Applicant's submission package, are detailed below and on the following page.



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The following are valid and reasonable reasons for the ZBR to consider in their deliberation, and not necessarily in any order of importance; all contributing to satisfying the requisite dimensional variance 'burdens'. It needs to be reemphasized that the requisite improvement(s) will merely realize a singular dimensional deficiency, namely front-yard setback. Although zoning relief is unnecessary, there are also several pre-existing dimensional deficiencies associated with the present residence. Acknowledged out of an abundance of caution. Considering the unique characteristics of the Property and immediately surrounding parcels alike, it can be unequivocally stated that the improvement(s) are not only reasonable but realize neighborhood compatibility. This Consultant is not disregarding the respective front-yard setback, understanding that compliance is of the utmost importance. However there are instances when relief is most appropriate, particularly when compliance is impracticable.

### **UNIQUE PROPERTY and NEIGHBORHOOD CONDITIONS**

**1. Uniquely Property Conditions** - Albeit the Property is configured in a typical rectangular fashion, it is nevertheless substandard; applicable zoning necessitating a minimum of 8,000 square feet. A properly sized parcel would have a larger building envelope, and potentially ability to realize full dimensional compliance. It is true that recent statutory amendments permit relaxation in the respective dimensional criteria, however it still does not off-set pre-existing dimensional nonconformities.

**2. Unique Residential Facility Placement Conditions** - The present residential facility is almost literally situated directly upon both street frontages, failing to even remotely comply with respective setbacks. Any attempt to tie new with old and in a manner that would be visually pleasing and operationally compliant, while simultaneously complying with all dimensional criteria, would be difficult at best; more likely impractical. Any yet, some pre-existing site conditions will be cured, such as technically the present improper off-street parking arrangement.

**3. Unique Residential Facility Layout Conditions** - The present residential facility is constructed in a split-level fashion, with limited regulatory compliant living area conditions. Physical access is such that it would be impossible to properly integrate future construction without introducing a new point of entry. However, given the present residential placement and historical layout, it is impossible to do so in a fully dimensionally compliant manner. Any yet, the Applicant has been able to propose a design that meets all personal needs, while merely realizing a singular dimensional deficiency.

**4. Realizing Reasonable Living Area, While Maintaining Neighborhood Character** - As has been detailed throughout this report, corroborated by the results of the personally prepared Neighborhood Analysis, present living conditions are deficient. The proposed improvement(s) will realize much-needed living area, while doing so in a neighborhood compatible manner.

### **ZONING ORDINANCE CONSISTENCY**

Introduction of the referenced improvement(s) in the manner so proposed will in no way negatively impact the character of the surrounding neighborhood, as evidenced by the comprehensive plan and neighborhood analysis. The Zoning Board of Review should therefore have no reservations in granting the requested dimensional relief.

### Dimensional Relief

The sole resulting deficiency is referenced below. In addition, the two (2) pre-existing front-yard setback deficiencies are detailed purely out of an abundance of caution.

**1. Section 28-111 'Dimensional Regulations - Residential Zones - Residential 10 District:** Front-yard setback requirement is 30-feet. However, RIGL 45-24-38(b) permits a proportionate reduction, thereby resulting in an 18.75-foot front-yard setback requirement. The proposed improvement will be situated approximately 6.75-feet from the front property boundary, fronting Foxhill Avenue, incurring an approximately 12-foot dimensional variance.

### **Pre-Existing Deficiencies**

**2. Section 28-111 'Dimensional Regulations - Residential Zones - Residential 10 District:** Front-yard setback requirement is 30-feet. However, RIGL 45-24-38(b) permits a proportionate reduction, thereby resulting in an 18.75-foot front-yard setback requirement. The present residence is situated approximately 4.20-feet from the front property boundary, fronting Foxhill Avenue, realizing an approximately 14.55-foot pre-existing dimensional nonconformity.

**3. Section 28-111 'Dimensional Regulations - Residential Zones - Residential 10 District:** Front-yard setback requirement is 30-feet. However, RIGL 45-24-38(b) permits a proportionate reduction, thereby resulting in an 18.75-foot front-yard setback requirement. The present residence is situated approximately 5.00-feet from the front property boundary, fronting Foxhill Avenue, realizing an approximately 13.75-foot pre-existing dimensional nonconformity.

The Applicant is well aware of the potential impacts construction may have on an established neighborhood. She has therefore introduced improvement(s) that in the professional opinion of this consultant, are quite in-keeping with the form and characteristics of the surrounding neighborhood, as evidenced by the proposed site plan and neighborhood analysis.

In regard to the variance sought, the Applicant must provide evidence to the satisfaction of the ZBR confirming the presence of hardship and that failure to obtain the relief requested will ultimately cause the applicant to suffer hardship amounting to more than a mere inconvenience. The criteria for determining hardship are clearly outlined in Section 28-409(c)(1)a-d. The stated criteria will be discussed individually in greater specificity below.

• **Section 28-409(c)(1)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."

The Applicant is seeking permission to introduce improvement(s) that are most assuredly in character with the surrounding neighborhood. The resulting singular setback deficiency is extremely minor, and most appropriate considering it clearly emanates from several unique property conditions, to include a constrained building envelope, pre-existing positioning of the present single-family residence, manner of residential construction (entryway), and deficient

living accommodations. To reiterate, the applicant has introduced a design that reflects the character of the general surrounding neighborhood, and realizes appropriate living area.

- **Section 28-409(c)(1)b.** - "That uch hardship is not the result of any prior action of the applicant."

It is with absolute certainty that all present unique lot and residential facility site conditions are pre-existing and in no way associated with any personal action(s) of the Applicant.

- **Section 28-409(c)(1)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."

As evidenced by the results of the personally prepared extensive neighborhood analysis, introduction of the detailed improvement(s) are most assuredly in character with the surrounding neighborhood. Furthermore, a thorough analysis of the Comprehensive Plan evidences absolute consistency, to include consistency with the Future Land Use Map land use classification

**Statement of Goals and Policies** - *"Land use planning and management, in a sustainable manner that respects Bristol's environment and unique character for present and future generations, is paramount and is intended to support all other comprehensive planning goals of the Town of Bristol."* [Page 57]

**Goal 1** - *"Promote land use patterns that are sensitive to the Town's character and assets, recognize the Town's resource constraints, are economically sound, and facilitate smart growth to build capacity in sustainability and climate resiliency in Bristol."* [Page 57]

**Policy E** - *"Maintain the character of Bristol and make sure that new development does not adversely impact the integrity of the Town."*

**Policy F** - *"Embrace Smart Growth principles, conservation development zoning and encourage sustainability of our resources in all land use decisions made by the Town of Bristol."*

*"Based on the critical issues described in the Introduction and the overarching goal stated above, this section presents the goals and policies developed by the Town of Bristol to guide its homes and neighborhoods. These goals encompass goals expressed in the other elements of this plan."* [Page 82]

**Goal 1** - *"Work for a continued range of housing opportunities so that Bristol can continue to be home to our traditionally diverse population."* [Page 82]

**Policy E** - *"Work toward a range of housing types to match residents' differing preferences and resources for their physical environments."* [Page 83]

**Policy F** - *"Encourage a range of housing ownership and rental options to match residents' differing preferences and resources, to include: home ownership, rental, accessory apartments, condominium, cooperative, and congregate."* [Page 83]

• **Section 28-409(c)(1)d.** - "The board shall, in addition to the above standards, require that evidence be entered into the record of the proceedings showing that:"

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 relief sought is directly related to documented unique lot characteristics. These conditions contribute directly to the Applicant's present dilemma. A denial will preclude the introduction of reasonable living area and proper residential access. It may very well incur a design that is entirely unpleasant and out of character with the surrounding neighborhood. It is therefore the assertion of this Consultant that introduction of the proposed improvement(s) complies with all three (3) criteria, and a denial of the requested relief will cause the Applicant to suffer hardship amounting to more than a mere inconvenience.

### **CONCLUSION**

Permitting introduction of the referenced improvement(s) in the manner so-described will ensure that it remains livable and safe, as well as protecting the architectural integrity of the subject residence. Furthermore, it neither detracts from the Property nor neighborhood, given logical placement and mirroring the alignment of adjacent residences. Finally, it is consistent with the Comprehensive Plan, by realizing much-needed living accommodations.

TOWN OF BRISTOL  
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**NEIGHBORHOOD ANALYSIS**

80 Charles Street

Assessor's Plat 32 - Lot 48

Residence R-10 District

Plat/Lot	Lot Area (Sq. Ft.)	Address	Land Use	Beds	No. of Stories	Foot Print (sf)	Building Coverage	Living Area (sf)	Year Built
32 - 48 SP	5,750	80 Charles Street Bungalow	Single-Family	2	1.00	1,237 [Garage = 400 sf (Included in building footprint)]	21.51%	1,375	1913
32 - 47	6,250	78 Charles Street Conventional	Two-Units	4	2.00	2,204 [Carport = 247 sf (Included in building footprint)]	35.26%	2,074	1930
32 - 46	6,250	76 Charles Street Cape	Single-Family	4	1.50	1,152	18.43%	912	1950
32 - 45	7,130	74 Charles Street Conventional	Single-Family	3	2.00	1,499 [Garage = 432 sf (Included in building footprint)]	21.02%	1,406	1930
32 - 44	7,396	72 Charles Street Conventional	Single-Family	3	2.00	1,338	18.09%	1,922	1910
32 - 43	6,698	70 Charles Street	Two-Units	4	2.00	956	14.27%	1,768	1930
32 - 6	5,000	19 E Street Conventional	Single-Family	3	2.50	646	12.92%	1,088	1920
32 - 5	5,000	21 E Street Cape	Single-Family	2	1.50	672	13.44%	941	1954
32 - 4	4,625	23 E Street Bungalow	Single-Family	2	1.00	1,266 [Garage = 240 sf (Included in building footprint)]	27.37%	1,210	1930
32 - 3	11,366	55 Cole Street Cape	Single-Family	3	1.50	1,700	14.96%	926	1956

32 - 2	11,454	48 Foxhill Avenue Cape	Single-Family	4	1.50	1,525	13.31%	2,284	1959
32 - 49	4,320	36 Foxhill Avenue Ranch	Single-Family	3	1.00	1,600	37.04%	1,250	1958
32 - 50	5,357	75 Charles Street	Two-Units	6	2.00	1,510	28.19%	2,448	1924
32 - 102	11,340	73 Charles Street	Three-Units	6	2.00	2,254	19.88%	3,212	1965 [Garage = 576 sf (Included in building footprint)]
32 - 56	5,512	43 E Street	Four-Units	8	2.00	1,595	28.94%	3,190	1913
32 - 57	10,986	45 E Street	Two-Units	4	2.00	1,440	13.11%	2,874	1983
32 - 59	10,380	49 E Street	Two-Units	4	2.00	1,569	15.12%	2,839	1870
32 - 62	6,300	70 Richmond Street	Two-Units	4	2.00	720	11.43%	1,440	1920
32 - 61	6,000	72 Richmond Street Cape	Single-Family	4	1.50	982	16.37%	1,570	1951
32 - 55	15,000	76 Richmond Street	Four-Units	10	2.00	2,930	19.53%	3,248	1923 [Garage = 988 sf (Included in building footprint)] [Shed = 168 sf (Included in building footprint)]
32 - 54	12,960	78 Richmond Street Bungalow	Single-Family	2	1.00	2,000	15.43%	1,276	1920
32 - 51	8,640	30 Fox Hill Avenue Ranch	Single-Family	2	1.00	1,072	12.41%	1,498	1974
32 - 100	8,640	34 Foxhill Avenue Ranch	Single-Family	3	1.00	1,476	17.08%	1,931	1971
32 - 42	6,053	68 Charles Street Conventional	Single-Family	3	1.50	1,548	25.57%	1,073	1900 [Garage = 780 sf (Included in building footprint)]

32 - 41	6,034	66 Charles Street	Two-Units	4	2.00	1,140	18.89%	2,080	1920
32 - 40	6,014	64 Charles Street Conventional	Single-Family	3	2.00	1,437	23.89%	1,196	1920
32 - 39	11,962	60 Charles Street	Single-Family	4	1.50	972	8.13%	1,470	1870
32 - 37	11,882	54 Charles Street	Single-Family	2	1.50	742	6.24%	1,061	1880
32 - 35	5,910	50 Charles Street	Single-Family	4	1.50	1,479	25.03%	1,749	1850
32 - 34	5,890	46 Charles Street	Two-Units	7	2.00	1,664	28.25%	3,123	1928
32 - 33	5,890	36 Charles Street Ranch	Single-Family	3	1.00	1,439	24.43%	1,688	1979
32 - 32	5,850	30 Charles Street Cape	Single-Family	4	1.50	780	13.33%	1,781	1974
32 - 31	5,830	0 Charles Street	Unimproved	0	0.00	2,300	39.45%	0	
32 - 30	5,810	22 Charles Street Bungalow	Single-Family	2	1.00	1,252	21.55%	962	1924
32 - 29	5,537	20 Charles Street Conventional	Single-Family	3	1.50	1,101	19.88%	1,061	1870
32 - 28	4,370	18 Charles Street Conventional	Single-Family	3	1.50	642	14.69%	1,036	1880
32 - 27	6,416	14 Charles Street Conventional	Single-Family	3	2.00	658	10.26%	1,022	1880
32 - 26	9,472	180 Wood Street Conventional	Single-Family	4	1.50	2,127	22.46%	2,011	1896

32 - 25	7,632	174 Wood Street	Apts Six-Units	12	2.50	1,912	25.05%	4,570	1900
32 - 24	6,320	168 Wood Street	Three-Units	5	2.50	1,598 [Garage = 240 sf (Included in building footprint)]	25.28%	3,121	1870
32 - 23	4,476	164 Wood Street	Two-Units	3	1.50	1,178	26.32%	1,555	1920
32 - 22	6,601	11 Cole Street Conventional	Single-Family	3	1.50	1,332 [Garage = 360 sf (Included in building footprint)]	20.18%	1,260	1918
32 - 20	18,401	19 Cole Street	Two-Units	5	1.50	2,643	14.36%	2,846	1880
32 - 18	9,360	27 Cole Street Conventional	Single-Family	3	2.00	2,004 [Shed = 144 sf (Included in building footprint)] [Deck = 100 sf (Included in building footprint)]	21.41%	1,449	1903
32 - 17	5,850	31 Cole Street Conventional	Single-Family	2	2.00	788	13.47%	1,073	1935
32 - 16	8,775	35 Cole Street Conventional	Single-Family	4	2.00	1,520	17.32%	2,013	1870
32 - 14	9,125	39 Cole Street	Two-Units	6	2.00	1,696 [Garage = 300 sf (Included in building footprint)]	18.59%	2,748	1935
32 - 13	5,500	41 Cole Street Cottage	Single-Family	3	1.00	1,100	20.00%	1,100	1930
32 - 12	11,700	0 Cole Street	Unimproved						
32 - 10	5,850	43 Cole Street Ranch	Single-Family	2	1.00	1,134 [Garage = 320 sf (Included in building footprint)]	19.38%	784	1976
32 - 9	5,850	45 Cole Street	Two-Units	4	1.50	762	13.03%	1,334	1890

32 - 8	11,700	47 Cole Street Raised Ranch	Single-Family	3	2.00	1,467	12.54%	1,705	1963
26 - 82	8,340	0 Foxhill Avenue	Unimproved						
26 - 83	19,530	54 Foxhill Avenue Cape	Single-Family	3	1.50	1,764	9.03%	1,142	1945 [Garage = 308 sf (Included in building footprint)]
26 - 85	10,463	54 Cole Street Colonial	Single-Family	4	2.00	816	7.80%	1,666	1962
26 - 86	8,355	52 Cole Street Cape	Single-Family	3	1.50	1,122	13.43%	1,512	1962 [Shed = 168 sf (Included in building footprint)]
26 - 88	11,954	48 Cole Street Cape	Single-Family	4	1.50	1,271	10.63%	1,337	1952 [Garage = 308 sf (Included in building footprint)]
26 - 90	6,963	46 Cole Street Raised Ranch	Single-Family	3	1.50	1,656	23.78%	1,976	2001
26 - 89	6,950	67 Collins Street Raised Ranch	Single-Family	3	2.00	1,391	20.01%	1,316	2001
26 - 91	6,951	65 Collins Street	Two-Units	4	2.50	1,460	21.00%	1,710	1880 [Garage = 380 sf (Included in building footprint)] [Shed = 180 sf (Included in building footprint)]
26 - 93	7,510	42 Cole Street	Two-Units	2	1.50	1,361	18.12%	1,794	1985 [Shed = 120 sf (Included in building footprint)]
26 - 92	7,506	59 Collins Street	Two-Units	4	2.50	1,242	16.55%	1,434	1880
26 - 95	6,107	40 Cole Street Ranch	Single-Family	3	1.00	2,404	39.36%	1,396	2017 [Garage = 576 sf (Included in building footprint)]
26 - 94	7,806	51 Collins Street Conventional	Single-Family	3	2.00	1,167	14.95%	1,548	1880

26 - 11	10,400	43 Collins Street Bungalow	Single-Family	2	1.00	1,308 [Garage = 216 sf (Included in building footprint)]	12.58%	936	1925
26 - 123	5,374	30 Cole Street Cape	Single-Family	3	1.50	2,296	42.72%	2,323	2009
26 - 97	5,044	35 Collins Street Conventional	Single-Family	3	1.50	980	19.43%	1,177	1880
26 - 112	3,500	28 Cole Street Ranch	Single-Family	2	1.00	1,116	31.89%	1,342	1968
26 - 98	3,450	29 Collins Street Conventional	Single-Family	3	1.50	1,067	30.93%	1,104	1920
26 - 109	3,492	26 Cole Street Cape	Single-Family	4	1.50	1,340	38.37%	1,238	1958
26 - 99	3,450	27 Collins Street Conventional	Single-Family	4	1.50	944	27.36%	1,156	1900
26 - 119	3,486	25 Cole Street Colonial	Single-Family	4	2.00	1,013	29.06%	1,546	1900
26 - 100	3,450	23 Collins Street Conventional	Single-Family	3	2.00	1,009	29.25%	1,340	1900
26 - 101	6,974	19 Cole Street	Two-Units	5	2.00	2,631	37.73%	2,846	1880
26 - 102	7,257	15 Collins Street Conventional	Single-Family	4	1.50	1,640	22.60%	1,940	1928
26 - 103	6,980	7 Collins Street	Two-Units	5	2.00	1,860	26.65%	2,008	1900
26 - 106	3,348	8 Cole Street	Single-Family	2	1.50	824	24.61%	946	1800

26 - 105	5,231	Conventional	158 Wood Street Colonial	Single-Family	4	2.00	986	18.85%	1,664	1920
26 - 104	8,610		154 Wood Street	Two-Units	8	2.50	1,480	17.19%	3,259	1883
32 - 63	12,179		69 Charles Street	Two-Units	3	1.50	1,552	12.74%	2,002	1951
32 - 65	5,973		46 E Street	Three-Units	4	2.00	1,880	31.47%	2,296	1920
32 - 66	6,720		0 E Street	Unimproved						
32 - 67	5,600		60 Richmond Street Conventional	Single-Family	3	1.50	1,087	19.41%	1,186	1860
32 - 68	5,600		56 Richmond Street Bungalow	Single-Family	2	1.00	2,099	37.48%	1,542	1930
32 - 82	11,565		52 Richmond Street	Two-Units	6	2.50	1,520	13.14%	2,880	1873
32 - 83	10,285		50 Richmond Street Conventional	Single-Family	2	2.50	1,825	17.74%	2,872	1920
32 - 84	8,000		48 Richmond Street Ranch	Single-Family	2	1.00	993	12.41%	1,778	1958
32 - 85	11,000		34 Richmond Street Ranch	Single-Family	2	1.50	2,296	20.87%	1,380	1955
32 - 86	5,000		32 Richmond Street	Two-Units	2	2.50	948	18.96%	1,408	1920
32 - 87	8,000		28 Richmond Street	Two-Units	2	2.00	921	11.51%	1,426	1860

32 - 88	12,000	22 Richmond Street	Apts Five-Units	10	3.00	1,302	10.85%	3,580	1900
32 - 89	10,312	20 Richmond Street	Two-Units	4	2.00	2,365	22.93%	3,296	1910
32 - 90	11,090	14 Richmond Street	Apts Six-Units	13	3.00	2,104	18.97%	5,206	1920
32 - 109	6,308	212 Wood Street	Three-Units	6	3.00	1,053	16.69%	2,970	1880
32 - 96	4,612	210 Wood Street Colonial	Single-Family	1	2.00	648	14.05%	1,170	1900
32 - 95	10,805	0 Wood Street Commercial Parking	Unimproved						
32 - 94	5,200	200 Wood Street	Single-Family	2	1.50	960	18.46%	1,148	1942
32 - 108	4,218	0 Wood Street	Unimproved			660			
									[Garage = 660 sf (Included in building footprint)]
32 - 93	9,755	192 Wood Street	Funeral Home	0	2.50	2,272	23.29%	3,757	1917
32 - 97	5,715	190 Wood Street Conventional	Single-Family	3	2.00	964	16.87%	1,247	1880
32 - 91	2,700	186 Wood Street	Mixed-Use	4	2.00	1,905	70.56%	2,309	1900
									[Shed = 128 sf (Included in building footprint)]
32 - 92	6,180	9 Charles Street Conventional	Single-Family	2	1.50	1,208	19.55%	1,263	1895
									[Shed = 80 sf (Included in building footprint)]
32 - 79	13,514	17 Charles Street	Two-Units	6	2.00	2,777	20.55%	2,692	1900
									[Barn = 1,125 sf (Included in building footprint)]
32 - 78	16,037	19 Charles Street Ranch	Single-Family	3	1.00	2,121	13.23%	1,581	2003

32 - 77	8,050	25 Charles Street	Three-Units	3	2.00	2,898	36.00%	3,323	1933
						[Garages = 1,253 sf (Included in building footprint)]			
32 - 76	8,050	27 Charles Street Cape	Single-Family	3	1.50	728	9.04%	1,159	1943
32 - 75	8,050	29 Charles Street Cape	Single-Family	3	1.50	1,512	18.78%	1,872	1941
						[Shed = 288 sf (Included in building footprint)]			
32 - 74	8,050	31 Charles Street Cape	Single-Family	4	1.50	964	11.98%	1,365	1941
						[Shed = 96 sf (Included in building footprint)]			
32 - 73	8,050	33 Charles Street	Two-Units	4	1.00	1,941	24.11%	2,000	1952
32 - 72	7,100	53 Charles Street	Three-Units	9	3.00	1,598	22.51%	4,224	1940
32 - 71	14,542	55 Charles Street Colonial	Single-Family	3	2.00	2,077	14.28%	1,728	1900
						[Garage = 720 sf (Included in building footprint)]			
						[Shed = 133 sf (Included in building footprint)]			
32 - 70	8,068	59 Charles Street	Three-Units	10	2.50	2,796	34.66%	3,075	1900
						[Garage = 1,530 sf (Included in building footprint)]			
32 - 69	8,100	63 Charles Street Conventional	Single-Family	3	2.00	1,148	14.17%	990	1900
						[Garage = 480 sf (Included in building footprint)]			
39 - 55	5,000	21 Foxhill Avenue Cape	Single-Family	3	1.50	2,090	41.80%	2,024	1960
						[Deck = 480 sf (Included in building footprint)]			
39 - 71	19,803	24 Mason Avenue Ranch	Single-Family	2	1.00	1,216	6.14%	936	1953
						[Garage = 280 sf (Included in building footprint)]			
39 - 57	25,009	23 Foxhill Avenue Ranch	Single-Family	3	1.00	2,100	8.40%	1,860	1978
39 - 58	6,960	27 Foxhill Avenue	Single-Family	3	2.00	1,460	20.98%	1,344	1924
						[Garage = 200 sf (Included in building footprint)]			

39 - 60	13,655	31 Foxhill Avenue	Two-Units	3	1.50	1,620	11.86%	1,820	1967
39 - 50 and 82	29,725	47 Antony Avenue Ranch	Single-Family	1	1.00	992	3.34%	520	1948
39 - 51 and 52	10,563	105 Charles Street Conventional	Single-Family	2	2.00	1,472	13.94%	1,204	1900
39 - 53 and 54	10,000	103 Charles Street Raised Ranch	Single-Family	3	1.50	2,466	24.66%	2,136	1978
39 - 62	6,565	101 Charles Street	Two-Units	6	2.00	1,654	25.19%	1,930	1900
39 - 61	6,645	23 Foxhill Avenue Ranch	Single-Family	3	1.00	2,100	31.60%	1,860	1978
39 - 66	8,248	82 Charles Street Bungalow	Single-Family	2	1.00	1,587	19.24%	1,671	???
39 - 64	10,022	94 Charles Street Raised Ranch	Single-Family	3	2.00	1,679	16.75%	1,382	2013
39 - 74	11,000	102 Charles Street Cape	Single-Family	4	1.50	1,985	18.05%	2,735	2013
39 - 73	10,000	104 Charles Street Split-Level	Single-Family	3	1.50	2,308	23.08%	1,756	1979
39 - 75	21,000	33 Antony Avenue Raised Ranch	Single-Family	2	2.50	2,395	11.40%	2,752	2009
39 - 63	21,000	29 Antony Avenue	Two-Units	4	2.00	3,043	14.49%	3,258	1920
39 - 76	10,000	17 Antony Avenue	Single-Family	4	1.50	1,368	13.68%	1,934	1977



TOWN OF BRISTOL  
COMMUNITY DEV.

PIMENTEL CONSULTING, INC.  
Edward Pimentel, AICP  
26 Avon Road  
Cranston, Rhode Island 02905

(401) 529-0647 – Cellular  
Tax ID No. 56-2331684  
on-line: [edaicp@yahoo.com](mailto:edaicp@yahoo.com)

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### **SUMMARY of QUALIFICATIONS**

Forward-thinking, pragmatic urban planning professional with twenty (30+) years of practical experience. Skilled in a variety of neighborhood and commercial planning and zoning activities, frequently in a supervisory or managerial capacity. Solid track records with proven effectiveness in, but not limited to, the following areas:

- ⇒ Zoning Boards of Review                      ⇒ Community Planning and Consulting
- ⇒ Planning Boards / Commissions ⇒ Land Developments, Development Plan Reviews, Subdivision Reviews, Affordable Housing, Etc.
- ⇒ City / Town Councils                      ⇒ Superior Court                      ⇒ Code Enforcement
- ⇒ Residential, Commercial and Industrial Development

### **SELECTED EXAMPLES of ACCOMPLISHMENT**

- Testified before numerous boards, commissions and councils on matters of residential, commercial, and industrial development, as well as changes / amendments to Zoning Ordinances and Comprehensive Plans.
- Testified before Municipal and Superior Court on matters of code enforcement and general land use planning.
- Authored various documents including Cost of Community Services Study, Revitalization Plans, Zoning Ordinances, Comprehensive Plan Amendments and the first Telecommunications Ordinance in the State of Rhode Island.
- Responsible for reviewing all development associated with the Quonset Point / Davisville Industrial Park, an approximately 3,500 acre industrial park, site of the former Sea Bee Navy Base, numerous mill rehabilitation projects, including Pocasset Mill, Johnston, RI (Comprehensive Plan Amendments).
- Responsible for reviewing numerous residential subdivisions, especially expert in the field of Comprehensive Permits (Affordable Housing). Work product cited by the Rhode Island Supreme Court.
- Represented clients before numerous Zoning Boards of Review throughout the State of Rhode Island, on a variety of variance and special use permit petitions, with a greater than 90% success rate.
- Extensive energy and renewable energy projects, including solar, wind and gas-fired eccentric generating assets.

**EDUCATION**

MASTERS OF COMMUNITY PLANNING AND DEVELOPMENT  
University of Rhode Island - Masters Received 1994

University of Florida - Studied City Planning - 1991 / 1992

BACHELOR OF ARTS – URBAN AFFAIRS; MINORS IN MATHEMATICS AND PHILOSOPHY  
University of Rhode Island - BA Received 1990

ACCREDITATION: AMERICAN INSTITUTE of CERTIFIED PLANNERS – May 1996

**PROFESSIONAL EXPERIENCE**

<b><u>Land Use Consultant</u></b> East Providence, Rhode Island	PIMENTEL CONSULTING, INC.
<b><u>Zoning Officer</u></b> East Providence, Rhode Island	CITY OF EAST PROVIDENCE
<b><u>Consulting Town Planner</u></b> Barrington, Rhode Island	TOWN OF BARRINGTON
<b><u>Town Planner</u></b> Wayland, Massachusetts	TOWN OF WAYLAND
<b><u>Principal Planner</u></b> North Kingstown, Rhode Island	TOWN OF NORTH KINGSTOWN
<b><u>Assistant Planner</u></b> East Providence, Rhode Island	CITY OF EAST PROVIDENCE
<b><u>Planning Consultant</u></b> Newport, Rhode Island	NEWPORT COLLABORATIVE
<b><u>Planning Intern</u></b> Orange City, Florida	CITY OF ORANGE CITY

**RHODE ISLAND AIR NATIONAL GUARD**

Plans and Implementation Communications Specialist  
Rhode Island Air National Guard 1995 – Retired 2013

Security Police Officer  
Rhode Island Air National Guard 1987 – 1990

**CIVIC**

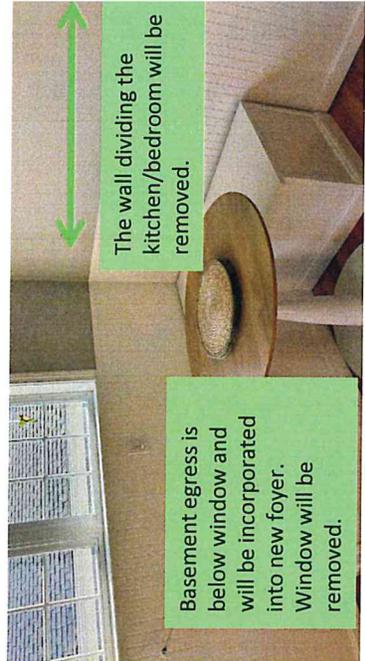
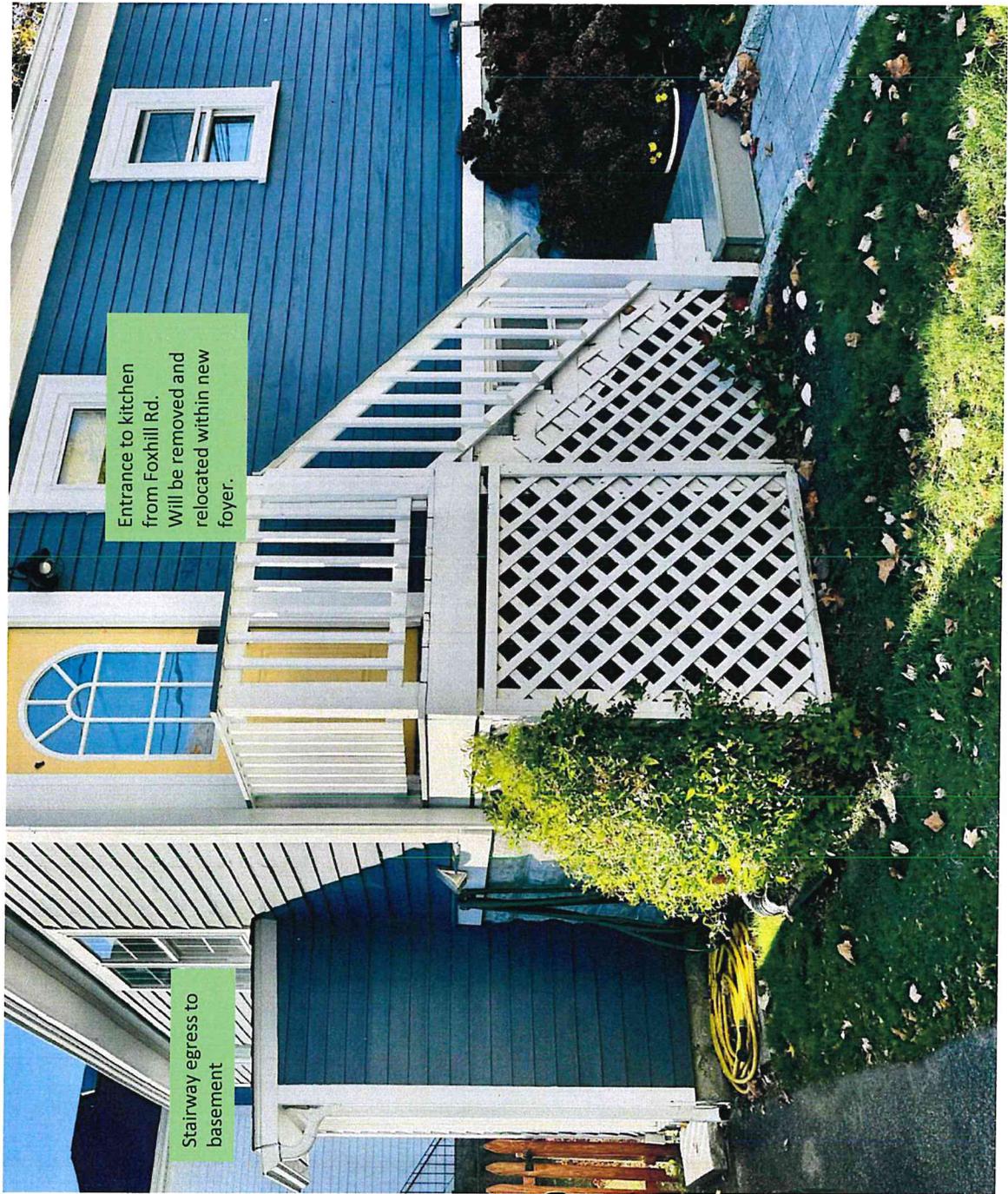
WGBH – Community Advisory Board Member  
Cambridge, Massachusetts 2000 - 2003

**SPECIAL SKILLS AND TRAINING**

- Fluent in Portuguese

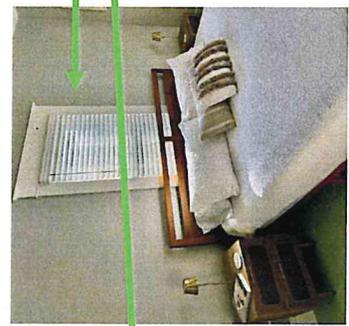
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@ zoning Board Mtg.



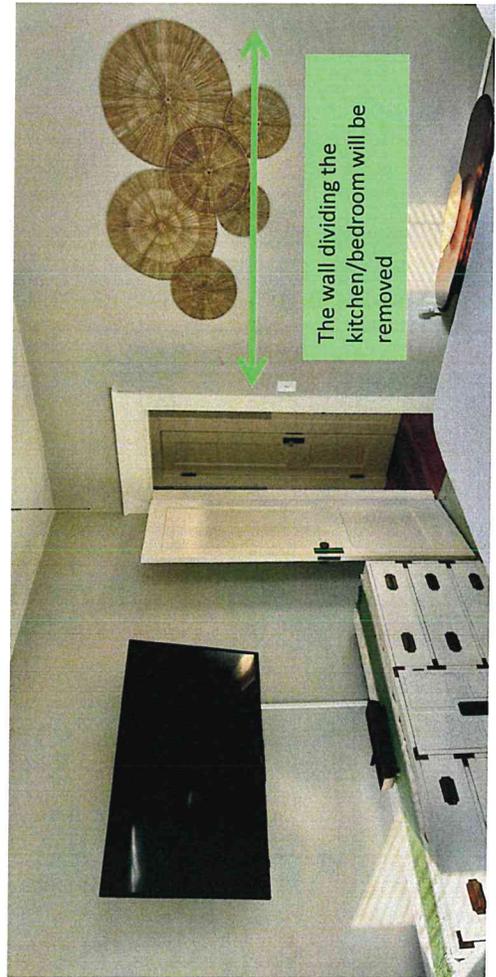
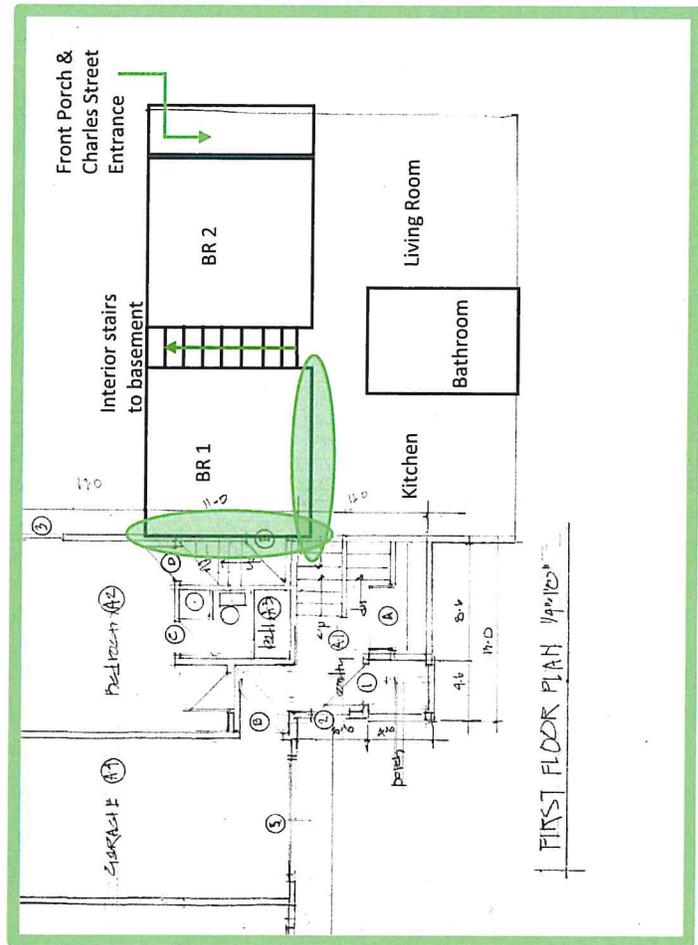


Small, outdated kitchen



Window will be removed and new stairs to addition's 2nd floor will be located to the left of existing window

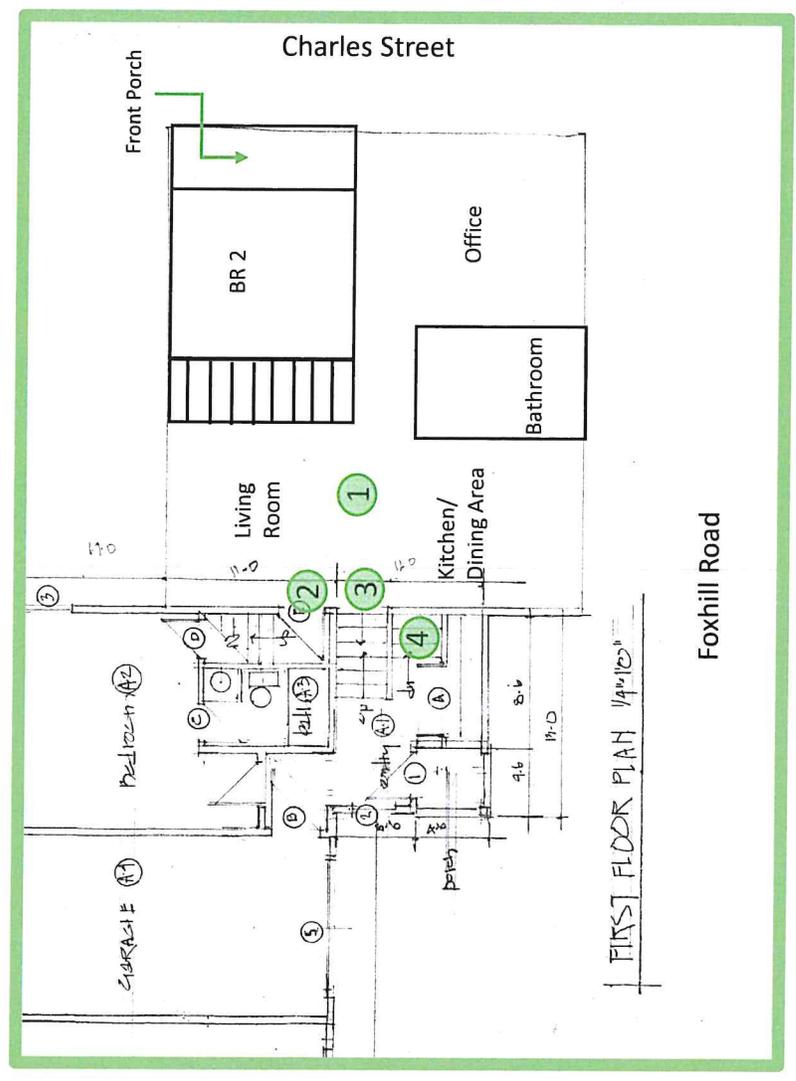
BR 1 will be converted into an open concept living space with expanded kitchen & dining area



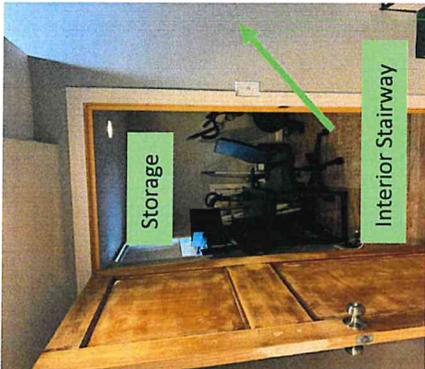
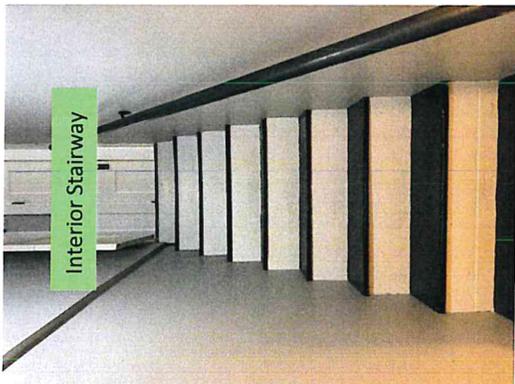
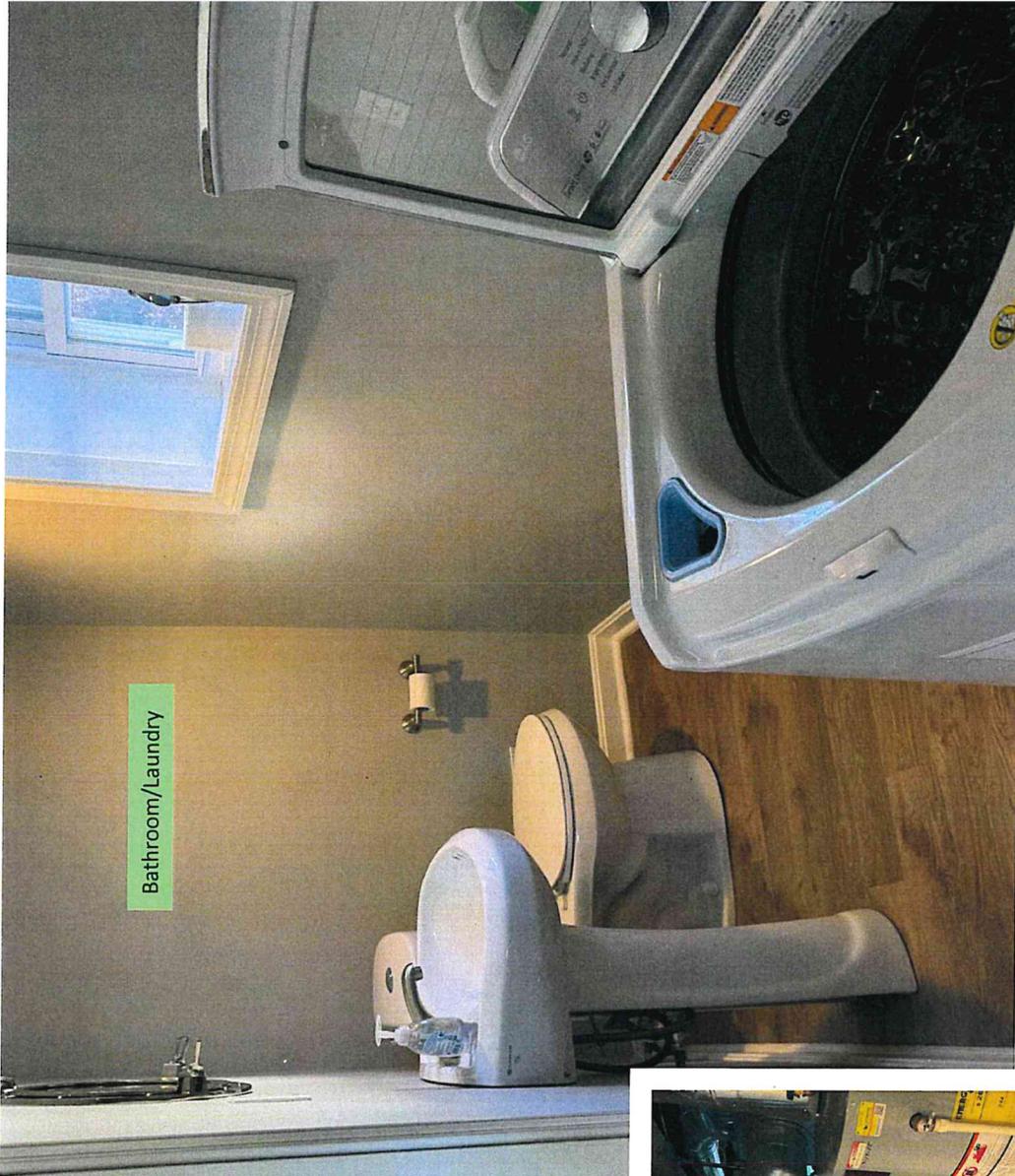
The wall dividing the kitchen/bedroom will be removed

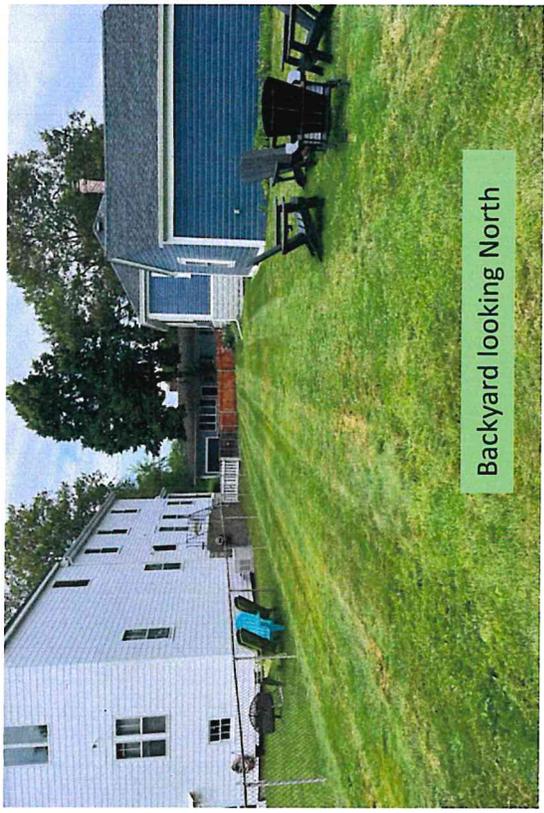
# New 1st Floor Layout

1. Expanded kitchen with open concept dining area & living room.
2. Stairs from living room to addition's 2nd floor to access new 2nd floor primary bedroom and bath.
3. Stairs from kitchen area to access new foyer (entry A1), Foxhill Road entrance, garage bay A1, bedroom A2, bath A3, and stairway to basement.
4. Existing basement stairs, built into foundation, utilizing access into additional basement living room and laundry.

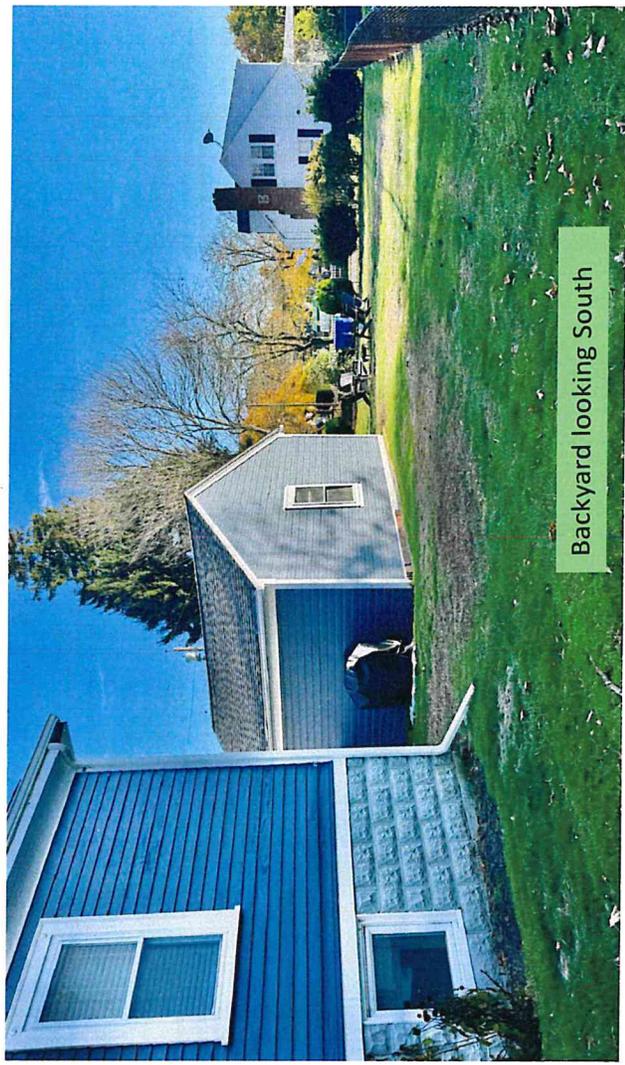








Backyard looking North



Backyard looking South



Charles St



Foxhill Rd



# Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

[www.bristolri.gov](http://www.bristolri.gov)

March 17, 2026  
File #: ZBR-26-7

## 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**  
**April 6, 2026 at 7:00 p.m.**

In regards to the petition of:

**Applicant:** Town of Bristol

**Owner of Record:** Town of Bristol

**Location:** 235 HIGH ST , BRISTOL, RI, 02809

Plat: 14 Lot: 27

**Zoning District:** R-6

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

**construct a ten foot high fence with soundproofing material to enclose existing HVAC units at the rear of the Reynold's School building exceeding the maximum height for a fence in a residential zoning district.**

A handwritten signature in black ink, appearing to read "Edward M. Tanner".

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](mailto:etanner@bristolri.gov).



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-7

235 High St 14 27

February 3, 2026

Applicant	
Name of Applicant	Town of Bristol
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
	235 High St	14	27

Type of Application	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: Addition of a fence above the height limit (10') to address HVAC acoustic concerns by the neighbors
New Building Type	
	If other, Detail:

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	575 feet
Width in Feet	0 feet
Length in Feet	57 feet
Height Above Grade	10 feet
Number of Stories	0

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	4 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

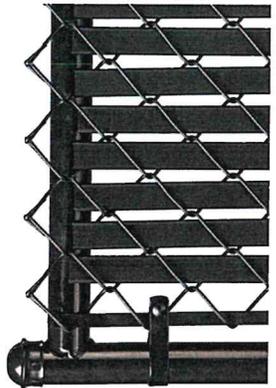
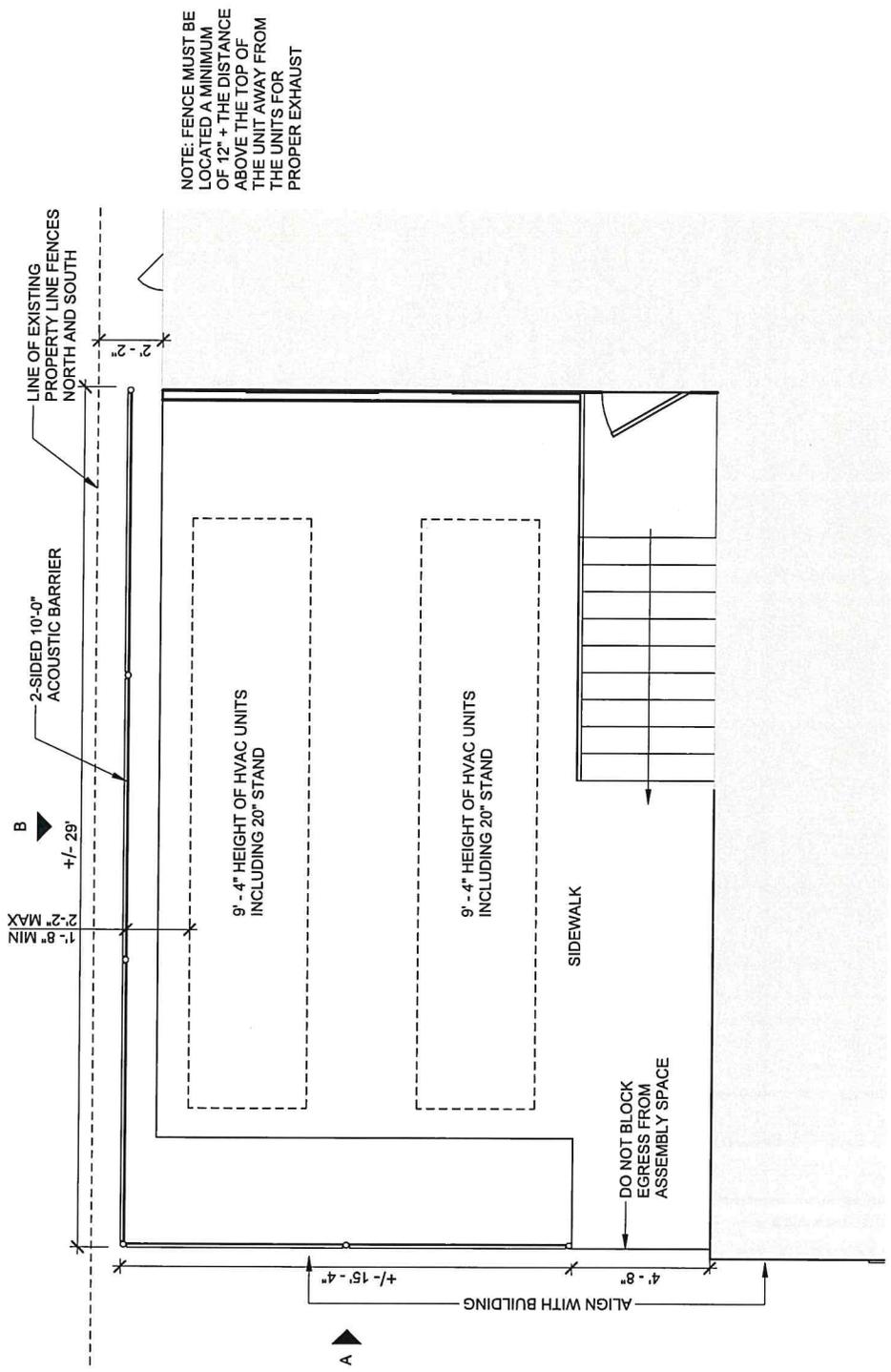
Provisions of Zoning Ordinance (If Known)
Sec. 28-146 (b) (3) The maximum height of a fence located in all other areas is six feet, except as approved by the planning board as part of a subdivision or development plan approval.

Describe the extent of the proposed alterations and the reasons for the requesting relief
The Reynolds School Building recently installed HVAC units on the southwest corner. Installing the units on the roof (originally planned) was not feasible due to unsuitable structure found during construction. A fence was planned to go around

these units, but given recent neighbor noise complaints, a higher fence and the addition of an acoustic barrier is being proposed.

<b>Existing Lot Specifications</b>	
Current Use of Premises	Other
	If other, explain: Public Institutional
Number of Units	
Lot Area	0.4337
Lot Frontage	206.5
Lot Depth	102

<b>Existing Buildings &amp; Structures</b>		
Structure: Other	Square Footage: 10,430	Building/Structure Detail if Other: Public Institutional Offices



**BLACK CHAINLINK FENCE WITH OPTIONAL BLACK PRIVACY SLATS (EXTERIOR)**



**ACOUSTICBLOK SOUND DAMPENING PANELS (INTERIOR)**

# REYNOLDS SCHOOL BUILDING

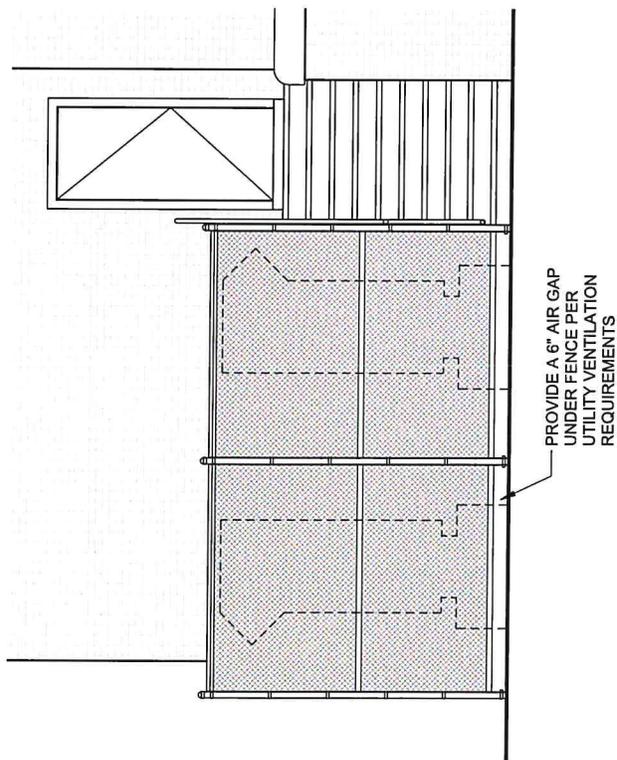
235 HIGH STREET,  
BRISTOL, RI 02809

**BREWSTER THORNTON GROUP ARCHITECTS** <sup>LLP</sup>

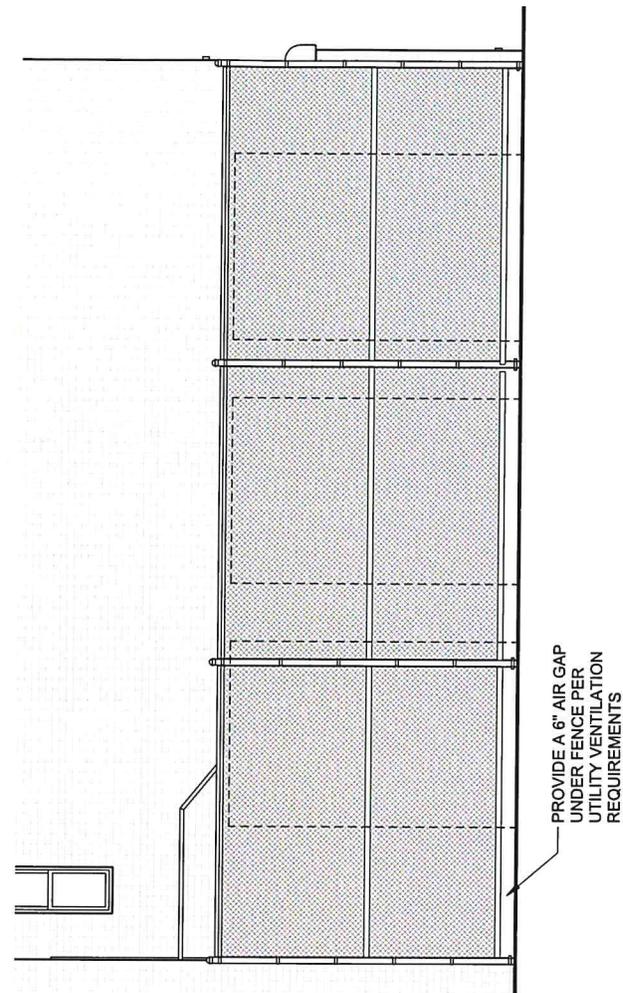
317 Iron Horse Way  
Suite 202  
Providence, RI 02908  
401.861.1600  
brewstert Thornton.com

# UTILITY FENCE

1/4" = 1'-0"  
03/10/26



A - SOUTH ELEVATION



B - WEST ELEVATION



317 Iron Horse Way  
 Suite 202  
 Providence, RI 02908  
 401.861.1600  
 brewsterthornton.com

# REYNOLDS SCHOOL BUILDING

235 HIGH STREET,  
 BRISTOL, RI 02809

# UTILITY FENCE

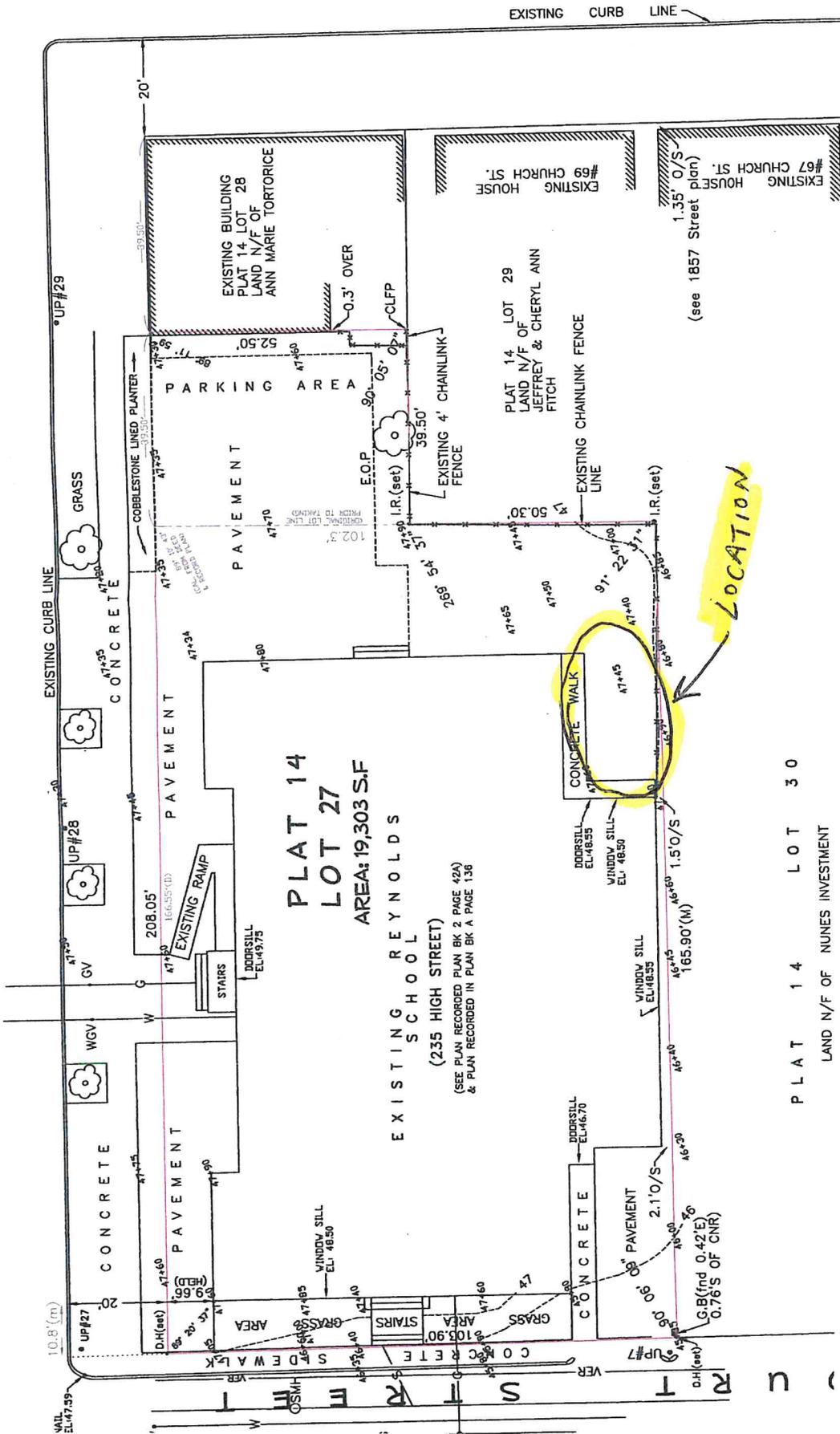
1/4" = 1'-0"  
 03/10/26

C H U R C H S T

S T R E E T

(82.50')

H I G H



PLAT 14  
LOT 27  
AREA: 19,303 S.F.

EXISTING REYNOLDS  
(235 HIGH STREET)  
(SEE PLAN RECORDED IN PLAN BK 2 PAGE 42A)  
& PLAN RECORDED IN PLAN BK A PAGE 136

LOCATION

PLAT 14 LOT 30  
LAND N/F OF NUNES INVESTMENT

EXISTING CURB LINE

WALL EL 47.59

UP#27

CONCRETE

PAVEMENT

GRASS

STAIRS

CONCRETE

PAVEMENT

GRASS

CONCRETE

PAVEMENT

GRASS

CONCRETE

PAVEMENT

GRASS

CONCRETE

PAVEMENT

GRASS

EXISTING CURB LINE

CONCRETE

PAVEMENT

GRASS

COBBLESTONE LINED PLANTER

PAVEMENT

EXISTING RAMP

STAIRS

DOORSILL

WINDOW SILL

CONCRETE WALK

DOORSILL

WINDOW SILL

EXISTING CHAINLINK FENCE

UP#29

CONCRETE

PAVEMENT

GRASS

EXISTING BUILDING

PLAT 14 LOT 28

LAND N/F OF

ANN MARIE TORTORICE

EXISTING HOUSE

#69 CHURCH ST.

EXISTING HOUSE

#67 CHURCH ST.

EXISTING HOUSE

1.35' O/S

(see 1857 Street plan)

EXISTING CHAINLINK FENCE

EXISTING CHAINLINK FENCE

EXISTING CHAINLINK FENCE

UP#28

CONCRETE

PAVEMENT

GRASS

EXISTING RAMP

STAIRS

DOORSILL

WINDOW SILL

CONCRETE WALK

DOORSILL

WINDOW SILL

EXISTING CHAINLINK FENCE

UP#27

CONCRETE

PAVEMENT

GRASS

EXISTING RAMP

STAIRS

DOORSILL

WINDOW SILL

CONCRETE WALK

DOORSILL

WINDOW SILL

EXISTING CHAINLINK FENCE

# Sales Contract

core drill

**EAST BAY**  
(401) 247 - 0707

**FENCE DEPOT**  
249 Child Street  
Warren, Rhode Island 02885  
www.fencedepotri.com  
fencedepot@verizon.net

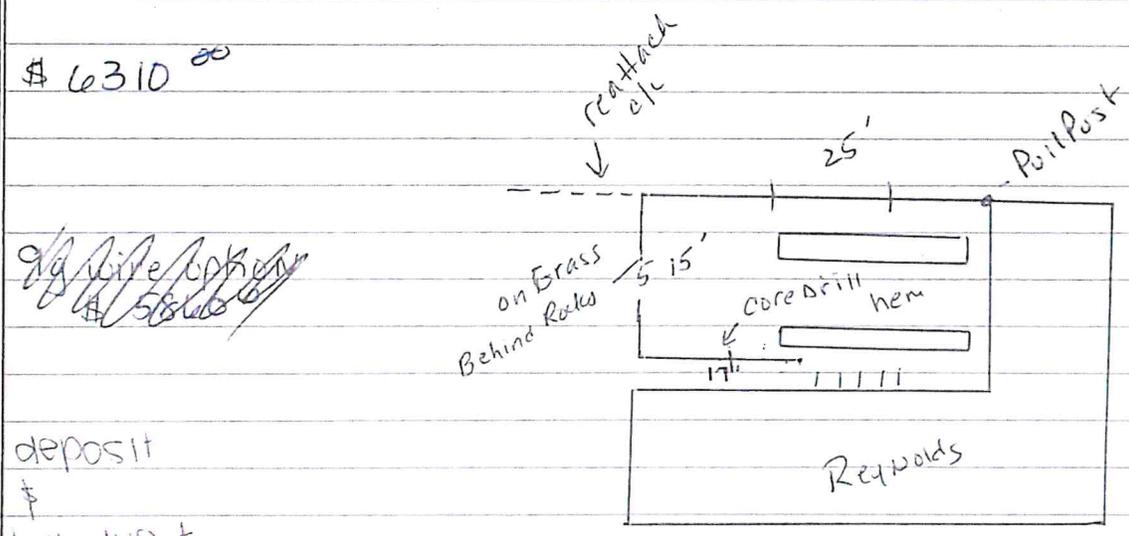
**FAX**  
(401) 247-0000

PROPOSAL SUBMITTED TO <b>Roman Wozney</b>		PHONE <b>641-2767</b>	DATE <b>9/26/25</b>
STREET <b>235 High St</b>		JOB NAME <b>rwozny@bristolri.gov</b>	
CITY, STATE and ZIP CODE <b>Bristol RI</b>		JOB LOCATION <b>Reynolds School</b>	
TAKE DOWN OLD FENCE	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	FAX #
REMOVE OLD FENCE	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	FACE IN
			FACE OUT
			JOB PHONE

Furnish + install approx ~~57'~~ <sup>57'</sup> of 8' high Black chain link by wire using 40wt 2 1/2" posts - 1 5/8 40wt top & mid rail - 1- 8x5 walk gate 8' high Black wing slats. + twist ties.

Prevailing Rates  
NO TAX

\$ 6310<sup>00</sup>



deposit  
\$  
bal due \$

We propose to furnish material and labor - complete in accordance with above specifications, for the sum of:

dollars (\$ 6310<sup>-</sup> ).

Payment to be made as follows:

Deposit Required - \$ 3310<sup>00</sup> Balance Due Upon Completion - \$ 3000<sup>-</sup>

The Customer is responsible to Provide and File for Fees, Licenses, Building Permits and/or Code or Zoning Approvals as well as DigSafe Number Prior to the Start of the Job. I Have Read and Fully Understand the Terms and Conditions as Stated on the Back of this Contract. The Parties in this contract agree to personal jurisdiction in Providence, Rhode Island. Fax is as original

Authorized Signature(s) Paula Stephenson

Note: This proposal may be withdrawn by us if not accepted within -10- days.

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: X

Signature X

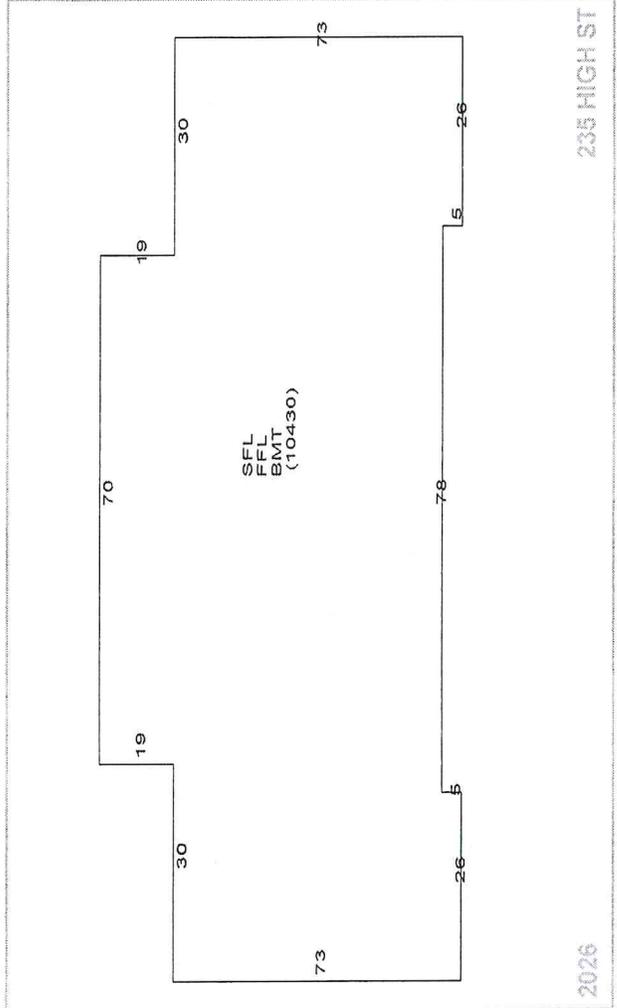
Owner	Owner Account #	% Owned
Owner 1 REYNOLDS SCHOOL	33-0039-00	0.00
Owner 2 C/O BRISTOL SCHOOL DEPT		0.00
Owner 3		0.00
Address 151 STATE ST, BRISTOL, RI 02809-0000		

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
TOWN OF BRISTOL	01/01/1916	0	75-513		
TOWN OF BRISTOL	01/01/1916	0	74-265		
TOWN OF BRISTOL	01/01/1916	0	74-159		
TOWN OF BRISTOL	01/01/1916	0	74-158		
TOWN OF BRISTOL	01/01/1916	0	74-155		

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	79	2,516,000	11,800	0	642,900	0	3,170,700	3,170,700
2024	79	2,581,300	11,800	0	494,900	0	3,088,000	3,088,000
2023	79	2,516,000	11,800	0	494,900	0	3,022,700	3,022,700
2022	79	2,417,900	11,800	0	494,900	0	2,924,600	2,924,600
2021	79	2,516,000	11,800	0	510,300	0	3,038,100	3,038,100
2020	79	2,516,000	11,800	0	510,300	0	3,038,100	3,038,100

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
79	2,515,900	11,800	0.43	642,900	0	3,170,600
TOTAL	2,515,900	11,800	0.43	642,900	0	3,170,600

Source > Mkt Adj Cost VAL per SQ Unit/Card > 101.33 VAL per SQ Unit/Parcel > 101.33



Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 79 School	0.22957	AC	P	1.00	800,000	2,404,060	C13	200			551,900		1.00	1.00	0
2 79 School	0.20408	AC	R	0.25	800,000	445,904	C13	100			91,000		1.00	1.00	0
3															
4															

Plat/Lot 014-0027-000

Account: 824

LUC79

Zone R-6

Assessment

\$3,170,60

Building Information

Table with columns: Description, Schools, Story Height, COM Units, BMT Floor, Frame 2, EXT Wall 2, Roof Type 2, Roof Cover 2, INT Wall 2, Floors 2, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HIGHT, Parking Type, EXT View.

Grade

Table with columns: Grade, Q4+, Q4+, EFF Year, Alt %.

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, Bas \$/SQ, Size Adj, Const Adj, Adj \$/SQ, Other Featrs, Grade Fac, Neigh Infil, Land Factor, Adj Total, Depreciation, Depr Total.

Sub-Area Detail

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

Visit History

Table with columns: Date, Result, By.

Depreciation

Table with columns: Code, Description, GD, GD - Good, Functional, Economic, Special, OV.

Remodeling History

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

Condo Data

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

Notes

GYM 44 X 48 2S HEIGHT Install new exit & emegency lights install 3 phrase panel on 2nd flr install 5 outlets for AC wire 60 amp line

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, Status, Description/Directions.

Special Features & Yard Items

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

Room Counts by Floor

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

Other Info table with columns: Description, Value.



# 235 High Street - 200' Radius

Town of Bristol, RI

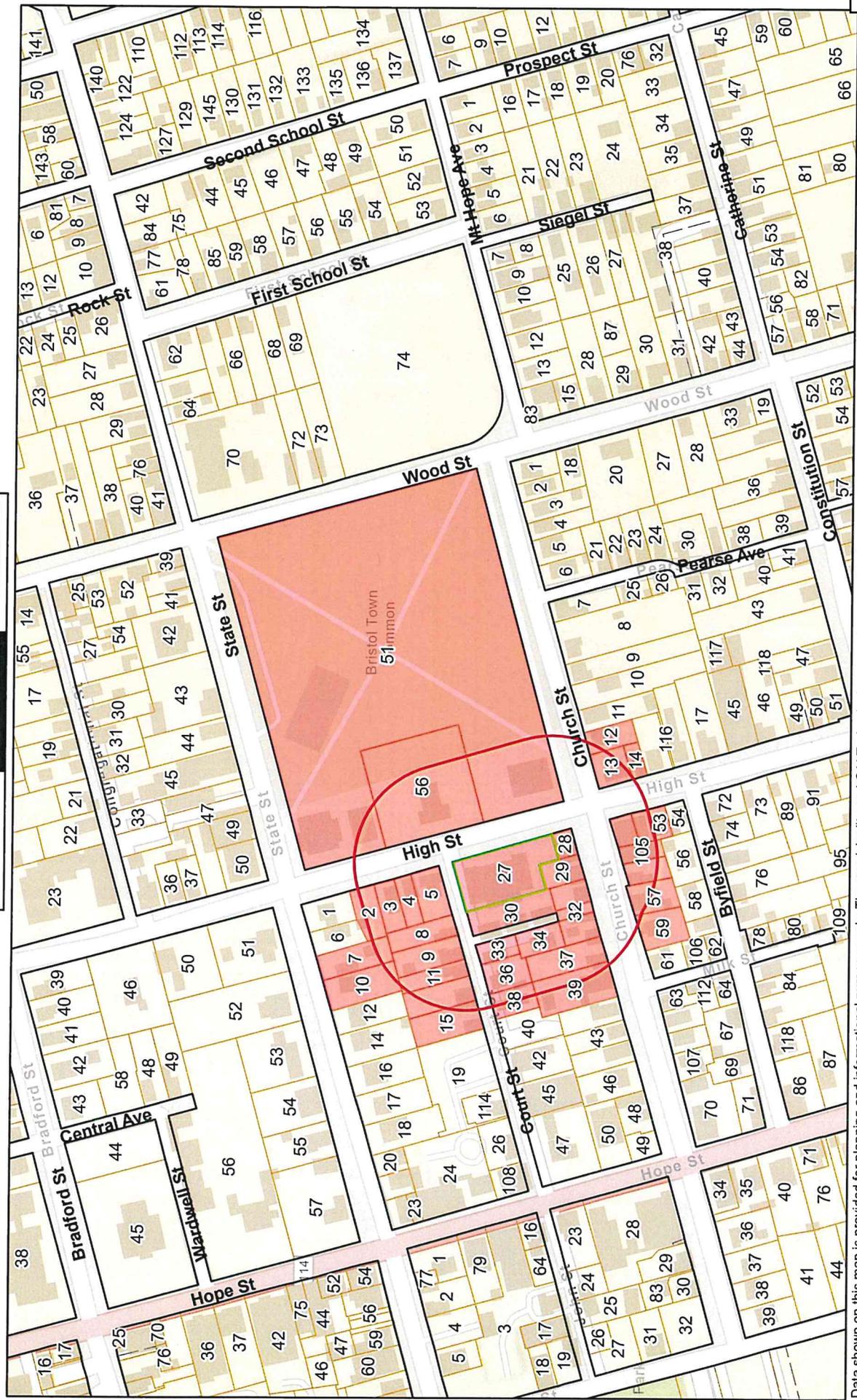
1 inch = 282 Feet



March 12, 2026



www.cai-tech.com



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# 200 feet Abutters List Report

Bristol, RI  
March 12, 2026

## Subject Property:

Parcel Number:	14-27	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	14-27		10 COURT ST
Property Address:	235 HIGH ST		BRISTOL, RI 02809

## Abutters:

Parcel Number:	14-10	Mailing Address:	MORRELL, MICHAEL F CAROLE M TE
CAMA Number:	14-10		106 STATE ST
Property Address:	106 STATE ST		BRISTOL, RI 02809

Parcel Number:	14-105	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	14-105		10 COURT ST
Property Address:	CHURCH ST		BRISTOL, RI 02809

Parcel Number:	14-11	Mailing Address:	WORDELL, SEBASTIAN J
CAMA Number:	14-11		51 UNION STREET
Property Address:	61 COURT ST		BRISTOL, RI 02809

Parcel Number:	14-13	Mailing Address:	NASSIMS PROPERTIES, LLC
CAMA Number:	14-13		5 PHEASANT DR
Property Address:	59 COURT ST		E GREENWICH, RI 02818

Parcel Number:	14-15	Mailing Address:	NASSIMS PROPERTIES, LLC
CAMA Number:	14-15		5 PHEASANT DR
Property Address:	55 COURT ST		E GREENWICH, RI 02818

Parcel Number:	14-2	Mailing Address:	PARELLA, MARY A. TRUSTEE
CAMA Number:	14-2		249 HIGH ST
Property Address:	HIGH ST		BRISTOL, RI 02809

Parcel Number:	14-27	Mailing Address:	TOWN OF BRISTOL
CAMA Number:	14-27		10 COURT ST
Property Address:	235 HIGH ST		BRISTOL, RI 02809

Parcel Number:	14-28	Mailing Address:	TORTORICE, ANN MARIE, TRUSTEE
CAMA Number:	14-28		TORTORICE LIV TRST 11
Property Address:	73 CHURCH ST		43 BYFIELD ST
			BRISTOL, RI 02809

Parcel Number:	14-29	Mailing Address:	FITCH, JEFFERY & CHERYLANNE TE
CAMA Number:	14-29		645 STEPHEN RD
Property Address:	69 CHURCH ST		BURBANK, CA 91504

Parcel Number:	14-3	Mailing Address:	PARELLA, MARY A. TRUSTEE
CAMA Number:	14-3		249 HIGH ST
Property Address:	249 HIGH ST		BRISTOL, RI 02809



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# 200 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 14-30 CAMA Number: 14-30 Property Address: 2 SCHOOL CT	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 14-31 CAMA Number: 14-31 Property Address: 67 CHURCH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 14-32 CAMA Number: 14-32 Property Address: 63 CHURCH ST	Mailing Address: FLYNN, JAMES M & ELIZABETH C TRUSTEES 63 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-33 CAMA Number: 14-33 Property Address: 62 COURT ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 14-34 CAMA Number: 14-34 Property Address: 7 SCHOOL CT	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 14-35 CAMA Number: 14-35 Property Address: 61 CHURCH ST	Mailing Address: SALLEY, NEIL B. JR. ENGRACIA 61 CHURCH ST. BRISTOL, RI 02809
Parcel Number: 14-36 CAMA Number: 14-36 Property Address: 60 COURT ST	Mailing Address: MCKENNA, ROBERT W & DONNA M TRUSTEES 62 KINGSWOOD RD BRISTOL, RI 02809
Parcel Number: 14-37 CAMA Number: 14-37 Property Address: 57 CHURCH ST	Mailing Address: VASCONCELOS, ALAN 57 CHURCH STREET BRISTOL, RI 02809
Parcel Number: 14-38 CAMA Number: 14-38 Property Address: 56 COURT ST	Mailing Address: ZNAMIROWSKI, PAUL A. JR. 56 COURT ST BRISTOL, RI 02809
Parcel Number: 14-39 CAMA Number: 14-39 Property Address: 51 CHURCH ST	Mailing Address: DAVIDSON, JOSHUA B. & DAVIDSON, KATHERINE N. TRUST 51 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-4 CAMA Number: 14-4 Property Address: 245 HIGH ST	Mailing Address: BURNHAM, H. BENNETT III 33 CENTRAL ST BRISTOL, RI 02809
Parcel Number: 14-5 CAMA Number: 14-5 Property Address: 241 HIGH ST	Mailing Address: BURTON STREET PROPERTIES, LLC 490 RIVERSIDE DR TIVERTON, RI 02878



www.cai-tech.com

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## 200 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 14-51 CAMA Number: 14-51 Property Address: 72 CHURCH ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 14-52 CAMA Number: 14-52 Property Address: 213 HIGH ST	Mailing Address: TORTORICE, ANN MARIE, TRUSTEE TORTORICE LIV TRST 11 43 BYFIELD ST BRISTOL, RI 02809
Parcel Number: 14-53 CAMA Number: 14-53 Property Address: 205 HIGH ST	Mailing Address: CHEVRA AGUDAS ACHIM AKA CONGREGATIONAL CHEVRA 205 HIGH STREET BRISTOL, RI 02809
Parcel Number: 14-55 CAMA Number: 14-55 Property Address: 74 CHURCH ST	Mailing Address: NUNES INVESTMENTS, LLC 81 CHESTNUT ST BRISTOL, RI 02809
Parcel Number: 14-57 CAMA Number: 14-57 Property Address: 64 CHURCH ST	Mailing Address: DEL NERO, PAUL A. ETUX TE DEL NERO, CATHY ROBERTSON PO BOX 742 BRISTOL, RI 02809
Parcel Number: 14-59 CAMA Number: 14-59 Property Address: 60 CHURCH ST	Mailing Address: WHEET, KAREN R 60 CHURCH ST BRISTOL, RI 02809
Parcel Number: 14-7 CAMA Number: 14-7 Property Address: 108 STATE ST	Mailing Address: PIRRI, ROBERT E. 108 STATE ST BRISTOL, RI 02809
Parcel Number: 14-8 CAMA Number: 14-8 Property Address: 69 COURT ST	Mailing Address: SCHOREN ENTERPRISES, LLC Kimberly Walsh-Sorensen 20952 Monarch Lane Huntington Beach, CA 92646-5554
Parcel Number: 14-9 CAMA Number: 14-9 Property Address: 65 COURT ST	Mailing Address: 65 COURT STREET, LLC 5 PROSPECT ST BRISTOL, RI 02809
Parcel Number: 18-51 CAMA Number: 18-51 Property Address: 220 HIGH ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 18-56 CAMA Number: 18-56 Property Address: 240 HIGH ST	Mailing Address: BRISTOL STATE HOUSE FOUNDATION PO BOX 383 BRISTOL, RI 02809
Parcel Number: 19-12 CAMA Number: 19-12 Property Address: 88 CHURCH ST	Mailing Address: CAVALCONTE, CHARLES C. CHERYL D. 88 CHURCH STREET BRISTOL, RI 02809



www.cai-tech.com

3/12/2026

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Page 3 of 4



# 200 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 19-13  
CAMA Number: 19-13  
Property Address: 82 CHURCH ST

Mailing Address: HASLEHURST, ERICH E & SWEENEY  
TIMOTHY E TE  
82 CHURCH ST  
BRISTOL, RI 02809

Parcel Number: 19-14  
CAMA Number: 19-14  
Property Address: 210 HIGH ST

Mailing Address: PARE, DAVID G.  
210 HIGH ST  
BRISTOL, RI 02809



[www.cai-tech.com](http://www.cai-tech.com)

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65 COURT STREET, LLC  
5 PROSPECT ST  
BRISTOL, RI 02809

HASLEHURST, ERICH E & SWE  
82 CHURCH ST  
BRISTOL, RI 02809

TORTORICE, ANN MARIE, TRU  
TORTORICE LIV TRST 11  
43 BYFIELD ST  
BRISTOL, RI 02809

BRISTOL STATE HOUSE FOUND  
PO BOX 383  
BRISTOL, RI 02809

MCKENNA, ROBERT W &  
DONNA M TRUSTEES  
62 KINGSWOOD RD  
BRISTOL, RI 02809

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

BURNHAM, H. BENNETT III  
33 CENTRAL ST  
BRISTOL, RI 02809

MORRELL, MICHAEL F  
CAROLE M TE  
106 STATE ST  
BRISTOL, RI 02809

VASCONCELOS, ALAN  
57 CHURCH STREET  
BRISTOL, RI 02809

BURTON STREET PROPERTIES,  
490 RIVERSIDE DR  
TIVERTON, RI 02878

NASSIMS PROPERTIES, LLC  
5 PHEASANT DR  
E GREENWICH, RI 02818

WHEET, KAREN R  
60 CHURCH ST  
BRISTOL, RI 02809

CAVALCONTE, CHARLES C.  
CHERYL D.  
88 CHURCH STREET  
BRISTOL, RI 02809

NUNES INVESTMENTS, LLC  
81 CHESTNUT ST  
BRISTOL, RI 02809

WORDELL, SEBASTIAN J  
51 UNION STREET  
BRISTOL, RI 02809

CHEVRA AGUDAS ACHIM AKA  
CONGREGATIONAL CHEVRA  
205 HIGH STREET  
BRISTOL, RI 02809

PARE, DAVID G.  
210 HIGH ST  
BRISTOL, RI 02809

ZNAMIROWSKI, PAUL A. JR.  
56 COURT ST  
BRISTOL, RI 02809

DAVIDSON, JOSHUA B. & DAV  
51 CHURCH ST  
BRISTOL, RI 02809

PARELLA, MARY A. TRUSTEE  
249 HIGH ST  
BRISTOL, RI 02809

DEL NERO, PAUL A. ETUX  
DEL NERO, CATHY ROBERTSON  
PO BOX 742  
BRISTOL, RI 02809

PIRRI, ROBERT E.  
108 STATE ST  
BRISTOL, RI 02809

FITCH, JEFFERY & CHERYLAN  
645 STEPHEN RD  
BURBANK, CA 91504

SALLEY, NEIL B. JR.  
ENGRACIA  
61 CHURCH ST.  
BRISTOL, RI 02809

FLYNN, JAMES M &  
ELIZABETH C TRUSTEES  
63 CHURCH ST  
BRISTOL, RI 02809

SCHOREN ENTERPRISES, LLC  
Kimberly Walsh-Sorensen  
20952 Monarch Lane  
Huntington Beach, CA 92646-5554



# Town of Bristol, Rhode Island Zoning Board of Review

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

March 17, 2026  
File #: ZBR-26-4

## 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**  
**April 6, 2026 at 7:00 p.m.**

In regards to the petition of:

**Applicant:** Kendall Reiss  
**Owner of Record:** 469 Wood Street, LLC  
**Location:** 469 WOOD ST , BRISTOL, RI, 02809  
Plat: 017 Lot: 0156  
**Zoning District:** LB

Applicant is requesting **Dimensional Variances** to:

**construct a 25ft. 2in. x 29ft. 2in. one and one-half story residential dwelling unit addition above an existing single-story commercial building with less than the required front yard, rear yard, and right side yard; and with less than the required number of off-street parking spaces.**

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](mailto:etanner@bristolri.gov).



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-4  
469 Wood Street 017 0156  
January 21, 2026

<b>Applicant</b>	
Name of Applicant	Kendall Reiss
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

<b>Location for Application</b>			
Property Type	Both		
Zoning District	LB		
Address, Plat, Lot	Address	Plat	Lot
	469 Wood Street	017	0156

<b>Type of Application</b>	
Application Type	Dimensional Variance
Proposed	Addition
	If other, Detail:
New Building Type	
	If other, Detail:

<b>Size of Proposed Building(s)/Addition(s) (If applicable)</b>	
Total Square Footage	923.5 feet
Width in Feet	28.6 feet
Length in Feet	34.5 feet
Height Above Grade	32 feet
Number of Stories	2

<b>Setbacks</b>	
Front Yard in Feet	2.5 feet
Rear Yard in Feet	9 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	1.25 feet
Height in Feet	0 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

<b>Provisions of Zoning Ordinance (If Known)</b>
Relief requested for front, rear, and right side yard setbacks per Dimensional Table in Section 28-112 of zoning ordinance. Note reduced setbacks for nonconforming lot. Relief is also requested for off street parking per Section 28-252 of the zoning ordinance.

<b>Describe the extent of the proposed alterations and the reasons for the requesting relief</b>
See attached narrative.

<b>Existing Lot Specifications</b>
------------------------------------

Current Use of Premises	Mixed Use
	If other, explain:
Number of Units	
Lot Area	1,512
Lot Frontage	43
Lot Depth	35.69

<b>Existing Buildings &amp; Structures</b>		
Structure: Other	Square Footage: 800	Building/Structure Detail if Other: One story commercial building

# Kendall Reiss

## GALLERY & STUDIO

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

March 13, 2026

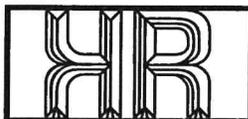
To the Esteemed Members of the Town of Bristol Zoning Board of Review,

First, thank you for your service to our town in your role with the Zoning Board of Review, and secondly, thank you in advance for your time and attention in reviewing the following proposal for zoning relief.

I come before you, as a Bristol business owner and life-long Bristol resident, with a proposal for zoning relief at 469 Wood Street. I am a Professor of the Practice at the School of the Museum of Fine Arts at Tufts University in Boston, MA (SMFA) where I teach a variety of studio-based courses in the Metals Area, and a course on Art Entrepreneurship through the Derby Entrepreneurship Center at Tufts.

The property at 469 Wood Street, totaling 1522 square feet and zoned as Limited Business, was developed by William Maisano; the building, 800 square feet, was built in 1950. I purchased the property at 469 & 467 Wood Street in 2017 to serve as an art gallery and studio space for my multi-media practice. For the past nine years, this modest 800 square foot commercial space has hosted numerous exhibitions of artists, namely contemporary jewelers, from across the U.S. and abroad. The gallery has welcomed collaborative exhibitions and class visits with area colleges and universities, held fundraisers for local organizations, run small courses and offered free demonstrations, hosted community events and conversations, participated in and helped organize Art Night events, been the recipient of several grants (Rhode Island Commerce Corporation *Minority Business Accelerator Grant* and Rhode Island State Council on the Arts *Artist Open Studio Tour Grant*), and been officially designated as a Woman Business Enterprise by the State of Rhode Island. It is a pleasure to be part of a growing artistic and entrepreneurial energy in Bristol, specifically on Wood Street, that I believe is of benefit to all Bristol's residents.

In line with Bristol's comprehensive plan and a State identified need for housing, I am proposing to the Zoning Board of Review the addition of a second-floor residential living space at 469 Wood Street. To access the second floor, I am proposing the construction of an outdoor staircase located in the current driveway, along the south side of the building. The stairway does not alter the current number of available parking spaces in the driveway (2). The site plan included in my proposal shows the footprint of the proposed staircase, as well as the proposed addition, which is within the buildings existing 800 square footprint. I am applying for relief on two zoning ordinances: building setbacks and parking. With this 2<sup>nd</sup> floor addition, my aim is to add to the vitality of the area, to construct a space that will maintain the mid-century character of 469 Wood Street and add to the surrounding neighborhood in terms of its existing residential, industrial, and commercial architecture and atmosphere.



# Kendall Reiss

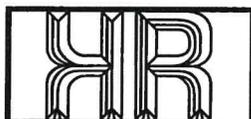
## GALLERY & STUDIO

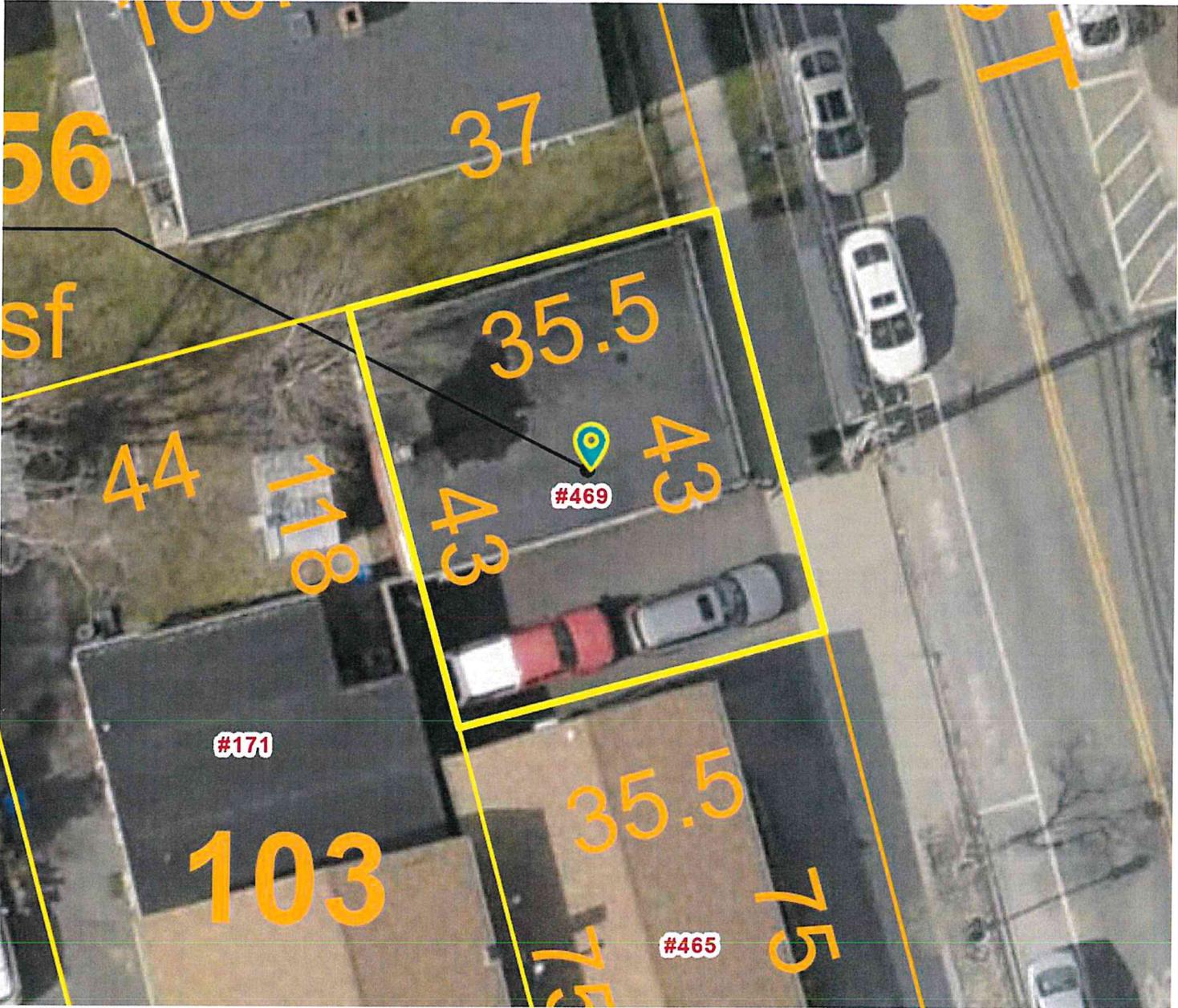
Setback relief request: I am requesting zoning relief for setbacks on the front (2.7'), rear (8.7'), and right (north) sides of the building (1.5'). The basis for hardship being the size of the lot and the location of the existing building. The property is grandfathered in to have one dwelling unit, yet it predates current square footage requirements. As such, I am requesting zoning relief to construct a second-floor addition that maintains the current footprint of the building. In consideration of the setbacks and the position of the building with regards to its proximity to Wood Street, the design incorporates a set-back within the design of the 2<sup>nd</sup> floor. This space on the front of the building creates a setback in the design that allows the commercial space on the 1<sup>st</sup> floor to maintain its identity, while building a green buffer space between Wood Street and the 2<sup>nd</sup> floor. Additionally, in consideration of adjacent buildings, the tallest section of the design is set back to align with the neighboring building to the north.

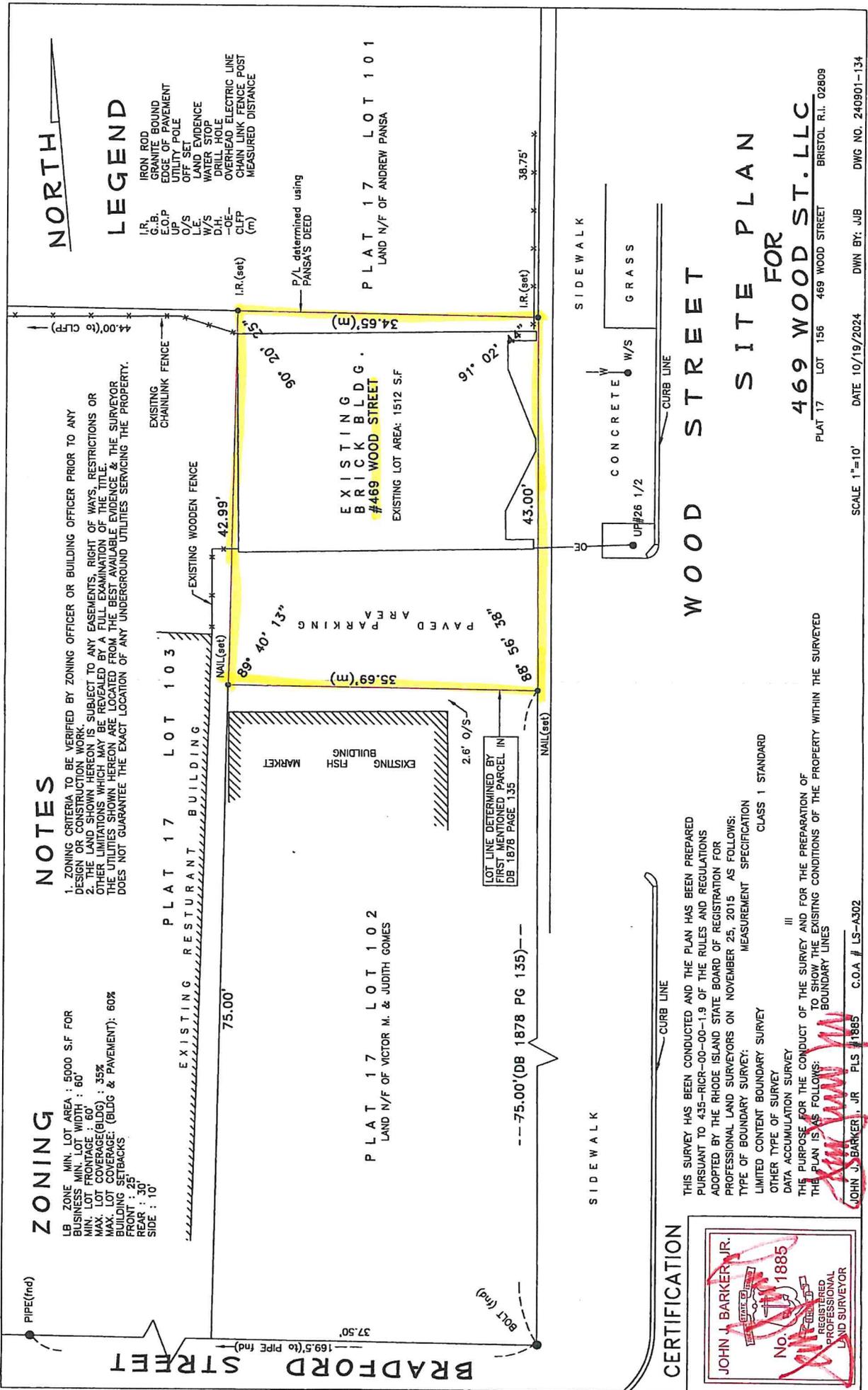
Parking relief request: Additionally, I am requesting zoning relief for three parking spaces. Current zoning requires the business to provide one parking space per 300 square feet, so three space for an 800 square foot building. I currently have two off-street parking spaces in the driveway located to the south of the building (see GIS map image of two cars parked at 469 Wood Street). With the addition of a second floor there would be a requirement for two additional parking spaces per dwelling unit. Regarding the request for relief, I conduct mostly one-on-one work with clients in the gallery, so I generally only need one parking space for gallery patrons at any given time based on general traffic. We also get local traffic with visitors taking public transport, biking, or walking from locations close by. This leaves space for my car in the driveway, plus one client. For the nine years I've been in this location, ample on-street parking along Wood Street and in the surrounding area has been more than sufficient when needed for occasional events.

Thank you for your consideration. I look forward to speaking with you further and answering any questions you might have.

Sincerely,  
Kendall Reiss







**ZONING**

LB ZONE MIN. LOT AREA : 5000 S.F FOR  
 BUSINESS MIN. LOT WIDTH : 60'  
 MIN. LOT FRONTAGE : 60'  
 MAX. LOT COVERAGE(BLDG.) : 35%  
 MAX. LOT COVERAGE (BLDG & PAVEMENT) : 60%  
 BUILDING SETBACKS  
 FRONT : 25'  
 REAR : 30'  
 SIDE : 10'

**NOTES**

1. ZONING CRITERIA TO BE VERIFIED BY ZONING OFFICER OR BUILDING OFFICER PRIOR TO ANY DESIGN OR CONSTRUCTION WORK.  
 2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF THE TITLE.  
 THE UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE & THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SERVICING THE PROPERTY.

**LEGEND**

- I.R. IRON ROD
- G.B. GRANITE BOUND
- E.O.P. EDGE OF PAVEMENT
- U.P. UTILITY POLE
- O/S OFF SET
- L.E. LAND EVIDENCE
- W/S WATER STOP
- D.H. DRILL HOLE
- OE- OVERHEAD ELECTRIC LINE
- CLFP CHAIN LINK FENCE POST
- (m) MEASURED DISTANCE

**CERTIFICATION**

JOHN J. BARKER, JR.  
 No. 1885  
 REGISTERED PROFESSIONAL LAND SURVEYOR

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  
 OTHER TYPE OF SURVEY: CLASS 1 STANDARD  
 DATA ACCUMULATION SURVEY  
 III  
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:  
 TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITHIN THE SURVEYED BOUNDARY LINES

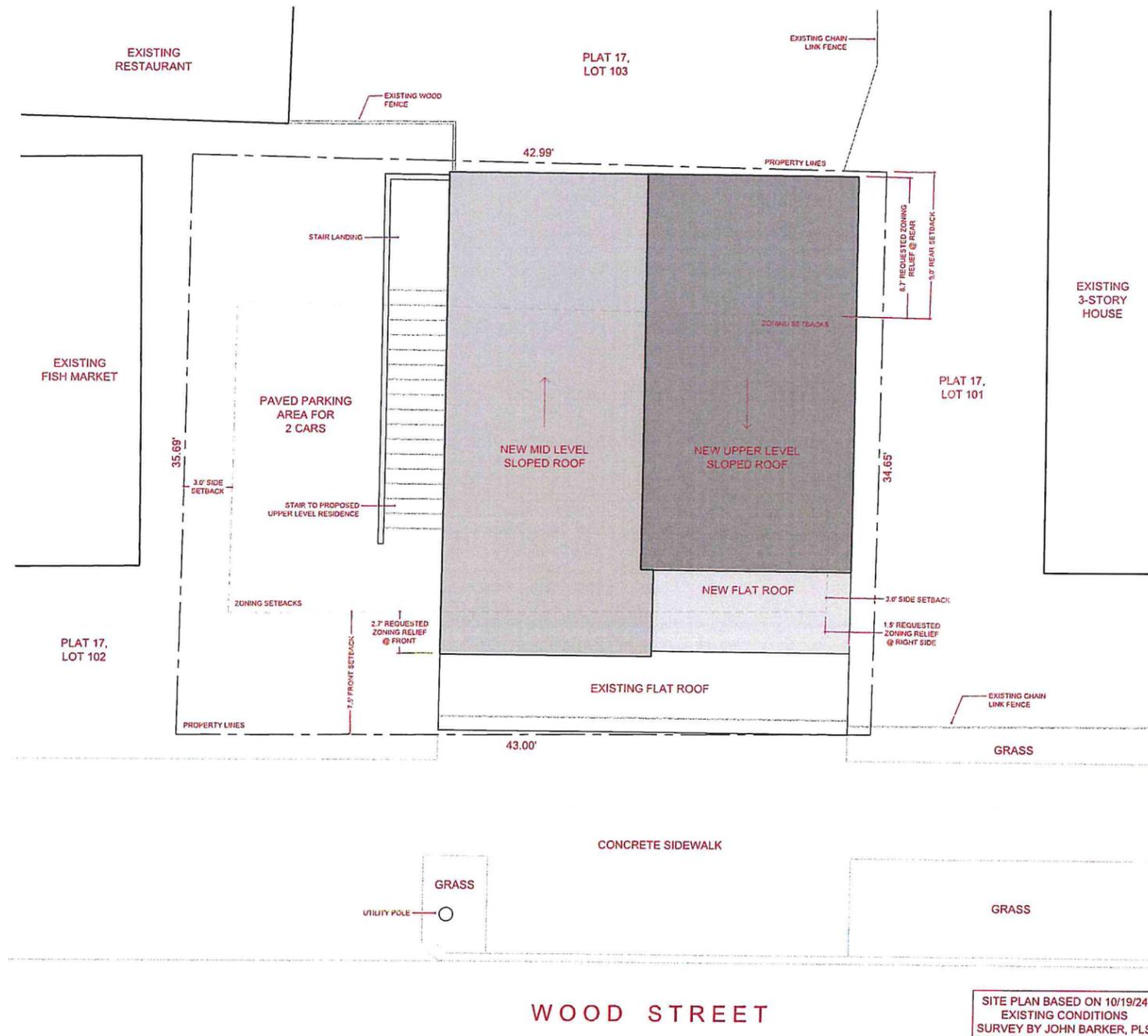
**WOOD STREET SITE PLAN FOR 469 WOOD STREET**

PLAT 17 LOT 156 469 WOOD STREET BRISTOL R.I. 02809

SCALE 1"=10' DATE 10/19/2024 DWN BY: JJB DWG NO. 240901-134

JOHN J. BARKER, JR. PLS #1885 C.O.A # LS-A302

469 WOOD STREET



Project North



Revisions

SITE PLAN BASED ON 10/19/24  
EXISTING CONDITIONS  
SURVEY BY JOHN BARKER, PLS

SITE PLAN

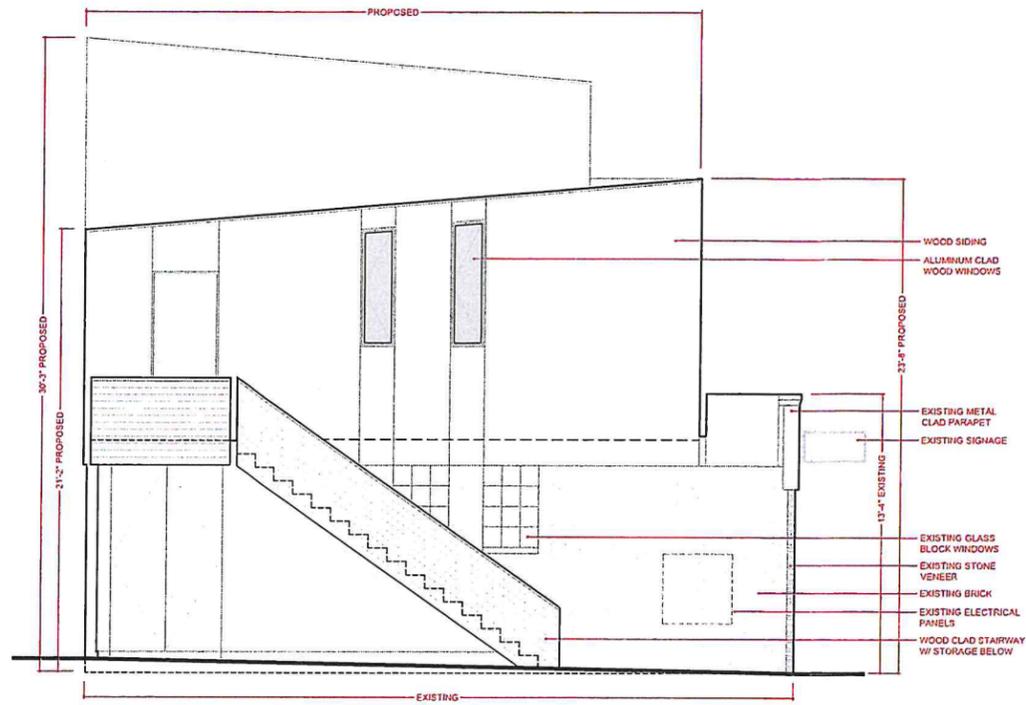
Scale 1/4" = 1'-0"

A0.0

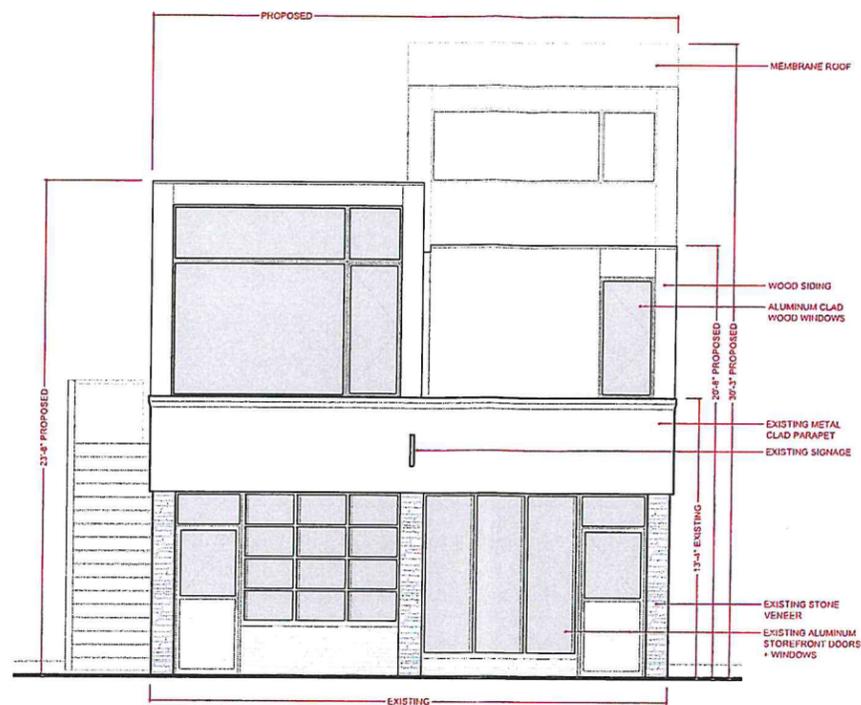
Issue Date 03.13.26



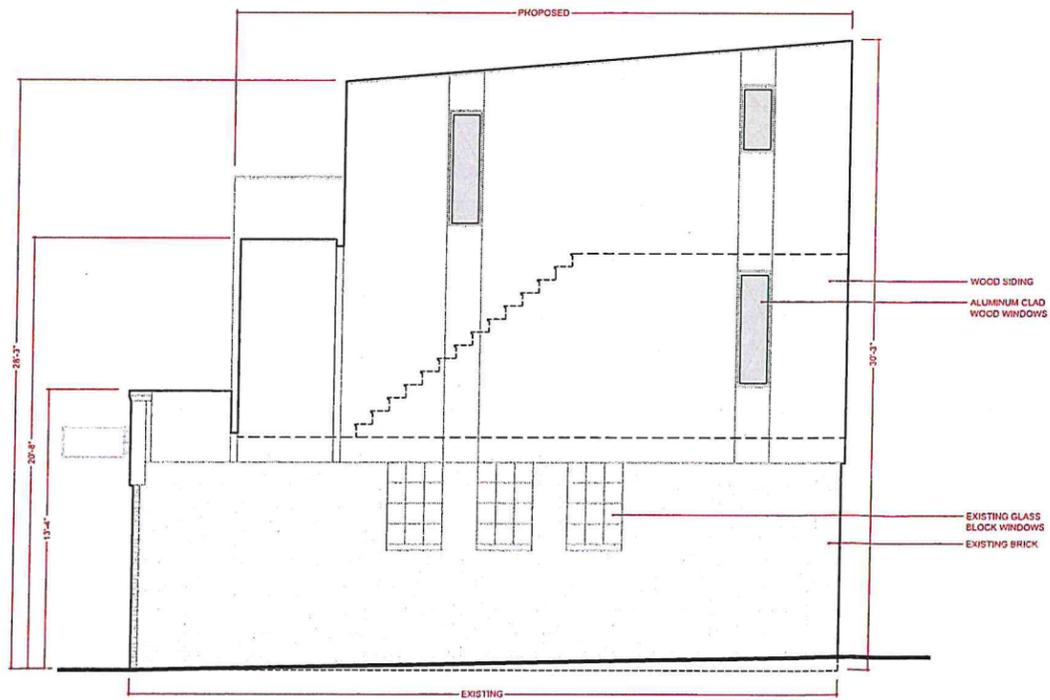
469 WOOD STREET  
Elevation 01



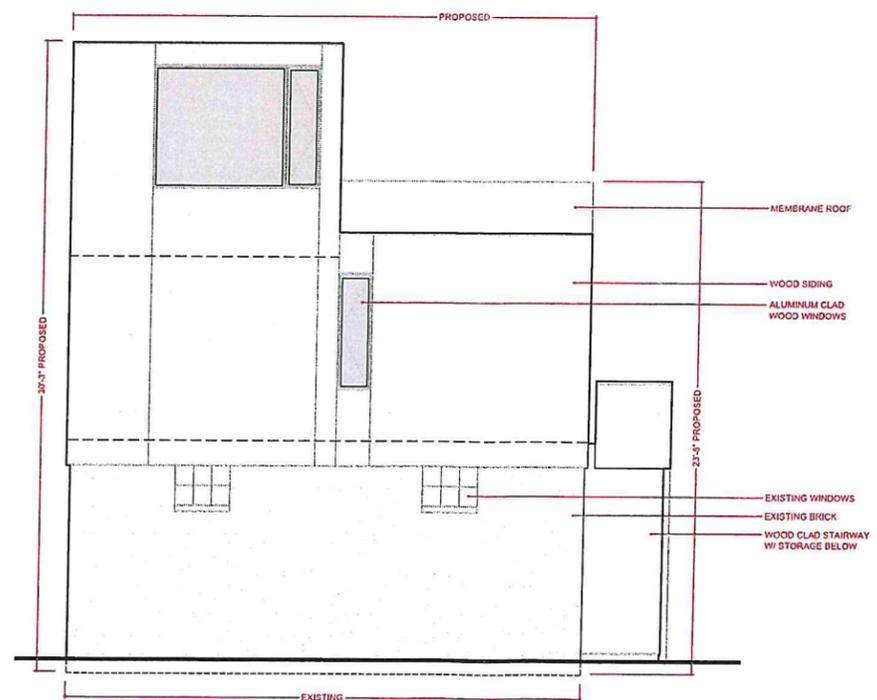
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Project North



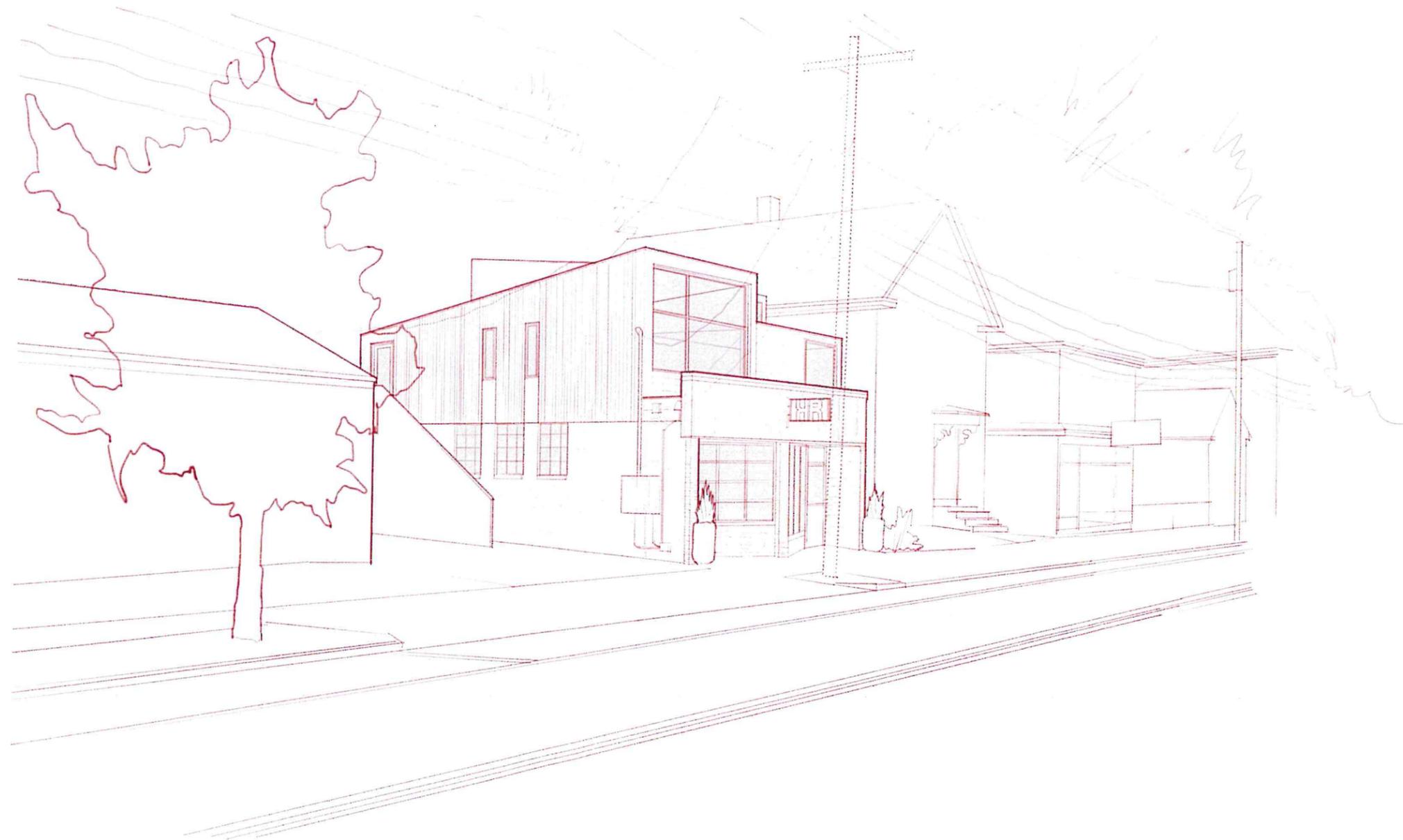
Revisions

ELEVATIONS

Scale 1/4"=1'-0"

A2.0

Issue Date 03.13.26



469 WOOD STREET  
BRIDGE, NJ

Project North



Revisions

VIEW FROM  
WOOD STEET

Scale NTS

A3.0

Issue Date 03.13.26

**▶ Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
REEVE, WILLIAM P	01/03/2017	117,000	1878-135	L	W
REEVE, WILLIAM PERRY	01/08/2008	0	1413-237	A	Q
MAISANO, WILLIAM	12/29/1993	0	502-258		
MAISANO, WILLIAM	05/28/1974	0	190-262		
MAISANO, JOHN & ANNIE	01/01/1950	0	UNK-UNK	L	D

**▶ Assessment**

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	06	76,000	0	0	83,900	0	159,900	159,900
2024	06	78,000	0	0	64,600	0	142,600	142,600
2023	06	78,000	0	0	64,600	0	142,600	142,600
2022	06	78,000	0	0	64,600	0	142,600	142,600
2021	06	78,000	0	0	66,600	0	144,600	144,600
2020	06	78,000	0	0	66,600	0	144,600	144,600

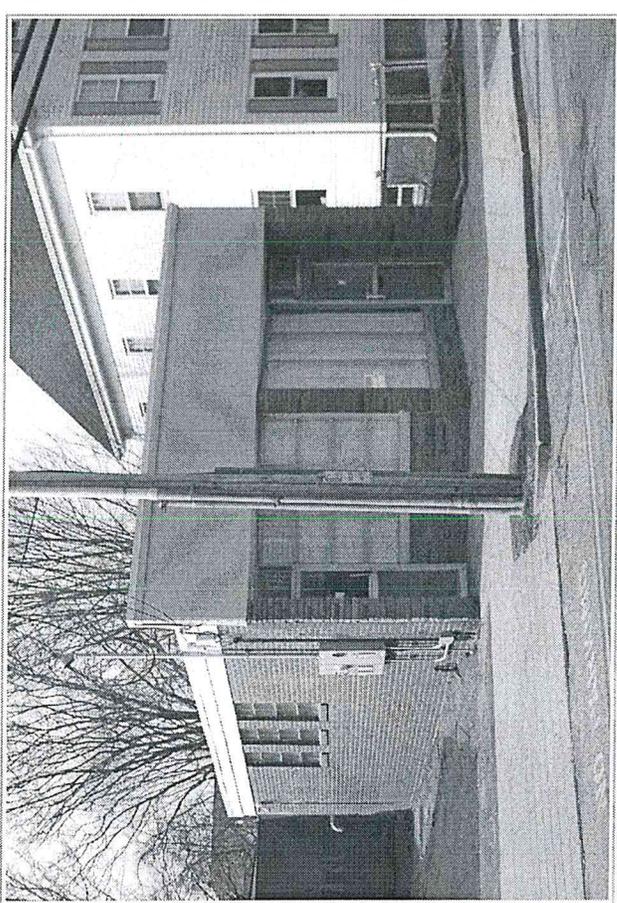
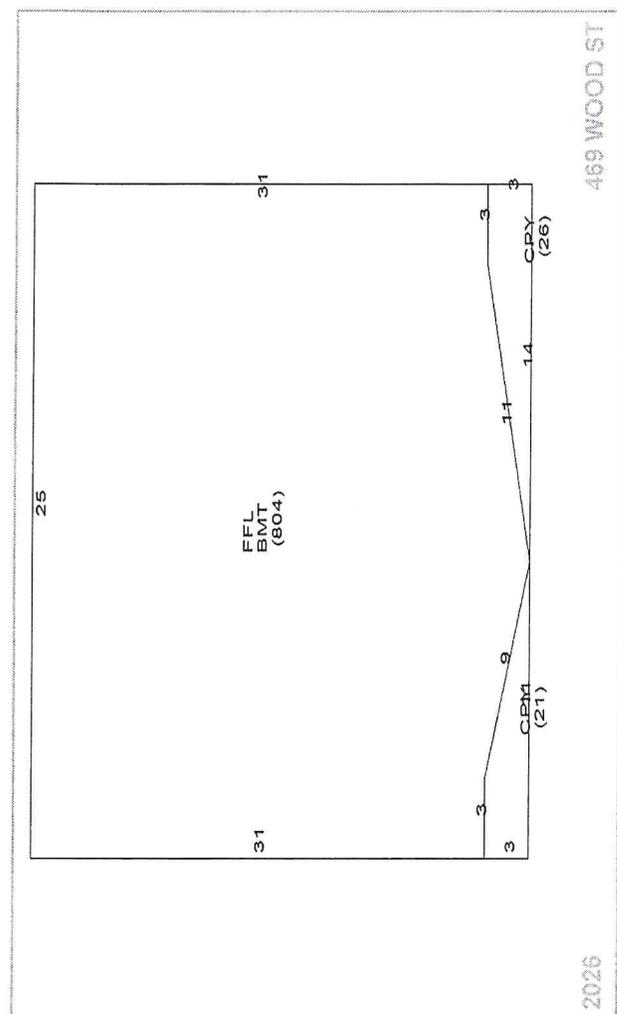
**▶ Assessment**

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
06	76,000	0	0.03	83,900	0	159,900
<b>TOTAL</b>	<b>76,000</b>	<b>0</b>	<b>0.03</b>	<b>83,900</b>	<b>0</b>	<b>159,900</b>

Source > Mkt Adj Cost VAL per SQ Unit/Card > 96.62 VAL per SQ Unit/Parcel > 96.62

**▶ Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 06 Comm 2	0.03494	AC	P	1.00	800,000	2,401,259	C13
2							
3							
4							



**▶ Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
1 06 Comm 2	0.03494	AC	P	1.00	800,000	2,401,259	C13				83,900			1.00	0
2															
3															
4															

Plat/Lot 017-0156-000

Account: 1208

LUC 06 Zone LB

Assessment \$159,900

Building Information

Table with columns: Description, Story Height, COM Units, BMT Floor, Masonry, Comm Brk, Flat, Tar & Gravel, Drywall, Floors 2, Color, Electrical, INT vs EXT, Heat Type, Heat Type, BB Hot Water, % Heated, % A/C, % Vacuum, Ceiling Type, % Sprinkled

Grade

Table with columns: Q4, 1950 EFF Year, Q4, Alt %

Other Factors

Table with columns: Flood Hazard, Topography, Street Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Featrs, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val, 1st FLOOR, BASEMENT, CPY CANOPY, Total

Visit History

Table with columns: Date, Result, By, 1/13/2025 REVIEW MP, 10/20/2021 REVIEW, 9/21/2018 REVIEW, 8/15/2018 MEASURED, 11/5/2007 MEASURE, 11/5/2007 LISTED

Notes

HENDELL & REISS

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Kitchen, Bath(s)

Condo Data

Table with columns: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, Status, Description/Directions

Special Features & Yard Items

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

Other Info.

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

Room Counts by Floor

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



# 469 Wood Street - 200' Radius

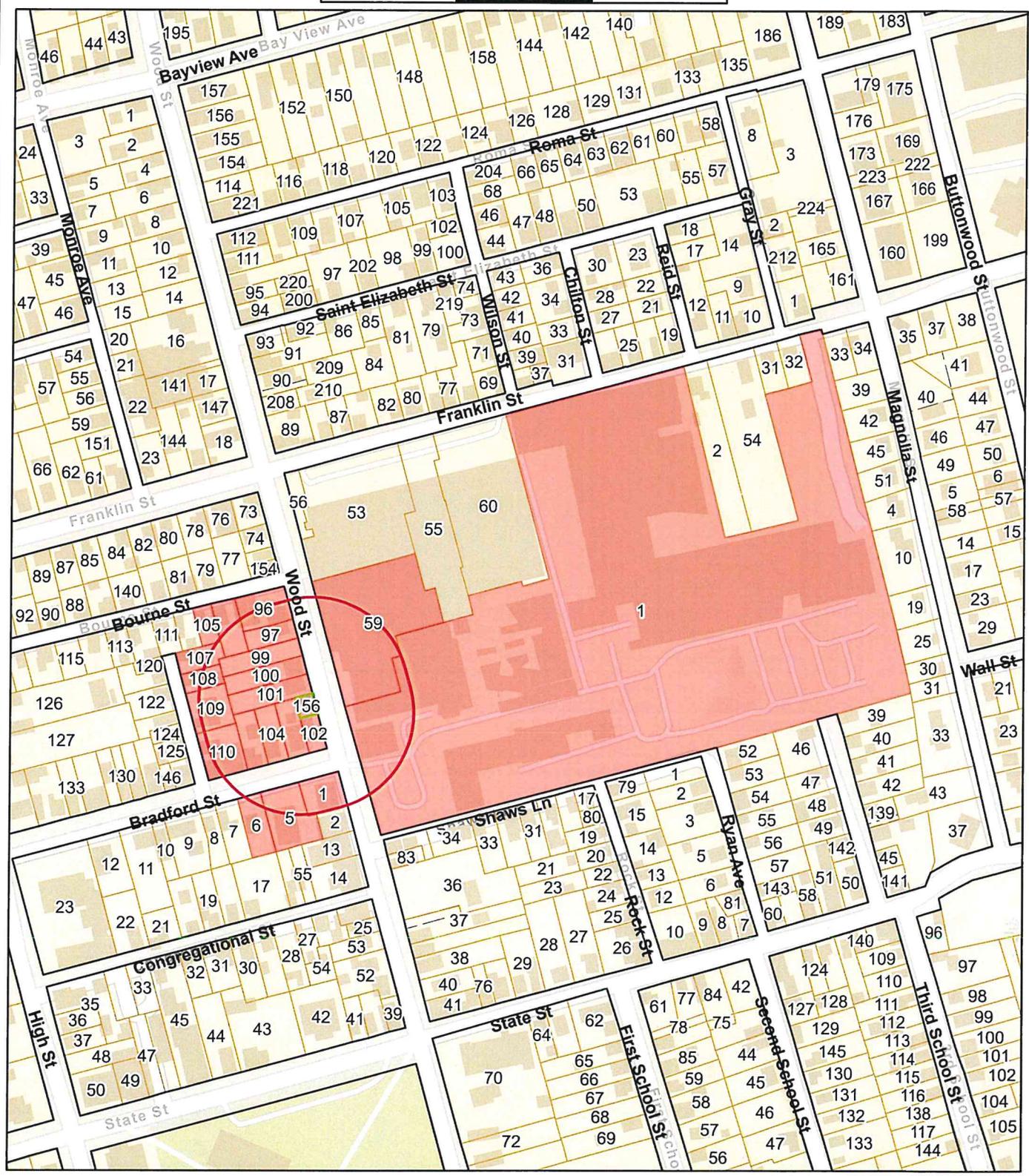
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

March 13, 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.



# 200 feet Abutters List Report

Bristol, RI  
March 13, 2026

## Subject Property:

Parcel Number: 17-156  
CAMA Number: 17-156  
Property Address: 469 WOOD ST

Mailing Address: 469 WOOD STREET, LLC  
469 WOOD ST  
BRISTOL, RI 02809

## Abutters:

Parcel Number: 17-100  
CAMA Number: 17-100  
Property Address: 477 WOOD ST

Mailing Address: PANSA, ANDREW S  
149 HIGH ST  
BRISTOL, RI 02809

Parcel Number: 17-101  
CAMA Number: 17-101  
Property Address: 471 WOOD ST

Mailing Address: PANSA, ANDREW S  
149 HIGH ST  
BRISTOL, RI 02809

Parcel Number: 17-102  
CAMA Number: 17-102  
Property Address: 465 WOOD ST

Mailing Address: GOMES, VICTOR M. & JUDITH A. TE  
10 EVERETT ST  
WARREN, RI 02885

Parcel Number: 17-103  
CAMA Number: 17-103  
Property Address: 171 BRADFORD ST

Mailing Address: AFONSO, THERESA & NELSON JT  
30 PROSPECT ST  
BRISTOL, RI 02809

Parcel Number: 17-104  
CAMA Number: 17-104  
Property Address: 167 BRADFORD ST

Mailing Address: BARROW, LINDSAY  
167 BRADFORD ST  
BRISTOL, RI 02809

Parcel Number: 17-105  
CAMA Number: 17-105  
Property Address: 42 BOURNE ST

Mailing Address: DEWOLF, BRADFORD L. TRUSTEE  
85 GIBSON RD  
BRISTOL, RI 02809

Parcel Number: 17-107  
CAMA Number: 17-107  
Property Address: 11 MURPHY AVE

Mailing Address: POLAND, KERRY J. SARAH L.  
11 MURPHY AVE  
BRISTOL, RI 02809

Parcel Number: 17-108  
CAMA Number: 17-108  
Property Address: 9 MURPHY AVE

Mailing Address: MURPHY PROSPECT, LLC  
544 ANNE BURNS RD  
WARREN, VT 05674

Parcel Number: 17-109  
CAMA Number: 17-109  
Property Address: 5 MURPHY AVE

Mailing Address: 5 MURPHY AVE LLC  
8459 VOLARO WAY  
NAPLES, FL 34114

Parcel Number: 17-110  
CAMA Number: 17-110  
Property Address: 155 BRADFORD ST

Mailing Address: BRADFORD MURPHY HOLDINGS LLC  
197 SLATER AVE  
PROVIDENCE, RI 02906



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# 200 feet Abutters List Report

Bristol, RI  
March 13, 2026

Parcel Number:	17-136	Mailing Address:	PACHECO, NORBERTO E. FILOMENA TE
CAMA Number:	17-136		163 BRADFORD ST
Property Address:	163 BRADFORD ST		BRISTOL, RI 02809

Parcel Number:	17-156	Mailing Address:	469 WOOD STREET, LLC
CAMA Number:	17-156		469 WOOD ST
Property Address:	469 WOOD ST		BRISTOL, RI 02809

Parcel Number:	17-96	Mailing Address:	JNB WOOD PROPERTIES LLC
CAMA Number:	17-96		9 SETTLERS WAY
Property Address:	501-503 WOOD ST		SCITUATE, RI 02857

Parcel Number:	17-97	Mailing Address:	CORRIVEAU, JOSHUA M
CAMA Number:	17-97		495 WOOD ST
Property Address:	495 WOOD ST		BRISTOL, RI 02809

Parcel Number:	17-98	Mailing Address:	302 MARKET STREET LLC
CAMA Number:	17-98		490 RIVERSIDE DR
Property Address:	46 BOURNE ST		TIVERTON, RI 02878

Parcel Number:	17-99	Mailing Address:	PANSA, ANDREW S
CAMA Number:	17-99		149 HIGH ST
Property Address:	485 WOOD ST		BRISTOL, RI 02809

Parcel Number:	18-1	Mailing Address:	429 WOOD STREET, LLC
CAMA Number:	18-1		101 TUPELO ST
Property Address:	429 WOOD ST		BRISTOL, RI 02809

Parcel Number:	18-5	Mailing Address:	TIMWELL HOLDINGS, LLC
CAMA Number:	18-5		PO BOX 585
Property Address:	170 BRADFORD ST		TIVERTON, RI 02878

Parcel Number:	18-6	Mailing Address:	DECOSTA, JOHN SANDY F. TE
CAMA Number:	18-6		160 BRADFORD ST
Property Address:	160 BRADFORD ST		BRISTOL, RI 02809

Parcel Number:	29-1	Mailing Address:	UNITY PARK LLC
CAMA Number:	29-1-010		99 TUPELO ST
Property Address:	500 WOOD ST		BRISTOL, RI 02809

Parcel Number:	29-1	Mailing Address:	BRISTOL PROPERTIES ASSOC LLC
CAMA Number:	29-1-020		1 GRACIE TERRACE APT. 11D
Property Address:	500 WOOD ST		NEW YORK, NY 10028

Parcel Number:	29-1	Mailing Address:	UNITY PARK LLC
CAMA Number:	29-1-021		99 TUPELO ST
Property Address:	500 WOOD ST		BRISTOL, RI 02809



www.cai-tech.com

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# 200 feet Abutters List Report

Bristol, RI  
March 13, 2026

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

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

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

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

Parcel Number: 29-59  
CAMA Number: 29-59  
Property Address: 530 WOOD ST

Mailing Address: WSA PROPERTY, INC.  
150 FRANKLIN ST  
BRISTOL, RI 02809



[www.cai-tech.com](http://www.cai-tech.com)

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

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

DECOSTA, JOHN  
SANDY F. TE  
160 BRADFORD ST  
BRISTOL, RI 02809

WSA PROPERTY, INC.  
150 FRANKLIN ST  
BRISTOL, RI 02809

302 MARKET STREET LLC  
490 RIVERSIDE DR  
TIVERTON, RI 02878

DEWOLF, BRADFORD L. TRUST  
85 GIBSON RD  
BRISTOL, RI 02809

429 WOOD STREET, LLC  
101 TUPELO ST  
BRISTOL, RI 02809

GOMES, VICTOR M. & JUDITH  
10 EVERETT ST  
WARREN, RI 02885

469 WOOD STREET, LLC  
469 WOOD ST  
BRISTOL, RI 02809

JNB WOOD PROPERTIES LLC  
9 SETTLERS WAY  
SCITUATE, RI 02857

5 MURPHY AVE LLC  
8459 VOLARO WAY  
NAPLES, FL 34114

MURPHY PROSPECT, LLC  
544 ANNE BURNS RD  
WARREN, VT 05674

AFONSO, THERESA & NELSON  
30 PROSPECT ST  
BRISTOL, RI 02809

PACHECO, NORBERTO E.  
FILOMENA TE  
163 BRADFORD ST  
BRISTOL, RI 02809

BARROW, LINDSAY  
167 BRADFORD ST  
BRISTOL, RI 02809

PANSA, ANDREW S  
149 HIGH ST  
BRISTOL, RI 02809

BRADFORD MURPHY HOLDINGS  
197 SLATER AVE  
PROVIDENCE, RI 02906

POLAND, KERRY J.  
SARAH L.  
11 MURPHY AVE  
BRISTOL, RI 02809

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

TIMWELL HOLDINGS, LLC  
PO BOX 585  
TIVERTON, RI 02878

CORRIVEAU, JOSHUA M  
495 WOOD ST  
BRISTOL, RI 02809

UNITY PARK LLC  
99 TUPELO 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](http://www.bristolri.gov)

March 17, 2026  
File #: ZBR-26-8

## 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**  
**April 6, 2026 at 7:00 p.m.**

In regards to the petition of:

**Applicant:** Geoffrey Vicente  
**Owner of Record:** Geoffrey Vicente  
**Location:** 0 TILBURY DR , BRISTOL, RI, 02809  
Plat: 153 Lot: 439  
**Zoning District:** R-10

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

**construct a 30ft. x 30ft. single family dwelling with less than the required front yard.**

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

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](mailto:etanner@bristolri.gov).



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-8

153 439

February 18, 2026

<b>Applicant</b>	
Name of Applicant	Geoffrey Vicente
Who is Submitting this Application	Owner
	If other, Describe:
Owner's Name (If Different than Applicant)	

<b>Location for Application</b>			
Property Type	Plat/Lot		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
		153	439

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

<b>Size of Proposed Building(s)/Addition(s) (If applicable)</b>	
Total Square Footage	1,904 feet
Width in Feet	30 feet
Length in Feet	30 feet
Height Above Grade	34 feet
Number of Stories	3

<b>Setbacks</b>	
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	33 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

<b>Provisions of Zoning Ordinance (If Known)</b>
--

front setback

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

Requesting a variance of 10 feet to the front setback only in order to fit a 30'x30' foot print for a new construction single family dwelling. As it stands the max depth on the new construction would only be 20' due to the findings of wetlands on the property. RI DEM has approved the new soil and erosion plan and is set to go to public notice. They are asking I finalize this variance request first, so they can send out the correct and accurate public notice.

**Existing Lot Specifications**

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	6,835
Lot Frontage	50
Lot Depth	139.283

**Existing Buildings & Structures**

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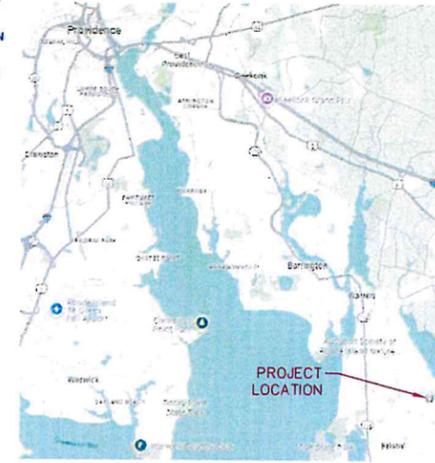
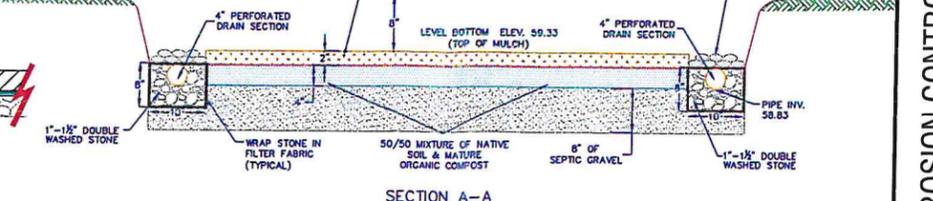
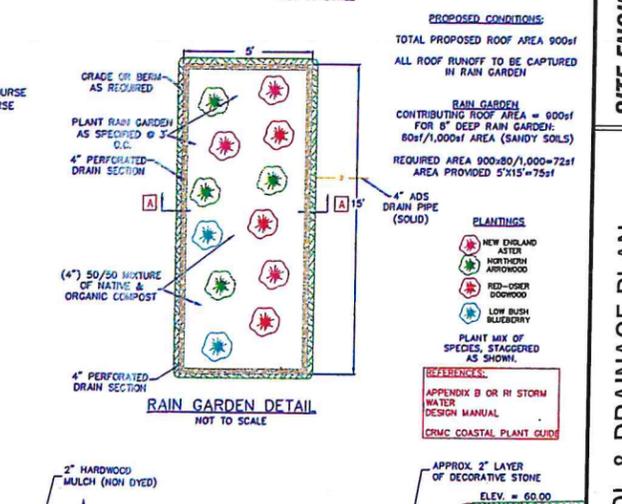
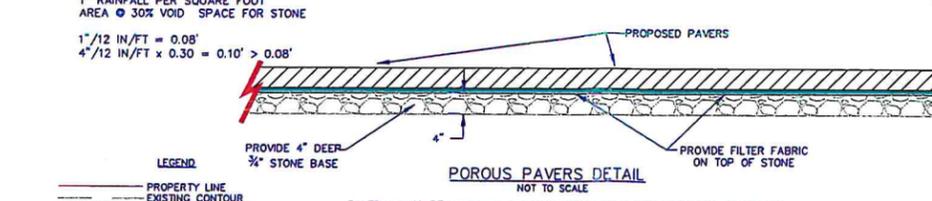
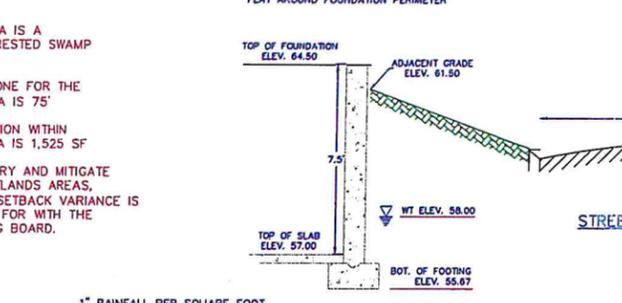
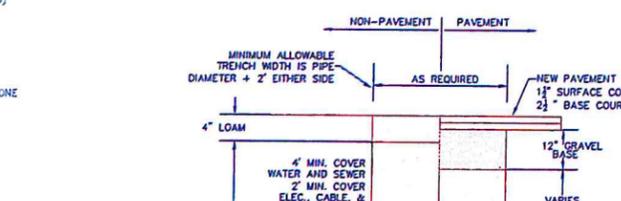
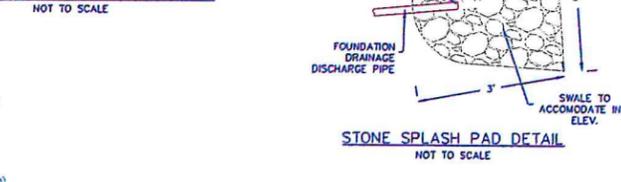
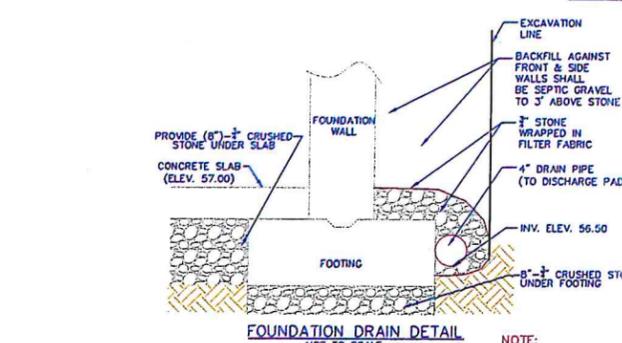
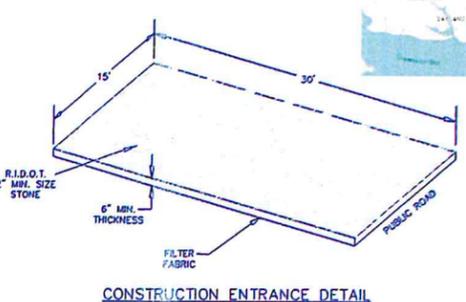
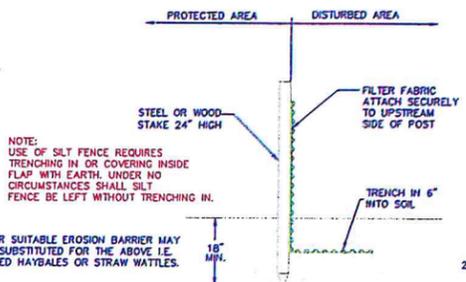
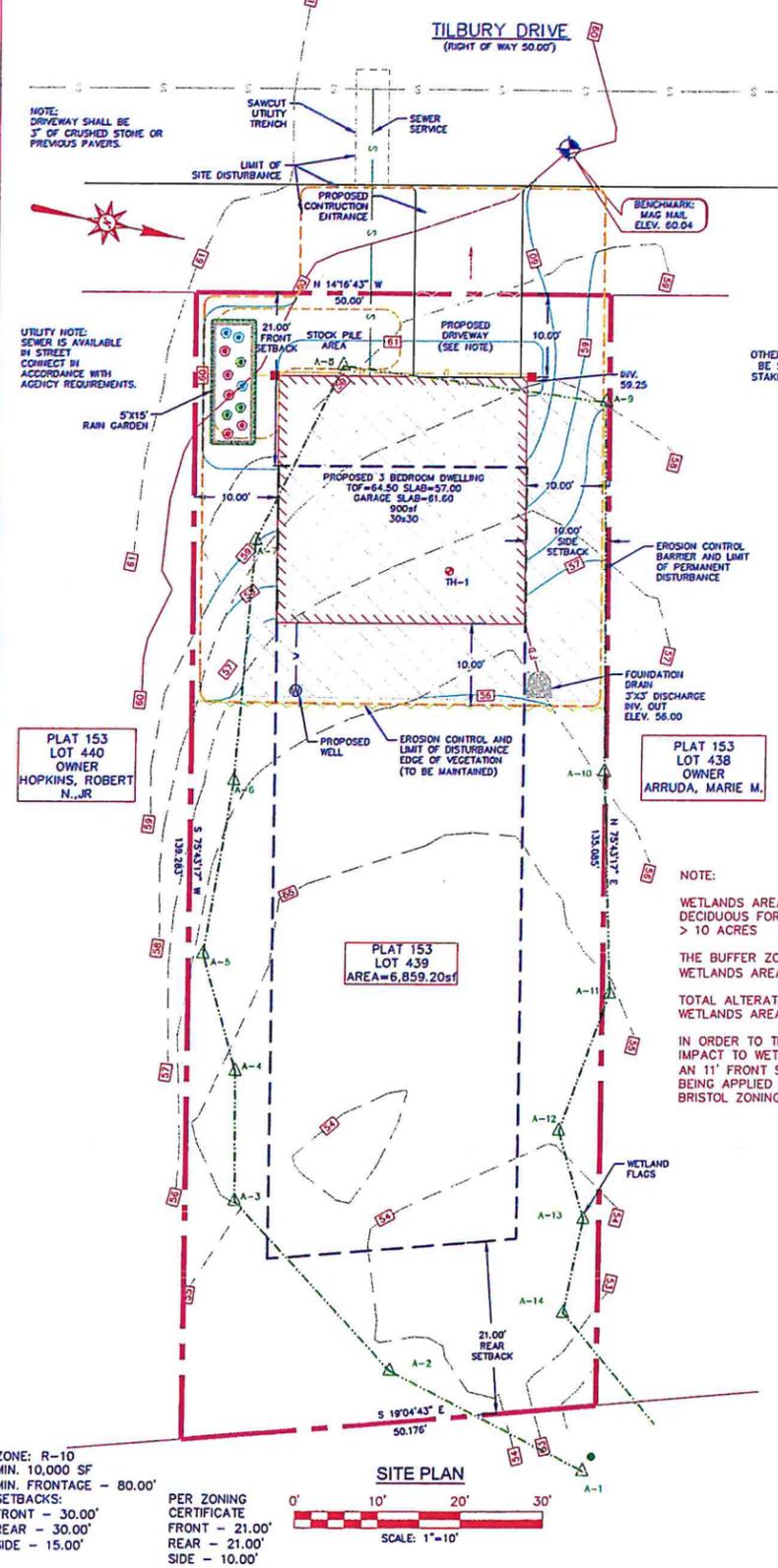






**EROSION CONTROL NOTES**

1. THIS PROJECT PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING.
2. PRIOR TO START AND AT END OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY TOWN OF BRISTOL BUILDING OFFICIAL.
3. EXCAVATION WORK WILL INVOLVE APPROX. 0 CYDS OF CUT AND APPROX. 50 CYDS OF FILL.
4. IT IS EXPECTED THAT CONSTRUCTION WILL TAKE 9-12 MONTHS.
5. AT ALL TIMES DURING CONSTRUCTION EROSION CONTROL MEASURES ARE TO BE IN PLACE IN ACCORDANCE WITH THIS PLAN.
6. PRIOR TO COMPLETION OF THE PROJECT ALL DRAINAGE MITIGATION MEASURES SHALL BE IN PLACE.
7. AN EROSION CONTROL BARRIER IS TO BE IN PLACE AND PROPERLY MAINTAINED DURING ALL EXCAVATION WORK. THE EXTENT OF THE BARRIER IS SHOWN ON SITE PLAN. THE EXTENT OF DISTURBANCE WILL BE LIMITED TO THE CONFIRMS OF THE BARRIER.
8. INSTALLATION REQUIREMENTS FOR THE BARRIER SHALL BE IN STRICT ACCORDANCE WITH THE DETAIL. THE BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN FINISHED GRADED AND STABILIZED WITH LOAM AND SEED. ANY AREAS THAT WILL REMAIN DISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.
9. A CONSTRUCTION ENTRANCE IS SHOWN ON THE PLAN AT THE PROPOSED DRIVEWAY AREA. TRUCK TRAFFIC IS TO BE CONFINED TO THIS AREA.
10. IF ENTRANCE SLOPES TOWARDS ROAD, PLACE HAY BALES AT ENTRANCE AT END OF DAY.
11. THE ANTICIPATED TEMPORARY STOCKPILE AREA IS INDICATED ON THE SITE PLAN. THE CONTRACTOR MAY ADJUST THE LOCATION OF THE AREA AS MAY BE CONVENIENT FOR OPERATION PURPOSES. THE LOCATION MAY BE ANYWHERE WITHIN THE AREA PROTECTED BY THE EROSION CONTROL BARRIER. SHOULD THE CONTRACTOR DECIDE TO STOCKPILE OUTSIDE OF THE PROTECTED AREA, A SEPARATE EROSION CONTROL BARRIER MUST BE INSTALLED AND MAINTAINED ON THE DOWN GRADIENT SIDE OF THE STOCKPILE.
12. UPON COMPLETION OF SITE WORK, ALL DISTURBED AREAS SHALL BE STABILIZED WITH LOAM AND SEED. IN ADDITION, A LAYER OF STRAW MULCH SHALL BE PROVIDED.



NO.	DESCRIPTION	DATE	APP'D
001	ISSUED FOR PERMITS	7/23/24	
002	REVISED WETLANDS LINE FOR RIBBY/BIOLOGIST	7/23/24	
003	REVISIONS PER BIOLOGIST	8/11/24	
004	REVISIONS PER CIVIL ENGINEER	8/27/24	
005	REVISIONS PER CIVIL ENGINEER	9/10/24	
006	REVISED PER RIBBY COMMENTS	9/17/24	
007	MINOR REVISION	9/17/24	

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**SEI**  
SITE ENGINEERING INC.  
CIVIL • COASTAL • STRUCTURAL  
75 WOOD ST.  
BRISTOL, RI 02809  
PHONE: (401) 253-8831

**EROSION CONTROL & DRAINAGE PLAN**  
PLAT 153, LOT 439  
0 TILBURY DR  
BRISTOL  
RHODE ISLAND

ZONE: R-10  
MIN. 10,000 SF  
MIN. FRONTAGE - 80.00'  
SETBACKS:  
FRONT - 30.00'  
REAR - 30.00'  
SIDE - 15.00'



PER ZONING CERTIFICATE  
FRONT - 21.00'  
REAR - 21.00'  
SIDE - 10.00'

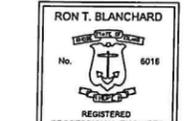
- LEGEND**
- PROPERTY LINE
  - EXISTING CONTOUR
  - PROPOSED CONTOUR
  - ZONING SETBACK LINE
  - EROSION CONTROL BARRIER
  - EXISTING SEWER LINE
  - PROPOSED SEWER SERVICE
  - EXISTING WATER LINE
  - PROPOSED WATER SERVICE
  - FOUNDATION DRAIN
  - DRAIN LINE
  - DOWNSPOUT
  - IRON ROD (I.R.)
  - DRILL HOLE (D.H.)
  - PITCH TO DRAIN
  - WATER TABLE TEST HOLES
  - EXISTING UTILITY POLE
  - EOP EDGE OF PAVEMENT
  - WETLAND AREA
  - WETLAND FLAGS

SOIL TYPE:  
Rf RIDGEBURY  
RF DEPTH OF HOLE TO 2'  
SEEPAGE @ 6" TH-1  
SOIL IS SANDY LOAM  
DATE OF TEST HOLE 5/10/24

BIOLOGIST REPORTED BY:  
AVIZINIS ENVIRONMENTAL SERVICES  
RECEIVED 5/2/24

REFERENCE PLANS:  
SURVEY PLAN BY:  
STEPHEN MURGO PLS  
ELECTRONIC COPY  
RECEIVED 5/6/24

OWNER INFO:  
VINCENTE, GEOFFREY  
969 WATERMAN AVE  
EAST PROVIDENCE, RI 02914



SCALE: AS NOTED  
(SHEET: 1 OF 1)  
**E&D-1**

GENERAL NOTES:

FOUNDATION:

1. CONCRETE SLABS ON GRADE SHALL HAVE SHRINK CRACK CONTROL JOINTS WITH DEPTH OF AT LEAST 1/4 THE SLAB THICKNESS. THESE SHALL BE SPACED NOT MORE THAN 20 FEET IN EACH DIRECTION, RESULTING SHAPE SHALL NOT BE GREATER THAN 400 SQFT. NOR EXCEED A 1.5:1 LENGTH TO WIDTH RATIO. JOINTS SHALL BE PROVIDED WITHIN 12 HOURS OF SLAB PLACEMENT. CONTRACTION JOINTS ARE NOT REQUIRED WHERE 6x6-6/6 WELDED WIRE FABRIC OR EQUIVALENT IS PLACED AT MID-DEPTH OF THE SLAB.
2. THE COMPRESSIVE STRENGTH OF CONCRETE FOUNDATIONS AT 28 DAYS SHALL NOT BE LESS THAN 3000 LBS./SQ.IN.
3. BACKFILL FOUNDATION ONLY AFTER THE SLAB IS POURED AND WALLS ARE BRACED.
4. THE BOTTOM OF ANY POINT OF A FOUNDATION SHALL BE A MIN. OF 4'-0" BELOW FINISH GRADE.
5. THE EXTERIOR SURFACES OF MASONRY FOUNDATIONS ENCLOSING BASEMENTS SHALL BE DAMPPROOFED.
6. WALL POCKETS: ENDS OF WOOD BEAMS SUPPORTED BY CONCRETE WALLS SHALL BE PROVIDED WITH 1/2" AIR SPACE ON TOP, SIDES AND END, UNLESS APPROVED DURABLE OR TREATED WOOD IS USED.
7. FOUNDATION ANCHOR BOLTS SHALL BE A MIN. OF 5/8" DIA. THEY SHALL HAVE A MIN. EMBED OF 8" IN POURED CONCRETE. THERE SHALL BE A MIN. OF TWO ANCHORS PER SECTION OF SILL PLATE. MAXIMUM SPACING SHALL BE 48" ON CENTER AND WITHIN 12" OF BUILDING CORNERS, DOOR OPENINGS, AND WALL ENDS. NUTS AND 3"x3" PLATE WASHERS SHALL NOT BE RECESSED OR COUNTERSUNK INTO THE FIRST SILL PLATE AND SHALL BE EXPOSED FOR INSPECTION AND TIGHTNESS.
8. COORDINATE WITH ARCHITECT AND OWNER, AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND SPECIFICATIONS SHOWN ON THIS PLAN PRIOR TO CONSTRUCTION.
9. ALL SOILS CONTAINING ORGANIC OR UNSUITABLE BEARING MATERIAL SHALL BE CLEARED FROM THE BUILDING FOOTPRINT.
10. ALL SOILS SUPPORTING FOOTINGS SHALL BE FOUNDED UPON COMPACTED NATURAL SUBGRADE OR COMPACTED BANK RUN GRAVEL FILL WITH PRESUMED SAFE CAPACITY OF 3000 PSF.
11. ROCK SHALL BE EXCAVATED A MIN. OF 4" BELOW BOTTOM OF FOOTING ELEVATION AND COVERED WITH A LAYER OF COMPACTED GRAVEL.
12. SOIL SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAX. DRY DENSITY PER ASTM D1557 IN LIFTS NOT TO EXCEED 6" LOOSE DEPTH.
13. BACKFILL SYMMETRICALLY AGAINST ALL FOUNDATION WALLS IN INCREMENTS NOT TO EXCEED 2 FEET MAX. DIFFERENTIAL.
14. NO FOOTINGS OR SLABS SHALL BE POURED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER OR ICE.
15. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.
16. ALL REINFORCING BARS SHALL BE ASTM A-615 GRADE 60 UNLESS NOTED OTHERWISE.
17. ALL REINFORCING BARS SPLICES SHALL CONFORM TO REQUIREMENTS OF ACI 318, BUT IN NO CASE SHALL THEY BE LESS THAN 2'-0".
18. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, Fy=60 KSI.
19. ALL WELDED WIRE FABRIC SHALL BE LAPPED TWO (2) FULL MESH PANELS AT SIDES AND ENDS AND BE SECURELY WIRED TOGETHER.
20. SEE DRAWINGS FOR TYPE AND LOCATION OF ALL FLOOR FINISHES, FLOOR DEPRESSIONS AND CUTOUTS.
21. COORDINATE ALL FOUNDATION PENETRATIONS WITH ARCHITECT, PLUMBER, MECHANICAL, ELECTRICAL CONTRACTORS AND LOCAL AGENCIES.

GENERAL NOTES:

GENERAL FRAMING NOTES:

1. ALL WINDOW AND DOOR HEADERS TO BE (3) 2x10 WITH 1/2" RIDGED FOAM BETWEEN EACH 2x.
2. ALL WINDOW AND DOOR OPENINGS TO HAVE (1) KING STUDS AND (1) JACK STUD ON EACH SIDE.
3. GARAGE DOOR HEADER TO BE (3) 10" LVL
4. GARAGE DOOR OPENING TO HAVE (3) KING STUDS AND (2) JACK STUDS ON EACH SIDE.
5. ALL EXTERIOR WALL PLYWOOD TO BE 1/2" EXTERIOR GRADE APA RATED SHEATHING FASTENED WITH 10 RING SHANK NAILS @ 6" PANEL EDGES AND 12" OC IN THE FIELD. PLYWOOD SHEETS SHALL BE CONTINUOUS OVER ALL TOP AND BOTTOM PLATES, FURTHERMORE, ALL PLYWOOD SHEETS SHALL RUN CONTINUOUS ACROSS THE SECOND FLOOR RIM BAND JOIST.
6. ALL ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING FASTENED WITH 8D RING SHANK NAILS @ 6" OC PANEL EDGES AND 12" OC IN THE FIELD. NAIL SPACING ON PANEL EDGES WITHIN 48" OF EAVES.
7. ALL SUB-FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED PLYWOOD SUB-FLOOR FASTENED WITH 8D RING SHANK NAILS @ 6" OC AT PANEL EDGES AND 12" OC IN THE FIELD. FURTHERMORE PLYWOOD SUB-FLOOR SHALL BE ADHEARED TO ALL SUPPORTING MEMBERS WITH CONTINUOUS BEAD OF INDUSTRY STANDARD SUB-FLOOR ADHESIVE.

FOUNDATION PLAN NOTES:

1. 10" X 4' POURED CONCRETE WALLS
2. 3 1/2" DIA. STEEL COLUMN, TYP.
3. 12" DEEP CONCRETE FOOTING STRIP.  
COORDINATE DIMENSIONS WITH FRONT PORCH DETAIL

FLOOR PLAN NOTES:

1. INTERIOR STAIRWAY PROVIDED BY OTHERS
2. FIXTURE SELECTION BY OWNER
3. KITCHEN CABINETS PROVIDED BY OTHERS
4. PROVIDE COATROD & HATSHelf IN CLOSET, TYP.

ELEVATION NOTES:

1. SIDING AS SELECTED BY OWNER
2. ARCH TYPE ASPHALT SHINGLES
3. PROVIDE ADEQUATE FLASHING AT ALL ROOF, WALL, CHIMNEY INTERSECTIONS
4. CONTINUOUS RIDGE VENT
5. STRUCTURAL WOOD COLUMN
6. PVC TRIM
7. EXPOSED CONCRETE
8. 10' X 10' GARAGE DOORS AS SELECTED BY OWNER

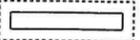
SECTION DRAWING NOTES:

1. GIRDER BEAM DESIGNED BY OTHER
2. 1 JOISTS PLAN DESIGN BY OTHER
3. 2X10 ROOF RAFTERS 16" OC ON MAIN HOUSE
4. ROOF TRUSS (DESIGN BY OTHERS) FOR GARAGE
5. 10" MIN. COMPACT GRAVEL FILL UNDER SLABS
6. 30 MIL FOUNDATION COATING, WATERPROOFING
7. 6 MIL POLY UNDER ALL SLABS
8. INTERIOR FRENCH DRAIN WITH DAYLIGHT DRAIN

FLOOR PLAN LEGEND:

-  2 x 6 EXTERIOR WALL / SIDING
-  2 x 6 WALL
-  2 x 4 WALL

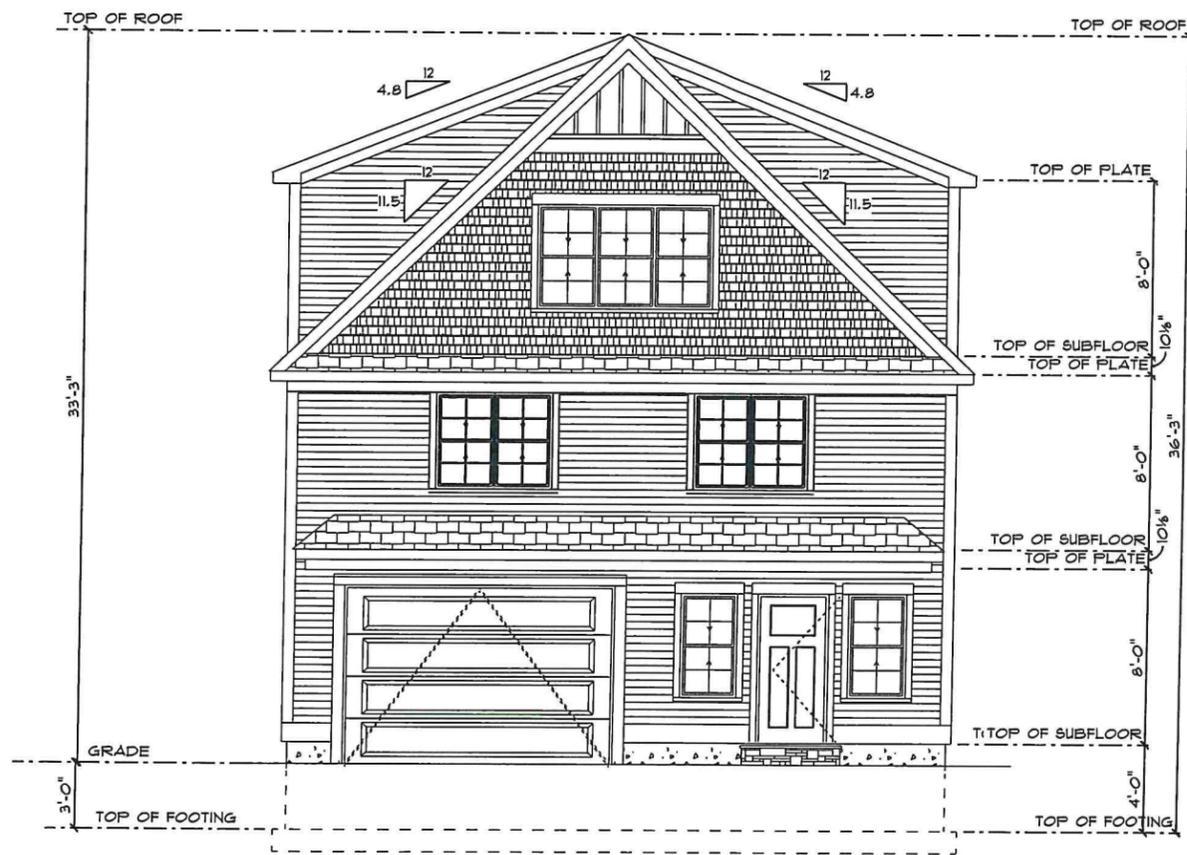
FOUNDATION LEGEND:

-  CONCRETE WALL & FOOTING
-  2 x 6 WALL
-  2 x 4 WALL
-  3 1/2" DIA. STEEL COLUMN

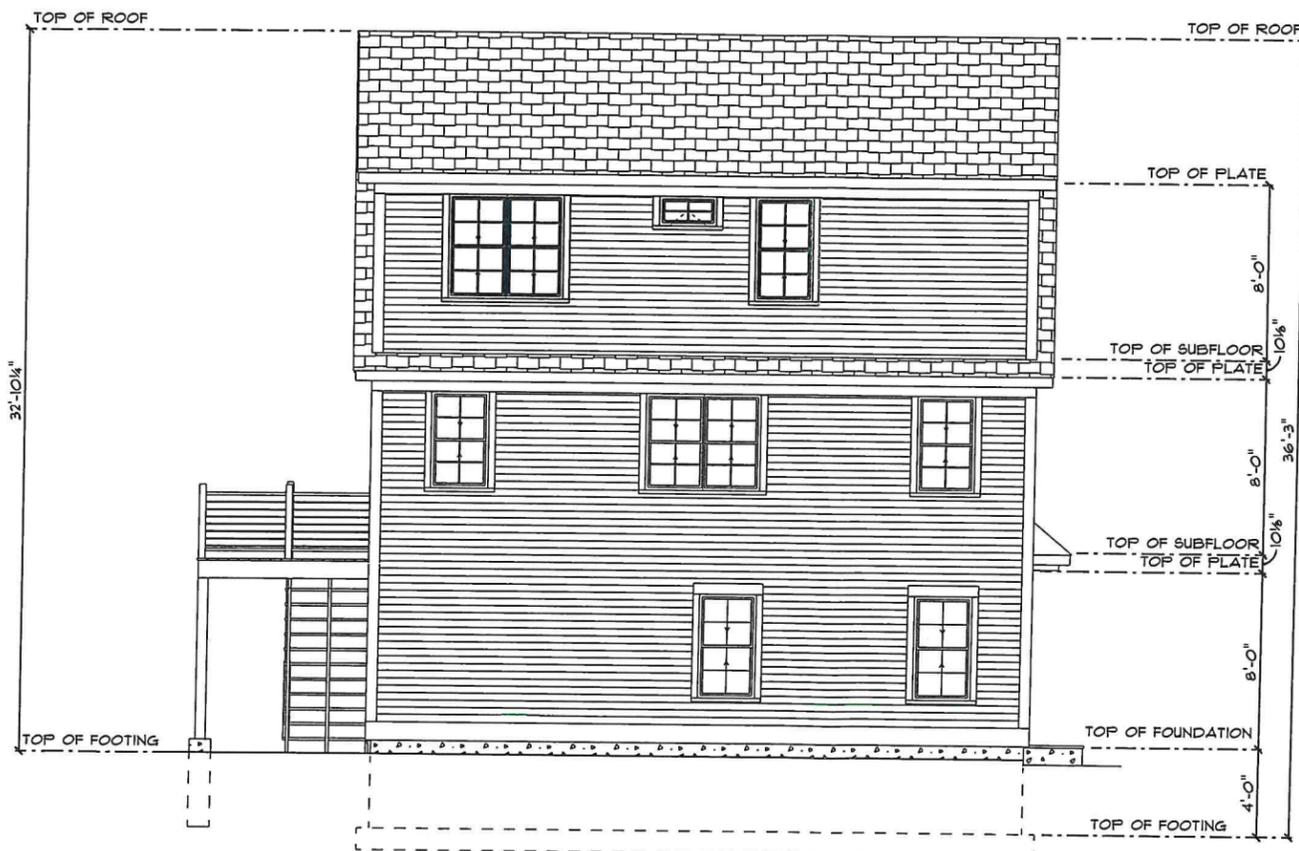


VICENTE, SPEC HOME  
 O TIBURY DR.  
 BRISTOL RI 02809

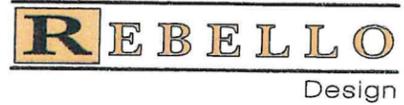
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FRONT ELEVATION

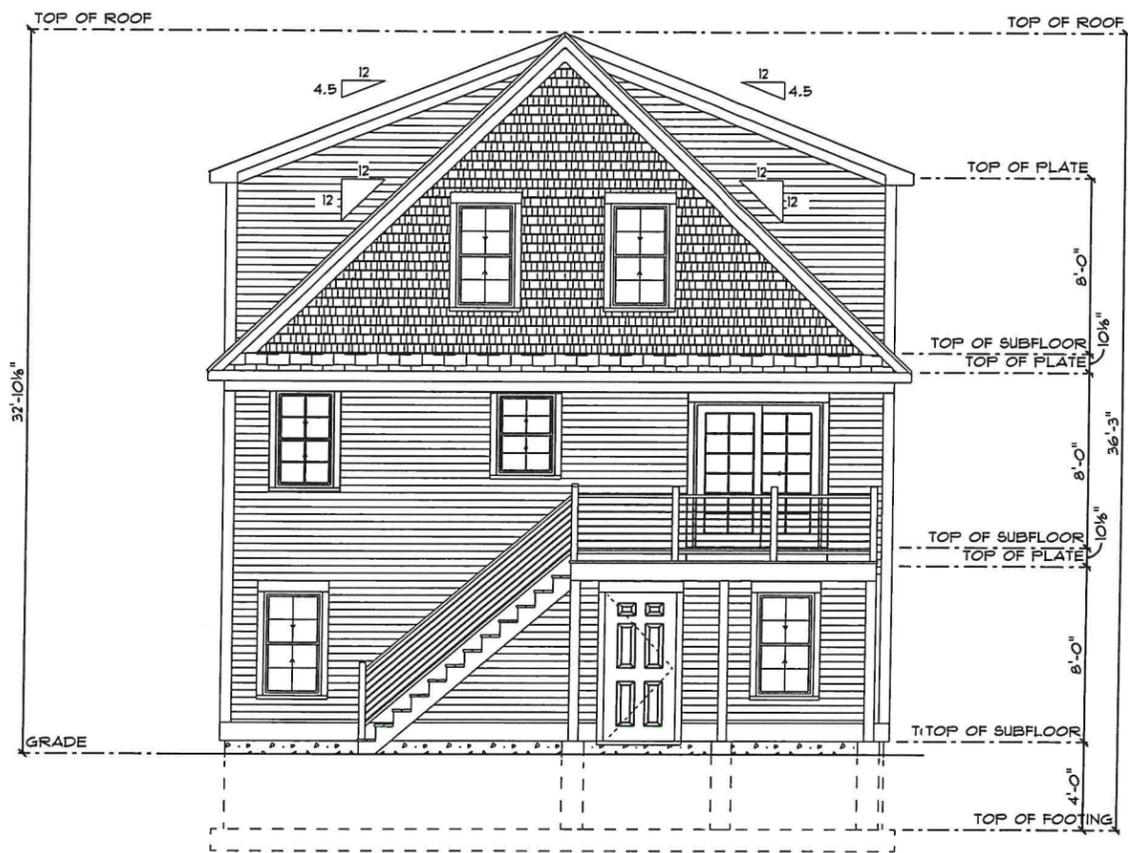


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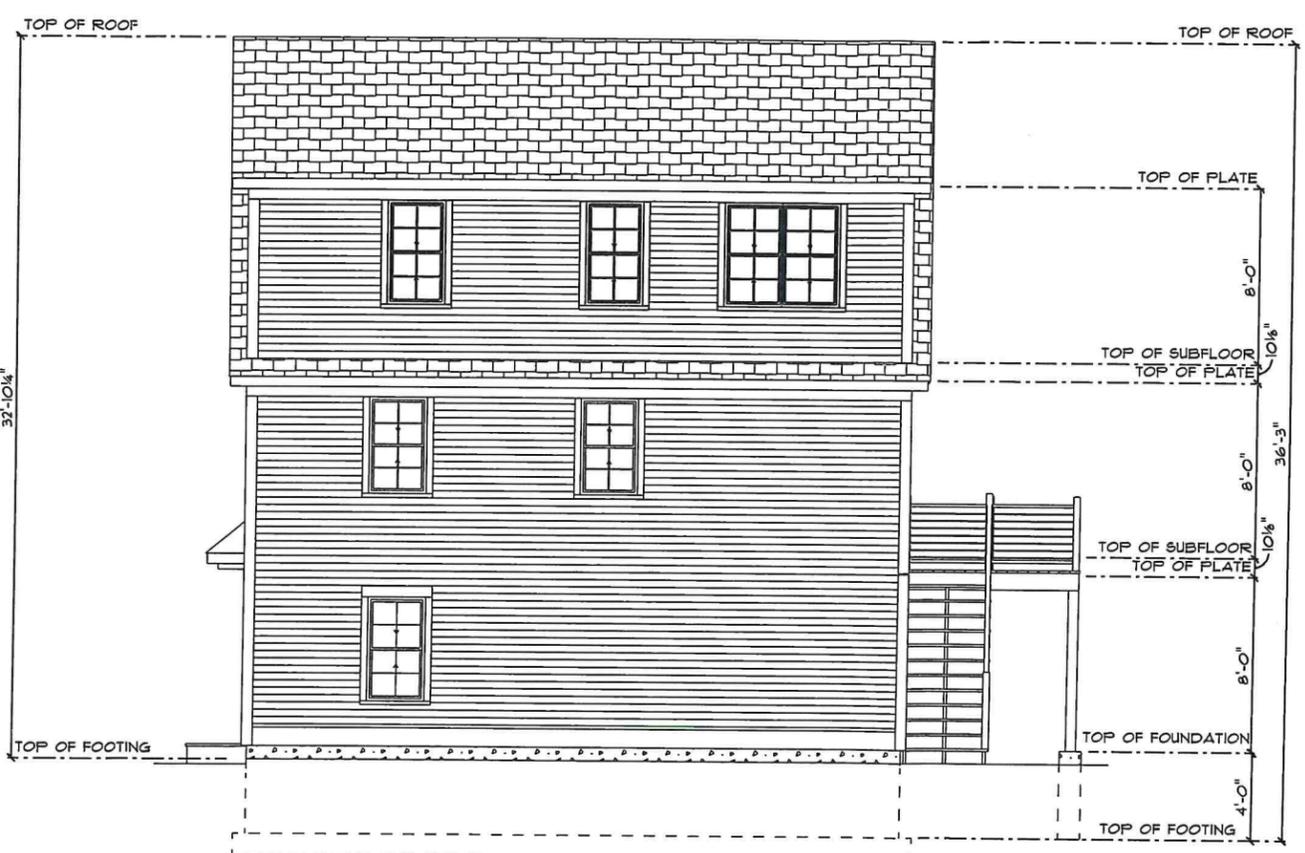


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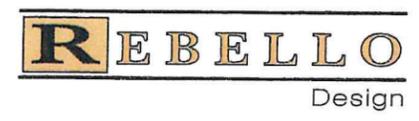
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REAR ELEVATION

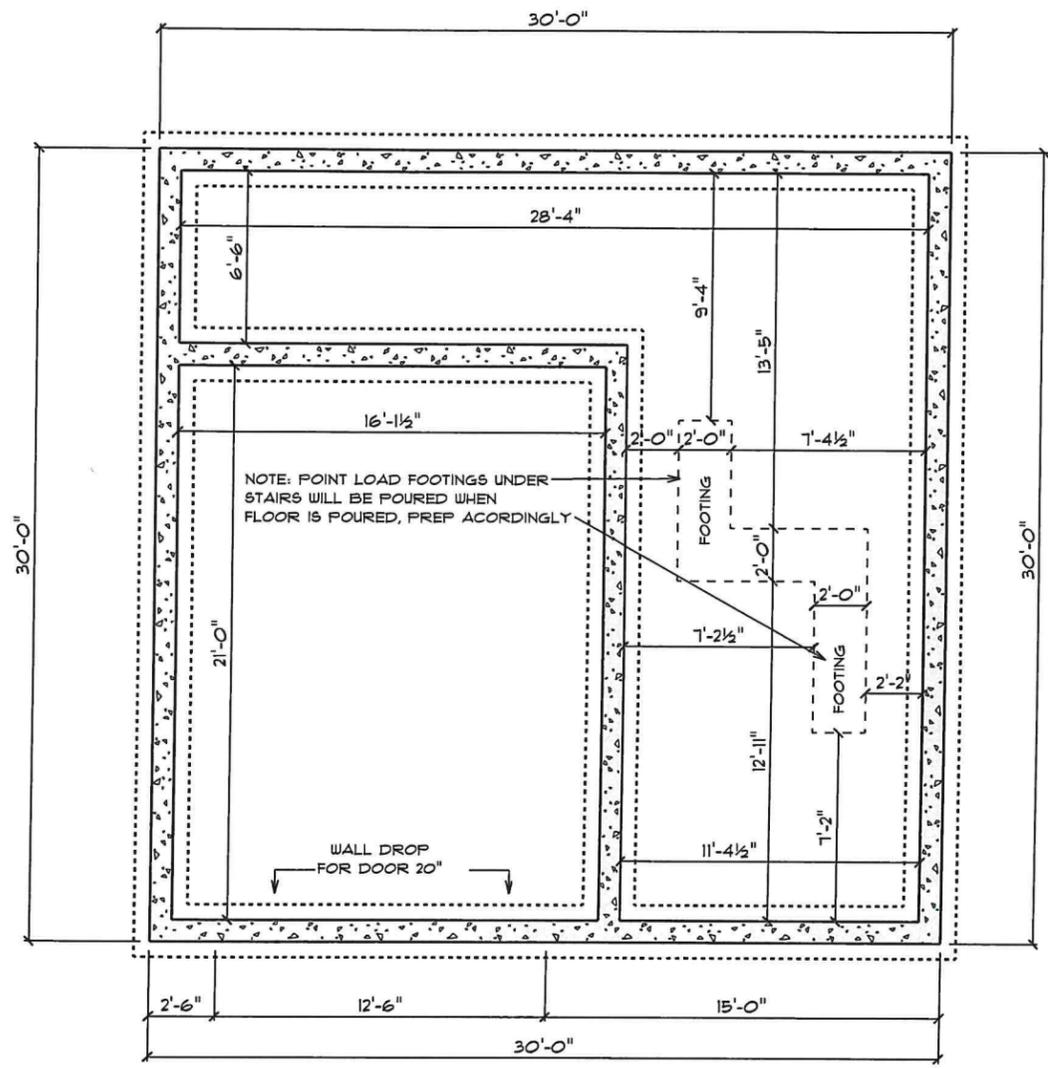


RIGHT ELEVATION

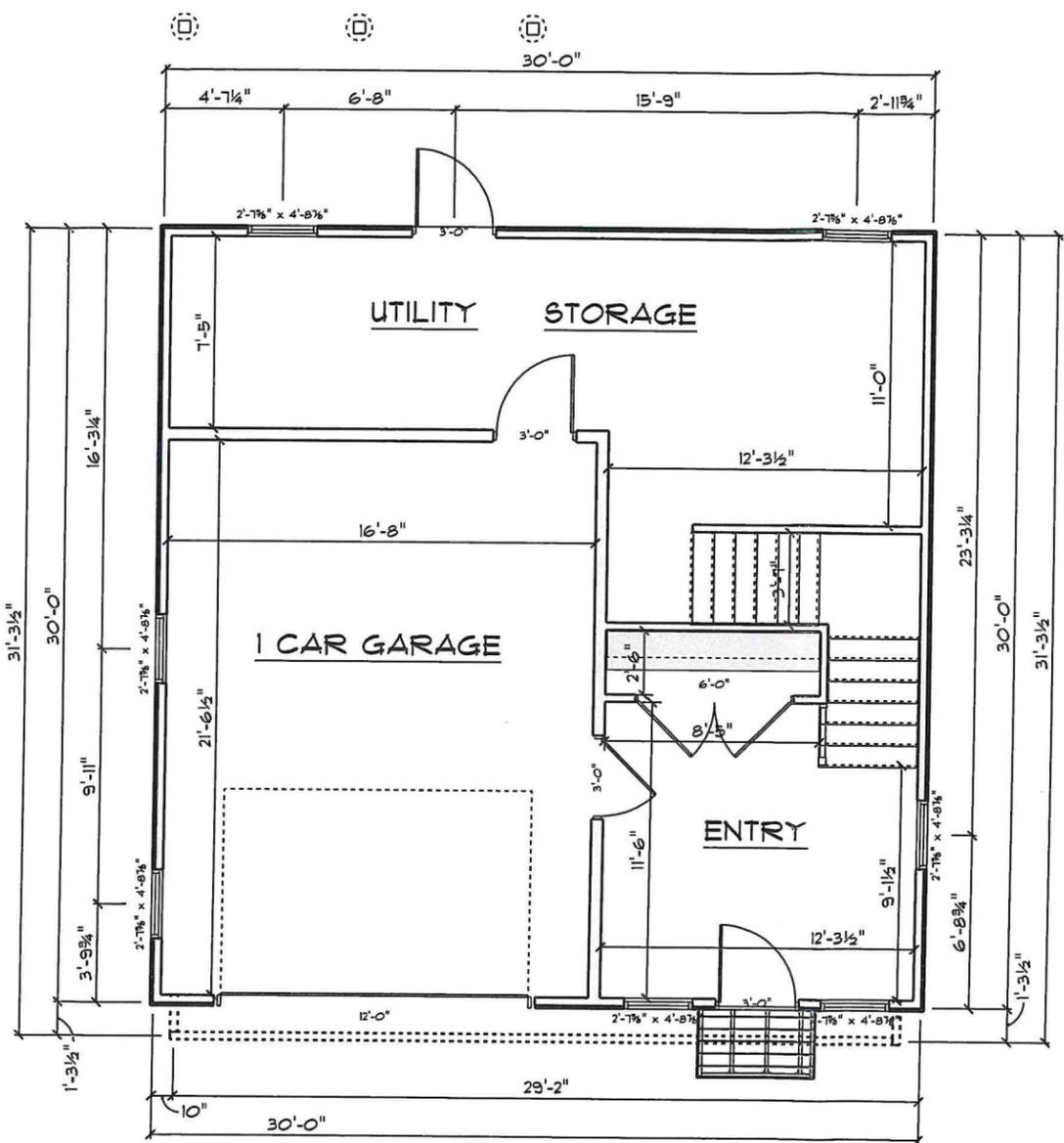


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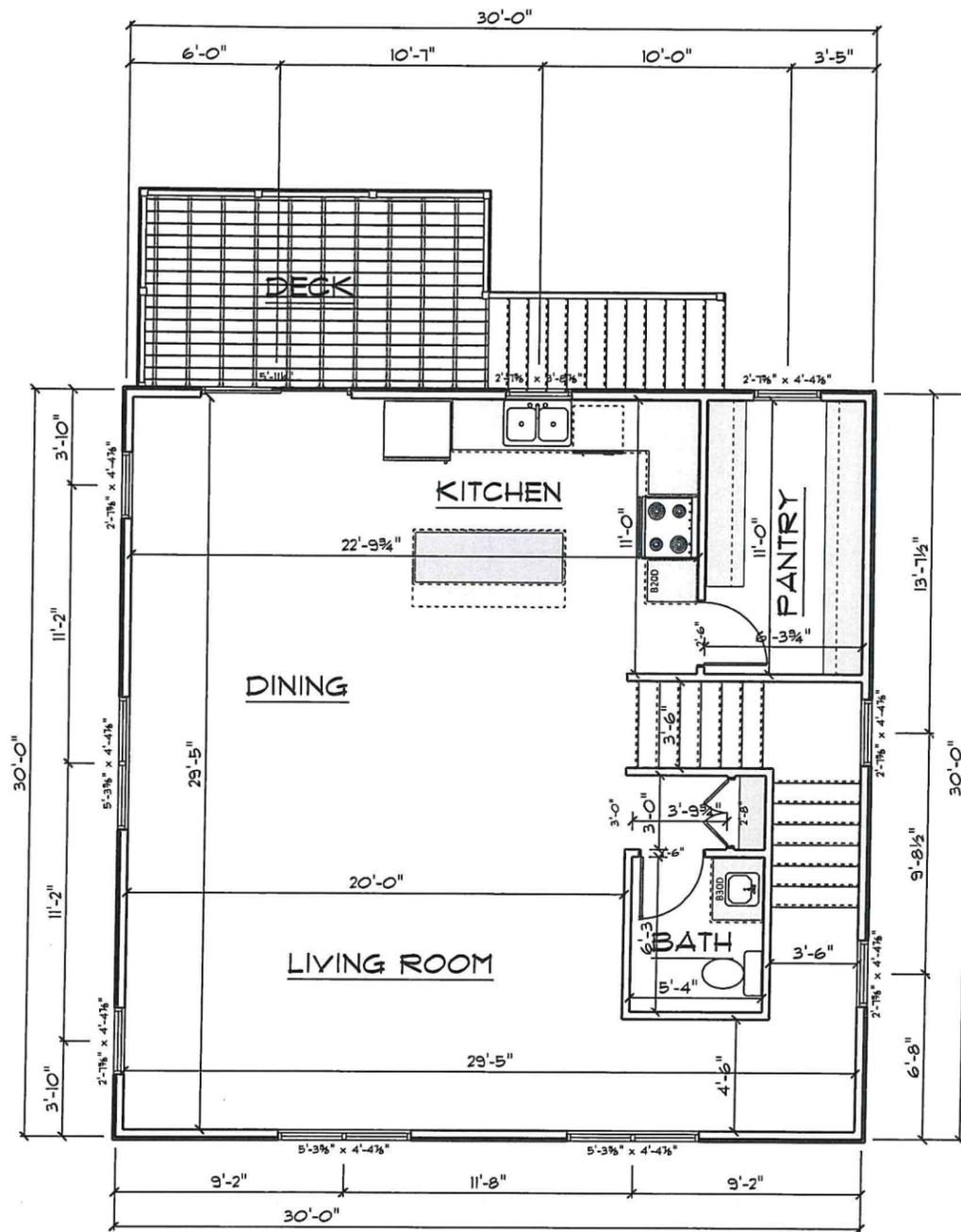
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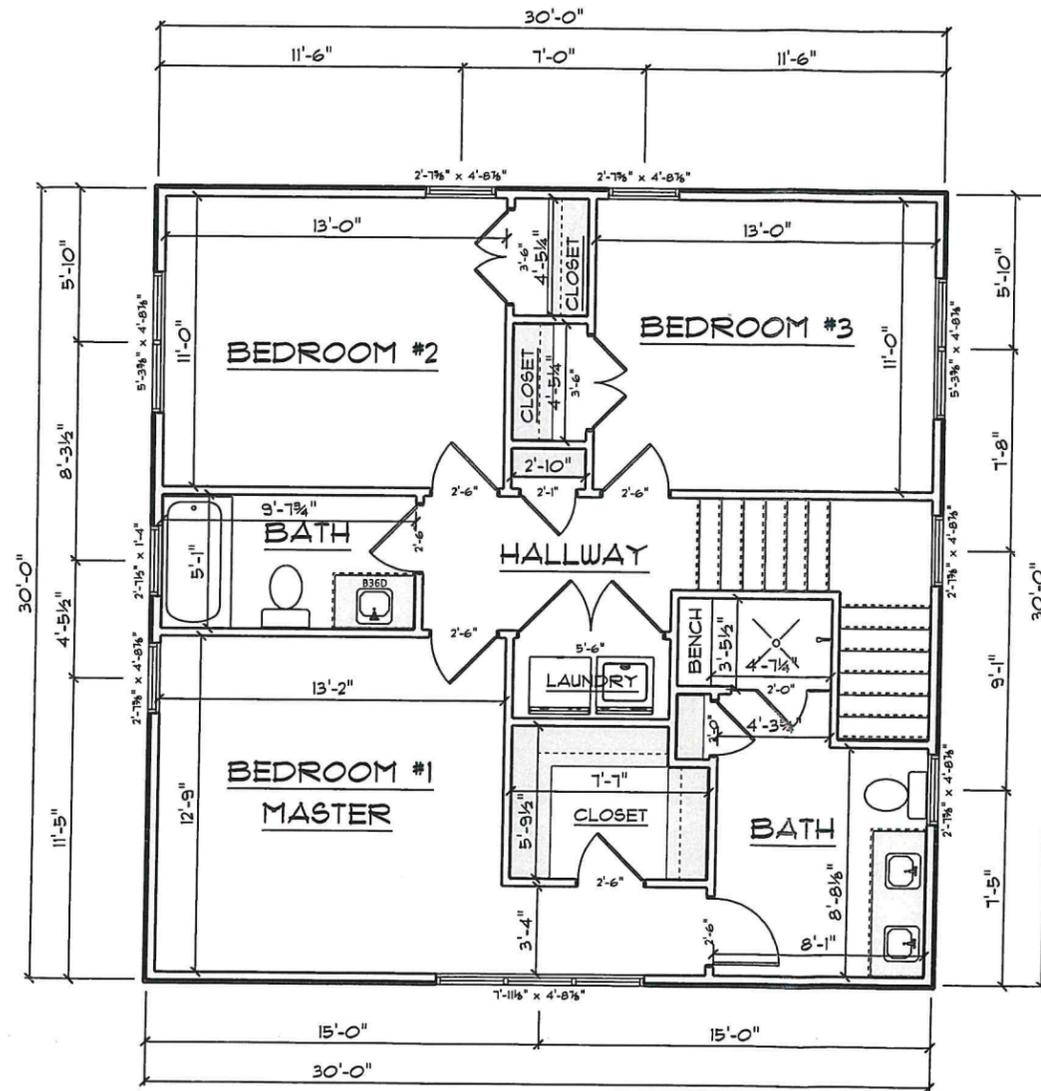
FOUNDATION



FIRST LEVEL



SECOND LEVEL

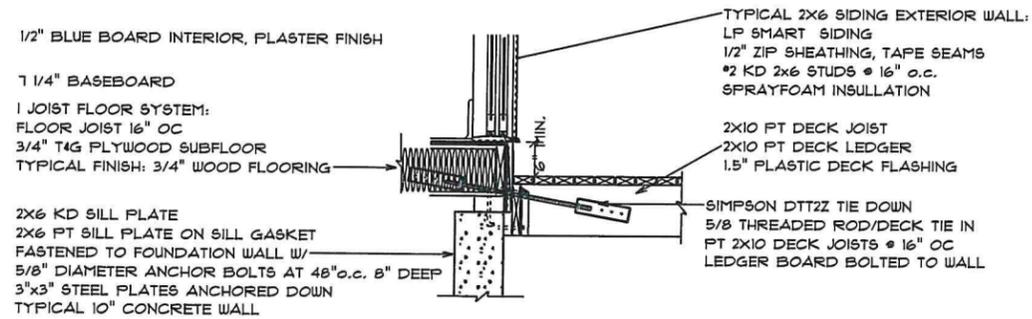


THIRD LEVEL

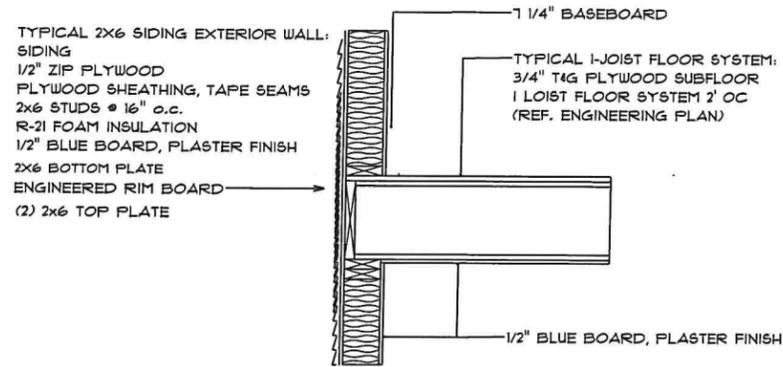
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		PAGE #:

# TYPICAL CROSS SECTION NOTES

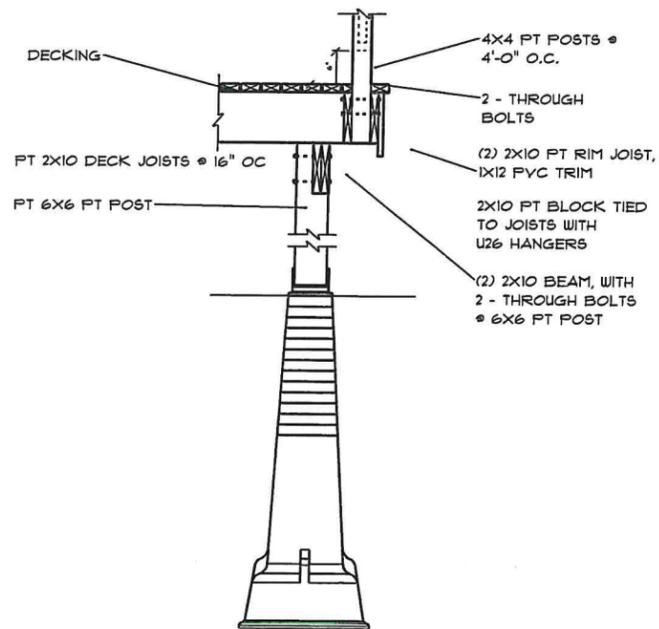
NO SCALE



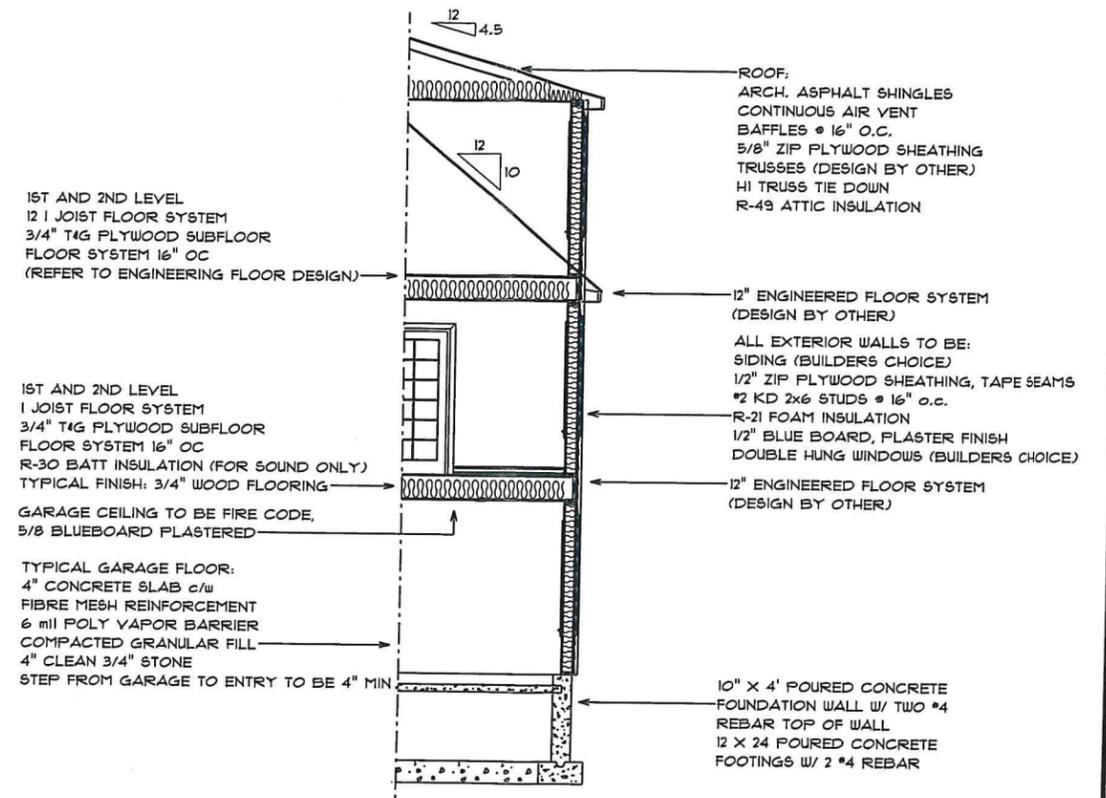
**DECK & LEDGER BOARD**



**SECTION @ 1ST AND 2ND LEVEL**



**DECK SECTION DETAIL**



**WALL CROSS SECTION**



# TILBURY DR, Bristol, RI

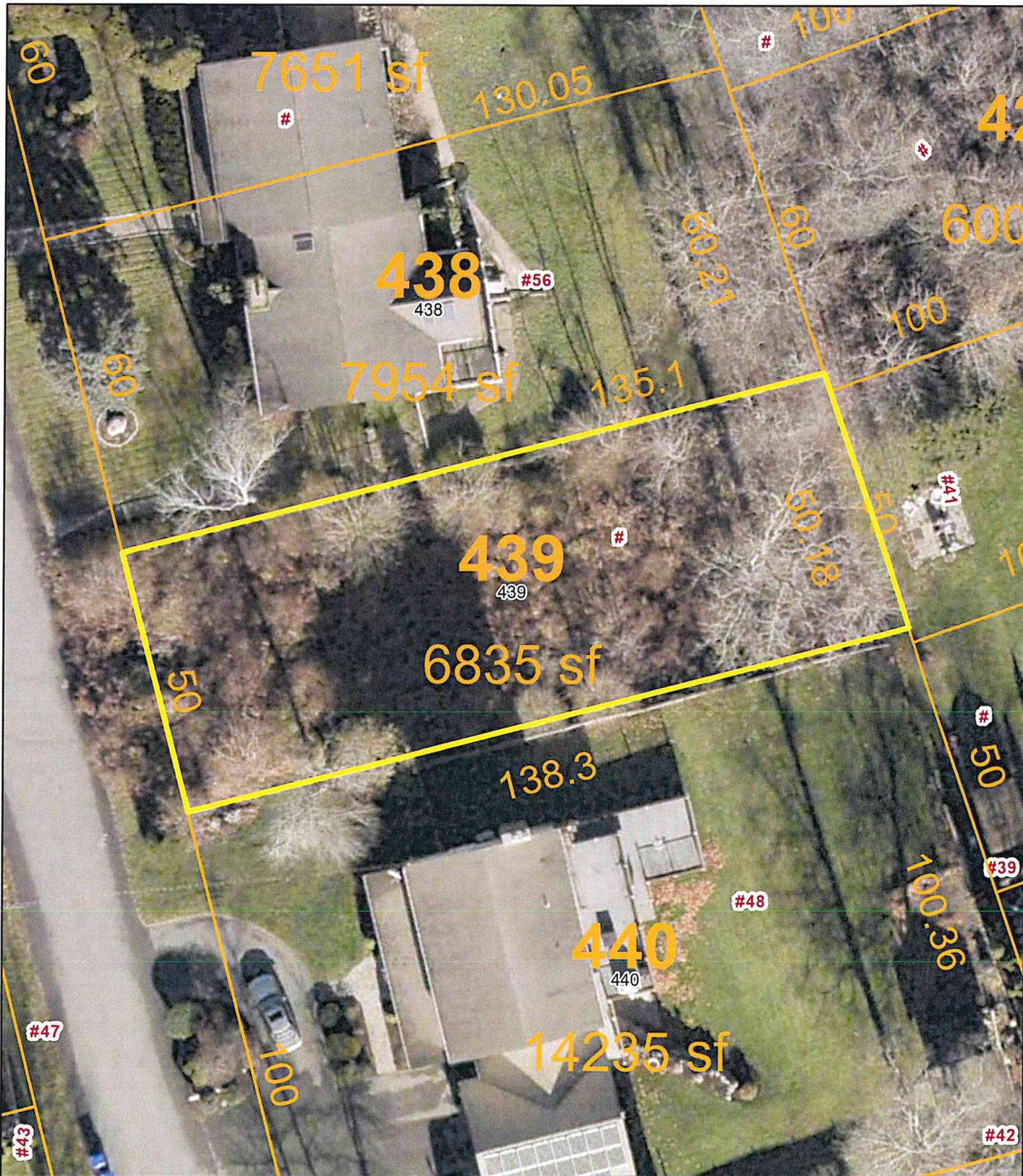
Map/Lot: 153-439

1 inch = 27 Feet



www.cai-tech.com

March 16, 2026



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Plat/Lot 153-0439-000

Account: 8050

LUC 13

Zone R-10

Assessment

\$160,100

Owner

Owner 1	VICENTE, GEOFFREY	% Owned
Owner 2		
Owner 3		
Address	11 WATERVIEW LN, WARREN, RI 02885	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Dead Type
VINCENTE, GEOFFREY & ELEVATOR PROPERTIES, IN	08/08/2024	0	2253-112		Q
TAJ CONSTRUCTION LLC &	04/01/2024	0	2240-122		Q
VICENTE, GEOFFREY M	10/30/2023	150,000	2227-125		W
VICENTE, GINA & GEOFFREY TE	02/18/2022	0	2159-194		Q
J & K PROPERTIES, LLC	02/26/2021	119,000	2094-42		W

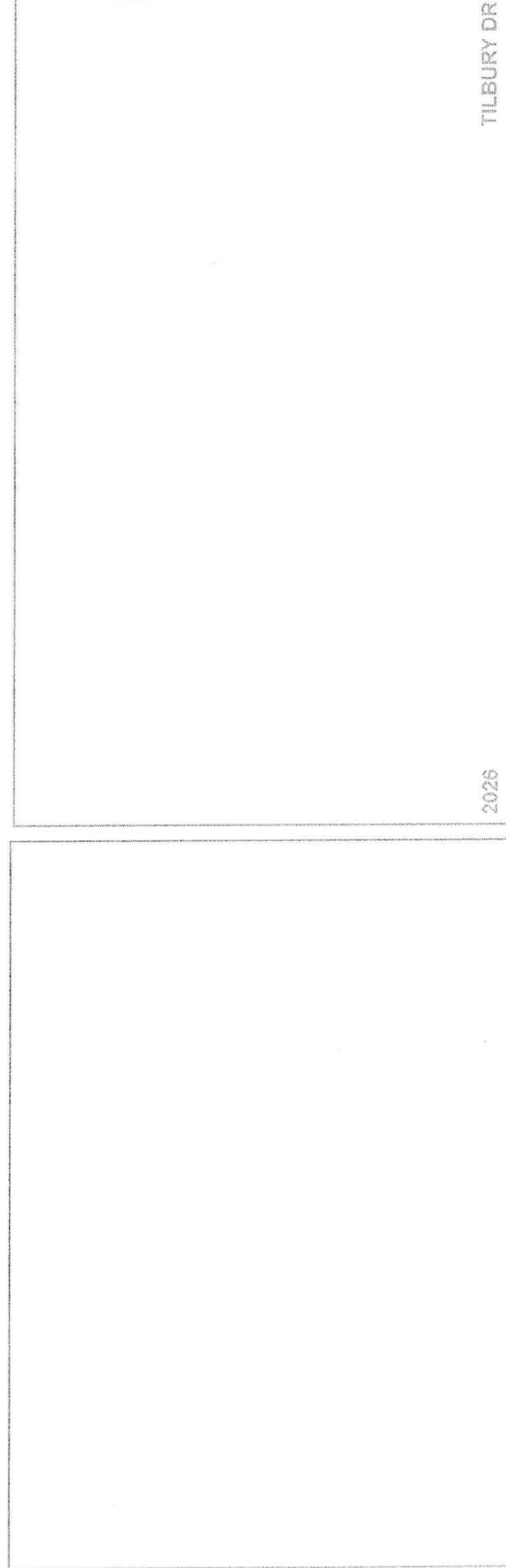
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
13	0	0	0.16	160,100	0	160,100
TOTAL	0	0	0.16	160,100	0	160,100

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

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	13	0	0	0	160,100	0	160,100	160,100
2024	13	0	0	0	133,400	0	133,400	133,400
2023	13	0	0	0	133,400	0	133,400	133,400
2022	13	0	0	0	133,400	0	133,400	133,400
2021	13	0	0	0	122,800	0	122,800	122,800
2020	13	0	0	0	61,400	0	61,400	61,400



TILBURY DR

2026

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	0.15691	AC	P	1.00	756,000	1,020,330	N							160,100			1.00	0	
2																			
3																			
4																			

**▶ Plat/Lot 153-0439-000** **▶ 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
Ceiling Hght	Ceiling Type
Parking Type	% Sprinkled
EXT View	Quantity
	Quality

**▶ Room Counts by Floor**

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

**▶ Building Information**

Year Built	EFF Year	Grade	Alt LUC	EFF Alt %

**▶ Depreciation**

Code	Description	%
Condition		
Functional		
Economic		
Special		
OV		
Total Depreciation % >		

**▶ Other Factors**

Flood Hazard	Topography	Street Traffic	LEVEL	PAVED

**▶ Sub-Area Detail**

Code	Description	Area	Fin. Area	Rate	Undep Val
Total					

**▶ Visit History**

Date	Result	By
1/29/2025	REVIEW	MP
1/13/2025	REVIEW	JN
12/30/2024	REVIEW	MP
6/27/2024	SALES VERI	
8/20/2021	REVIEW	
7/15/2021	VACANT LO	
5/11/2018	REVIEW	
5/1/2018	VACANT LO	

**▶ Notes**

1/25/2018 buildable lot letter

**▶ 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

**▶ 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	Term/Rental	PriorID1c	PriorID2a	PriorID2b	PriorID2c	PriorID3a	PriorID3b	PriorID3c





# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

## Subject Property:

Parcel Number: 153-439	Mailing Address: VICENTE, GEOFFREY
CAMA Number: 153-439	11 WATERVIEW LN
Property Address: TILBURY DR	WARREN, RI 02885

## Abutters:

Parcel Number: 152-353	Mailing Address: CAETANO, MANUEL A.
CAMA Number: 152-353	47 BELVEDERE DR
Property Address: 47 BELVEDERE DR	BRISTOL, RI 02809

Parcel Number: 152-355	Mailing Address: KRAKOWSKY, PATRICIA A.
CAMA Number: 152-355	51 BELVEDERE DR
Property Address: 51 BELVEDERE DR	BRISTOL, RI 02809

Parcel Number: 152-356	Mailing Address: SPINNER, ALBERT H. III & SUSAN Y. TE
CAMA Number: 152-356	55 BELVEDERE DRIVE
Property Address: 55 BELVEDERE DR	BRISTOL, RI 02809

Parcel Number: 152-357	Mailing Address: SPINNER, ALBERT H. III & SUSAN Y. TE
CAMA Number: 152-357	55 BELVEDERE DRIVE
Property Address: BELVEDERE DR	BRISTOL, RI 02809

Parcel Number: 152-358	Mailing Address: DALTON, JOSEPH PATRICK MAUREEN
CAMA Number: 152-358	ROSE TRS
Property Address: 57 BELVEDERE DR	BRISTOL, RI 02809

Parcel Number: 152-359	Mailing Address: GIANNINI, DAVID J. ERICA L. TE
CAMA Number: 152-359	59 BELVEDERE DR
Property Address: 59 BELVEDERE DR	BRISTOL, RI 02809

Parcel Number: 152-370	Mailing Address: TOWN OF BRISTOL
CAMA Number: 152-370	10 COURT ST
Property Address: SUNRISE DR	BRISTOL, RI 02809

Parcel Number: 152-371	Mailing Address: TOWN OF BRISTOL
CAMA Number: 152-371	10 COURT ST
Property Address: SUNRISE DR	BRISTOL, RI 02809

Parcel Number: 152-373	Mailing Address: KACHKA, FLORINA & SUGARMAN,
CAMA Number: 152-373	DAVID TE
Property Address: 44 BASSWOOD DR	44 BASSWOOD DR
	BRISTOL, RI 02809

Parcel Number: 152-375	Mailing Address: COSTA, DIANE M.
CAMA Number: 152-375	42 BASSWOOD DR
Property Address: 42 BASSWOOD DR	BRISTOL, RI 02809



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3/12/2026

Page 1 of 5



# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 152-376 CAMA Number: 152-376 Property Address: BASSWOOD DR	Mailing Address: COSTA, DIANE M. 42 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-378 CAMA Number: 152-378 Property Address: 40 BASSWOOD DR	Mailing Address: FERREIRA, LOUIS J 40 BASSWOOD DRIVE BRISTOL, RI 02809
Parcel Number: 152-380 CAMA Number: 152-380 Property Address: 38 BASSWOOD DR	Mailing Address: DICAMILLO, DANIEL G & SPALTHOLZ, KYLE JT 38 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-382 CAMA Number: 152-382 Property Address: 36 BASSWOOD DR	Mailing Address: HOLLAND, JAMES R. TRUSTEE 36 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-421 CAMA Number: 152-421 Property Address: 35 BASSWOOD DR	Mailing Address: REIDL, ANDREW J III MARLENE O ETUX TE 35 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-422 CAMA Number: 152-422 Property Address: 37 BASSWOOD DR	Mailing Address: PALAZZINI, MYKEL 37 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-424 CAMA Number: 152-424 Property Address: 39 BASSWOOD DR	Mailing Address: FARIA, JONATHAN P TRACEY A. TE 39 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-426 CAMA Number: 152-426 Property Address: BASSWOOD DR	Mailing Address: FERREIRA, JEFFREY ET UX BRENDA LEE FERREIRA TE 41 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-427 CAMA Number: 152-427 Property Address: 41 BASSWOOD DR	Mailing Address: FERREIRA, JEFFREY ET UX BRENDA LEE FERREIRA TE 41 BASSWOOD DR BRISTOL, RI 02809
Parcel Number: 152-428 CAMA Number: 152-428 Property Address: BASSWOOD DR	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 152-429 CAMA Number: 152-429 Property Address: BASSWOOD DR	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 152-430 CAMA Number: 152-430 Property Address: BASSWOOD DR	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 153-431 CAMA Number: 153-431 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-432 CAMA Number: 153-432 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-433 CAMA Number: 153-433 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-434 CAMA Number: 153-434 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-435 CAMA Number: 153-435 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-436 CAMA Number: 153-436 Property Address: TILBURY DR	Mailing Address: ARRUDA, MARIE M & JOSE a/k/a JOSEPH TRUSTEES-ARRUDA FAMILY TRUST 56 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-437 CAMA Number: 153-437 Property Address: TILBURY DR	Mailing Address: ARRUDA, MARIE M & JOSE a/k/a JOSEPH TRUSTEES-ARRUDA FAMILY TRUST 56 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-438 CAMA Number: 153-438 Property Address: 56 TILBURY DR	Mailing Address: ARRUDA, MARIE M & JOSE a/k/a JOSEPH TRUSTEES-ARRUDA FAMILY TRUST 56 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-439 CAMA Number: 153-439 Property Address: TILBURY DR	Mailing Address: VICENTE, GEOFFREY 11 WATERVIEW LN WARREN, RI 02885
Parcel Number: 153-440 CAMA Number: 153-440 Property Address: 48 TILBURY DR	Mailing Address: HOPKINS, ROBERT N., JR. 48 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-443 CAMA Number: 153-443 Property Address: 42 TILBURY DR	Mailing Address: CORSER, JEANNE A. 42 TILBURY DR BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 153-445 CAMA Number: 153-445 Property Address: 40 TILBURY DR	Mailing Address: CASTILLO, ANTHONY J 40 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-489 CAMA Number: 153-489 Property Address: 39 TILBURY DR	Mailing Address: ELIE, SARAH J 39 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-490 CAMA Number: 153-490 Property Address: 41 TILBURY DR	Mailing Address: DALLAIRE, LANCE 41 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-492 CAMA Number: 153-492 Property Address: 43 TILBURY DR	Mailing Address: GODBOUT, PETER JILL ETUX TE 12 EVERREADY AVE BRISTOL, RI 02809
Parcel Number: 153-493 CAMA Number: 153-493 Property Address: 47 TILBURY DR	Mailing Address: AMARAL, ROBERT C & ETHIER, AMANDA JT 47 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-494 CAMA Number: 153-494 Property Address: TILBURY DR	Mailing Address: AMARAL, ROBERT C & ETHIER, AMANDA JT 47 TILBURY DR BRISTOL, RI 02809
Parcel Number: 153-497 CAMA Number: 153-497 Property Address: 51 TILBURY DR	Mailing Address: SOUSA, ANTHONY KRISTIN M. TE 51 TILBURY RD BRISTOL, RI 02809
Parcel Number: 153-498 CAMA Number: 153-498 Property Address: TILBURY DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-499 CAMA Number: 153-499 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-500 CAMA Number: 153-500 Property Address: SUNRISE DR	Mailing Address: TOWN OF BRISTOL\FEW PROP SUNRISE & TILBURY DR 10 COURT ST BRISTOL, RI 02809
Parcel Number: 153-502 CAMA Number: 153-502 Property Address: 56 WAPPING DR	Mailing Address: MARINO, CAROLINE A 56 WAPPING DR BRISTOL, RI 02809
Parcel Number: 153-504 CAMA Number: 153-504 Property Address: 54 WAPPING DR	Mailing Address: MARINO, KENNETH 54 WAPPING DR. BRISTOL, RI 02809



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3/12/2026

Page 4 of 5



# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

Parcel Number: 153-505  
CAMA Number: 153-505  
Property Address: 52 WAPPING DR

Mailing Address: MARINO, MATTHEW DANIEL & STACY  
TE  
52 WAPPING DR  
BRISTOL, RI 02809

Parcel Number: 153-509  
CAMA Number: 153-509  
Property Address: 46 WAPPING DR

Mailing Address: PIMENTAL, JOSE B.  
46 WAPPING DR  
BRISTOL, RI 02809

Parcel Number: 153-511  
CAMA Number: 153-511  
Property Address: 42 WAPPING DR

Mailing Address: BOLIEIRO, ERNESTO  
42 WAPPING DR  
BRISTOL, RI 02809



[www.cai-tech.com](http://www.cai-tech.com)

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AMARAL, ROBERT C & ETHIER  
47 TILBURY DR  
BRISTOL, RI 02809

ELIE, SARAH J  
39 TILBURY DR  
BRISTOL, RI 02809

MARINO, CAROLINE A  
56 WAPPING DR  
BRISTOL, RI 02809

ARRUDA, MARIE M & JOSE a/  
TRUSTEES-ARRUDA FAMILY TR  
56 TILBURY DR  
BRISTOL, RI 02809

FARIA, JONATHAN P  
TRACEY A. TE  
39 BASSWOOD DR  
BRISTOL, RI 02809

MARINO, KENNETH  
54 WAPPING DR.  
BRISTOL, RI 02809

BOLIEIRO, ERNESTO  
42 WAPPING DR  
BRISTOL, RI 02809

FERREIRA, JEFFREY ET UX  
BRENDA LEE FERREIRA TE  
41 BASSWOOD DR  
BRISTOL, RI 02809

MARINO, MATTHEW DANIEL &  
STACY TE  
52 WAPPING DR  
BRISTOL, RI 02809

CAETANO, MANUEL A.  
47 BELVEDERE DR  
BRISTOL, RI 02809

FERREIRA, LOUIS J  
40 BASSWOOD DRIVE  
BRISTOL, RI 02809

PALAZZINI, MYKEL  
37 BASSWOOD DR  
BRISTOL, RI 02809

CASTILLO, ANTHONY J  
40 TILBURY DR  
BRISTOL, RI 02809

GIANNINI, DAVID J.  
ERICA L. TE  
59 BELVEDERE DR  
BRISTOL, RI 02809

PIMENTAL, JOSE B.  
46 WAPPING DR  
BRISTOL, RI 02809

CORSER, JEANNE A.  
42 TILBURY DR  
BRISTOL, RI 02809

GODBOUT, PETER  
JILL ETUX TE  
12 EVERREADY AVE  
BRISTOL, RI 02809

REIDL, ANDREW J III  
MARLENE O ETUX TE  
35 BASSWOOD DR  
BRISTOL, RI 02809

COSTA, DIANE M.  
42 BASSWOOD DR  
BRISTOL, RI 02809

HOLLAND, JAMES R. TRUSTEE  
36 BASSWOOD DR  
BRISTOL, RI 02809

SOUSA, ANTHONY  
KRISTIN M. TE  
51 TILBURY RD  
BRISTOL, RI 02809

DALLAIRE, LANCE  
41 TILBURY DR  
BRISTOL, RI 02809

HOPKINS, ROBERT N., JR.  
48 TILBURY DR  
BRISTOL, RI 02809

SPINNER, ALBERT H. III  
& SUSAN Y. TE  
55 BELVEDERE DRIVE  
BRISTOL, RI 02809

DALTON, JOSEPH PATRICK  
MAUREEN ROSE TRS  
57 BELVEDERE DR  
BRISTOL, RI 02809

KACHKA, FLORINA & SUGARMA  
44 BASSWOOD DR  
BRISTOL, RI 02809

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

DICAMILLO, DANIEL G &  
SPALTHOLZ, KYLE JT  
38 BASSWOOD DR  
BRISTOL, RI 02809

KRAKOWSKY, PATRICIA A.  
51 BELVEDERE DR  
BRISTOL, RI 02809

TOWN OF BRISTOL\FEW PROP  
SUNRISE & TILBURY DR  
10 COURT ST  
BRISTOL, RI 02809

VICENTE, GEOFFREY  
11 WATERVIEW LN  
WARREN, RI 02885



# Town of Bristol, Rhode Island Zoning Board of Review

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

March 17, 2026  
File #: ZBR-26-10

## 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**  
**April 6, 2026 at 7:00 p.m.**

In regards to the petition of:

**Applicant:** The Franklin, LLC  
**Owner of Record:** 195 Franklin St, LLC  
**Location:** 195 FRANKLIN ST , BRISTOL, RI, 02809  
Plat: 23 Lot: 31  
**Zoning District:** GB

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

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

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

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](mailto:etanner@bristolri.gov).



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-10

195 Franklin St 23 31

March 11, 2026

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

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

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

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

<b>Setbacks</b>	
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	

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

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

<b>Existing Lot Specifications</b>

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

<b>Existing Buildings &amp; Structures</b>		
Structure:	Square Footage:	Building/Structure Detail if Other:

Dear Zoning Board,

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

Sincerely,

Todd Renner

Director of Operations

Groundswell Guild

The Franklin Restaurant

c. 619.933.7102

e. todd@groundswellcafeandgarden.com



# 195 FRANKLIN ST, Bristol, RI

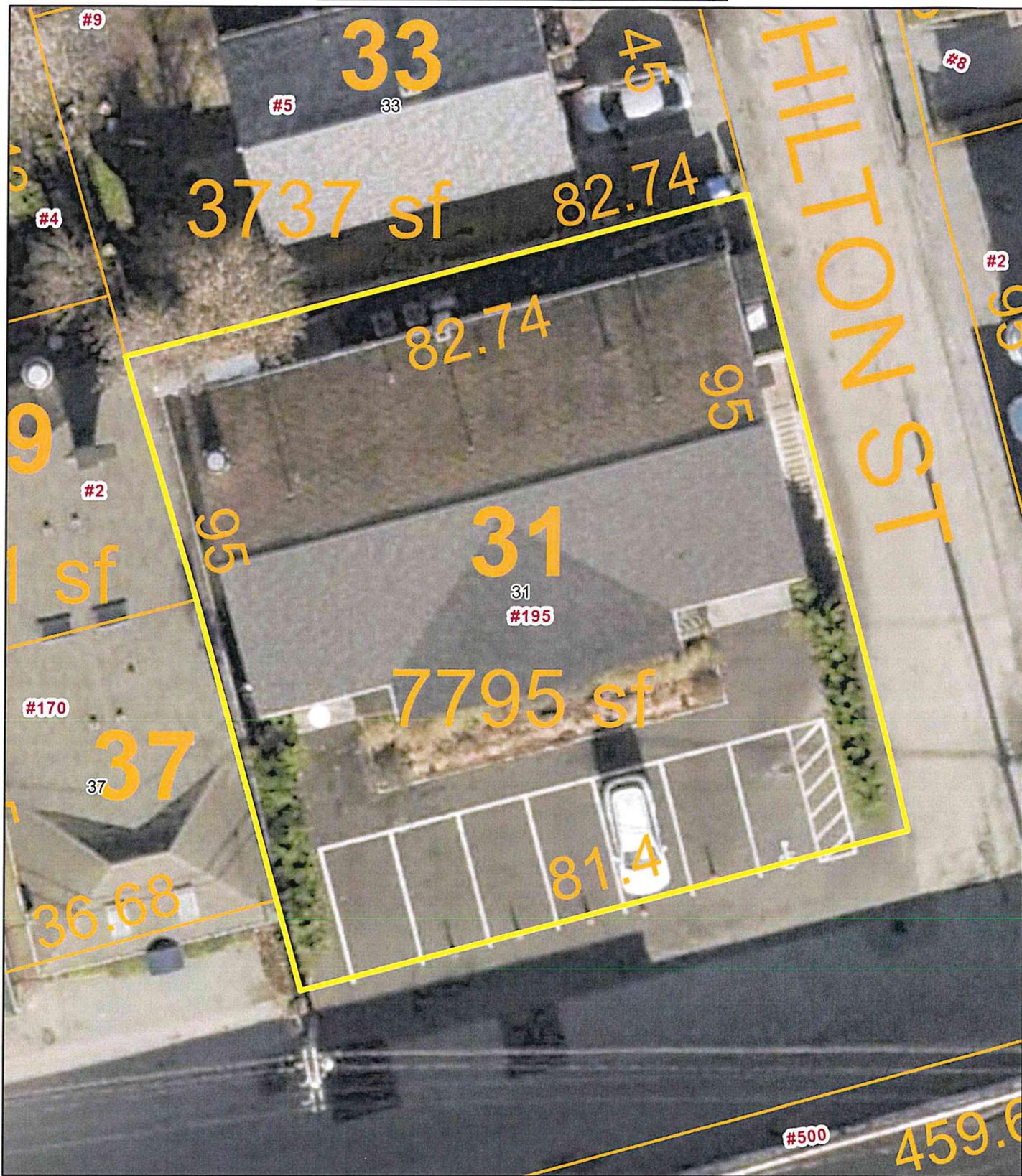
Map/Lot: 23-31

1 inch = 18 Feet



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March 16, 2026



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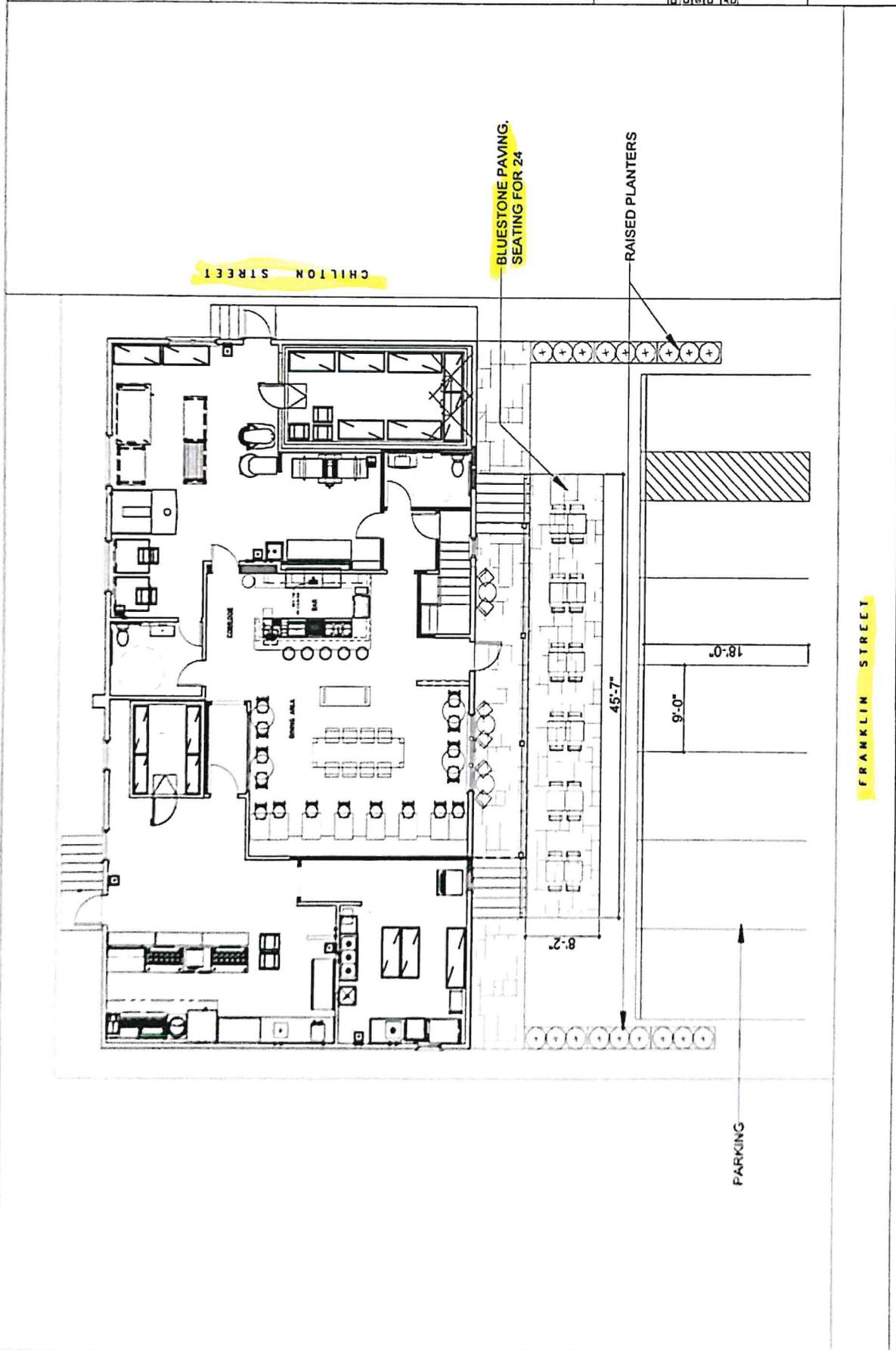
**GRUNDSWELL**  
DESIGN GROUP

**THE FRANKLIN**  
195 FRANKLIN STREET  
BRISTOL, RI 02809

DATE: FEBRUARY 12, 2028  
DRAWN BY: C.L.A. OF  
SCALE: 1" = 5'-0"  
DESCRIPTION:  
APPROVED BY:  
DATE:



LA1.0

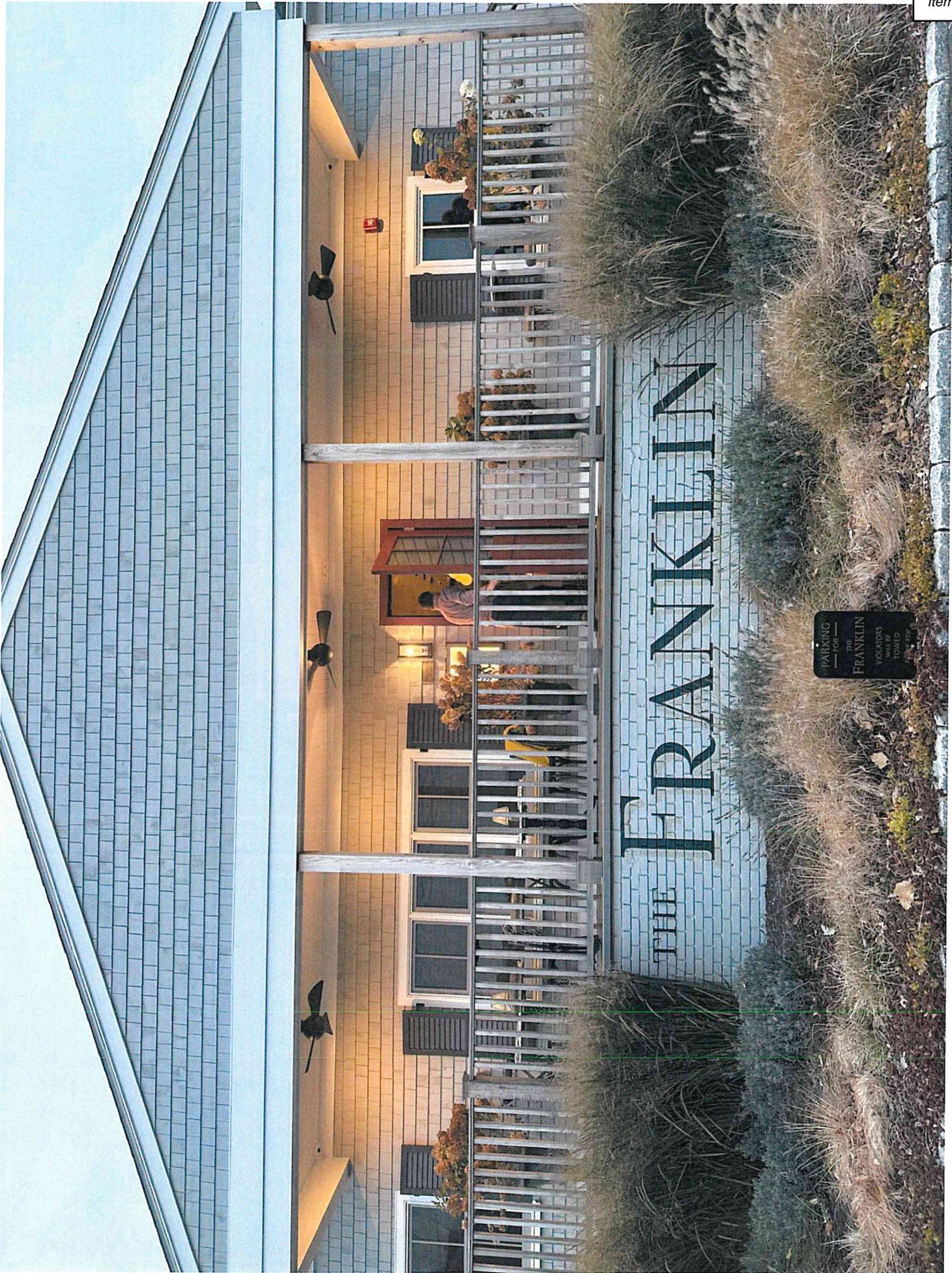




THE FRANKLIN

PARKING  
FRANKLIN





PARKING  
FOR  
THE  
FRANKLIN  
VOLUNTEERS  
WILL BE  
TOLDED



LICENSE REQUEST: **BV INTOXICATING BEVERAGE LICENSE**  
REQUEST FOR EXTENSION OF PREMISES

**PETITION TO THE TOWN COUNCIL:**

To the Honorable Town Council of the Town of Bristol:  
The undersigned hereby respectfully requests of your Honorable Body to  
be granted a **BV INTOXICATING BEVERAGE LICENSE**

NAME OF ESTABLISHMENT: THE FRANKLIN, LLC

ADDRESS: 195 FRANKLIN ST. BRISTOL, RI 02809

APPLICANT NAME: DAVID FIERABEND

CURRENT HOURS OF OPERATION: WED., THURS., FRI., SAT., SUN 5PM - 12AM  
(LAST REVISION 10PM)

**\*\* PLEASE ATTACH A SKETCH INDICATING THE AREAS FROM WHICH LIQUOR WILL BE SERVED AND CONSUMED HIGHLIGHTING THE SPECIFIC LOCATION WHERE THE DINING AREA IS INTENDED TO EXPAND.**

Fee for License: \$1300 per year plus advertising  
Also required is Victualling License: \$75/year  
(Payable after Council approves the license.)

Please attend the Council  
Meeting on:

\*SIGNATURE:

NAME:

ADDRESS:

TOWN:

DATE OF BIRTH:

BUSINESS TELEPHONE #:

HOME TELEPHONE #:

**PETITION MUST BE RETURNED BY  
WEDNESDAY AT 4PM TWO  
WEEKS PRIOR TO COUNCIL  
MEETING.**

Date Received: \_\_\_\_\_

EMAIL: DAVID@GROUNDWELLDESIGNGROUP.COM

TAX STAMP



TO BE USED BY FINANCE  
DEPARTMENT

**\*BY SIGNING THIS PETITION, I CONSENT TO EXAMINATION AND  
RELEASE OF RECORDS AND INFORMATION REGARDING MY  
BACKGROUND, INCLUDING POLICE RECORDS, EDUCATIONAL  
INFORMATION, RESIDENCE RECORDS, AND ANY COURT  
RECORDS.**

**Owner** **Owner Account #: 50-0099-29** **% Owned**

Owner 1	195 FRANKLIN ST, LLC	
Owner 2		
Owner 3		
Address	268 NANAQUAKET RD, TIVERTON, RI 02878	

**Previous Owners & Sales Information**

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

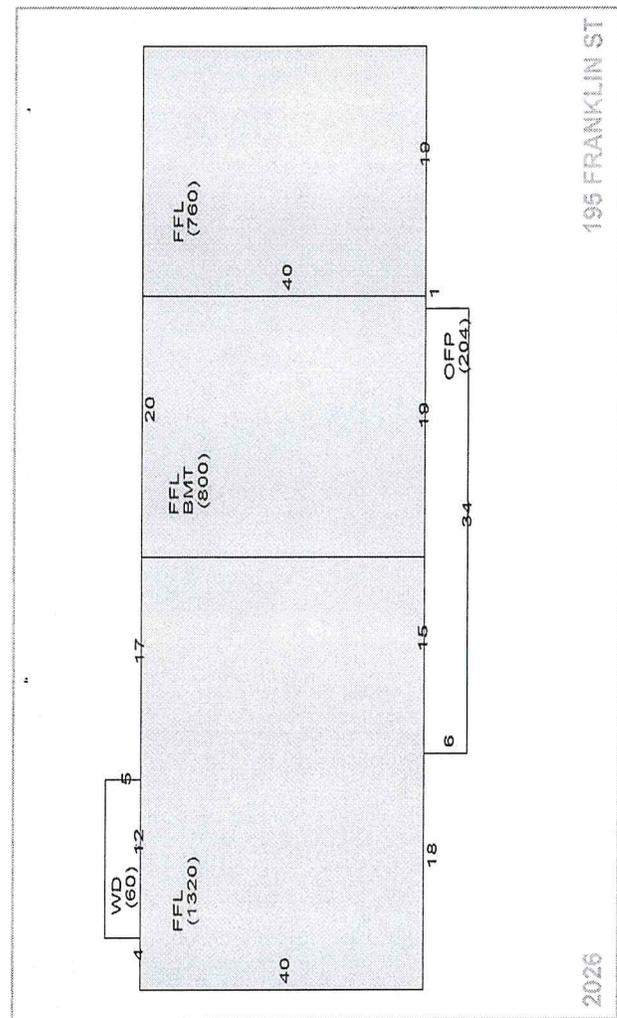
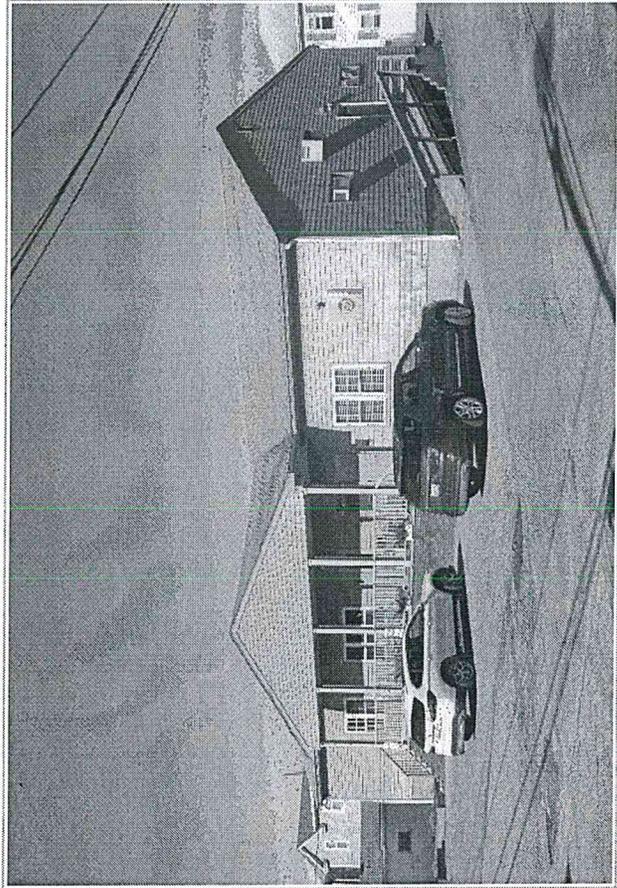
**Assessment**

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

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

**Previous Assessments**

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



**Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1 %	Inf 2 %	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value
06 Comm 2	0.17895	AC	P	1.00	800,000	1,005,309	C13				179,900			1.00	0
2															
3															
4															

**Plat/Lot 023-0031-000** **Account: 1696** **LUC.06** **Zone GB** **Assessment \$585,200**

**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	Color	Electrical	INT vs EXT	Heat Type	% Heated	% A/C	% Vacuum	Ceiling Type	% Sprinkled
BLDG Type	Restaurant	1 Story	1	%	%	%	%	%	%				Oil		Pkg A/C			
RES Units	0	COM Units	1										Heat Type	% Heated	100	% A/C	100	
Foundation		BMT Floor												% Vacuum				
Frame 1	Wood	Frame 2																
EXT Wall 1	Wood Shngl	EXT Wall 2																
Roof Type 1	Gable	Roof Type 2																
Roof Cover 1	Asphalt Shin	Roof Cover 2																
INT Wall 1	Plaster	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 HGH	10	Ceiling Type																
Parking Type		% Sprinkled																
EXT View																		

**Grade**

Grade	Q4	Q4	Flood Hazard
Year Built	1940	EFF Year	LEVEL
Alt LUC		Alt %	PAVED
		0.00	

**Other Factors**

Code	Description	%	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Other Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
Condition	AV - Average	35.0	175.00	1.18	0.96	198.92	13,504	1.00	1.00	1.00	614,051	214,918	399,133
Functional		0.0											
Economic		0.0											
Special													
OV													

**Depreciation**

Code	Description	%	Bas \$/SQ	Size Adj	Constr Adj	Adj \$/SQ	Other Feats	Grade Fac	Neigh Infl	Land Factor	Adj Total	Depreciation	Depr Total
Condition	AV - Average	35.0	175.00	1.18	0.96	198.92	13,504	1.00	1.00	1.00	614,051	214,918	399,133
Functional		0.0											
Economic		0.0											
Special													
OV													

**Remodeling History**

Issue Date	Permit #	Closed Date	BP Type	Est. Cost
04/22/2024	M58647		MECH	7,500
03/27/2024	F58449		FNC	5,500
02/09/2024	M58170		MECH	60,000
01/18/2024	E58045		ELEC	5,500
12/07/2023	M57828		MECH	6,000
12/07/2023	P57826		PLMB	40,000
10/17/2023	E57544		ELEC	35,000
08/08/2023	B57111		BLDG	120,000
06/20/2022	B54305		BLDG	20,000

**Building Permits**

Issue Date	Permit #	Closed Date	BP Type	Est. Cost
04/22/2024	M58647		MECH	7,500
03/27/2024	F58449		FNC	5,500
02/09/2024	M58170		MECH	60,000
01/18/2024	E58045		ELEC	5,500
12/07/2023	M57828		MECH	6,000
12/07/2023	P57826		PLMB	40,000
10/17/2023	E57544		ELEC	35,000
08/08/2023	B57111		BLDG	120,000
06/20/2022	B54305		BLDG	20,000

**Condo Data**

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

**Sub-Area Detail**

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	2,880	2,880	198.92	572,889
BMT	BASEMENT	800	0	29.84	23,872
OPF	OPEN PORCH	204	0	11.94	2,436
WD	WOOD DECK	60	0	22.50	1,350
Total		3,944	2,880		600,547

**Notes**

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

**Visit History**

Date	Result	By
1/14/2025	BP	MP
1/13/2025	REVIEW	MP
10/20/2021	REVIEW	
7/26/2018	MEASURED	
7/13/2018	REVIEW	
3/2/2013	MEASURE	
3/2/2013	LISTED	

**Remodeling History**

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	Status	Description/Directions
04/22/2024	M58647		MECH	7,500	Closed	Labor and materials to provide and install a Captive Aire kitchen exhaust fan b
03/27/2024	F58449		FNC	5,500	Closed	Install new Cedar Picket fence where existing chainlink fence is between prop
02/09/2024	M58170		MECH	60,000	Closed	Install 3 zones of HVAC, 3 natural gas furnaces with air conditioning.
01/18/2024	E58045		ELEC	5,500	Closed	Installation Of Fire Alarm
12/07/2023	M57828		MECH	6,000	Closed	Install gas piping to kitchen equipment.
12/07/2023	P57826		PLMB	40,000	Closed	Renovate area to become a bakery.
10/17/2023	E57544		ELEC	35,000	Closed	Wire restaurant, new 400A 3P Service
08/08/2023	B57111		BLDG	120,000	Closed	Exterior=Patch up Concrete stairs and brick entrance patio, replace railings ar
06/20/2022	B54305		BLDG	20,000	Closed	Demo existing staircase to basement. Construct new staircase to code. Dem

**Special Features & Yard Items**

Use	Description	A	Y/S	Qty	Length	Width	SF	Size	Quality	Condition	Year	Assessed Value
1	56 Paving-Aspt	1	Y	1			4,500	3	AV	1940	6,200	

**Room Counts by Floor**

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

Item 4C.

Year ID: 2026

Print Date = 3/16/2026 Printed By = Ed Tanner

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



# 195 Franklin St - 300' Radius

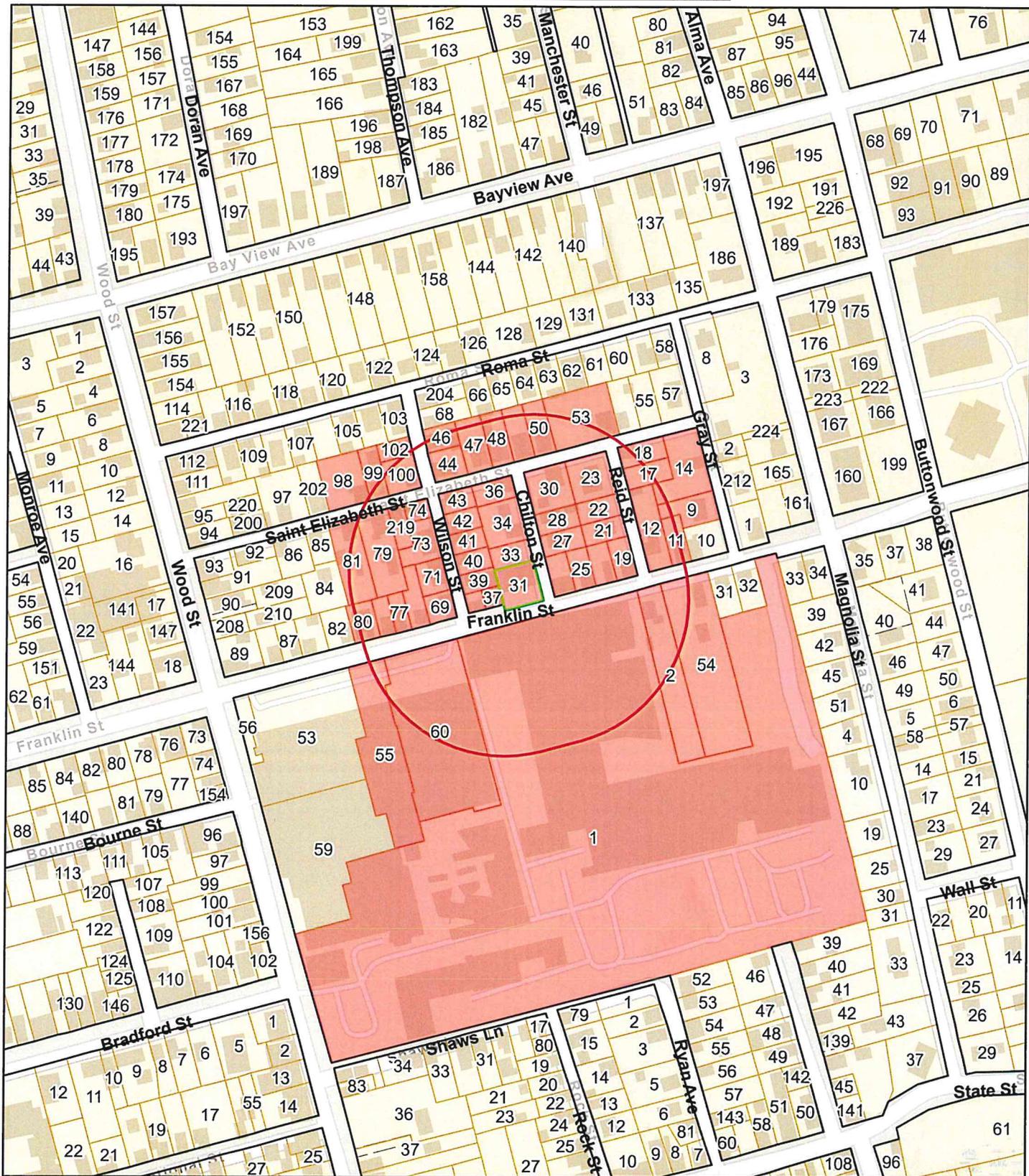
Town of Bristol, RI

1 inch = 282 Feet



www.cai-tech.com

March 12, 2026



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

## Subject Property:

Parcel Number:	23-31	Mailing Address:	195 FRANKLIN ST, LLC
CAMA Number:	23-31		268 NANAQUAKET RD
Property Address:	195 FRANKLIN ST		TIVERTON, RI 02878

## Abutters:

Parcel Number:	23-100	Mailing Address:	CAMPOS, JOAO MARIA
CAMA Number:	23-100		37 ST ELIZABETH ST.
Property Address:	37 ST ELIZABETH ST		BRISTOL, RI 02809

Parcel Number:	23-102	Mailing Address:	AG ENTERPRISES, INC.
CAMA Number:	23-102		50 RICHMOND ST
Property Address:	15 WILSON ST		BRISTOL, RI 02809

Parcel Number:	23-11	Mailing Address:	GARDINER, TIMOTHY A. LORI A.
CAMA Number:	23-11		27 LISA LANE
Property Address:	213 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	23-12	Mailing Address:	VIEIRA, JOSE M. & MARIA TE
CAMA Number:	23-12		211 FRANKLIN ST
Property Address:	211 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	23-14	Mailing Address:	9 GRAY ST LLC
CAMA Number:	23-14		9 GRAY ST
Property Address:	9 GRAY ST		BRISTOL, RI 02809

Parcel Number:	23-17	Mailing Address:	LABAO, MARY JANE LIFE ESTATE
CAMA Number:	23-17		LABAO, CINDY LEE
Property Address:	REID ST		10 REID ST
			BRISTOL, RI 02809

Parcel Number:	23-18	Mailing Address:	LABAO, MARY JANE LIFE ESTATE
CAMA Number:	23-18		LABAO, CINDY LEE
Property Address:	10 REID ST		10 REID ST
			BRISTOL, RI 02809

Parcel Number:	23-19	Mailing Address:	RIBEIRO MARIA J LE
CAMA Number:	23-19		209 FRANKLIN ST
Property Address:	209 FRANKLIN ST		Bristol, RI 02809

Parcel Number:	23-20	Mailing Address:	PEZZULLO, ZACHARY A
CAMA Number:	23-20		471 METACOM AVE
Property Address:	175 FRANKLIN ST		BRISTOL, RI 02809

Parcel Number:	23-21	Mailing Address:	NAPPI, JACOB N
CAMA Number:	23-21		5 REID ST
Property Address:	5 REID ST		BRISTOL, RI 02809



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

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



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3/12/2026

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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

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



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

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



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

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



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# 300 feet Abutters List Report

Bristol, RI  
March 12, 2026

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

214 FRANKLIN LLC  
99 TUPELO ST  
BRISTOL, RI 02809

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

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

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

CABRAL, KEVIN J  
7 GRAY ST  
BRISTOL, RI 02809

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

9 GRAY ST LLC  
9 GRAY ST  
BRISTOL, RI 02809

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

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

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

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

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

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

CAROTENUTI, JASON  
9 REID ST  
BRISTOL, RI 02809

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

ALMEIDA, RYAN C  
9 VILLAGE LN  
NARRAGANSETT, RI 02882

CHILTON ROMA REALTY  
17 JESSICA DR  
BRISTOL, RI 02809

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

BASILE, KEITH A  
11 WILSON ST  
BRISTOL, RI 02809

CORY, JAMIE ROSS  
16 WILSON ST  
BRISTOL, RI 02809

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

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

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

LEB REALTY LIMITED PARTNE  
150 FRANKLIN ST  
BRISTOL, RI 02809

BORTONE, FABIO  
4 Wilson Street  
Bristol, RI 02809

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

MACHADO REALTY, LLC  
22 CENTER STREET  
BRISTOL, RI 02809

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

PEZZULLO, ZACHARY A  
471 METACOM AVE  
BRISTOL, RI 02809

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

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

RIBEIRO MARIA J LE  
209 FRANKLIN ST  
Bristol, RI 02809

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

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

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

UNITY PARK LLC  
99 TUPELO ST  
BRISTOL, RI 02809

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

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

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

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

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

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

NAPPI, JACOB N  
5 REID ST  
BRISTOL, RI 02809

SAO REALTY COMPANY  
63 POND ST  
SOUTH ATTLEBORO, MA 02703

VLACO, DUANE  
11 TROUT WAY  
WEST WAREHAM, MA 02576

NUNES INVESTMENTS, LLC  
81 CHESTNUT ST  
BRISTOL, RI 02809

SAO REALTY COMPANY  
63 POND STREET  
SOUTH ATTLEBORO, MA 02703

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

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

SHIYU BRISTOL, LLC  
111 HORIZON DR  
TIVERTON, RI 02878

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

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

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

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



## Town of Bristol, Rhode Island Zoning Board of Review

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

March 17, 2026  
File #: ZBR-26-11

### 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**  
**April 6, 2026 at 7:00 p.m.**

In regards to the petition of:

**Applicant:** Louis A Cabral  
**Owner of Record:** Louis A. Cabral and Joan F. Greenwell  
**Location:** 14 UNION ST , BRISTOL, RI, 02809  
Plat: 15 Lot: 52  
**Zoning District:** R-6

Applicant is requesting **Dimensional Variances** to:

**construct a covered front porch addition to an existing single-family dwelling with less than the required front yard; and to demolish an existing 20ft. x 30ft. single-story accessory garage structure and construct a new 24ft. x 36ft. two-story accessory garage structure at a size and height 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](mailto:etanner@bristolri.gov).



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-11

14 Union Street 15 52

March 12, 2026

Applicant	
Name of Applicant	Louis A Cabral
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
	14 Union Street	15	52

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	863 feet
Width in Feet	24 feet
Length in Feet	36 feet
Height Above Grade	22.1 feet
Number of Stories	2

Setbacks	
Front Yard in Feet	5.9 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	0 feet
Height in Feet	2.1 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
The proposed front porch will extend within 3ft. 3in. of the front property line requiring 5ft. 9in. of relief for the front yard and the height of the new proposed garage is 22ft. 10in. The Ordinance allows for a maximum height of 20 feet and the proposed amount of building height relief would be 2 feet and 10 inches.

Describe the extent of the proposed alterations and the reasons for the requesting relief
Reactivate the Decision For Variance of the Zoning Board of Review dated July 24 and November 14, of 2023, that granted the applicant relief to construct the garage as proposed, as well as a covered front porch that had previously been approved by the Zoning Board of Review.

Existing Lot Specifications	
Current Use of Premises	Residential If other, explain:
Number of Units	
Lot Area	13,000
Lot Frontage	110
Lot Depth	118

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

March 12, 2026

Louis A. Cabral  
14 Union Street  
Bristol, RI 02809

Dear Members of the Zoning Board of Review:

I have previously appeared before you seeking dimensional relief for the construction of a covered porch and the repositioning and construction of an accessory two-story garage at 14 Union Street.

On two separate occasions, July 24<sup>th</sup> and November 14<sup>th</sup> of 2023, your Board granted the relief sought and for that, my wife and I thank you.

Commencement of project construction was delayed and the previous Decision for Variance period expired.

We are now in the process of trying to obtain a Building Permit, but before one can be granted, the zoning relief that had been previously approved needs to be reinstated. All conditions of the approved plan remained the same.

Therefore, I once again respectfully ask for your consideration in providing the relief previously granted.

Sincerely,

Lou Cabral



Town of Bristol, Rhode Island  
Zoning Board of Review

DECISION FOR VARIANCE

FILE # 2023-33

RE: Application of: Louis and Joan Cabral

For property located at 14 Union Street, in Bristol, Rhode Island (Tax Assessor's Plat 15, Lot 52) in the following zoning district: Residential R-6.

This matter was heard before the Board at public hearings on ~~February 6, 2023 and April 3, 2023~~ <sup>SEPTEMBER 18, 2023 (EM)</sup> upon the Applicant's request for DIMENSIONAL VARIANCES from the Zoning Ordinance to:

**Modify a previous decision approving the construction of a 24ft. x 36ft. two-story accessory garage structure at a size and height greater than permitted for accessory structures in the R-6 zoning district by repositioning the proposed structure to the southeastern portion of the lot.**

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 from which the applicant seeks relief is due to the unique characteristics of the subject land and structure and is not due to the general characteristics of the surrounding area, and is not due to an economic disability of the applicant. The applicant is seeking relief for the construction of a new accessory garage on this property located on the southerly side of Union Street. This property contains approximately 13,000 square feet of land area, and it is currently improved with a single-family dwelling and a detached three-stall accessory garage structure. The applicant proposes to demolish an existing 20ft. x 30ft. accessory structure and construct a new 24ft. x 36ft. three-car accessory garage structure. The applicant also proposes to modify a previous decision of this Board (file number 2023-08) approving the construction of the 24ft. x 36ft. two-story accessory structure at a size and height greater than permitted for an accessory structure in the R-6 zoning district by repositioning the proposed structure to the southeast portion of the lot and turning the structure such that the garage doors face internally rather than towards Union Street. Previously, this Board approved dimensional variances for the applicant to construct a similar structure in a different location on the lot. The Board cites the prior findings of file number 2023-08, and also acknowledges that this new proposed garage structure requires a height variance of 2ft. 10in.; but, because of the modified roof design and revisions to the dormers, it has less overall roof area than the previous approval. The existing accessory structure also has three-car garage spaces. The proposed garage would be located on the southeasterly rear portion of the property does not require any rear or side yard setback variance. The structure would be larger in size and height than the zoning ordinance permits for an accessory structure in an R-6 zone. The proposed height of the structure is 22ft. 10in. above grade. The Ordinance allows for a maximum height of 20 feet and the proposed amount of building height relief would be 2ft. 10in. The dwelling in which Mr. Cabral will reside with his wife and his son, given its age, has substandard storage opportunities with a damp basement and limited above-ground storage. In that case, the applicant has asked for relief to create a storage floor on the second story of the proposed accessory structure.
2. The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. The structures on the subject property were built many years ago, and were not built by the applicant. The applicant is essentially replacing what is an already existing three-car garage, and bringing it to standards, which would be expected for a structure to house three vehicles.
3. The granting of relief will not alter the general characteristic of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Community Plan of the Town of Bristol. This is a residential use within a residential neighborhood, and an accessory garage structure is permitted in residential zoning districts. The modified proposal for the accessory garage design and layout would place the structure in a location that is less intrusive to the surrounding neighborhood and further away from the existing dwelling. The Board heard testimony that the proposed accessory garage has been brought before the Historic District Commission and received favorable reviews; and even after this decision, the applicant will be returning to the Historic District Commission for further review.



# Town of Bristol, Rhode Island Zoning Board of Review

## DECISION FOR VARIANCE

FILE # 2023-33  
(Page 2 of 2)

RE: Application of: **Louis and Joan Cabral**

For property located at 14 Union Street, in Bristol, Rhode Island (Tax Assessor's Plat 15, Lot 52) in the following zoning district: Residential R-6.

Therefore the Board voted 5 to 0 to approve the application as presented permitting the construction of a 24ft. x 36ft. accessory garage structure at a height of 22ft. 10in. above grade, and in a modified location and orientation from the previously approved structure.

Voting to Approve: Asciola; Simoes; Brum; Kern; and Tipton  
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 14<sup>th</sup> day of November, 2023.

Diane M. Williamson  
Diane M. Williamson, Director of Community Development

Received for record at Bristol, RI  
11/14/2023 02:08:03 PM



Town of Bristol, Rhode Island  
Zoning Board of Review



Item 4D.

2 Pages

DECISION  
Bk: 2218 Pg: 159  
Instr: 2023-5494

DECISION FOR VARIANCE

FILE # 2023-08

RE: Application of: Louis and Joan Cabral

Property Owner: Louis Cabral and Joan F. Greenwell

For property located at 14 Union Street, in Bristol, Rhode Island (Tax Assessor's Plat 15, Lot 52) in the following zoning district: Residential R-6.

This matter was heard before the Board at public hearings on February 6, 2023 and April 3, 2023 upon the Applicant's request for DIMENSIONAL VARIANCES from the Zoning Ordinance to:

Construct a covered front porch addition to an existing single-family dwelling with less than the required front yard; and to demolish an existing 20ft. x 30ft. single-story accessory garage structure and construct a new 24ft. x 36ft. two-story accessory garage structure with less than the required rear yard and at a size and height greater than permitted for accessory structures in the R-6 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 from which the applicant seeks relief is due to the unique characteristics of the subject land and structure and is not due to the general characteristics of the surrounding area, and is not due to an economic disability of the applicant. The applicant is seeking relief from the minimum front yard setback for a front porch on the existing dwelling and also for the construction of a new accessory garage. The proposed front porch addition will measure approximately 6ft. 8in. wide and approximately 29ft. long across the front and a portion of the left side of the existing dwelling. This porch would have a roof covering and would replace an existing stone and masonry step that leads from the sidewalk to the front door of the dwelling. The proposed front porch would extend to within 3ft. 3in. of the front property line, which would require 5ft. 9in. of relief for the front yard. Because this property is located within the Bristol Historic District, the Town's dimensional requirements and zoning ordinance did not exist when this property was originally constructed in 1849. In that time, the size of Bristol's streets has changed, and the Town has changed; because of that, the residents who live in this particular part of Town often need to seek relief. The applicant also proposes to demolish an existing 20ft. x 30ft. accessory structure and construct a new 24ft. x 36ft. three-car accessory garage structure in its place. The existing accessory structure also has three-car garage spaces. The proposed garage would be located on the southern rear portion of the property in line with the existing driveway. The applicant has modified the proposed garage location such that it does not require a rear yard setback variance. The structure would be larger in size and height than the zoning ordinance permits for an accessory structure in an R-6 zone. The proposed height of the structure is 22ft. 9 1/4in. above grade. The Ordinance allows for a maximum height of 20 feet and the proposed amount of building height relief would be 2ft. 9 1/4in. The dwelling in which Mr. Cabral will reside with his wife and his son, given its age, has substandard storage opportunities with a damp basement and limited above-ground storage. In that case, the applicant has asked for relief to create a storage floor on the second story of the proposed three-car accessory structure.
2. The hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain. The structures on the subject property were built many years ago, and were not built by the applicant. In this particular case the applicant is essentially replacing what is already existing, and bringing it to standards, which would be expected for a structure to house three vehicles.
3. The granting of relief will not alter the general characteristic of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Community Plan of the Town of Bristol. This is a residential use within a residential neighborhood, and an accessory garage structure is permitted in residential zoning districts. In addition, the proposed front porch with the amount of relief requested would not be uncharacteristic of the surrounding area. Nor would it create an adverse impact to the surrounding area. The Board heard testimony that the proposed front porch and accessory garage have been brought before the Historic District Commission and received favorable reviews; and even



# Town of Bristol, Rhode Island Zoning Board of Review

## DECISION FOR VARIANCE

FILE # 2023-08  
(Page 2 of 2)

RE: Application of: **Louis and Joan Cabral**

Property Owner: **Louis Cabral and Joan F. Greenwell**

For property located at **14 Union Street**, in Bristol, Rhode Island (Tax Assessor's Plat 15, Lot 52) in the following zoning district: **Residential R-6**.

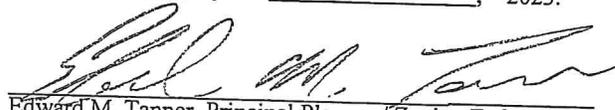
Therefore the Board voted **4 to 1** to approve the application as presented permitting the construction of a **24ft. x 36ft.** accessory garage structure at a height of **22ft. 9 1/4in.** above grade; and to construct a **6ft. 8in.** wide front porch at a length of **29 feet** along the front and left side of the existing dwelling within **3 feet 3 inches** of the front property line; subject to a condition that the design of the proposed garage and front porch addition be approved by the Bristol Historic District Commission.

Voting to Approve: **Simoes; Brum; Kern; and Tipton**  
Voting to Deny: **White**

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 24<sup>TH</sup> day of JULY, 2023.

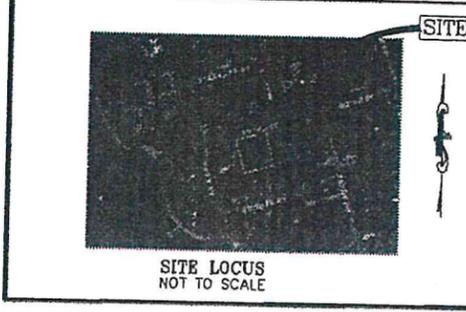
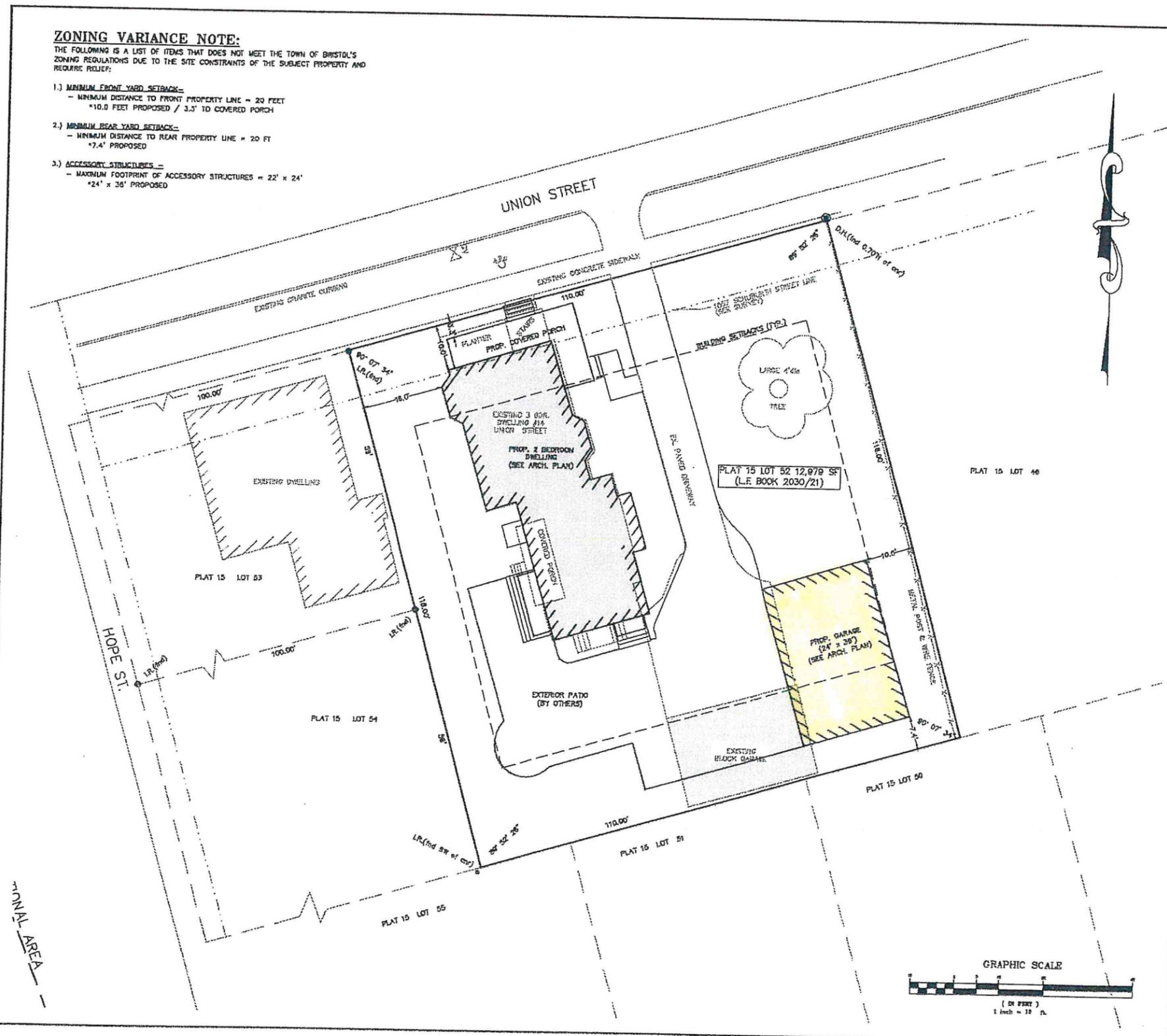
  
Edward M. Tanner, Principal Planner / Zoning Enforcement Officer

Received for record at Bristol, RI  
7/24/2023 03:36:36 PM



**ZONING VARIANCE NOTE:**  
 THE FOLLOWING IS A LIST OF ITEMS THAT DOES NOT MEET THE TOWN OF BRISTOL'S ZONING REGULATIONS DUE TO THE SITE CONSTRAINTS OF THE SUBJECT PROPERTY AND REQUIRES RELIEF:

- 1.) **MINIMUM FRONT YARD SETBACK** -  
 - MINIMUM DISTANCE TO FRONT PROPERTY LINE = 20 FEET  
 \*10.0 FEET PROPOSED / 3.3' TO COVERED PORCH
- 2.) **MINIMUM REAR YARD SETBACK** -  
 - MINIMUM DISTANCE TO REAR PROPERTY LINE = 20 FT  
 \*7.4' PROPOSED
- 3.) **ACCESSORY STRUCTURES** -  
 - MAXIMUM FOOTPRINT OF ACCESSORY STRUCTURES = 22' x 24'  
 \*24' x 30' PROPOSED



**LEGEND AND ABBREVIATIONS:**

N.P.	- NOW OR FORMERLY	-	- PROPERTY LINE
A.P.	- ASSESSOR'S PLAT	-	- ADJUTER LINE
S.F.	- SQUARE FEET	-	- EXISTING CONTOUR
C.B.	- CONCRETE BOUND	-	- FENCE
D.L.	- DIRT FILL	-	- TREELINE
L.R.	- LOT ROD	-	- EXISTING EDGE OF PAVEMENT
(THD.)	- FOUND	-	- EXISTING WELL
-	- EXISTING BUILDING FOOTPRINT	-	-
-	- PROPOSED BUILDING FOOTPRINT	-	-

**ZONING (R-6)**

REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE:	6,000 SF	12,878 SF
MIN. LOT WIDTH/FRONTAGE:	60 SF	110 SF
SETBACKS:		
MIN. FRONT YARD:	20 FT	3.0 FT
MIN. REAR YARD:	20 FT	0.9 FT
MIN. SIDE YARD:	10 FT	18.0/32.1 FT
MAX. BLD. HEIGHT:	35 FT	<35 FT
MAX. LOT COVERAGE:	30%	16.7%
MAX. ACC. BLD. HEIGHT:	20' (22' x 24' MAX. FOOTPRINT)	24' x 30'

**SURVEY NOTE:**  
 CLASS I STANDARD BOUNDARY SURVEY CONDUCTED BY:  
 BARKER LAND SURVEYING, INC.  
 JOHN BARKER, PLS NO. 1085  
 BRISTOL, RI 02809  
 (401) 254-0824

\*ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.

**LOT COVERAGE:**  
 EX. DWELLING (TO BE REMOVED) - ±1,440 SF  
 EX. COVERED PORCH (TO BE REMOVED) - ±120 SF  
 EX. GARAGE (TO BE REMOVED) - ±608 SF

TOTAL EXISTING LOT COVERAGE - 2,168 SF

PROP. DWELLING - ±1,545 SF  
 PROP. COVERED PORCH - ±268 SF  
 PROP. GARAGE - 884 SF

TOTAL PROPOSED LOT COVERAGE - 2,677 SF  
 TOTAL LOT AREA - 12,979 SF

TOTAL PROPOSED LOT COVERAGE (%) - 2,677 / 12,979  
 20.6% TOTAL PROPOSED LOT COVERAGE < 30% ALLOWABLE O.K.

Thomas J. Principe, P.E.  
 REGISTERED PROFESSIONAL ENGINEER

**PRINCIPLE COMPANY, INC.**  
 ENGINEERING DIVISION  
 87 BAKERSFIELD RIDGE DR.  
 TIVERTON, RI 02879  
 401-838-0800  
 www.PrincipleCompany.com

REVISIONS			
NO.	DATE	BY	CHKD

**ZONING PLOT PLAN**  
 for  
 14 UNION STREET  
 AP 15 LOT 52  
 in  
 BRISTOL, RHODE ISLAND

SCALE: 1" = 10'	SHEET NO: 1 of 1
DRAWN BY: JFM	DESIGN BY: JFM
DATE: 07/21/2023	CHECKED BY: TJP
	PROJECT NO.: SVY-2021-21

C:\Users\Thomas\Documents\Engineering\Bristol\2023\100-2021-21\_14 Union Street\14 Union Street\14 Union Street\14 Union Street.dwg 08/10/2023



**NORTH ELEVATION**  
**EXISTING** 1/4" = 1'-0"



**WEST ELEVATION**  
**EXISTING** 1/4" = 1'-0"



**SOUTH ELEVATION**  
**EXISTING** 1/4" = 1'-0"



**EAST ELEVATION**  
**EXISTING** 1/4" = 1'-0"

THESE PLANS ARE FOR THE CONSTRUCTION OF ONE BUILDING ONLY AND ARE NOT TO BE COPIED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF CORNERSTONE DESIGN/BUILD SERVICES, INC. ALTHOUGH A LOT OF CARE HAS GONE INTO THE PREPARATION OF THE DRAWINGS TO ENSURE THAT THEY ARE ERROR FREE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS FOR ERRORS OR OMISSIONS AND TO ADAPT THEM TO ANY SITE CONDITIONS. WRITTEN DIMENSIONS ALWAYS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

THE GENERAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR MEASUREMENTS, BUT SHALL VERIFY AT THE SITE ALL LEVELS AND MEASUREMENTS NECESSARY FOR COMPLETE FABRICATION, ASSEMBLY AND INSTALLATION OF HIS OR HER WORK. MINOR DETAILS OF THE WORK NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF THE WORK, AND SHALL BE ACCOMPLISHED BY HIM WITH THE INTENT OF THIS PROJECT.

REVISIONS			
NO.	DATE	BY	CHANGE

PROJECT:

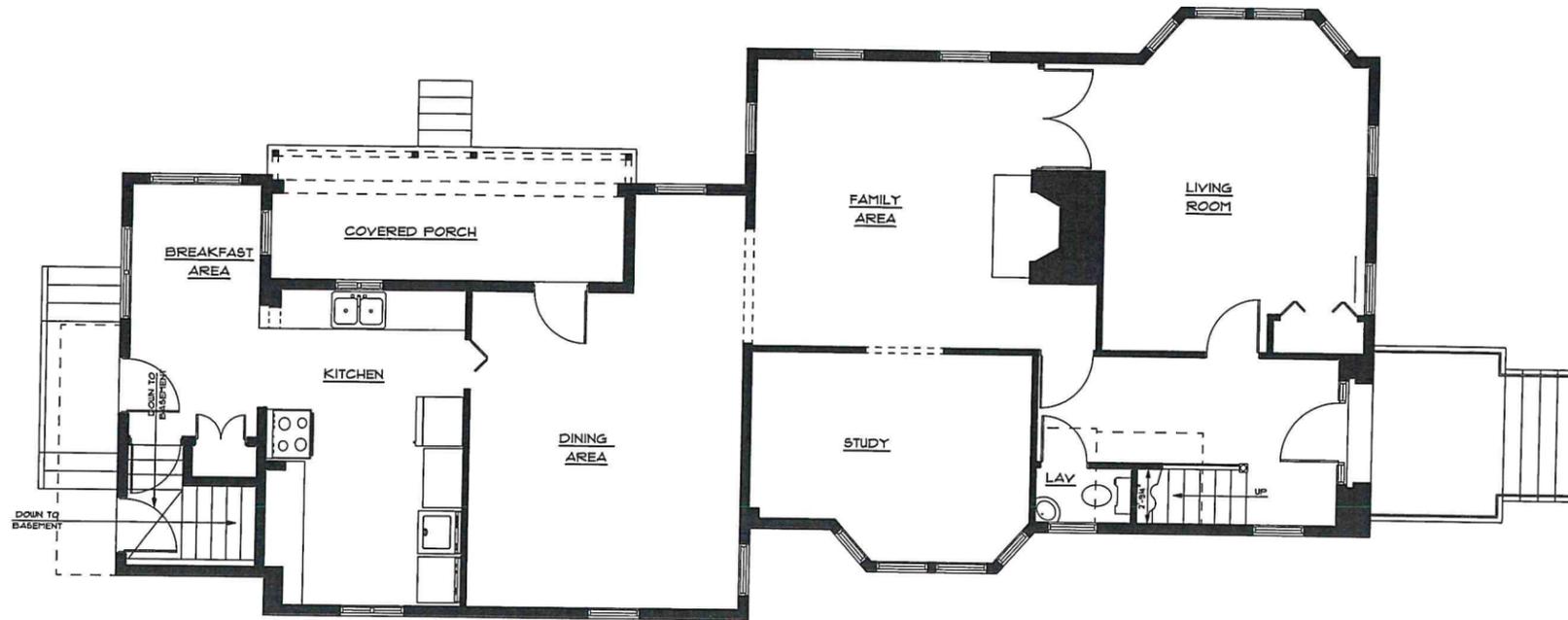
A NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
PROJECT LOCATION:  
14 UNION STREET  
BRISTOL, RHODE ISLAND

  
538 WILBUR AVENUE  
SWANSEA, MASSACHUSETTS 02777  
TEL - (508) 675-7500  
FAX - (508) 675-7600  
**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

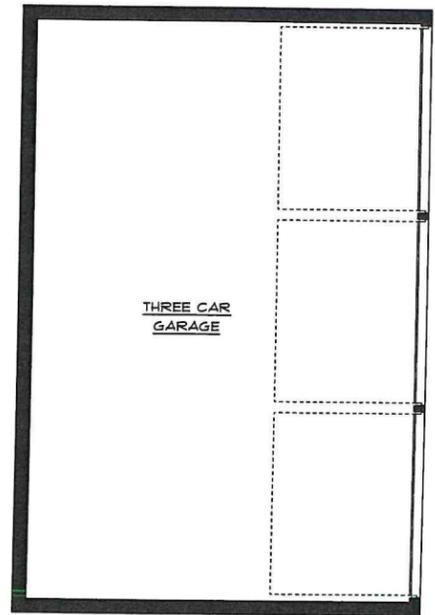
DRAWN BY:            M. POTOCKI  
REVIEWED BY:            M. POTOCKI  
CSTONE PROJECT #:            21503  
DATE:            05 NOV 25  
SCALE:            AS NOTED

SHEET TITLE:  
**EXISTING  
EXTERIOR  
ELEVATIONS**

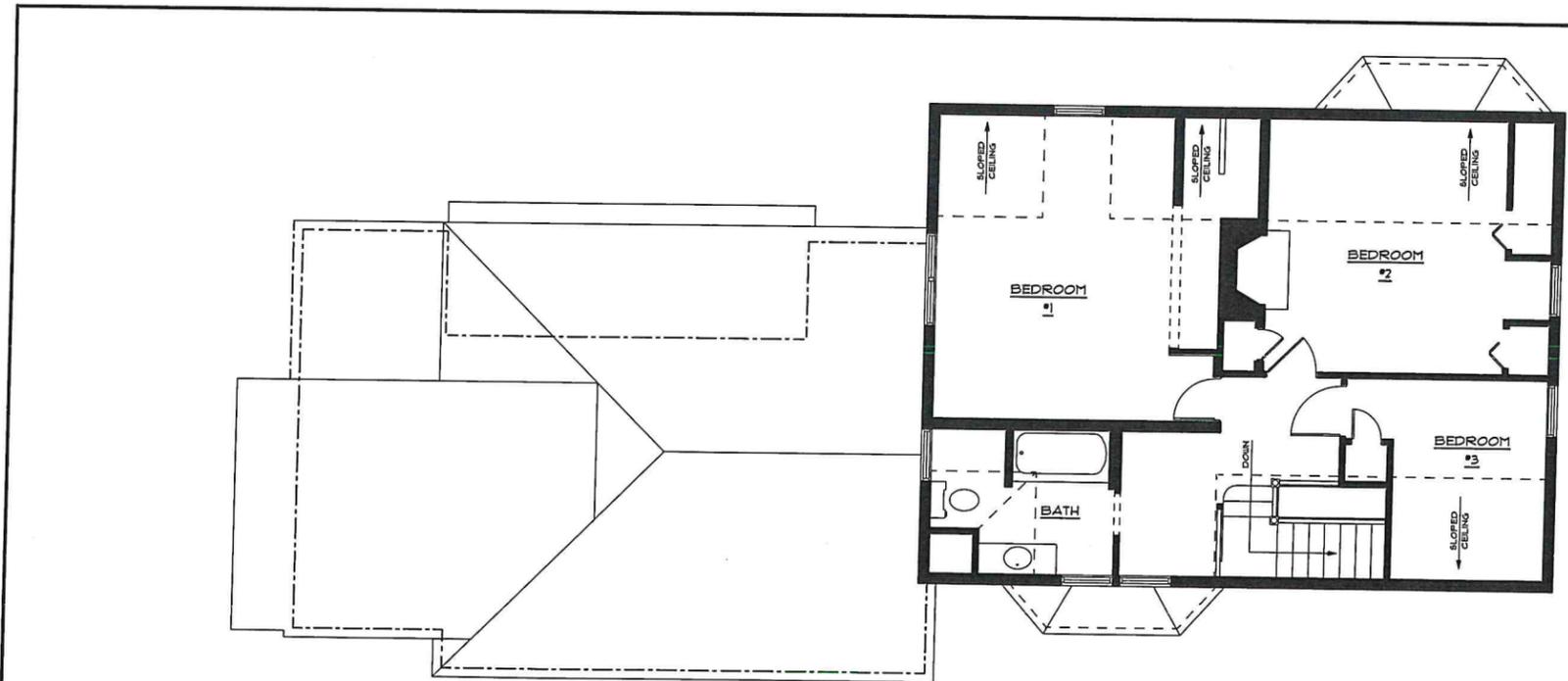
**EX-1**



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



THREE CAR GARAGE



**SECOND FLOOR PLAN**  
**EXISTING** 1/4" = 1'-0"

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REVISIONS			
NO.	DATE	BY	CHANGE

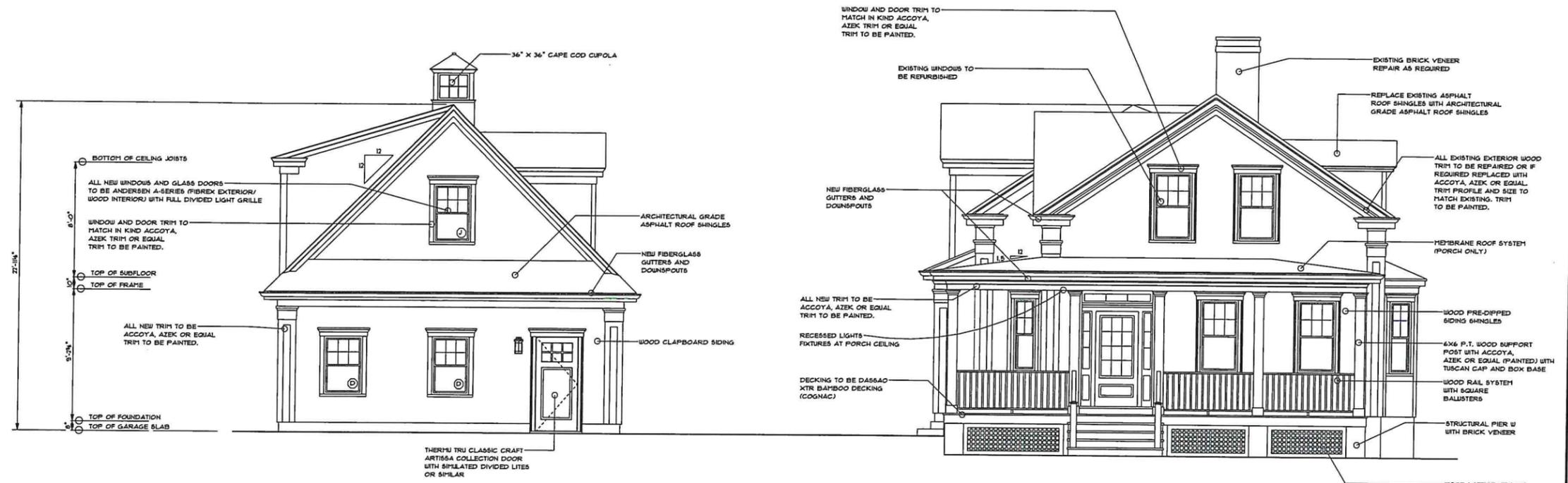
PROJECT: A NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
PROJECT LOCATION:  
14 UNION STREET  
BRISTOL, RHODE ISLAND

**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.  
538 WILBUR AVENUE  
SWANSEA, MASSACHUSETTS 02777  
TEL - (508)-679-2500  
FAX - (508)-679-2600

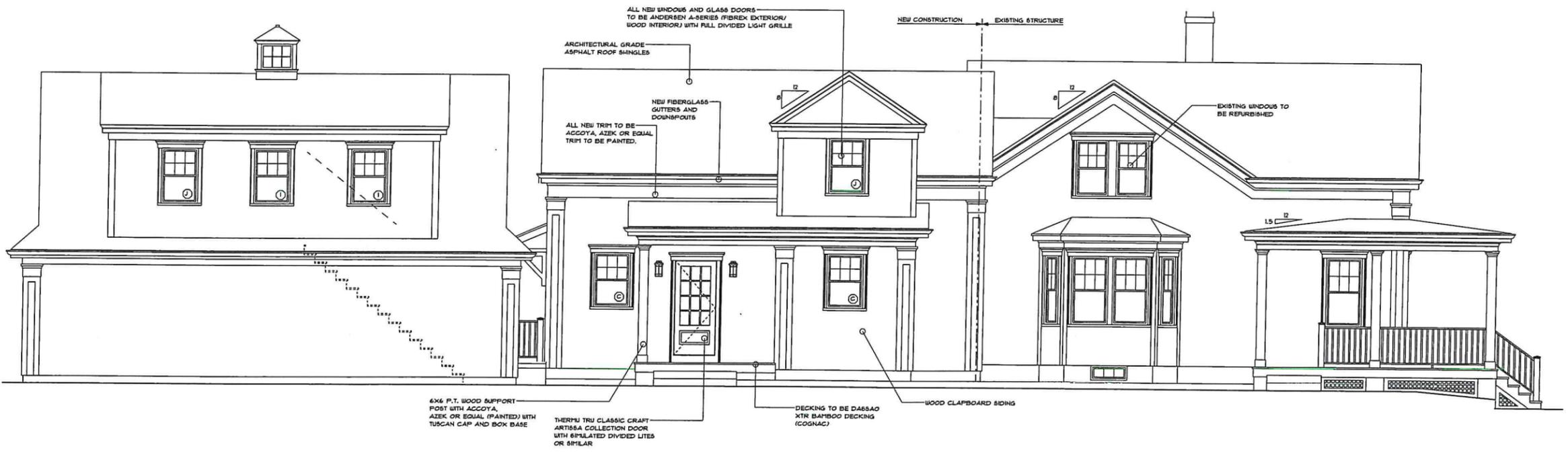
DRAWN BY: M. POTOCKI  
REVIEWED BY: M. POTOCKI  
CSTONE PROJECT #: 21503  
DATE: 09 NOV 25  
SCALE: AS NOTED

SHEET TITLE:  
**EXISTING FLOOR PLANS**

**EX-2**  
SHEET 2 OF 11



**NORTH ELEVATION**  
UNION STREET  
1/4" = 1'-0"



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

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REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:

**CABRAL RESIDENCE**

PROJECT LOCATION:  
14 UNION STREET  
BRISTOL, RHODE ISLAND

538 WILBUR AVENUE  
SWANSEA, MASSACHUSETTS 02777  
TEL - (508)-679-2500  
FAX - (508)-679-2600

**CORNERSTONE**  
DESIGN/BUILD SERVICES, INC.

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

DRAWN BY: M.POTOCKI  
REVIEWED BY: \_\_\_\_\_

CORNERSTONE PROJECT #: 21503  
DATE: 05 NOV 25  
SCALE: AS NOTED

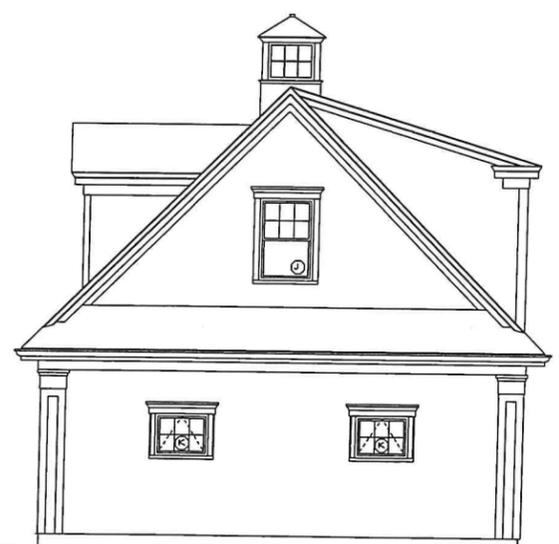
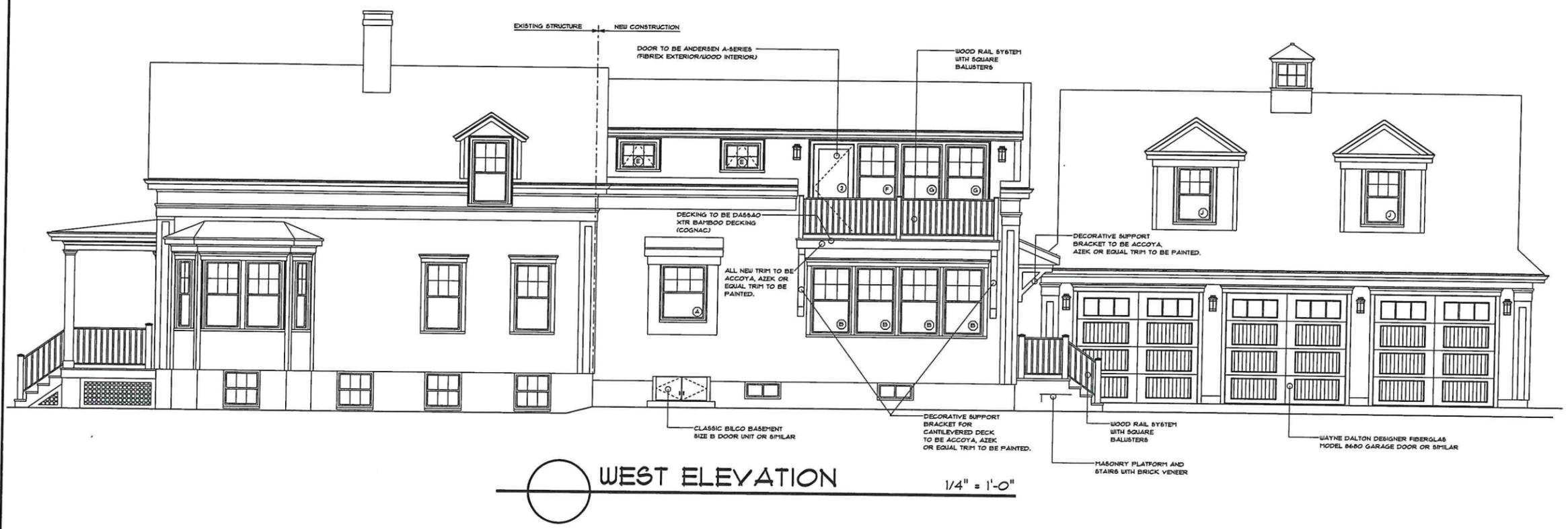
DRAWING NO.  
**A-1**

SHEET 3 OF 11

**NOTES:**  
 VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.  
 ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (A-SERIES) VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION

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REVISIONS			
NO.	DATE	BY	CHANGE



AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
 PROJECT LOCATION:  
 14 UNION STREET  
 BRISTOL, RHODE ISLAND

530 WILBUR AVENUE  
 QUINCY, MASSACHUSETTS 01911  
 TEL - (508) 478-3500  
 FAX - (508) 478-3600  
**CORNERSTONE**  
 DESIGN/BUILD SERVICES, INC.

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

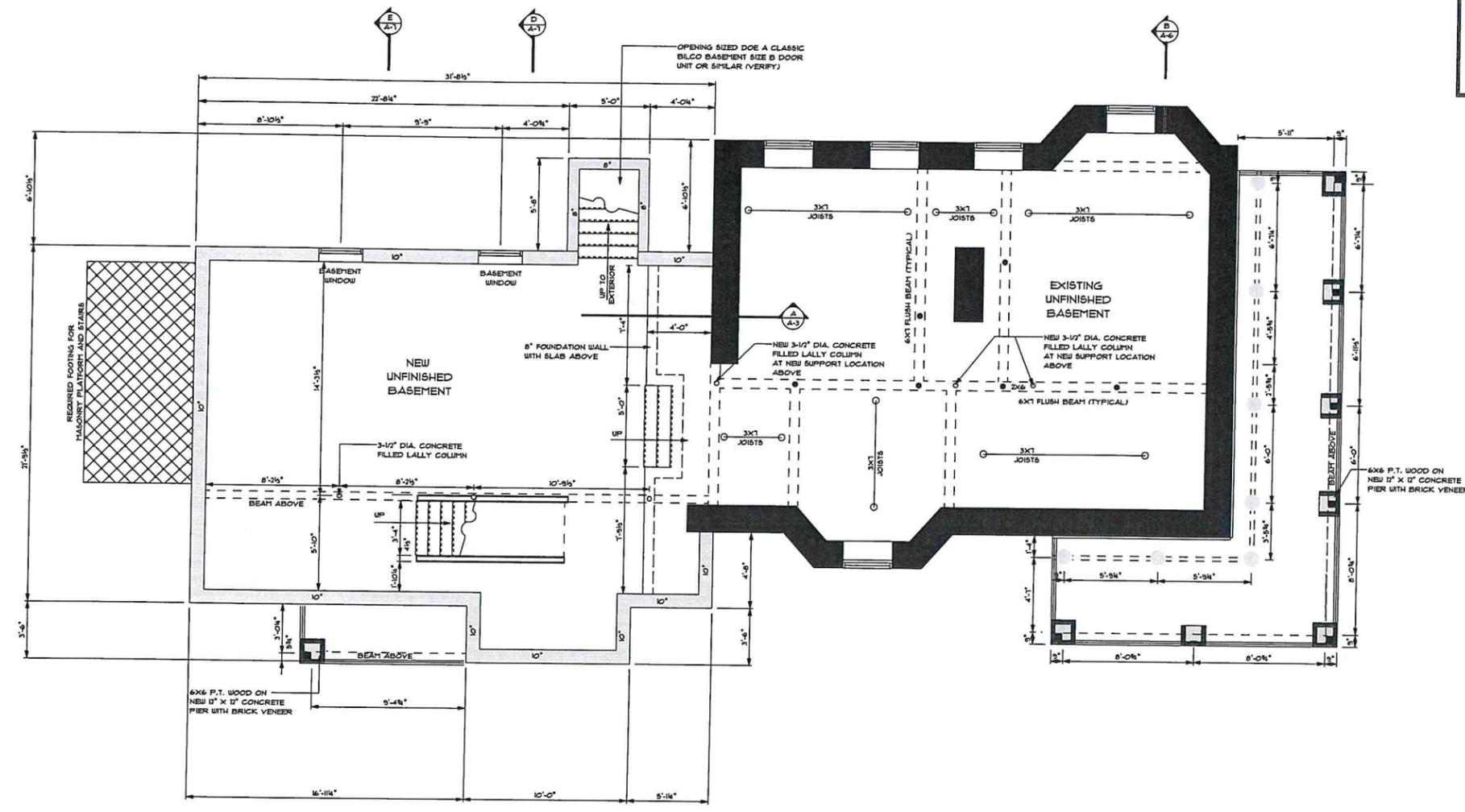
DRAWN BY: M.POTOCKI  
 REVIEWED BY:

CORNERSTONE PROJECT #: 21503  
 DATE: 05 NOV 25  
 SCALE: AS NOTED

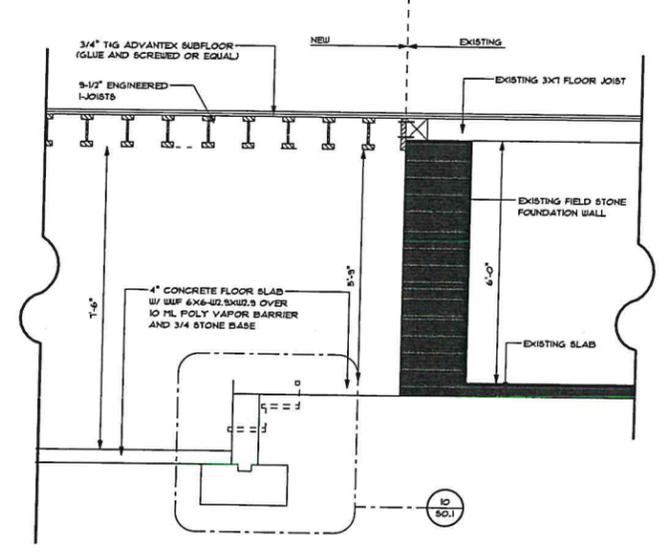
DRAWING NO.  
**A-2**  
 SHEET 4 OF 11

**NOTES:**  
 VERIFY ALL EXISTING CONDITIONS AND MEASUREMENTS PRIOR TO ORDERING OF MATERIALS AND CONSTRUCTION.  
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**BASEMENT PLAN** 1/4" = 1'-0"



**A SECTION DETAIL** 1/4" = 1'-0"  
 A-3

REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
 PROJECT LOCATION:  
 14 UNION STREET  
 BRISTOL, RHODE ISLAND

538 WILBUR AVENUE  
 SUANSEA, MASSACHUSETTS 02771  
 TEL - (508) 678-7500  
 FAX - (508) 678-7600

**CORNERSTONE**  
 DESIGN/BUILD SERVICES, INC.

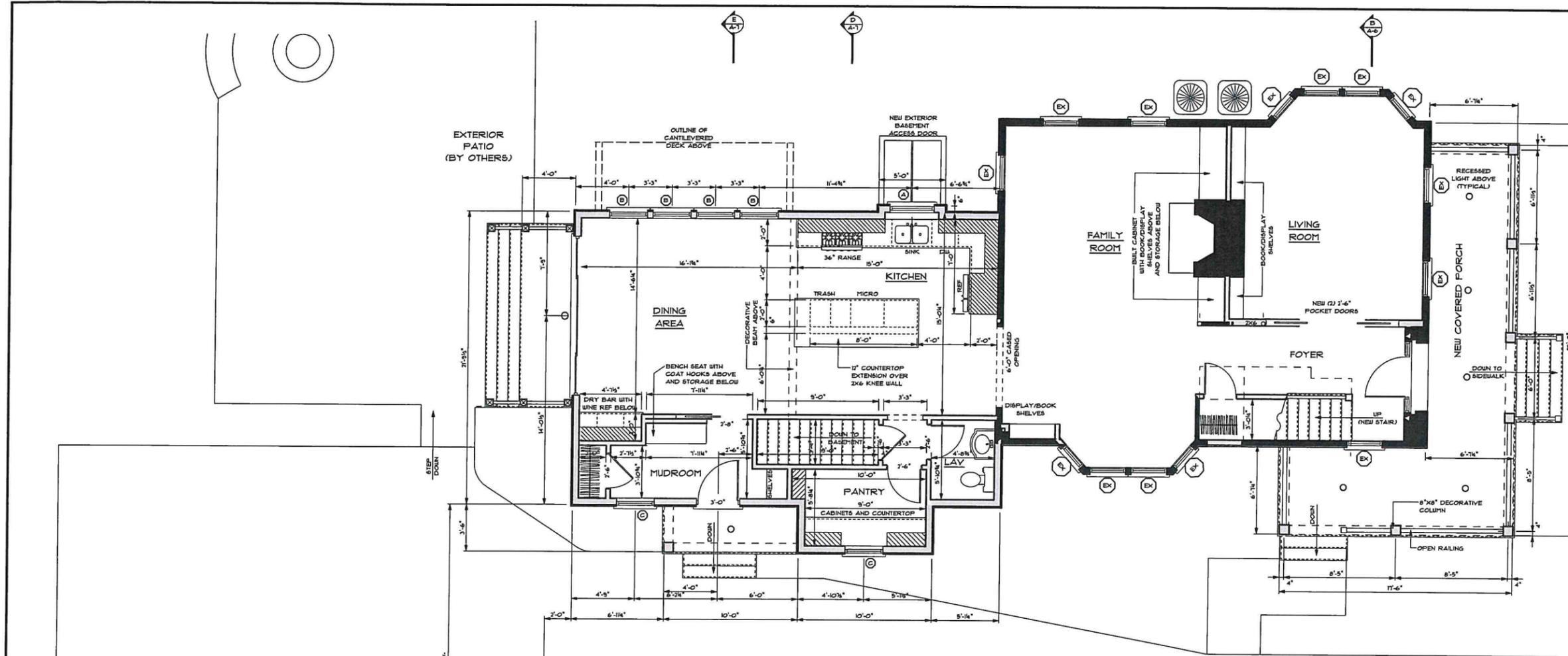
SHEET TITLE:  
**BASEMENT PLAN**

DRAWN BY: M. POTOCKI  
 REVIEWED BY: \_\_\_\_\_

CSSTONE PROJECT #: 21503  
 DATE: 05 NOV 25  
 SCALE: AS NOTED

DRAWING NO. **A-3**

SHEET 5 OF 11

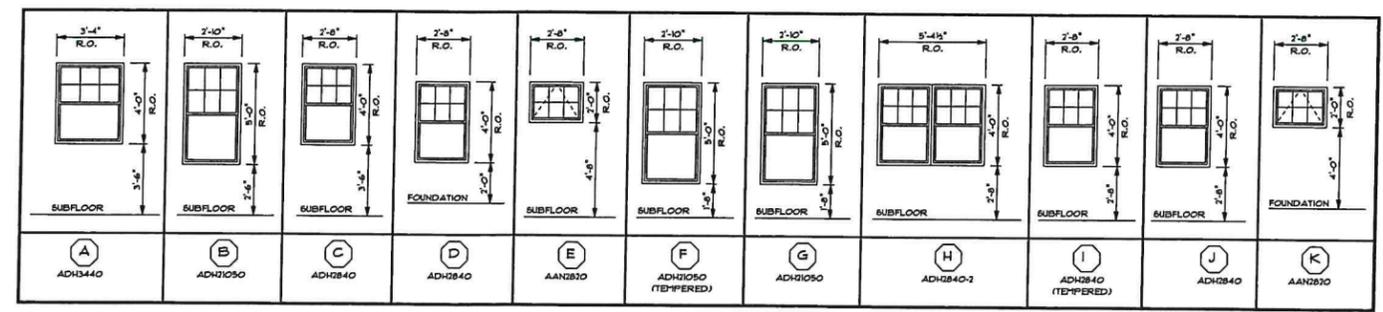
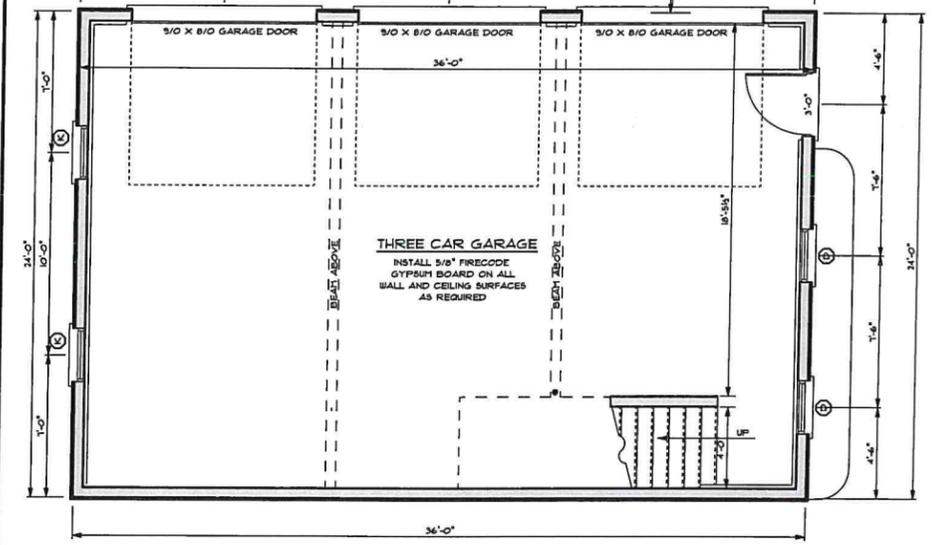
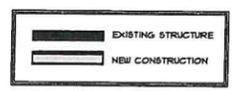


**FIRST FLOOR PLAN** 1/4" = 1'-0"

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 VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION

**WINDOW AND DOOR SCHEDULE**  
 ANDERSEN A-SERIES

LABEL	UNIT	TYPE	QTY	ROUGH OPENING		NOTES
				WIDTH	HEIGHT	
EX	EXISTING					
A	ADH3440	DH	1	3'-4"	4'-0"	
B	ADH2050	DH	4	2'-10"	5'-0"	
C	ADH2840	DH	2	2'-8"	4'-0"	
D	ADH2840	DH	2	2'-8"	4'-0"	
E	AAN2820	AUN	2	2'-8"	2'-0"	TEMPERED GLAZING
F	ADH2050	DH	1	2'-10"	5'-0"	TEMPERED GLAZING
G	ADH2050	DH	2	2'-10"	5'-0"	
H	ADH240-2	DH	1	5'-4 1/2"	4'-0"	
I	ADH2840	DH	2	2'-8"	4'-0"	TEMPERED GLAZING
J	ADH2840	DH	6	2'-8"	4'-0"	
K	AAN2820	AUN	2	2'-8"	2'-0"	
1	RFD010614	GLDRNG	1	11'-10"	6'-11"	
2	RFD03168AL	INDGRNG	1	3'-1"	6'-6"	



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REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION/RENOVATION AND NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
 PROJECT LOCATION:  
**14 UNION STREET**  
**BRISTOL, RHODE ISLAND**

538 WILBUR AVENUE  
 SUANSEA, MASSACHUSETTS 02771  
 TEL - (508) 478-2500  
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**CORNERSTONE**  
 DESIGN/BUILD SERVICES, INC.

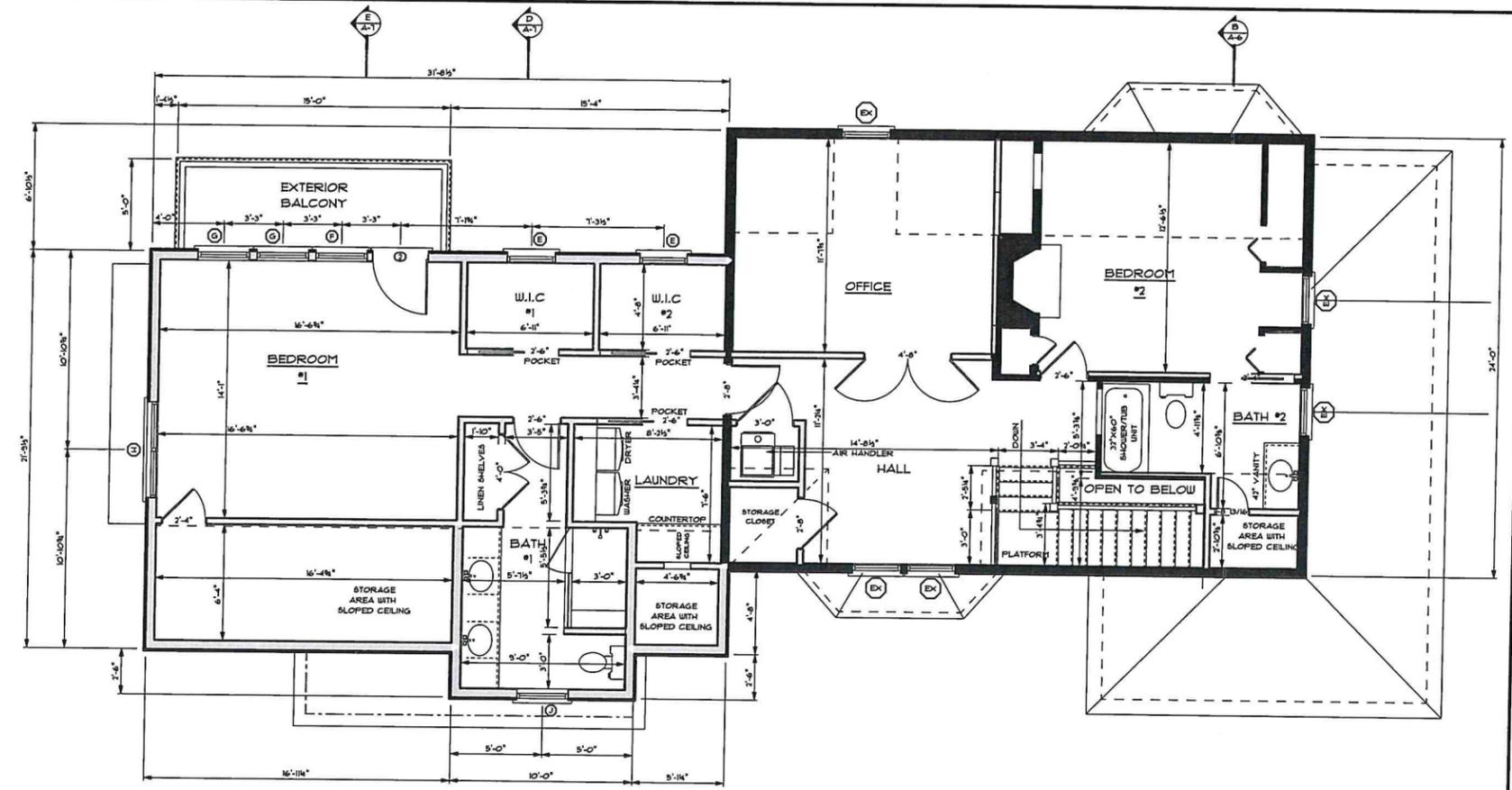
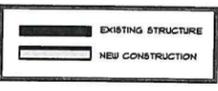
SHEET TITLE:  
**FIRST FLOOR PLAN**

DRAWN BY: M.POTOCKI  
 REVIEWED BY: \_\_\_\_\_

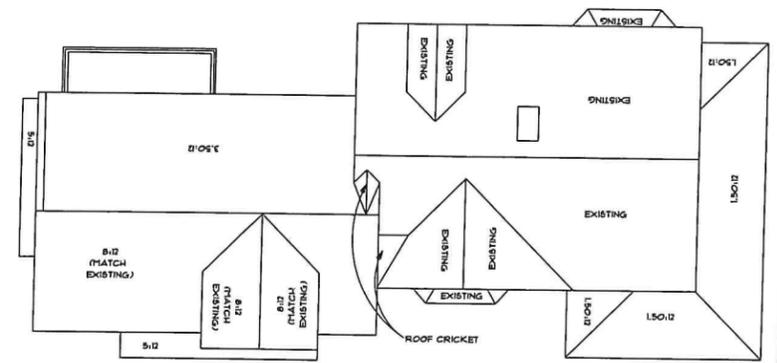
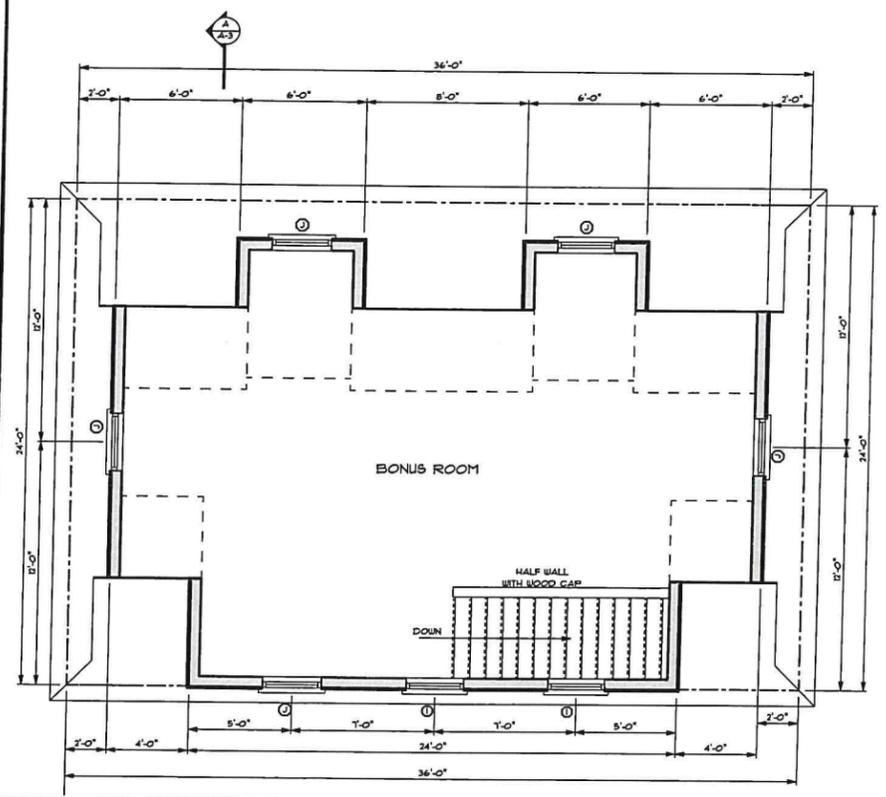
CSTONE PROJECT #: 21503  
 DATE: 05 NOV 25  
 SCALE: AS NOTED

DRAWING NO. **A-4**  
 SHEET 6 OF 11

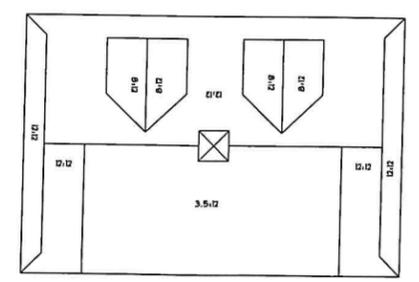
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 ALL WINDOWS MANUFACTURED BY ANDERSEN CORPORATION (A-SERIES)  
 VERIFY ROUGH OPENING SIZES, EGRESS REQUIREMENTS AND TEMPERED GLASS REQUIREMENTS PRIOR TO CONSTRUCTION



**SECOND FLOOR PLAN** 1/4" = 1'-0"



**ROOF PLAN** 1/8" = 1'-0"  
 (M.E.) = MATCH EXISTING



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AN ADDITION /RENOVATION AND NEW DETACHED GARAGE FOR:  
**CABRAL RESIDENCE**  
 PROJECT LOCATION:  
 14 UNION STREET  
 BRISTOL, RHODE ISLAND

538 WILBUR AVENUE  
 SWANSEA, MASSACHUSETTS 02771  
 TEL - (508)-675-2500  
 FAX - (508)-675-2600  
**CORNERSTONE**  
 DESIGN/BUILD SERVICES, INC.

SHEET TITLE:  
**SECOND FLOOR PLAN**

DRAWN BY: M.POTOCKI  
 REVIEWED BY:

STONE PROJECT #: 21503  
 DATE: 05 NOV 25  
 SCALE: AS NOTED

DRAWING NO.  
**A-5**  
 SHEET 7 OF 11

**NOTES:**  
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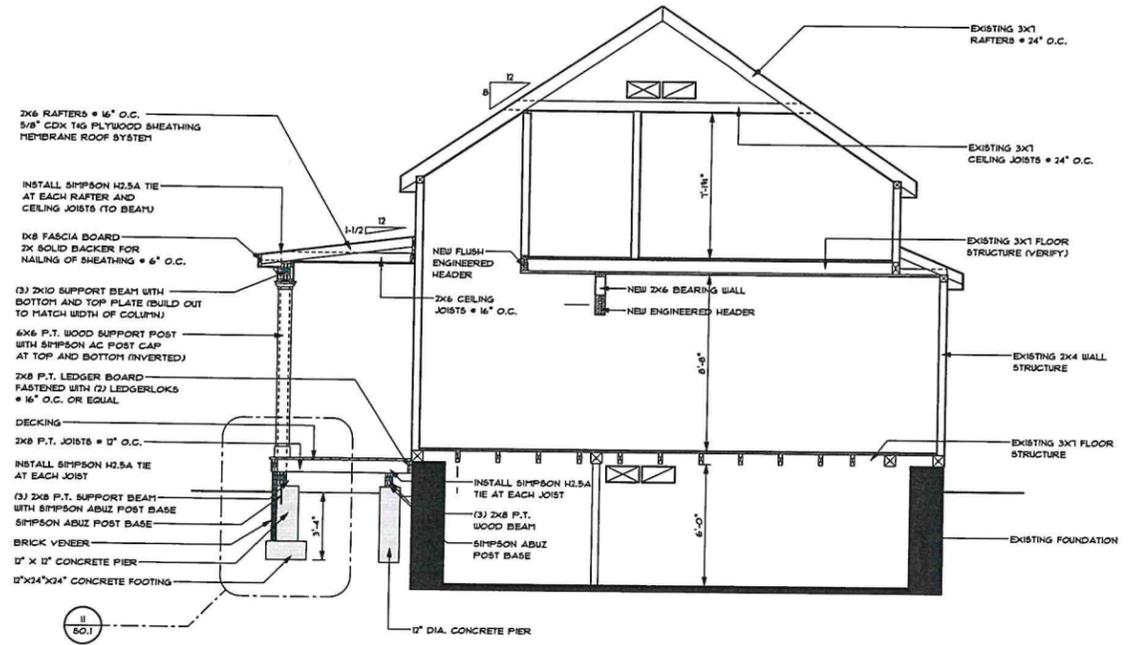
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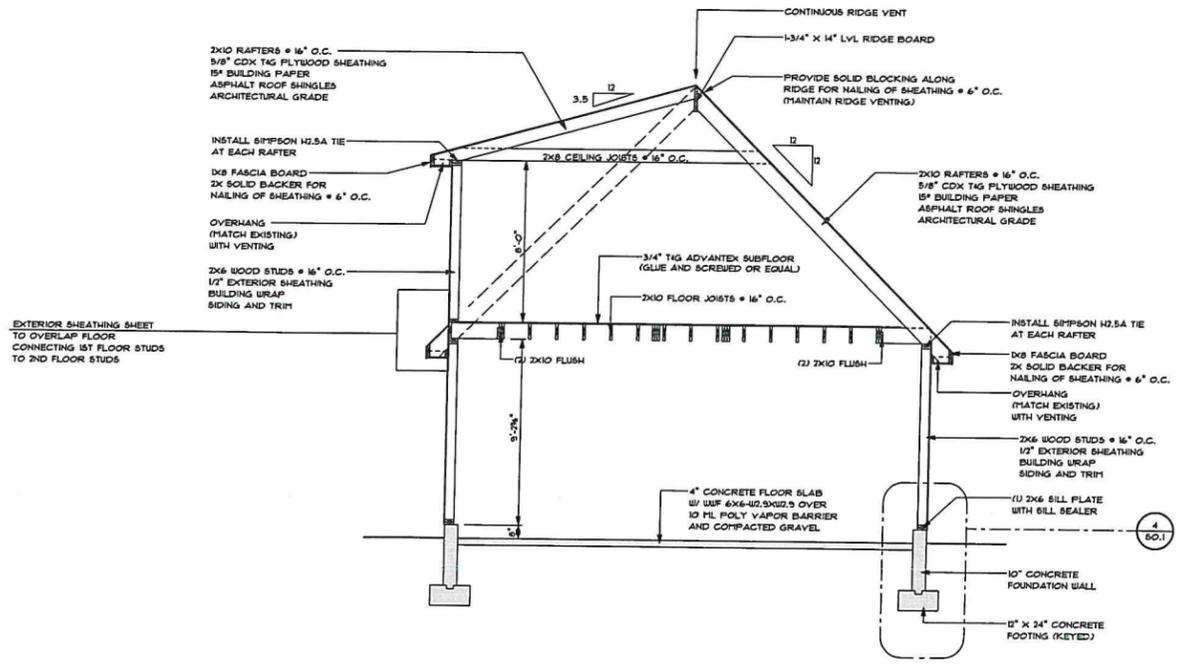
AN ADDITION/RENOVATION AND NEW DETACHED GARAGE FOR:  
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538 WILBUR AVENUE  
 BUNSWANSEA, MASSACHUSETTS 02811  
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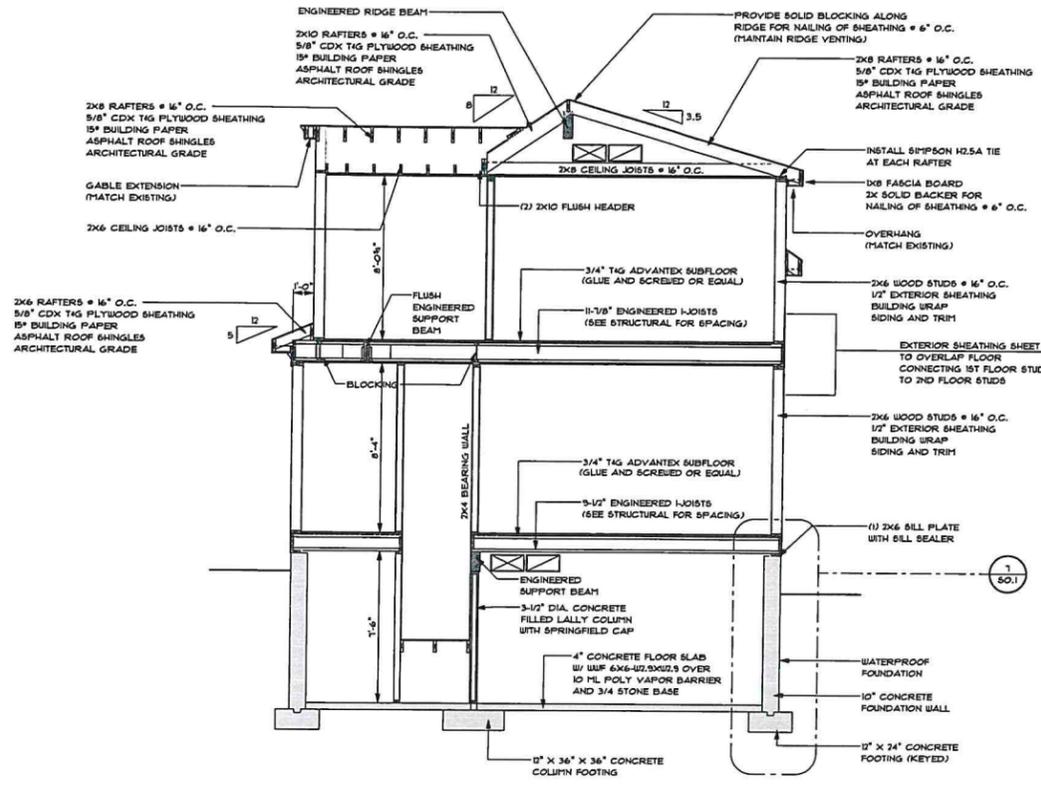
SHEET TITLE:  
**SECTION DETAILS**  
 DRAWN BY: M.POTOCKI  
 REVIEWED BY: \_\_\_\_\_  
 CSTONE PROJECT #: 21503  
 DATE: 05 NOV 25  
 SCALE: AS NOTED  
 DRAWING NO. **A-6**  
 SHEET 8 OF 11



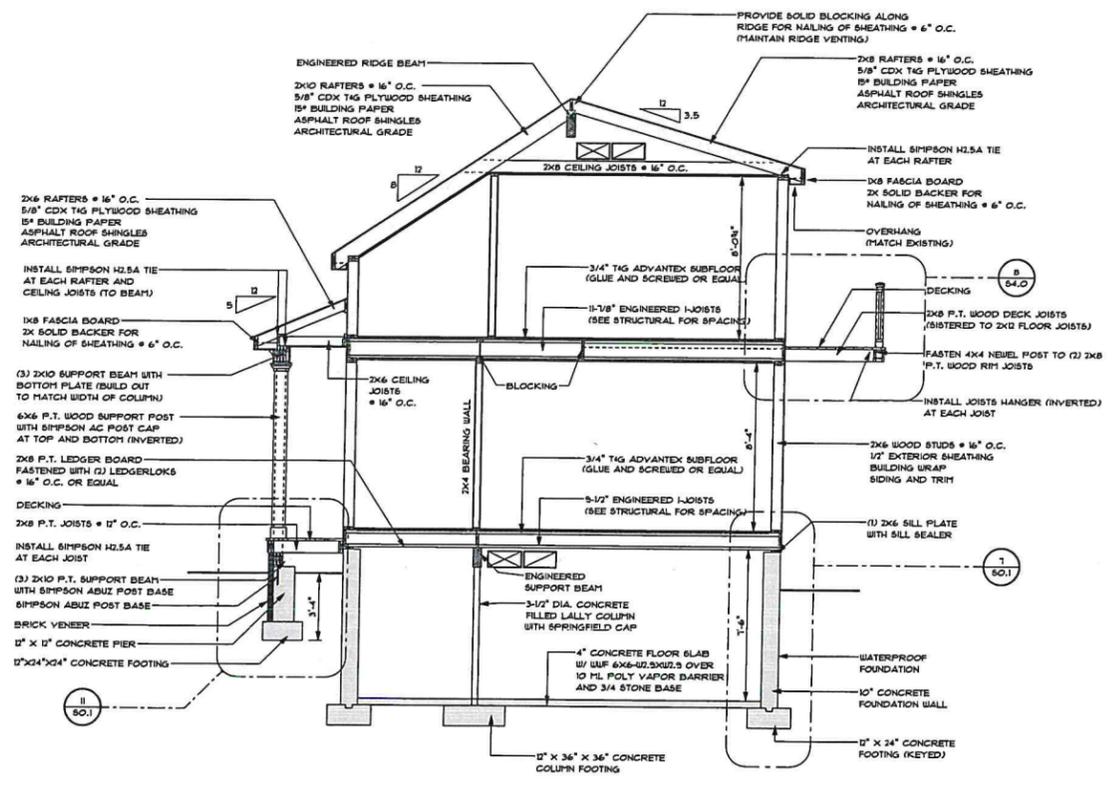
**B** SECTION DETAIL 1/4" = 1'-0"



**C** SECTION DETAIL 1/4" = 1'-0"



**D**  
SECTION DETAIL  
A-1  
1/4" = 1'-0"



**E**  
SECTION DETAIL  
A-1  
1/4" = 1'-0"

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**CORNERSTONE**  
 DESIGN/BUILD SERVICES, INC.

SHEET TITLE:  
**SECTION DETAILS**  
 DRAWN BY: M.POTOCKI  
 REVIEWED BY: \_\_\_\_\_

STONE PROJECT #: 21503  
 DATE: 14 OCT 25  
 SCALE: AS NOTED  
 DRAWING NO. **A-7**  
 SHEET 9 OF 11

**DESIGN LOADS**  
RHODE ISLAND STATE BUILDING CODE - CODE REGULATION SBC-2-2021 AND ITS AMENDMENTS

- LIVE LOADS:
  - GROUND SNOW LOAD: 30 PSF
  - UNINHABITABLE ATTICS WITHOUT STORAGE: 10 PSF
  - UNINHABITABLE ATTICS WITH LIMITED STORAGE: 20 PSF
  - HABITABLE ATTICS AND SLEEPING AREAS: 30 PSF
  - DECKS & BALCONIES: 1.5 x OCCUPANCY SERVED
  - ALL OTHER AREAS: 40 PSF
- BASIC WIND SPEED (EXPOSURE C) - 110 MPH
- FROST DEPTH - 3'-4"

**GENERAL CONDITIONS**

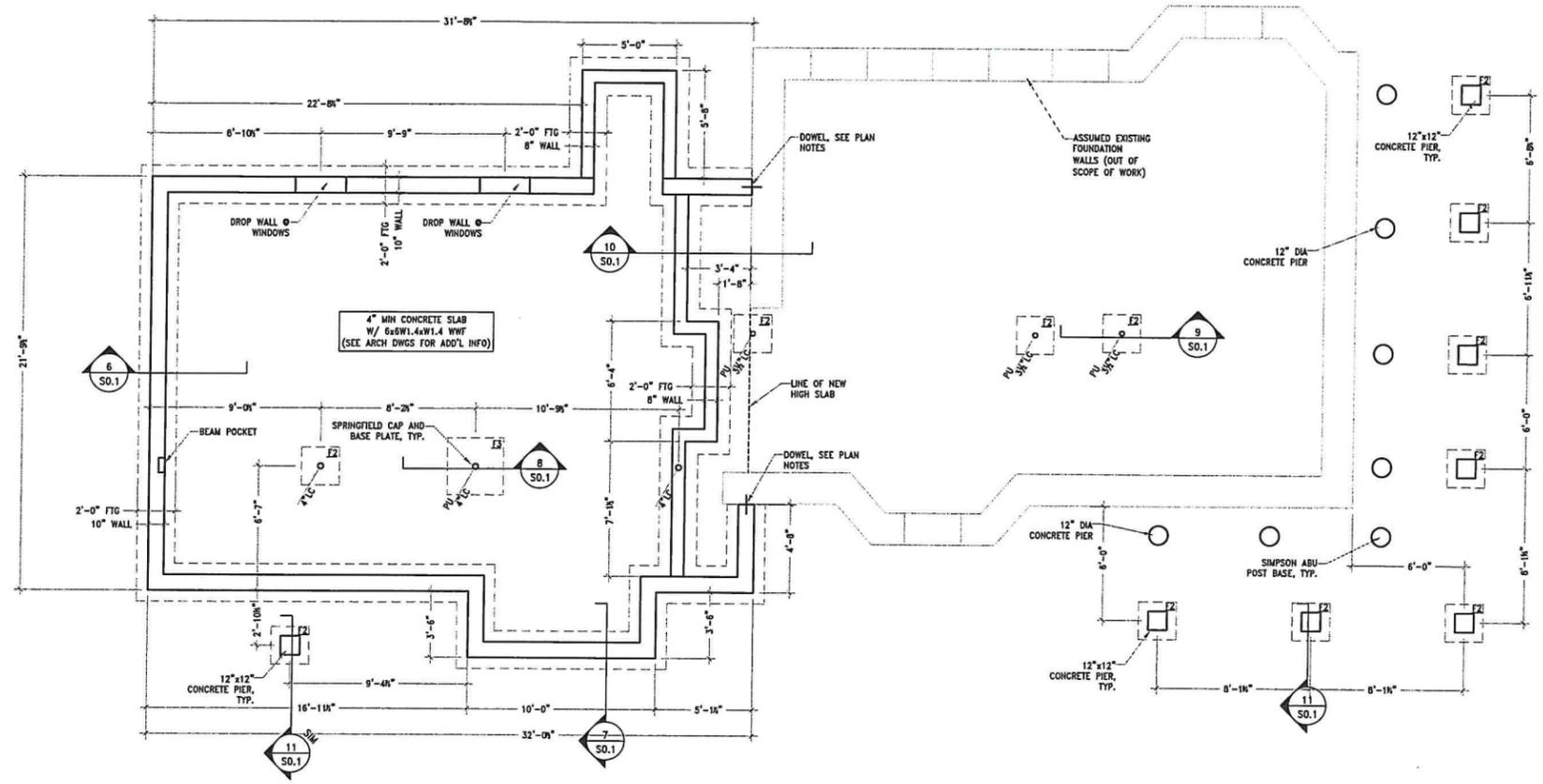
- G.C. MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY ANTICIPATED MODIFICATIONS TO THE CONSTRUCTION DOCUMENTS MUST BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND COMMENTS. THIS OFFICE CANNOT CERTIFY ANY UNAUTHORIZED DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THIS OFFICE RESERVES THE RIGHT TO REQUEST THE CONTRACTOR TO OBTAIN THE SERVICES OF AN INDEPENDENT STRUCTURAL ENGINEER REGISTERED IN THE PROJECT STATE TO VISIT THE PROJECT SITE AND TO DESIGN ANY REQUIRED REPAIRS OR TO JUSTIFY THE INSTALLED MODIFICATION. ALL ENGINEERING CALCULATIONS AND SKETCHES MUST BE SUBMITTED TO THE DESIGN TEAM FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
- FOR RENOVATION WORK STRUCTURAL DRAWINGS PRODUCED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTACT ENGINEER IMMEDIATELY. REVISIONS TO THE STRUCTURAL FRAMING MAY BE REQUIRED.
- FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.
- PRIOR TO A GENERAL CONTRACTOR/CONSTRUCTION MANAGER REQUEST FOR AN INSPECTION BY JLVSC FOR A COMPLETED STAGE OF CONSTRUCTION, THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER SHALL SUBMIT A STATEMENT STATING THAT "ALL WORK HAS BEEN COMPLETED IN CONFORMANCE WITH THE STRUCTURAL CONTRACT DRAWINGS AND SHOP DRAWINGS WITHOUT EXCEPTION OR HAS BEEN PERFORMED WITH FORMAL WRITTEN EXCEPTIONS ORIGINATING FROM OR AUTHORIZED BY JLVSC." PRIOR TO RELEASE OF THE FINAL PROJECT CERTIFICATION TO THE BUILDING OFFICIAL, JLVSC REQUIRES A LETTER FROM THE PRINCIPAL OF THE GENERAL CONTRACTOR/CONSTRUCTION MANAGER STATING THAT "ALL WORK INDICATED ON THE STRUCTURAL DRAWINGS HAS BEEN PERFORMED WITHOUT EXCEPTION OR WAS PERFORMED WITH FORMAL WRITTEN EXCEPTIONS ORIGINATING FROM OR AUTHORIZED BY JLVSC."
- ALL REQUESTS FOR INFORMATION ("RFIs") SHALL BE COORDINATED THROUGH THE ARCHITECT.

**CONCRETE**

- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS: FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI AIR ENTRAINED.
- ALL CONCRETE SHALL CONTAIN AN APPROVED WATER-REDUCING ADMIXTURE.
- SUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3'-5".
- REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60. FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A188.
- PROVIDE #4 x 48" LONG BARS IN SLAB AT ALL INTERIOR CORNERS.

**FOUNDATIONS**

- WHERE FOUNDATIONS ARE EXISTING, DESIGN HAS BEEN COMPLETED ASSUMING FOUNDATIONS ARE SUITABLE TO SUPPORT PROPOSED RENOVATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT THE EXISTING FOUNDATION CONFORMS TO BUILDING CODE REQUIREMENTS AND REPORT FOOTING CONDITIONS TO ENGINEER FOR VERIFICATION.
- EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
- EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 3'-4", OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
- SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 2500 POUNDS PER SQUARE FOOT.
- BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 98% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
- BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
- PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
- FOUNDATION DESIGN ASSUMES SOILS ON SITE ARE CLASS TYPES GW,GC,SM,SW-SC AND ML (PER THE UNIFIED SOIL CLASSIFICATION SYSTEM) WITH A DESIGN LATERAL SOIL PRESSURE OF 45 PSF PER FOOT OF DEPTH. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER TO CONFIRM WITH A GEOTECHNICAL ENGINEER, CIVIL ENGINEER, OR OTHER QUALIFIED DESIGN PROFESSIONAL TO ENSURE HYDROSTATIC FORCES DO NOT EXIST.
- FORCES DUE TO HYDROSTATIC PRESSURE HAVE NOT BEEN CONSIDERED IN THE DESIGN OF THE FOUNDATION FOR THIS STRUCTURE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER TO CONFIRM WITH A GEOTECHNICAL ENGINEER, CIVIL ENGINEER, OR OTHER QUALIFIED DESIGN PROFESSIONAL TO ENSURE HYDROSTATIC FORCES DO NOT EXIST.
- INFORMATION REGARDING THE SUBGRADE SITE PREPARATION INDICATED ON THESE PLANS IS RUDDIMENTARY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR/OWNER TO CONFIRM ALL SUBGRADE, SOIL, DRAINAGE AND ANY OTHER SITE RELATED INFORMATION WITH A GEOTECHNICAL, CIVIL ENGINEER, OR OTHER QUALIFIED DESIGN PROFESSIONAL.



**FOUNDATION PLAN**

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

- FOUNDATION NOTES:**
- ALL FOUNDATION DIMENSIONS AND ELEVATIONS TO BE VERIFIED WITH SITE CONDITIONS AND ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.
  - DOWEL NEW FOUNDATION TO EXISTING WITH #4 x 18" LONG DOWELS EPOXIED INTO EXISTING FOUNDATION WALL (6" EMBED), @ 12" OC VERTICALLY & (2) IN WALL FOOTING. BOTTOM OF NEW FOOTING TO MATCH BOTTOM OF EXISTING FOOTING. (MIN. 3'-4" BELOW GRADE)

**FOOTING SCHEDULE**

FOOTING ID TAG	FOOTING SIZE	REINFORCING
F1.5	1'-6"x1'-6"x12" THICK	NO REINFORCEMENT
F2	2'-0"x2'-0"x12" THICK	(3) #4 E.W. BOT.
F2.5	2'-6"x2'-6"x12" THICK	(3) #4 E.W. BOT.
F3	3'-0"x3'-0"x12" THICK	(4) #4 E.W. BOT.
F3.5	3'-6"x3'-6"x12" THICK	(5) #4 E.W. BOT.
F4	4'-0"x4'-0"x12" THICK	(5) #5 E.W. BOT.
F4.5	4'-6"x4'-6"x12" THICK	(5) #5 E.W. BOT.
F5	5'-0"x5'-0"x14" THICK	(6) #5 E.W. BOT.
F6	6'-0"x6'-0"x14" THICK	(7) #6 E.W. BOT.

- ABBREVIATIONS:**
- ADD'L - ADDITIONAL
  - BFM - BOTTOM FLANGE MANILER
  - BLKG - BLOCKING
  - BM - BEAM
  - BTM - BOTTOM
  - BRG - BEARING
  - BWIN - BETWEEN
  - BW - BEARING WALL
  - CANT - CANTILEVER
  - CLO - CEILING
  - COL - COLUMN
  - CONC - CONCRETE
  - CONN - CONNECTION
  - CONT - CONTINUOUS
  - CWA - COORDINATE W/ ARCHITECT

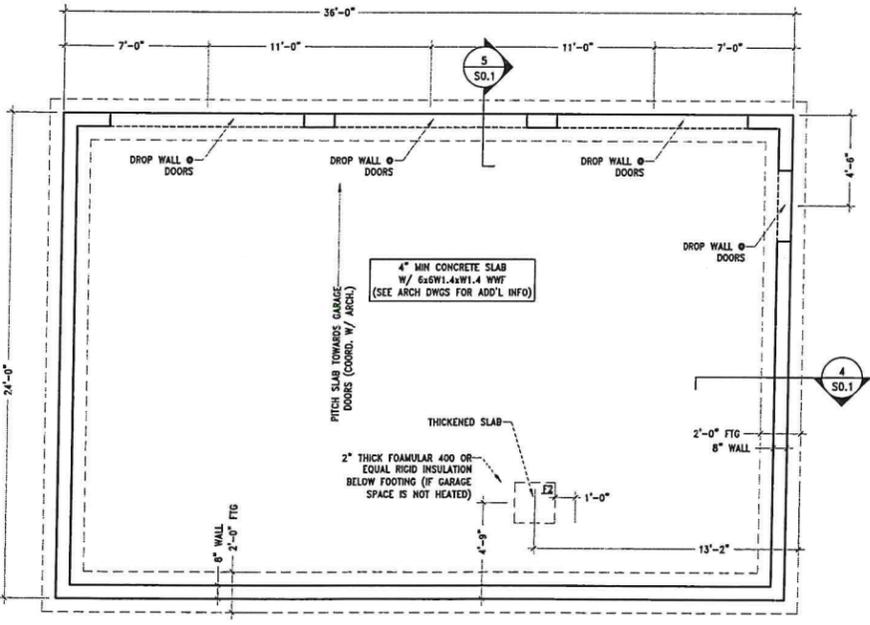
- DIAG - DIAGONAL**
- DN - DOWN
  - (E) - EXISTING
  - ENR - ENGINEER OF RECORD
  - EQSP - EQUAL SPACES
  - ES - EACH SIDE
  - EW - EACH WAY
  - FTG - FOOTING
  - FIN - FINISH
  - BWIN - BETWEEN
  - BW - BEARING WALL
  - CANT - CANTILEVER
  - CLO - CEILING
  - COL - COLUMN
  - CONC - CONCRETE
  - CONN - CONNECTION
  - CONT - CONTINUOUS
  - CWA - COORDINATE W/ ARCHITECT

- MIN - MINIMUM**
- MFR - MANUFACTURER
  - NTS - NOT TO SCALE
  - OC - ON CENTER
  - PGE - PRE-ENGINEERED GIRDER TRUSS
  - PL - PLATE
  - PT - PRESSURE TREATED
  - REQ - REQUIRED
  - SPEC - SPECIFICATION
  - SW - SHORT WAY
  - TFM - TOP FLANGE MANILER
  - UNO - UNLESS NOTED OTHERWISE
  - VERT - VERTICAL
  - VIF - VERIFY IN FIELD
  - W/ - WITH

**LEGEND**

SW = BEARING WALL  
 FYP = FLAT VALLEY PLATE  
 (E) = EXISTING  
 DF/SP = DOUG FIR/SO. PINE

TYPE OF POST: P-POST, J-JACK, K-KING  
 PSL-PARALLEL POST, LC-LALLY COLUMN, HSS-HOLLOW STRUCTURAL SECTION  
 P3-26 = TRIPLE 2x6 POST  
 P2-24 = DOUBLE 2x4 POST



DAVID P. MERKEL  
 No. 0453  
 REGISTERED PROFESSIONAL ENGINEER  
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 Bristol, RI

**REVISIONS:**

No.	Description	Date

**TITLE: GENERAL NOTES AND FDN PLAN**

DATE: 11.5.2025

JOB NO.: 25116

DRAWING NO.: **S0.0**



DAVID P. MERKEL  
No. 94453  
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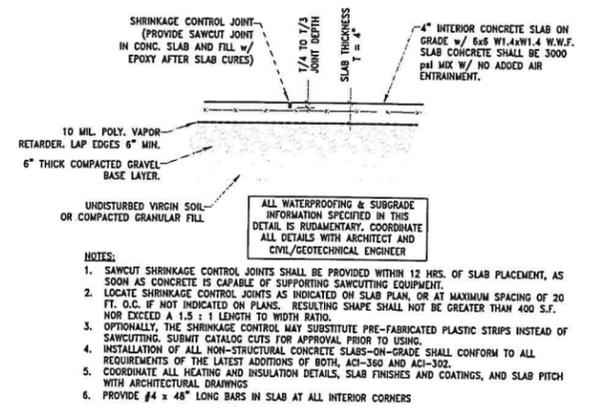
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Bristol, RI

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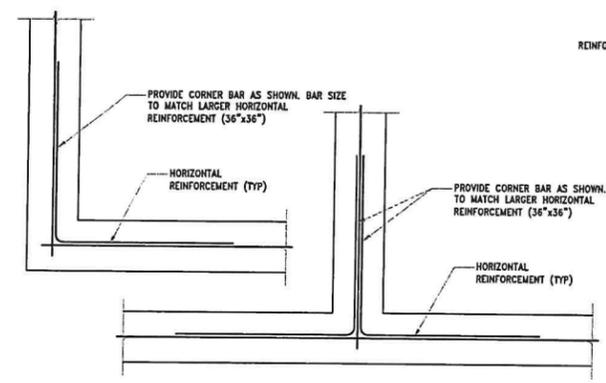
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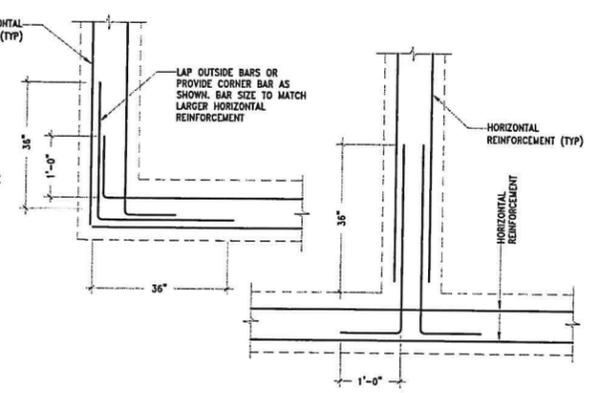
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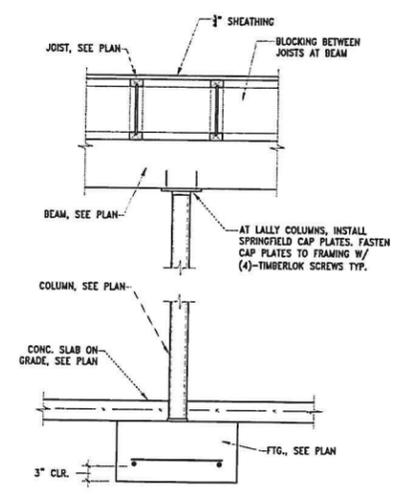
1 TYP. INTERIOR SLAB ON GRADE DETAIL  
SCALE: NONE



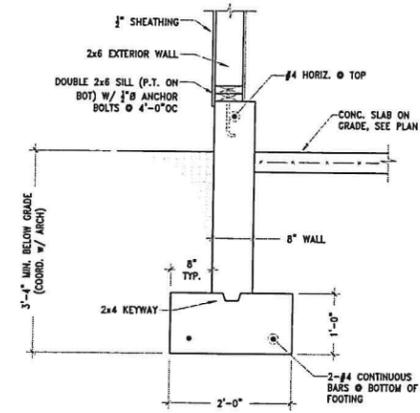
2 TYPICAL HORIZONTAL WALL REINF.  
SCALE: NONE



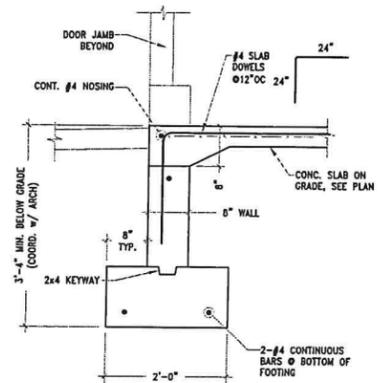
3 TYPICAL HORIZONTAL FTG REINF.  
SCALE: NONE



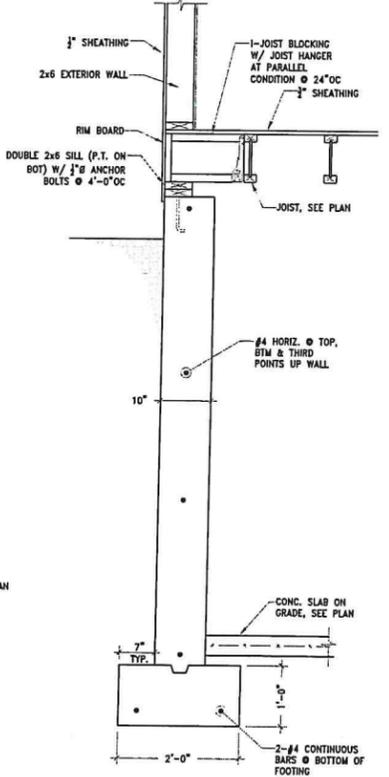
8 LALLY COL. DETAIL  
SCALE: 3/4"=1'-0"



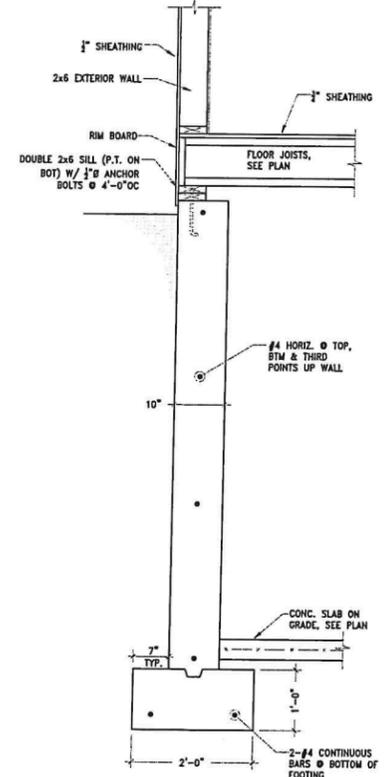
4 SECTION THRU GARAGE WALL  
SCALE: 3/4"=1'-0"



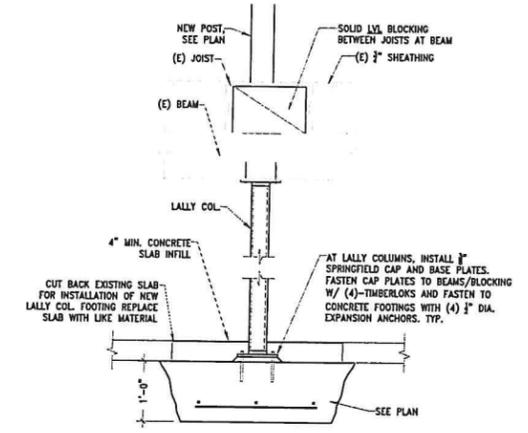
5 FOUNDATION DETAIL AT DOORS  
SCALE: 3/4"=1'-0"



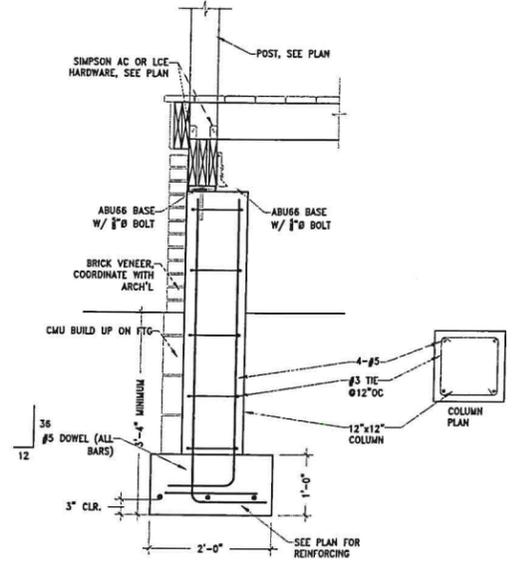
6 FOUNDATION DETAIL  
SCALE: 3/4"=1'-0"



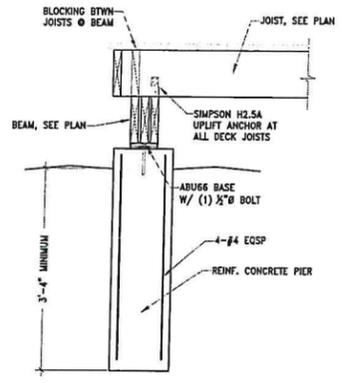
7 FOUNDATION DETAIL  
SCALE: 3/4"=1'-0"



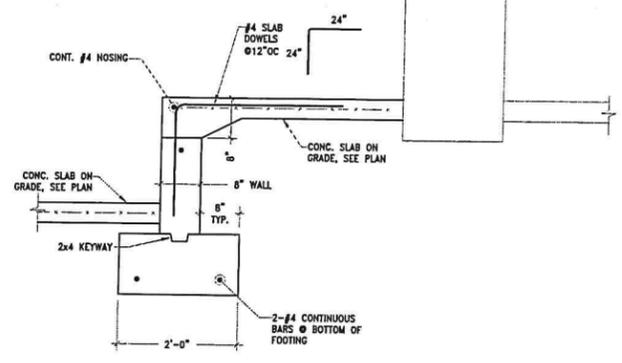
9 COLUMN DETAIL  
SCALE: 3/4"=1'-0"



11 PORCH DETAIL  
SCALE: 3/4"=1'-0"

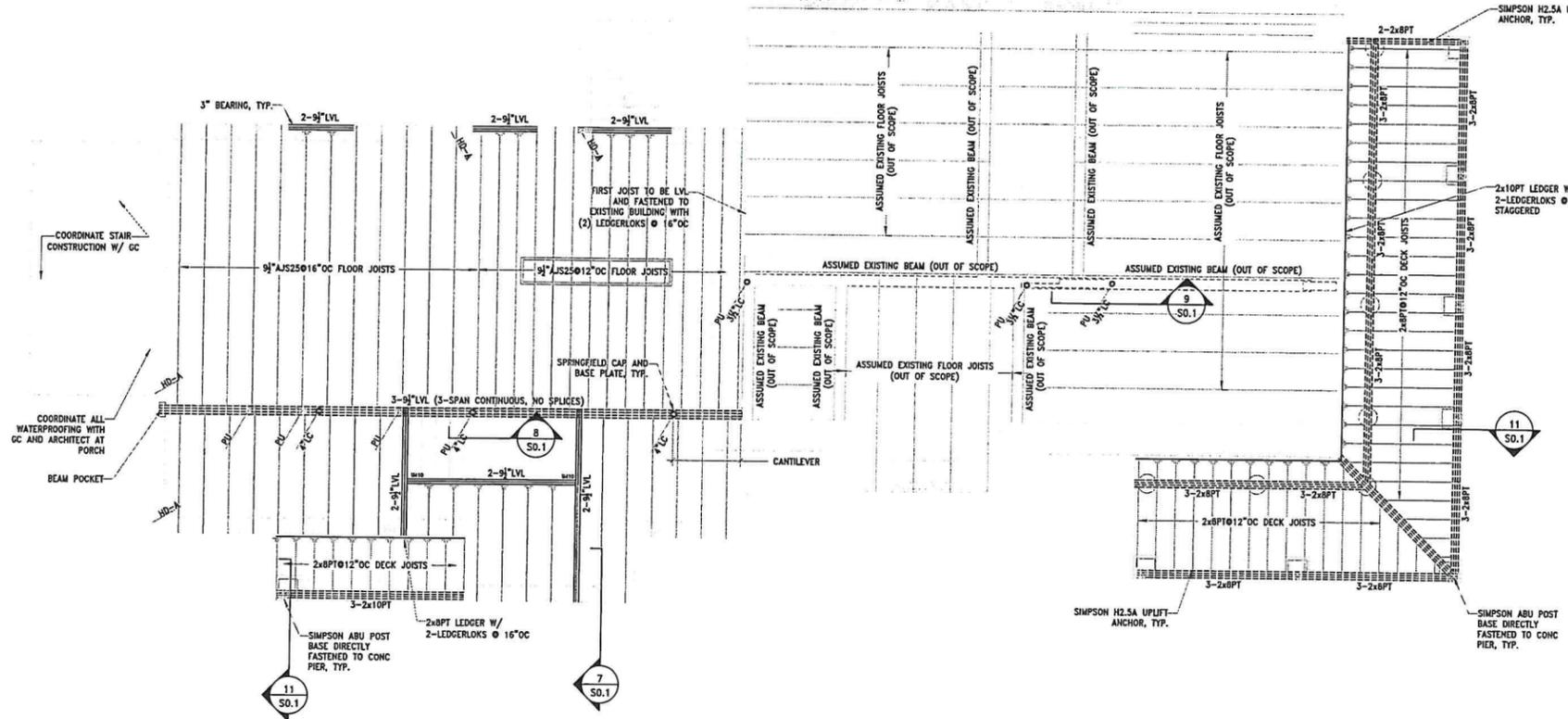


12 PIER DETAIL W/ BELLED BASE  
SCALE: 3/4"=1'-0"



10 FOUNDATION DETAIL  
SCALE: 3/4"=1'-0"

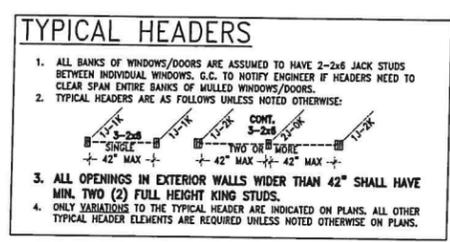
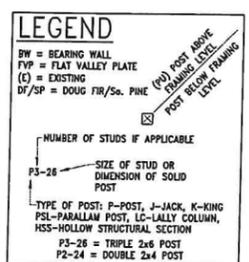
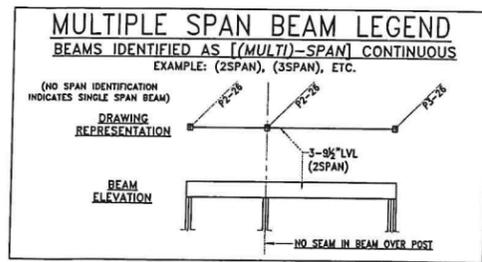
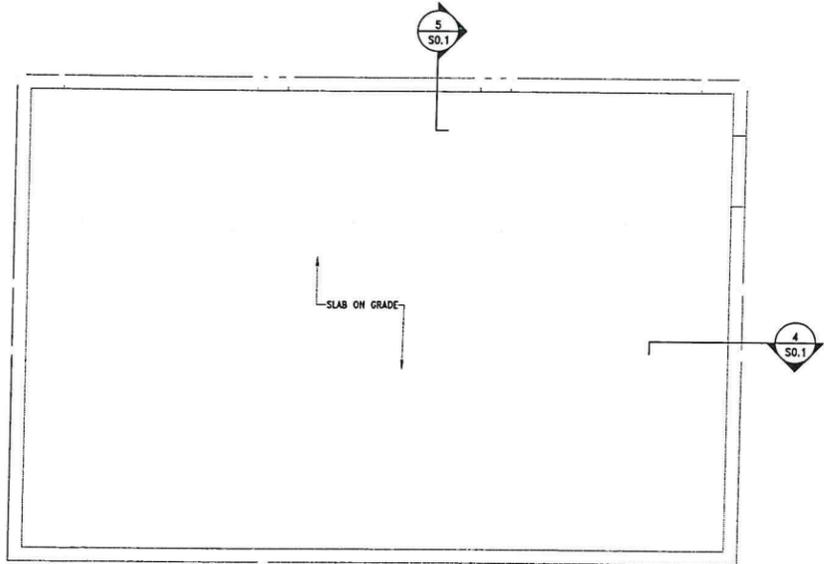
- ROUGH CARPENTRY**
- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE RHODE ISLAND STATE BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS (R1-SBC 1&2) AND THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC 1&2).
  - REFER TO THE R1-SBC 1&2 AND IRC 1&2 FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE R1-SBC 1&2 AND IRC 1&2 OR IN THESE DRAWINGS.
  - REFER TO THE IRC 1&2 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 602.3 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
  - ENGINEER MAKES NO CLAIMS TOWARDS EXISTING CONDITIONS.
  - WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, STUDS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM F<sub>b</sub> = 875 PSI (SINGLE USE) AND F<sub>b</sub> = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER.
  - LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM F<sub>b</sub> = 3,100 PSI, E = 2,000,000 PSI, AND F<sub>v</sub> = 285 PSI. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
  - PSL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM F<sub>b</sub> = 2,900 PSI, E = 2,000,000 PSI, AND F<sub>v</sub> = 290 PSI. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
  - WOOD "I" BEAMS SHALL BE BY WEYERHAEUSER. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
  - MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC., SHALL BE STRICTLY ADHERED TO.
  - ENGINEERED WOOD POSTS (PSL POSTS), AS NOTED ON PLANS, SHALL BE "PARALLAM PSL" BY WEYERHAEUSER AND SHALL HAVE A MINIMUM F<sub>b</sub> = 2,400 PSI, E = 1,800,000 PSI, F<sub>v</sub> = 1,755 PSI, F<sub>c</sub> = 425 PSI F<sub>g</sub> = 2,500 PSI F<sub>v</sub> = 190 PSI.
  - ENGINEERED LUMBER SUBJECT TO WET SERVICE CONDITIONS (MOISTURE CONTENT > 16% AND <= 28% UNCONDITIONED LOCATIONS) SHALL BE PRESERVATIVE TREATED PER MANUFACTURER'S SPECIFICATIONS.
  - PRESSURE TREATED LUMBER SHALL BE SOUTHERN PINE #1 OR BETTER.
  - EXTERIOR WALL SHEATHING SHALL BE MINIMUM 15/32" APA STRUCTURAL 1 RATED SHEATHING OR EXTERIOR GRADE SHEATHING SHALL BE NAILED WITH 8d NAILS NOT LESS THAN 6" O.C. ON ALL PANEL EDGES. ALL WALL HORIZONTAL PANEL EDGES WITHIN 48" OF BUILDING CORNERS MUST BE BLOCKED AND NAILED. SHEATHING PANELS SHALL BE INSTALLED TO SPAN ACROSS FLOOR LEVELS (CENTERED ON BAND JOIST) TO ACHIEVE CONTINUOUS UPLIFT LOAD PATH FROM ROOF TO FOUNDATION.
  - SUB-FLOORING SHALL BE 3/4" TONGUE & GROOVE APA STRUCTURAL 1 RATED SHEATHING EXPOSURE 1 UNLESS NOTED OTHERWISE. FASTEN SUB-FLOOR TO SUPPORTING FRAMING WITH INDUSTRY STANDARD SUB-FLOOR ADHESIVE AND 8d NAILS @ 6" O.C.
  - ROOF SHEATHING SHALL BE MINIMUM 5/8" T&G APA STRUCTURAL 1 RATED SHEATHING EXPOSURE 1 OR EXTERIOR GRADE.
  - ROOF RAFTERS ATTACHMENT SHALL BE ACCOMPLISHED WITH MINIMUM 8d NAILS AS FOLLOWS:
    - IN THE 4 FOOT PERIMETER EDGE ZONE ALONG THE EDGES: 6" O.C.
    - TO THE INTERMEDIATE SUPPORTS WITHIN THE 4 FOOT PERIMETER EDGE ZONE: 6" O.C.
    - ALONG THE GABLE END WALL OR RAKE: 4" O.C.
    - ALL OTHER AREAS: 6" O.C. EDGE; 12" O.C. INTERMEDIATE.
  - ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 6" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESURE TREATED.
  - ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING.
  - UNLESS DETAILED OR SPECIFIED OTHERWISE ON THE PLANS, HEADERS AND BEAMS SHALL BE SUPPORTED BY AT LEAST ONE JACK STUD AND ONE KING STUD.
  - FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
  - GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
  - MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
  - RAFTERS SHALL BE CONNECTED TO THEIR BEARING POINTS WITH ONE OF THE FOLLOWING OPTIONS:
    - SIMPSON H2A ON THE INTERIOR SIDE OF WALL (OPPOSITE SIDE OF WALL SHEATHING).
    - SIMPSON H2.5A ON THE EXTERIOR SIDE OF WALL (SAME SIDE OF WALL SHEATHING) OR DIRECTLY TO BEAMS.
  - CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
  - AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
  - BEAMS COMPRISED OF 2 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" #8 BOLTS AT 16" ON CENTER OR 3-1/2" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
  - IN ADDITION TO THE FLOOR JOIST SHOWN IN THE PLANS, CONTRACTOR SHALL INSTALL DOUBLE JOISTS UNDER ALL PARTITION WALLS RUNNING PARALLEL TO THE DIRECTION OF FRAMING.
  - MINIMUM BEAM BEARING TO BE 3 INCHES UNLESS NOTED OTHERWISE ON PLAN.
  - BEARING WALL SCHEDULE**
    - ALL EXTERIOR WALLS:
      - 2x6@16"OC WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/2 POINTS
      - 1ST FLOOR INTERIOR BEARING WALLS:
        - 2x6@16"OC WITH 2 ROWS OF HORIZONTAL BLOCKING AT 1/2 POINTS
        - 2ND & 3RD FLOOR INTERIOR BEARING WALLS:
          - 2x6@16"OC WITH 1 ROW OF HORIZONTAL BLOCKING AT MID-HEIGHT OF WALL



**FIRST FLOOR FRAMING**  
SCALE: 1/4"=1'-0"

**NOTES:**

- ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
- PROVIDE SIMPSON HARDWARE CONNECTING EACH RAFTER TO STRUCTURE BELOW. SEE ROUGH CARPENTRY NOTE #22.
- BEAMS COMPRISED OF 2 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" #8 BOLTS AT 16" ON CENTER OR 3-1/2" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
- BW DENOTES BEARING WALLS CONSISTING OF 2x6@16"OC. SEE FRAMING NOTES FOR HORIZ. BRACING.
- indicates SIMPSON STRONG-TIE TYPE HANGER REQUIRED AT BEAM CONNECTION. ALL SIMPSON HANGERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH THE MAXIMUM FASTENER SIZE AND QUANTITY.
- = INDICATES SHEARWALL HOLDOWN LOCATION AT BASE OF WALL BELOW THIS FRAMING LEVEL. REFERENCE SHEARWALL PLAN AND DETAILS FOR ADDITIONAL INFORMATION.
- indicates SHEARWALL HOLDOWN LOCATION AT BASE OF WALL ABOVE THIS FRAMING LEVEL. REFERENCE SHEARWALL PLAN AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE ADDITIONAL FRAMING AS REQUIRED TO ACCOMMODATE "PAIR" HOLDOWNS.



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**REVISIONS:**

No.	Description	Date

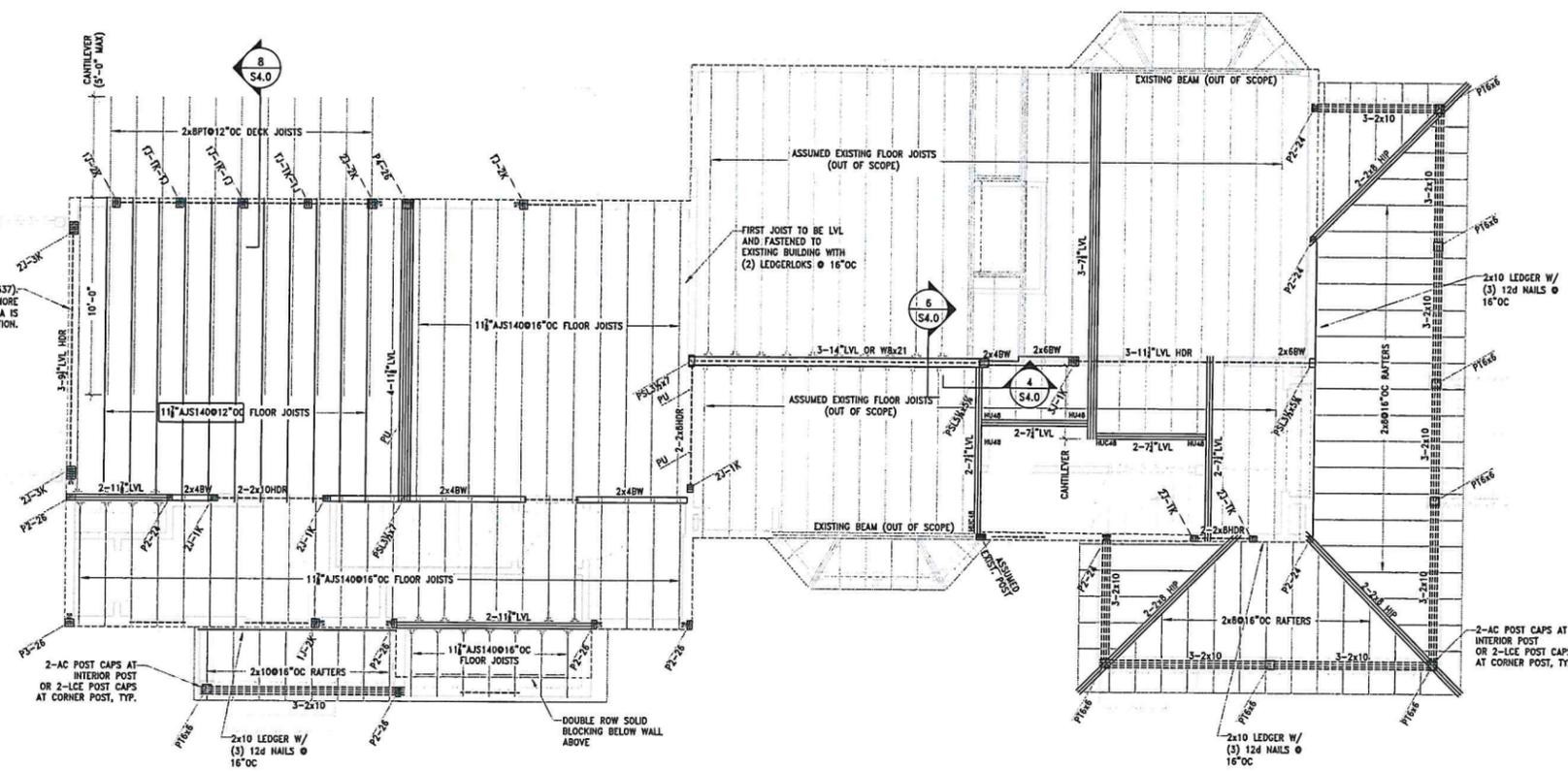
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DATE: 11.5.2025  
JOB NO.: 25116  
DRAWING NO.:

**S1.0**



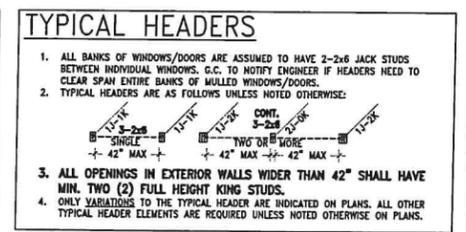
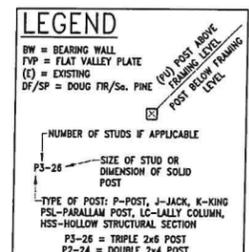
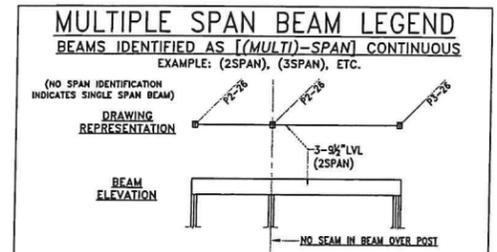
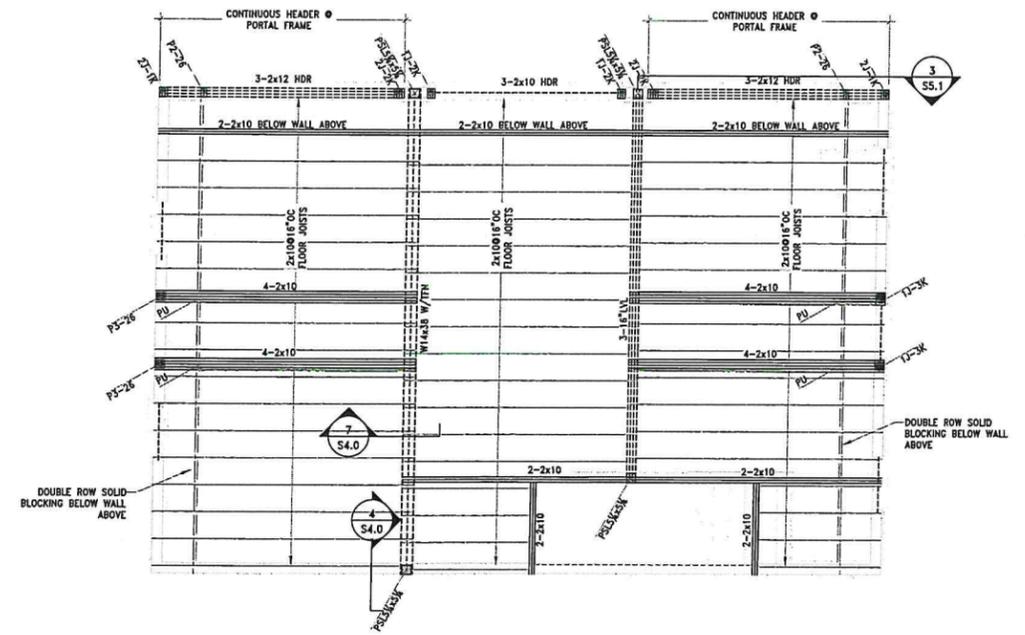
DAVID P. MERKEL  
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**SECOND FLOOR FRAMING**  
SCALE: 1/4"=1'-0"

- NOTES:
1. ALL INDIVIDUAL LVLS ARE 1 1/2" THICK UNLESS NOTED OTHERWISE ON PLAN.
  2. PROVIDE SIMPSON HARDWARE CONNECTING EACH RAFTER TO STRUCTURE BELOW. SEE ROUGH CARPENTRY NOTE #22.
  3. BEAMS COMPRISED OF 2 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" SLOTS AT 16" ON CENTER OR 3-1/2" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
  4. BW DENOTES BEARING WALLS CONSISTING OF 2x6@16"OC. SEE FRAMING NOTES FOR HORIZ. BRACING.
  5. [Symbol] - INDICATES SIMPSON STRONG-TIE TYPE HANGER REQUIRED AT BEAM CONNECTION. ALL SIMPSON HANGERS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS WITH THE MAXIMUM FASTENER SIZE AND QUANTITY.
  6. [Symbol] - INDICATES SHEARWALL HOLDOWN LOCATION AT BASE OF WALL BELOW THIS FRAMING LEVEL. REFERENCE SHEARWALL PLAN AND DETAILS FOR ADDITIONAL INFORMATION.



REVISIONS:

No.	Description	Date

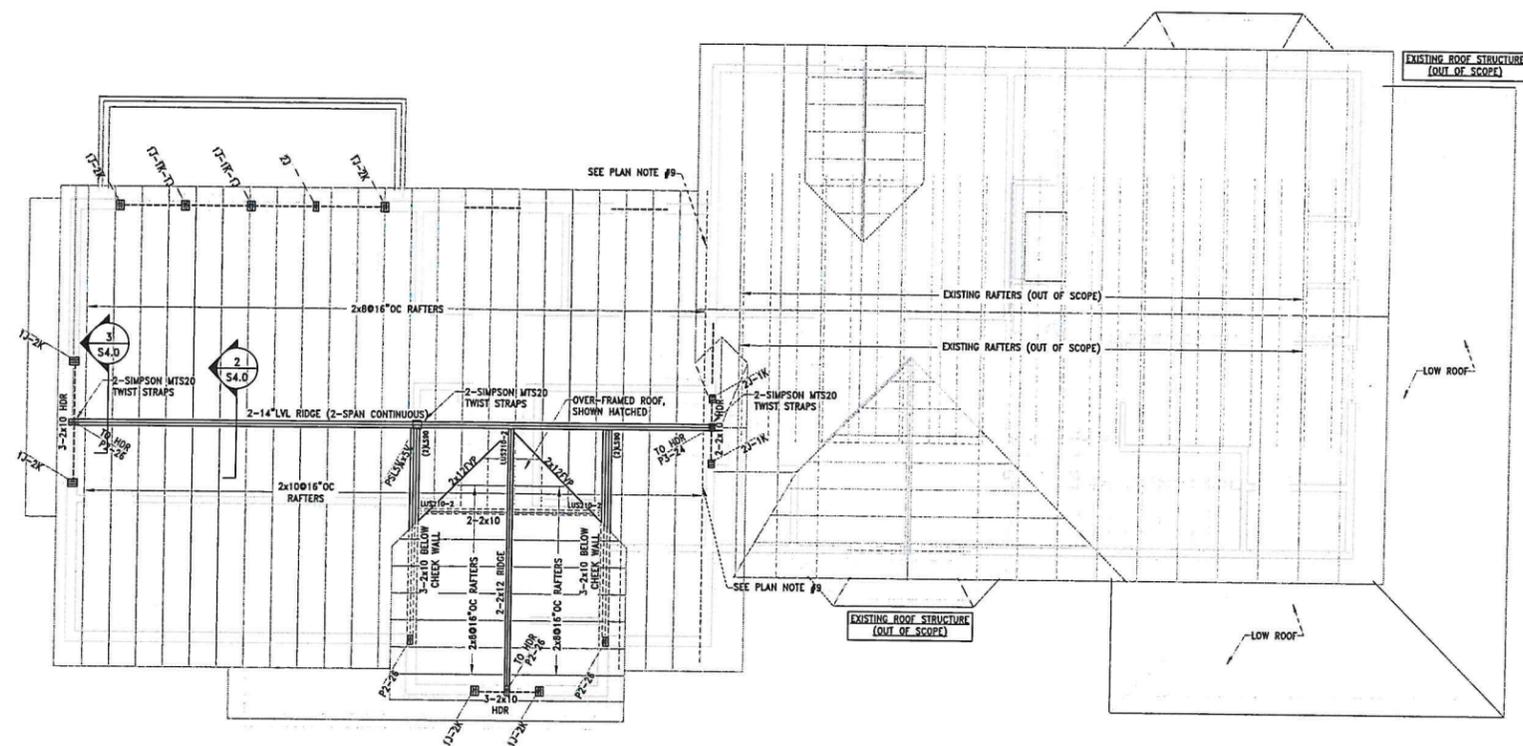
TITLE: SECOND FLOOR FRAMING  
DATE: 11.5.2025  
JOB NO.: 25116  
DRAWING NO.:

**S2.0**



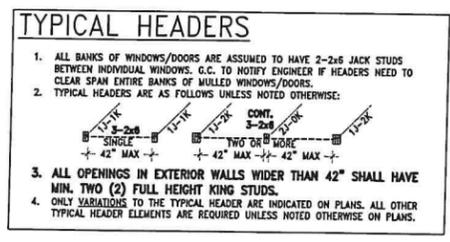
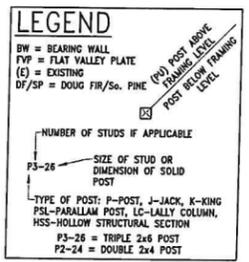
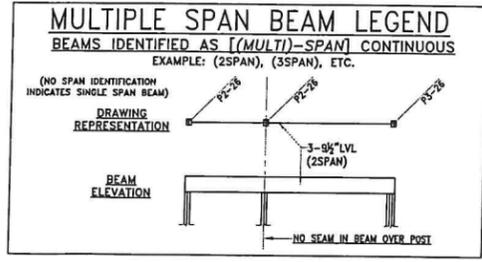
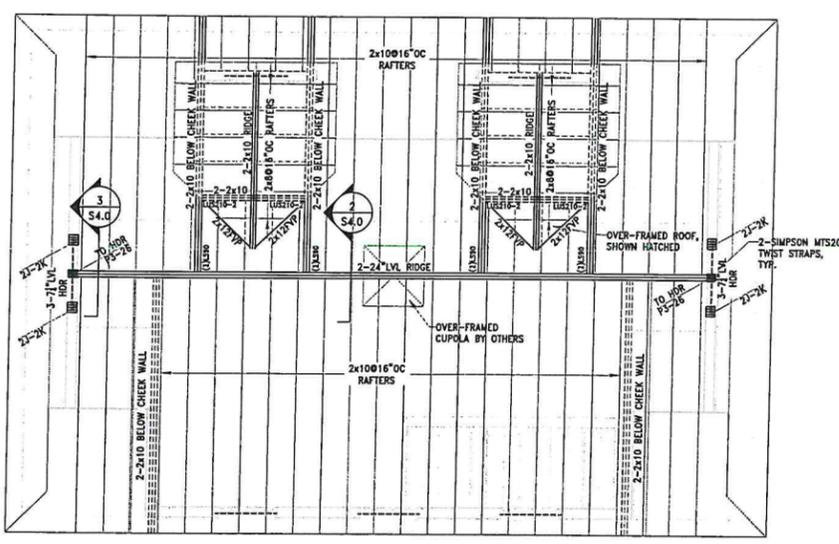
DAVID P. MERKEL  
No. 0463  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

Cabral Residence  
14 Union Street  
Bristol, RI



**ROOF FRAMING**  
SCALE: 1/4"=1'-0"

- NOTES:**
1. ALL INDIVIDUAL LVLS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE ON PLAN.
  2. ALL CEILING TO RAFTER CONNECTIONS TO BE MADE W/ A MINIMUM OF 8-12d NAILS.
  3. ALL RAFTER TO LVL RIDGE CONNECTIONS TO BE MADE WITH A MINIMUM OF 6-12d NAILS EOSP AND ONE OF THE THREE FOLLOWING OPTIONS (UNLESS DETAILED/NOTED OTHERWISE ON PLANS):  
 3.1. SINGLE SIMPSON L570 FRAMING ANGLE  
 3.2. COLLAR TIES LOCATED IN UPPER THIRD OF THE ATTIC SPACE FASTENED TO RAFTERS W/ (4) 12d NAILS  
 3.3. 1 1/2" x 20 GA x 36" LONG RIDGE STRAP FASTENED TO OPPOSING RAFTERS
  4. PROVIDE SIMPSON HARDWARE CONNECTING EACH RAFTER TO STRUCTURE BELOW. SEE ROUGH CARPENTRY NOTE #22.
  5. EXTEND PLYWOOD SHEATHING UNDER ENTIRE OVER-FRAMED AREA.
  6. AT OVER-FRAMED AREAS EXISTING ROOFING MATERIAL TO BE REMOVED TO ROOF SHEATHING.
  7. BEAMS COMPRISED OF 2 LVLS OR MORE SHALL BE BOLTED TOGETHER WITH A MINIMUM OF 2-1/2" BOLTS AT 16" ON CENTER OR 3-3/8" DIAMETER SELF TAPPING LAG SCREWS AT 16" ON CENTER, ALTERNATING INSERTION SIDES, FOLLOW MANUF. SPECS, UNLESS NOTED OTHERWISE ON DRAWING.
  8. BW DENOTES BEARING WALLS CONSISTING OF 2x6@16" OC. SEE FRAMING NOTES FOR HORIZ. BRACING.
  9. WHERE APPLICABLE, ALL FIRST RAFTERS SHALL BE FASTENED THROUGH SHEATHING AND INTO WALL STUDS WITH 2-LEDGERLOKS AT 16" OC.

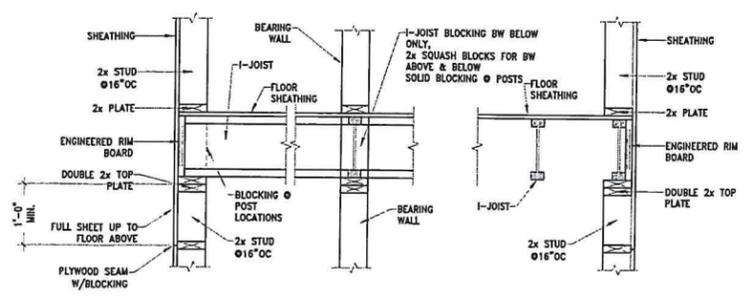


**REVISIONS:**

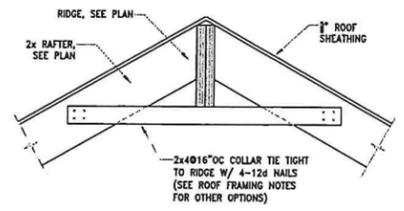
No.	Description	Date

TITLE: ROOF FRAMING  
DATE: 11.5.2025  
JOB NO.: 25116  
DRAWING NO.:

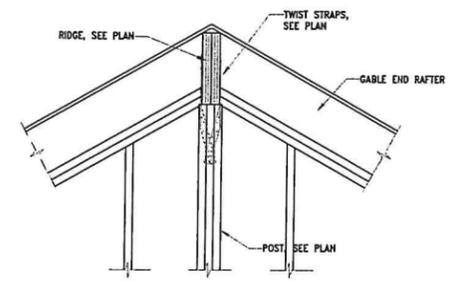
**S3.0**



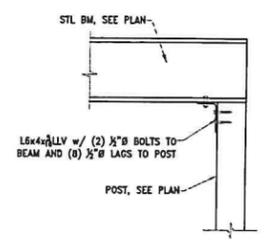
1 TYPICAL JOIST DETAIL  
SCALE: 3/4"=1'-0"



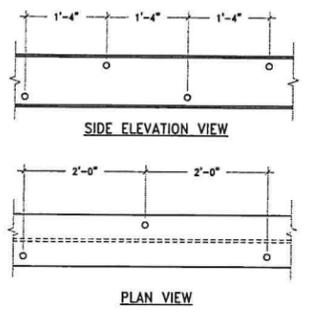
2 SECTION THROUGH RIDGE  
SCALE: 3/4"=1'-0"



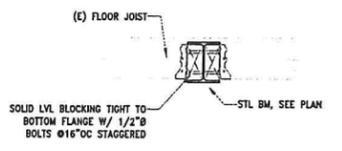
3 RIDGE BEAM CONN. @ GABLE ENDS  
SCALE: 3/4"=1'-0"



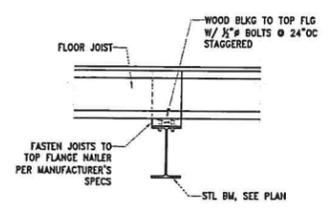
4 STEEL BEAM TO WOOD POST CONNECTION  
SCALE: 3/4"=1'-0"



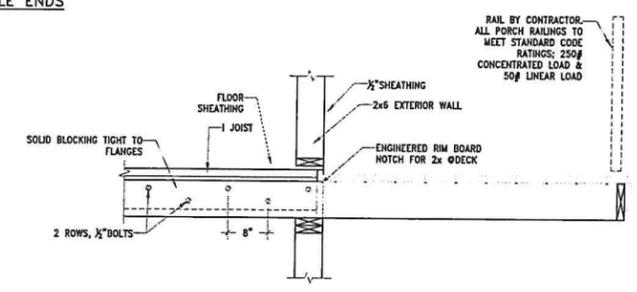
5 TYP. STEEL BEAM BOLT PATTERNS  
SCALE: 3/4"=1'-0"



6 SECTION  
SCALE: 3/4"=1'-0"

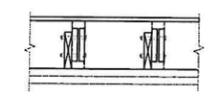


7 DROPPED STEEL BEAM  
SCALE: 3/4"=1'-0"



8 TYPICAL JOIST DETAIL  
SCALE: 3/4"=1'-0"

COORDINATE EXACT WEB FILLER AND FASTENING W/ JOIST MANUFACTURER. JOIST MANUFACTURER DETAIL CONTROLS



8A TYPICAL JOIST DETAIL  
SCALE: 3/4"=1'-0"



DAVID P. MERKEL  
No. 9453  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

Cabral Residence  
14 Union Street  
Bristol, RI

REVISIONS:

No.	Description	Date

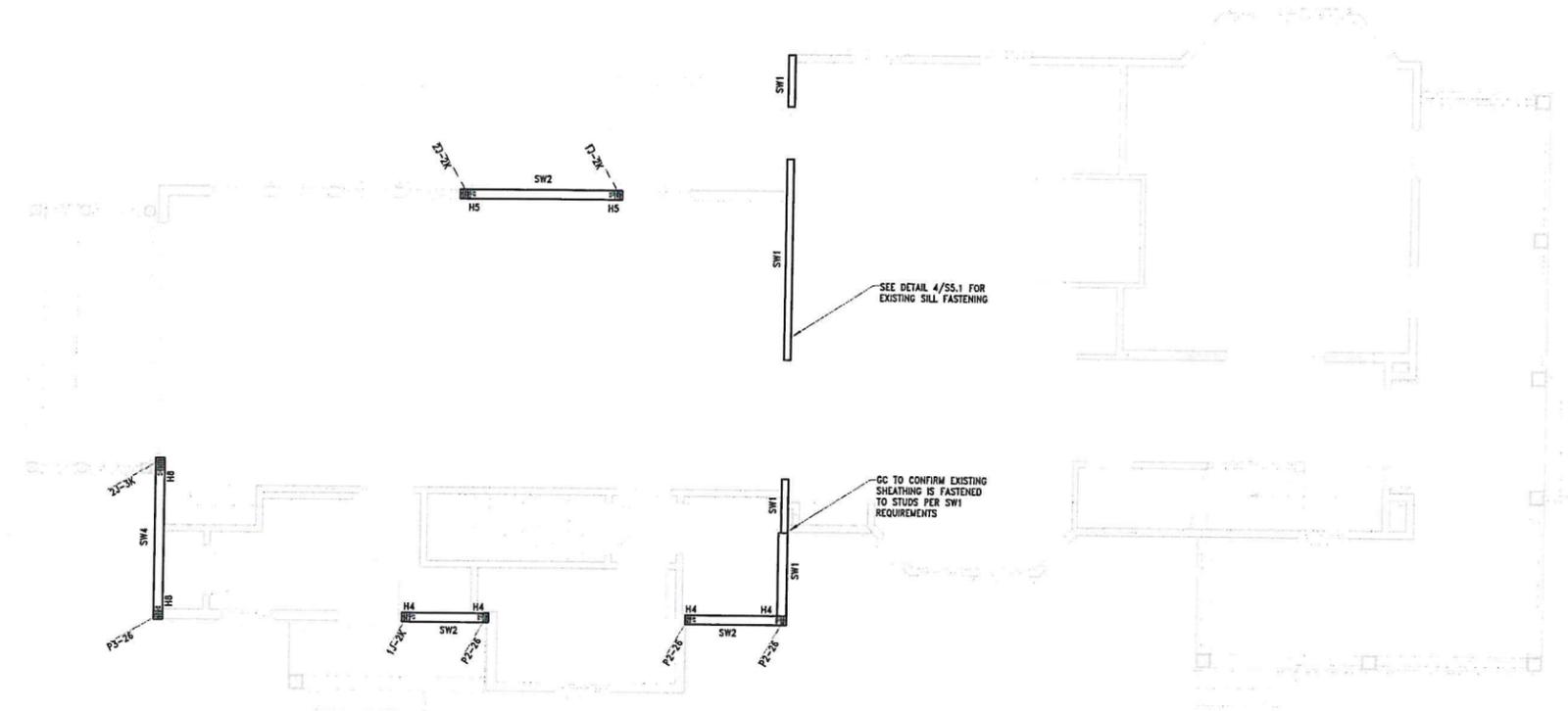
TITLE: FRAMING DETAILS  
DATE: 11.5.2025  
JOB NO.: 25116  
DRAWING NO.:

S4.0



DAVID P. MERKEL  
 No. 0453  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL

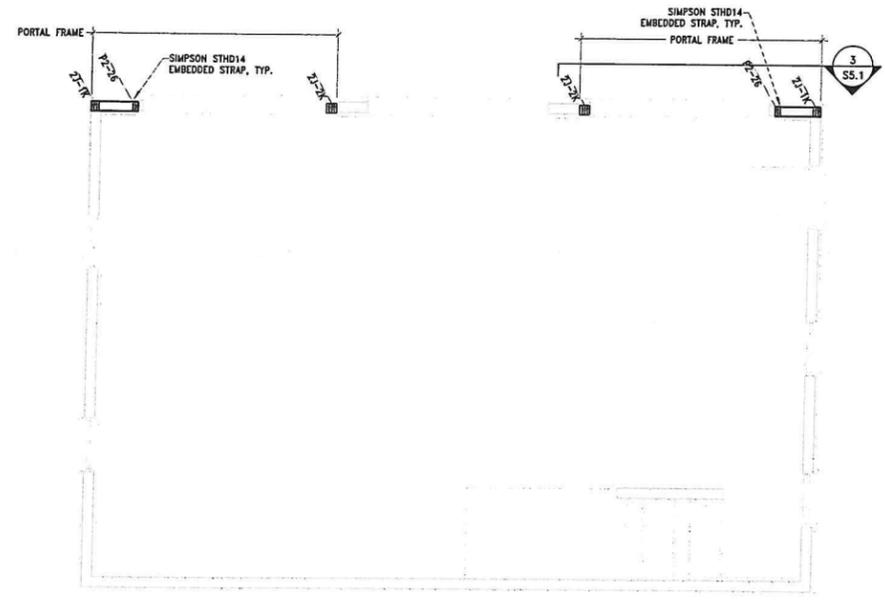
Cabral Residence  
 14 Union Street  
 Bristol, RI



**FIRST FLOOR SHEAR WALLS**  
 SCALE: 1/4"=1'-0"

**LATERAL FRAMING NOTES:**

1. THE STRUCTURAL DESIGN OF THIS RESIDENCE WAS PERFORMED IN COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. THE PRESCRIPTIVE REQUIREMENTS OF THIS CODE DO NOT APPLY PER SECTIONS 301.1.3 ALTERNATIVE PROVISIONS AND 301.1.3 ENGINEERED DESIGN.
2. FRAMING COMPONENTS AND FASTENERS AS IDENTIFIED IN THESE DRAWINGS AND NOTES ADEQUATELY RESIST THE LATERAL LOAD REQUIREMENTS AS DEFINED BY THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.
3. ALL PLYWOOD SCANS IN A SHEARWALL SHALL BE BLOCKED WITH DIMENSIONAL LUMBER OF THE SAME SIZE AS THE WALL STUDS.
4. REFER TO PLANS AND SECTIONS FOR STUD SIZES, STUDS SHALL BE SPACED AT 16 INCHES ON CENTER UNLESS NOTED OTHERWISE ON PLAN.
5. CARE SHOULD BE TAKEN TO ADJUST NAIL GUN PRESSURE SO AS TO NOT OVER DRIVE NAILS INTO PLYWOOD. NAIL HEADS SHOULD BE FLUSH WITH PLYWOOD FACE. OVER DRIVING NAILS GREATLY REDUCES THE EFFECTIVENESS OF THE SHEARWALL.
6. FOR FRAMING SIZES REFER TO FRAMING PLANS.



**HOLDOWN SCHEDULE**

HOLDOWN ID TAG ON PLAN	SIMPSON MODEL #	HOLDOWN FASTENED TO:	FASTENERS TO FRAMING	THREADED ROD DIAMETER	THREADED ROD EMBED. INTO CONC.
H1	FLYWOOD FASTENING TO PLATES AND STD. ANCHOR BOLTS FUNCTION SUFFICIENTLY AS HOLDOWN		SDS SCREWS	5/8" DIA.	8"
H2	HD12-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC40	2-SPF WALL STUD	28-2" 104 1/2 ABOVE & 1/4 BELOW RIM	5/8" DIA.	8"
H4	HD14-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC52	2-SPF WALL STUD	44-2" 104 1/2 ABOVE & 1/4 BELOW RIM	5/8" DIA.	8"
H5	HD15-SDS2.5	2-SPF WALL STUD	SDS SCREWS	5/8" DIA.	8"
STRAP OPT	MSTC52	2-SPF WALL STUD	48-2" 104 1/2 ABOVE & 1/4 BELOW RIM	5/8" DIA.	12"
H8	HD18-SDS2.5	3-SPF WALL STUD	SDS SCREWS	7/8" DIA.	12"
STRAP OPT	MST72	3-SPF WALL STUD	68-2" 104 1/2 ABOVE & 1/4 BELOW RIM	7/8" DIA.	12"
H8-DF	HD18-SDS2.5	3-DF/SP WALL STUD	SDS SCREWS	7/8" DIA.	12"
H11	HD11-SDS2.5	6x6 DF POST	SDS SCREWS	1" DIA.	12"
H14	HD14-SDS2.5	6x6 DF POST	SDS SCREWS	1" DIA.	16" **
ST1	CS-20x42" LONG	2-SPF WALL STUD	18-2" 104 1/2 ABOVE & 1/4 BELOW RIM	5/8" DIA.	16" **

- HOLDOWN NOTES:**
1. STRAP OPTION MAY BE USED IN LIEU OF HOLDOWN AT UPPER FLOOR LEVELS
  2. ALL THREADED ROD HOLDOWNS SHALL BE FASTENED TO CONCRETE FOUNDATIONS WITH SIMPSON AT-XP HIGH STRENGTH EPOXY SYSTEM INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
  3. ALL MULTI-PLY WALL STUDS FASTENED TO HOLDOWNS SHALL BE GANGED TOGETHER IN ACCORDANCE WITH BUILDING CODE AND GENERAL NOTES.
  4. \*\* - HD14 REQUIRES HEAVY-HEX NUT
  5. "PAIR" - INDICATES ONE HOLDOWN ABOVE FLOOR SYSTEM CONNECTED TO A SECOND HOLDOWN BELOW THE FLOOR SYSTEM

**SHEARWALL SCHEDULE**

SHEARWALL ID TAG	PLYWOOD	WALL STUDS @ PANEL EDGES	BLOCKING @ EDGES	NAILING @ PANEL EDGES
SW1	SINGLE SIDE	SINGLE 2x	UNBLOCKED	8d @ 8" O.C.
SW2	SINGLE SIDE	SINGLE 2x	BLOCKED	8d @ 8" O.C.
SW3	SINGLE SIDE	SINGLE 2x	BLOCKED	8d @ 4" O.C.
SW4	SINGLE SIDE	SINGLE 2x	BLOCKED	8d @ 3" O.C.
SW5	SINGLE SIDE	DOUBLE 2x	BLOCKED	8d @ 2" O.C.
SW6	BOTH SIDES	DOUBLE 2x	BLOCKED	8d @ 3" O.C.
SW7	BOTH SIDES	DOUBLE 2x	BLOCKED	8d @ 2" O.C.

- SHEARWALL NOTES:**
1. ALL SHEARWALLS ASSUMED TO HAVE 1/2" GYPSUM BOARD (DRYWALL) FASTENED TO STUDS W/ #6 SCREWS AT 0"OC EDGE & 12"OC FIELD

**LEGEND**

BW = BEARING WALL  
 FVP = FLAT VALLEY PLATE  
 (E) = EXISTING  
 DF/SP = DOUG FIR/Ss. PINE  
 (P) POST ABOVE FRAMING LEVEL  
 POST BELOW EXIST. POST BELOW EXIST.

NUMBER OF STUDS IF APPLICABLE

P3-26 - SIZE OF STUD OR DIMENSION OF SOLID POST

TYPE OF POST: P-POST, J-JACK, K-KING, PSL-PARALLAM POST, LC-LALLY COLUMN, HSS-HOLLOW STRUCTURAL SECTION  
 P3-26 = TRIPLE 2x6 POST  
 P2-24 = DOUBLE 2x4 POST

**REVISIONS:**

No.	Description	Date

**TITLE:** SHEAR WALL PLAN

**DATE:** 11.5.2025

**JOB NO.:** 25116

**DRAWING NO.:** **S5.0**



Structural Consultants

DAVID P. MERKEL  
No. 04463  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL

Cabral Residence  
14 Union Street  
Bristol, RI

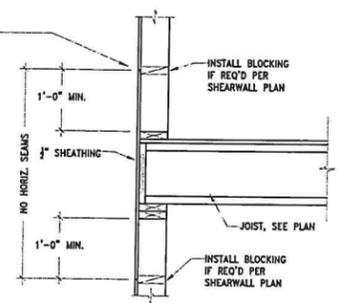
REVISIONS:

No.	Description	Date

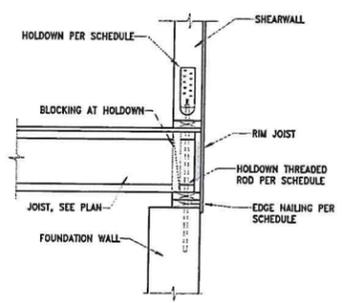
TITLE: SHEAR WALL DETAILS  
DATE: 11.5.2025  
JOB NO.: 25116  
DRAWING NO.:

S5.1

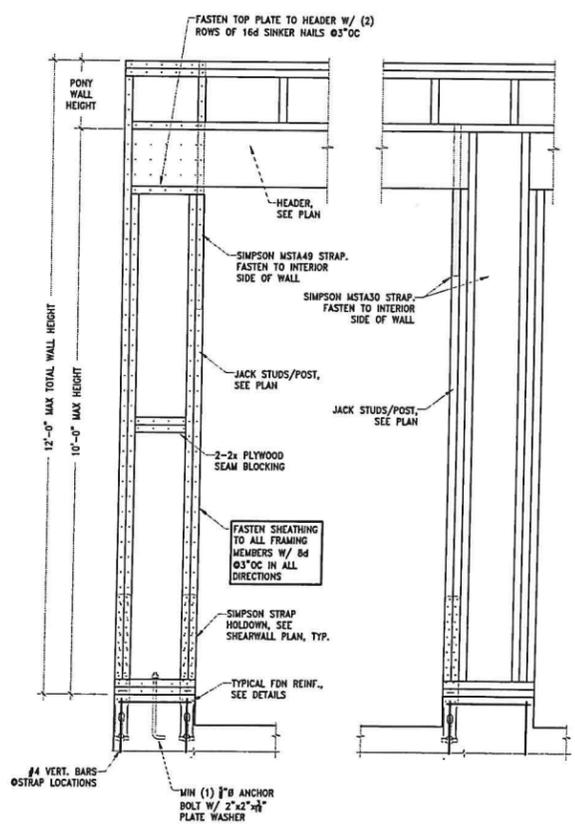
FRAMER NOTE:  
PROVIDE AND INSTALL HORIZONTAL PLYWOOD PANEL CENTERS ON THE RIM JOIST. THIS PLYWOOD PANEL SHALL BE FASTENED TO THE BOTTOM OF ALL UPPER FLOOR STUDS WITH 8d NAILS @ 6" O.C. (3 NAILS PER STUD). PLYWOOD PANEL SHALL BE FASTENED TO THE CONTINUOUS RIM JOIST WITH (2) ROWS OF 8d NAILS @ 6" O.C. THIS PLYWOOD PANEL SHALL BE FASTENED TO TOP OF ALL LOWER FLOOR STUDS WITH 8d NAILS @ 6" O.C. (3 NAILS PER STUD). ALL SOLE PLATES AND TOP PLATES SHALL BE NAILED WITH 8d NAILS @ 6" O.C.  
\*\*EXCEPTION:  
PLYWOOD PANEL SHALL BE FASTENED TO EVERY FULL HEIGHT KING STUD AND JACK STUD AT ALL WINDOW AND DOOR LOCATIONS WITH 5-8d NAILS INTO EACH KING AND JACK



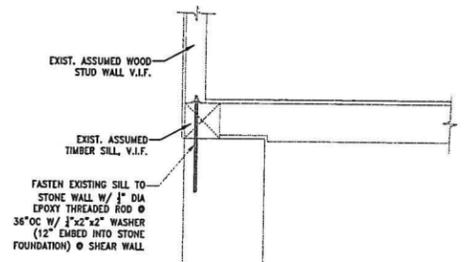
1 PLYWOOD TIE PANEL DETAIL ACROSS FLOOR LEVELS  
SCALE: 3/4"=1'-0"



2 HOLDOWN CONNECTION TO FDN  
SCALE: 3/4"=1'-0"



3 PORTAL FRAME DETAIL  
SCALE: NTS



4 SILL FASTENING  
SCALE: NTS



# 14 UNION ST, Bristol, RI

Map/Lot: 15-52

1 inch = 25 Feet



www.cai-tech.com

March 16, 2026



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**Owner** ▶ Owner Account #: 50-0070-39

Owner 1 **CABRAL, LOUIS A &** % Owned

Owner 2 **GREENWELL, JOAN F TE**

Owner 3  
 Address **14 UNION ST, BRISTOL, RI 02809**

**Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	Deed Type
WESTON, EDWIN J & BETTY A LE	04/17/2020	705,000	2030-21	W
WESTON, EDWIN J	03/27/2015	1	1795-178	C
WESTON, EDWIN J ET UX	05/15/2012	0	1649-242	A
MEMORANDUM OF TRUST	05/15/2012	0	1649-240	T
MEMORANDUM OF TRUST	05/15/2012	0	1649-238	

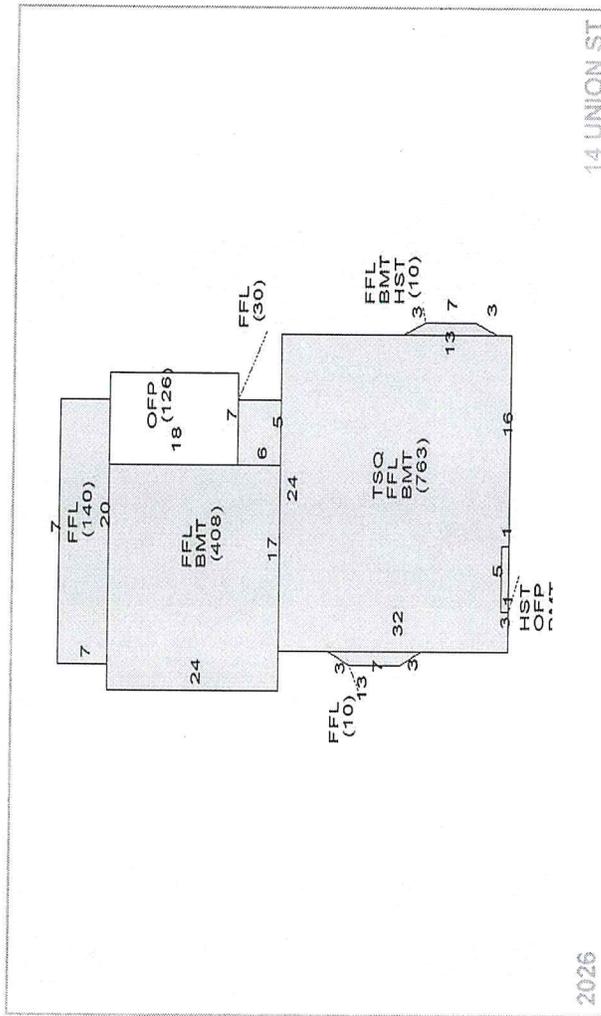
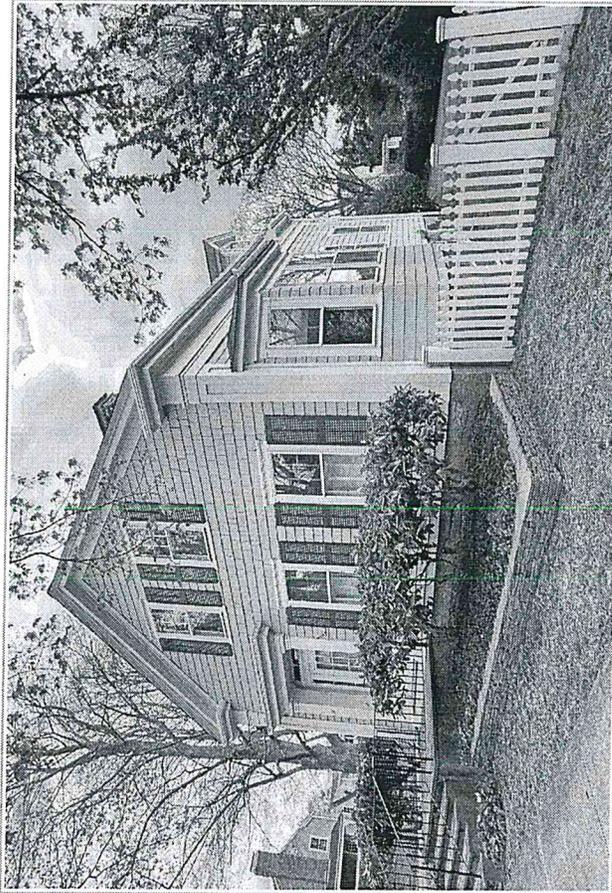
**Assessment**

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	550,700	15,700	0.30	310,200	0	876,600
TOTAL	550,700	15,700	0.30	310,200	0	876,600

Source > Mkt Adj Cost VAL per SQ Unit/Card > 269.08 VAL per SQ Unit/Parcel > 269.08

**Previous Assessments**

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2025	01	550,700	15,700	0	310,200	0	876,600	876,600
2024	01	402,700	15,700	0	258,500	0	676,900	676,900
2023	01	402,700	15,700	0	258,500	0	676,900	676,900
2022	01	402,700	15,700	0	258,500	0	676,900	676,900
2021	01	247,600	15,700	0	248,500	0	511,800	511,800
2020	01	247,600	15,700	0	248,500	0	511,800	511,800



**Land Information**

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	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	1,842,000	1,864,382	I					256,800			1.00	0
2 01 NR Single I	0.16024	AC	EX	0.20	1,842,000	333,250	I					53,400			1.00	0
3																
4																

Building Information

Table with columns: Description, Quantity, Quality. Rows include BLDG Type, RES Units, Foundation, Frame 1, EXT Wall 1, Roof Type 1, Roof Cover 1, INT Wall 1, Floors 1, BMT Garages, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HGHT, Parking Type, EXT View.

Grade

Table with columns: Grade, Q4+, Q4+, Year Built, 1846, EFF Year, Alt %, 0.00. Includes Flood Hazard, Topography, Street Traffic.

Depreciation

Table with columns: Code, GD, Description, %, GD - Good, 27.0, Size Adj, 1.05, Constr Adj, 1.01, Adj \$/SQ, 309.63, Other Feats, 34,200, Grade Fac, 1.09, Neigh Infl, 1.00, Land Factor, 1.00, Adj Total, 754,331, Depreciation, 203,669, Depr Total, 550,662.

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, Kitchen, Bath(s). Includes Condo Data: Complex, Location, Tot Units, FL Level, # Floors, Bldg Seq.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val. Rows include FFL, TSQ, HST, OFP, BMT, Total.

Notes

EXTERIOR RENOVATIONS 12/05 EAS, GUTTER REPAIR MEMORANDUMS OF TRUST BK 1649 PGS 238 & 240 5/15/2012 remove and repair section of roof close in skylight add roof vent. R & R roof on garage 11-5-13 mcb approve by BHDC // 05/11/2021 Very minor changes made to the building based on an exterior-only inspection (interior inspections not allowed during Covid-19 issues) and measurements. 7 x 4 rear patio added.

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, Description/Directions. Rows include 10/08/2013 B27890, 10/12/2006 B27381, 01/11/2005 B24948.

Special Features & Yard Items

Table with columns: Use, Description, A, Y/S, Qty, Length, Width, SF Size, Quality, Condition, Year, Assessed Value. Includes Garage, AV, 1846, 15,700.

Room Counts by Floor

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



# 14 Union Street - 200' Radius

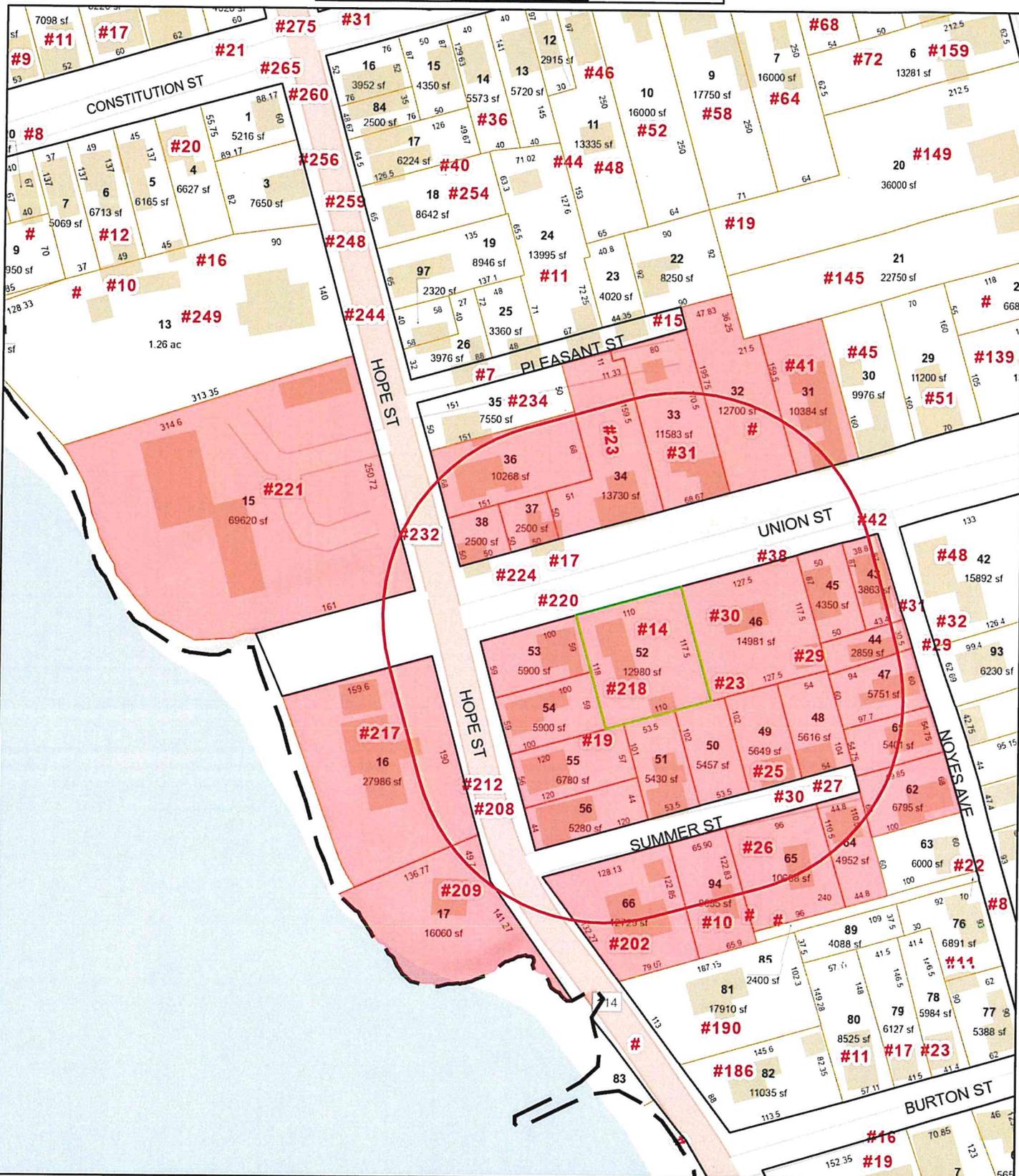
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

March 13, 2026



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# 200 feet Abutters List Report

Bristol, RI  
March 13, 2026

## Subject Property:

Parcel Number: 15-52  
CAMA Number: 15-52  
Property Address: 14 UNION ST

Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN  
F TE  
14 UNION ST  
BRISTOL, RI 02809

---

## Abutters:

Parcel Number: 11-15  
CAMA Number: 11-15-001  
Property Address: 221 HOPE ST

Mailing Address: ASCIOLLA, NILA  
221 HOPE ST, UNIT 1  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-002  
Property Address: 221 HOPE ST

Mailing Address: BURNETT, ROBIN D & BURNETT, BETH  
MCCANN CO-TRUST  
221 HOPE ST UNIT 2  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-003  
Property Address: 221 HOPE ST

Mailing Address: VELLIS, PETER A. & ALMEIDA, SONIA F.  
TE  
221 HOPE ST, Unit 3  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-004  
Property Address: 221 HOPE ST

Mailing Address: LUBECK, KATHLEEN R. CO-TRST  
KATHLEEN LUBECK LIV TRST AGMT  
221 HOPE STREET UNIT 4A  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-005  
Property Address: 221 HOPE ST

Mailing Address: MOGER WILLIAM  
221 HOPE ST, Unit 5  
Bristol, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-006  
Property Address: 221 HOPE ST

Mailing Address: CURRY, MAUREEN C. EDWARD W. TE  
221 HOPE ST UNIT 6  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-007  
Property Address: 221 HOPE ST

Mailing Address: WERMERT, SYBIL H. & JAMES F. TE  
5009 HAMPTON LAKE DR  
MARIETTA, GA 30068

Parcel Number: 11-15  
CAMA Number: 11-15-008  
Property Address: 221 HOPE ST

Mailing Address: JOHNSON, SUSAN E  
221 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 11-15  
CAMA Number: 11-15-009  
Property Address: 221 HOPE ST

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

Parcel Number: 11-15  
CAMA Number: 11-15-010  
Property Address: 221 HOPE ST

Mailing Address: HARRIS, ERIN J. & TERESHKO, DANIEL  
N. TE  
221 HOPE ST, UNIT 10  
BRISTOL, RI 02809



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Page 1 of 5



# 200 feet Abutters List Report

Bristol, RI  
March 13, 2026

Parcel Number: 11-15 CAMA Number: 11-15-011 Property Address: 221 HOPE ST	Mailing Address: BUTLER, WILLIAM E. 221 HOPE ST BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-012 Property Address: 221 HOPE ST	Mailing Address: MACK, JOHN C & PATRICIA M TRUSTEES JOHN C MACK & PATRICIA M MACK REVOCABLE LIVING TRU 97 PEARL ST ENGLEWOOD, FL 34223
Parcel Number: 11-15 CAMA Number: 11-15-013 Property Address: 221 HOPE ST	Mailing Address: PARKER, PAULA TRUSTEE OF THE MARY L. DWYER IRREVOCABLE TRUST 221 HOPE ST, UNIT 13 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-014 Property Address: 221 HOPE ST	Mailing Address: BUTCHER, STEPHEN W & LISA B 221 HOPE ST UNIT 14 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-015 Property Address: 221 HOPE ST	Mailing Address: BRAMLEY, CATHERINE M & ALAN K TE 221 HOPE ST UNIT 15 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-016 Property Address: 221 HOPE ST	Mailing Address: MCKENNA, MYONG-HWA & STEPHEN W. TE 221 HOPE ST, UNIT 16 BRISTOL, RI 02809
Parcel Number: 11-15 CAMA Number: 11-15-017 Property Address: 221 HOPE ST	Mailing Address: TIRPAECK, SARA JANE TRUSTEE TIRPAECK RESIDENCE TRUST 221 HOPE ST UNIT #17 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-001 Property Address: 217 HOPE ST	Mailing Address: HOPKINS, COLLEEN P & OLIVA, JEANNE M TE 217 HOPE ST., UNIT 1 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-002 Property Address: 217 HOPE ST	Mailing Address: WOOD, WILLIAM J & FORSTER, ROBYN TC 217 HOPE ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-003 Property Address: 217 HOPE ST	Mailing Address: BALZANO ANN M BALZANO CARA M 217 HOPE ST, Unit 3 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-004 Property Address: 217 HOPE ST	Mailing Address: GORHAM, MARIA C 217 HOPE ST, Unit 4 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-005 Property Address: 217 HOPE ST	Mailing Address: ARAUJO, LUCILLE M TRUSTEE LUCILE M ARAUJO LIVING TRUST 54 BRIAN AVE SOMERSET, MA 02726-3768



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# 200 feet Abutters List Report

Bristol, RI  
March 13, 2026

Parcel Number: 11-16 CAMA Number: 11-16-006 Property Address: 217 HOPE ST	Mailing Address: REALE, VANESSA N. & ROGER CHARLES TE 217 HOPE ST, UNIT 6 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-007 Property Address: 217 HOPE ST	Mailing Address: TUMBER, WILLIAM R. & GLENDA DEE TE  955 WEST SHORE RD, UNIT 6B ALEXANDRIA, NH 03222
Parcel Number: 11-16 CAMA Number: 11-16-008 Property Address: 217 HOPE ST	Mailing Address: HURLEY, JAMES T. 217 HOPE ST, Unit 8 BRISTOL, RI 02809
Parcel Number: 11-16 CAMA Number: 11-16-009 Property Address: 217 HOPE ST	Mailing Address: BISBANO, RICHARD 688 7TH AVENUE NORTH NAPLES, FL 34102
Parcel Number: 11-16 CAMA Number: 11-16-010 Property Address: 217 HOPE ST	Mailing Address: BURSTEIN, ALEX S TRUSTEE 1304 MAINSAIL Circle Jupiter, FL 33477
Parcel Number: 11-17 CAMA Number: 11-17 Property Address: 209 HOPE ST	Mailing Address: RODRIGUES, JOYCE C 209 HOPE STREET BRISTOL, RI 02809
Parcel Number: 15-31 CAMA Number: 15-31 Property Address: 41 UNION ST	Mailing Address: MICHAELS, ANGELA ANDREA, TRUSTEE ANGELA ANDREA MICHAELS TRUST 41 UNION ST BRISTOL, RI 02809
Parcel Number: 15-33 CAMA Number: 15-33 Property Address: 31 UNION ST	Mailing Address: BARROW, IRENE K. 31 UNION ST BRISTOL, RI 02809
Parcel Number: 15-34 CAMA Number: 15-34 Property Address: 23 UNION ST	Mailing Address: BOYCE, MICHAEL R. 23 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-36 CAMA Number: 15-36 Property Address: 232 HOPE ST	Mailing Address: SOUSA, LOUIS A. CATHERINE Q. TE 232 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-37 CAMA Number: 15-37 Property Address: 17 UNION ST	Mailing Address: CHRISTINA, MARTHA 17 UNION ST BRISTOL, RI 02809
Parcel Number: 15-38 CAMA Number: 15-38 Property Address: 224 HOPE ST	Mailing Address: LEONETTI, GREGORY M. & JULIA C. TE 4480 POST RD EAST GREENWICH, RI 02818



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## 200 feet Abutters List Report

Bristol, RI  
March 13, 2026

Parcel Number: 15-43 CAMA Number: 15-43 Property Address: 42 UNION ST	Mailing Address: AVERILL, PAYSON, C. KIMBERLY E. TE 42 UNION ST BRISTOL, RI 02809
Parcel Number: 15-44 CAMA Number: 15-44 Property Address: 31 NOYES AVE	Mailing Address: STILWELL, CHRISTINE B. (SOLE OWNER) 31 NOYES AVENUE BRISTOL, RI 02809
Parcel Number: 15-45 CAMA Number: 15-45 Property Address: 38 UNION ST	Mailing Address: WARDWELL, WILLIAM A JR. & CAROL W. TE 38 UNION ST. BRISTOL, RI 02809
Parcel Number: 15-46 CAMA Number: 15-46 Property Address: 30 UNION ST	Mailing Address: CLAIR, BRADFORD J & KAREN M TE 30 UNION ST BRISTOL, RI 02809
Parcel Number: 15-47 CAMA Number: 15-47 Property Address: 29 NOYES AVE	Mailing Address: DAVIS, JAMES F. & DAVIS, VIRGINIA C. & 51 BRADFORD ST, Unit 1 BRISTOL, RI 02809
Parcel Number: 15-48 CAMA Number: 15-48 Property Address: 29 SUMMER ST	Mailing Address: HANSON, WADE R 29 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-49 CAMA Number: 15-49 Property Address: 25 SUMMER ST	Mailing Address: BAKER, JOHN LINDA 25 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-50 CAMA Number: 15-50 Property Address: 23 SUMMER ST	Mailing Address: ESSELEN IV GUSTAVUS J TRUSTEE ESSELEN CATHERINE M TRUSTEE 23 SUMMER ST Bristol, RI 02809
Parcel Number: 15-51 CAMA Number: 15-51 Property Address: 19 SUMMER ST	Mailing Address: AMIS, DAVID H. & DEMARCO, KATHLEEN M. TRUSTEES 19 SUMMER STREET BRISTOL, RI 02809
Parcel Number: 15-52 CAMA Number: 15-52 Property Address: 14 UNION ST	Mailing Address: CABRAL, LOUIS A & GREENWELL, JOAN F TE 14 UNION ST BRISTOL, RI 02809
Parcel Number: 15-53 CAMA Number: 15-53 Property Address: 220 HOPE ST	Mailing Address: TANSEY, CHARLES D. 220 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-54 CAMA Number: 15-54 Property Address: 218 HOPE ST	Mailing Address: BRULE, NANCY C. AKA BIEKSHA, NANCY C. 218 HOPE ST BRISTOL, RI 02809



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## 200 feet Abutters List Report

Bristol, RI  
March 13, 2026

Parcel Number: 15-55 CAMA Number: 15-55 Property Address: 212 HOPE ST	Mailing Address: CORTELLESSA, JOSEPH M. & CORTELLESSA, LORANINE A. & 208 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-56 CAMA Number: 15-56 Property Address: 208 HOPE ST	Mailing Address: CORTELLESSA, JOSEPH M. & CORTELLESSA, LORRAINE A. & 208 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-61 CAMA Number: 15-61 Property Address: 27 NOYES AVE	Mailing Address: PACHECO, JASON D 27 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: 15-64 CAMA Number: 15-64 Property Address: 30 SUMMER ST	Mailing Address: LEVY, MARK L & KEATING, CELINE M TE 30 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-65 CAMA Number: 15-65 Property Address: 26 SUMMER ST	Mailing Address: BURKE, CHARLES A. & MAURER, MARI- LYNN CO-TRUSTEES 26 SUMMER ST BRISTOL, RI 02809
Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-94 CAMA Number: 15-94 Property Address: 10 SUMMER ST	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES 10 SUMMER ST BRISTOL, RI 02809



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3/13/2026

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AMIS, DAVID H. & DEMARCO,  
19 SUMMER STREET  
BRISTOL, RI 02809

BRULE, NANCY C.  
AKA BIEKSHA, NANCY C.  
218 HOPE ST  
BRISTOL, RI 02809

CORTELLESSA, JOSEPH M. &  
CORTELLESSA, LORRAINE A.  
208 HOPE ST  
BRISTOL, RI 02809

ARAUJO, LUCILLE M TRUSTEE  
LUCILE M ARAUJO LIVING TR  
54 BRIAN AVE  
SOMERSET, MA 02726-3768

BURKE, CHARLES A. & MAURE  
26 SUMMER ST  
BRISTOL, RI 02809

CURRY, MAUREEN C.  
EDWARD W. TE  
221 HOPE ST UNIT 6  
BRISTOL, RI 02809

ASCIOLLA, NILA  
221 HOPE ST, UNIT 1  
BRISTOL, RI 02809

BURNETT, ROBIN D &  
BURNETT, BETH MCCANN CO-T  
221 HOPE ST UNIT 2  
BRISTOL, RI 02809

DAVIS, JAMES F. &  
DAVIS, VIRGINIA C. &  
51 BRADFORD ST, Unit 1  
BRISTOL, RI 02809

AVERILL, PAYSON, C.  
KIMBERLY E. TE  
42 UNION ST  
BRISTOL, RI 02809

BURSTEIN, ALEX S TRUSTEE  
1304 MAINSAIL Circle  
Jupiter, FL 33477

ESSELEN IV GUSTAVUS J TRU  
ESSELEN CATHERINE M TRUST  
23 SUMMER ST  
Bristol, RI 02809

BAKER, JOHN  
LINDA  
25 SUMMER ST  
BRISTOL, RI 02809

BUTCHER, STEPHEN W &  
LISA B  
221 HOPE ST UNIT 14  
BRISTOL, RI 02809

GORHAM, MARIA C  
217 HOPE ST, Unit 4  
BRISTOL, RI 02809

BALZANO ANN M  
BALZANO CARA M  
217 HOPE ST, Unit 3  
BRISTOL, RI 02809

BUTLER, WILLIAM E.  
221 HOPE ST  
BRISTOL, RI 02809

GUILD, MITCHELL A &  
JUDITH TE  
25 NOYES AVE  
BRISTOL, RI 02809

BARROW, IRENE K.  
31 UNION ST  
BRISTOL, RI 02809

CABRAL, LOUIS A &  
GREENWELL, JOAN F TE  
14 UNION ST  
BRISTOL, RI 02809

HANSON, WADE R  
29 SUMMER ST  
BRISTOL, RI 02809

BISBANO, RICHARD  
688 7TH AVENUE NORTH  
NAPLES, FL 34102

CHRISTINA, MARTHA  
17 UNION ST  
BRISTOL, RI 02809

HARRIS, ERIN J. & TERESHK  
221 HOPE ST, UNIT 10  
BRISTOL, RI 02809

BOYCE, MICHAEL R.  
23 UNION ST.  
BRISTOL, RI 02809

CLAIR, BRADFORD J &  
KAREN M TE  
30 UNION ST  
BRISTOL, RI 02809

HOPKINS, COLLEEN P & OLIV  
217 HOPE ST., UNIT 1  
BRISTOL, RI 02809

BRAMLEY, CATHERINE M & AL  
221 HOPE ST UNIT 15  
BRISTOL, RI 02809

CORTELLESSA, JOSEPH M. &  
CORTELLESSA, LORANINE A.  
208 HOPE ST  
BRISTOL, RI 02809

HURLEY, JAMES T.  
217 HOPE ST, Unit 8  
BRISTOL, RI 02809

JOHNSON, SUSAN E  
221 HOPE ST  
BRISTOL, RI 02809

PASQUAL, THOMAS A & JO-AN  
221 HOPE ST UNIT # 9  
BRISTOL, RI 02809

VELLIS, PETER A. &  
ALMEIDA, SONIA F. TE  
221 HOPE ST, Unit 3  
BRISTOL, RI 02809

LEONETTI, GREGORY M. & JU  
4480 POST RD  
EAST GREENWICH, RI 02818

REALE, VANESSA N. & ROGER  
217 HOPE ST, UNIT 6  
BRISTOL, RI 02809

WARDWELL, WILLIAM A JR. &  
38 UNION ST.  
BRISTOL, RI 02809

LEVY, MARK L & KEATING, C  
30 SUMMER ST  
BRISTOL, RI 02809

RODRIGUES, JOYCE C  
209 HOPE STREET  
BRISTOL, RI 02809

WERMERT, SYBIL H. & JAMES  
5009 HAMPTON LAKE DR  
MARIETTA, GA 30068

LUBECK, KATHLEEN R. CO-TR  
KATHLEEN LUBECK LIV TRST  
221 HOPE STREET UNIT 4A  
BRISTOL, RI 02809

SCHWENGEL, ROBERT H &  
ELIZABETH N TRUSTEES  
10 SUMMER ST  
BRISTOL, RI 02809

WOOD, WILLIAM J & FORSTER  
217 HOPE ST, UNIT 2  
BRISTOL, RI 02809

MACK, JOHN C & PATRICIA M  
JOHN C MACK & PATRICIA M  
97 PEARL ST  
ENGLEWOOD, FL 34223

SOUSA, LOUIS A.  
CATHERINE Q. TE  
232 HOPE ST  
BRISTOL, RI 02809

MCKENNA, MYONG-HWA & STEP  
221 HOPE ST, UNIT 16  
BRISTOL, RI 02809

STILWELL, CHRISTINE B.  
(SOLE OWNER)  
31 NOYES AVENUE  
BRISTOL, RI 02809

MICHAELS, ANGELA ANDREA,  
ANGELA ANDREA MICHAELS TR  
41 UNION ST  
BRISTOL, RI 02809

TANSEY, CHARLES D.  
220 HOPE ST  
BRISTOL, RI 02809

MOGER WILLIAM  
221 HOPE ST, Unit 5  
Bristol, RI 02809

TIRPAECK, SARA JANE TRUST  
TIRPAECK RESIDENCE TRUST  
221 HOPE ST UNIT #17  
BRISTOL, RI 02809

PACHECO, JASON D  
27 NOYES AVE  
BRISTOL, RI 02809

TUMBER, WILLIAM R. & GLEN  
955 WEST SHORE RD, UNIT 6B  
ALEXANDRIA, NH 03222

PARKER, PAULA TRUSTEE OF  
MARY L. DWYER IRREVOCABLE  
221 HOPE ST, UNIT 13  
BRISTOL, RI 02809

VANDEVENTER, BRENDAN P &  
MONICA R TE  
202 HOPE 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](http://www.bristolri.gov)

March 17, 2026  
File #: ZBR-26-13

## 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**  
**April 6, 2026 at 7:00 p.m.**

In regards to the petition of:

**Applicant:** Citizens Bank  
**Owner of Record:** R & S Bristol, LLC  
**Location:** 1150 HOPE ST , BRISTOL, RI, 02809  
Plat: 106 Lot: 28  
**Zoning District:** GB

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

**install a secondary wall sign at a size larger than permitted on a corner lot.**

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

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](mailto:etanner@bristolri.gov).



Zoning Board of Review Application  
Town of Bristol

Record ID: ZBR-26-13  
1150 Hope Street 106 28  
March 13, 2026

<b>Applicant</b>	
Name of Applicant	Citizens Bank
Who is Submitting this Application	Contractor
	If other, Describe:
Owner's Name (If Different than Applicant)	RAYMOND PATALANO / R&S Bristol, LLC

<b>Location for Application</b>			
Property Type	Both		
Zoning District	GB		
Address, Plat, Lot	Address	Plat	Lot
	1150 Hope Street	106	28

<b>Type of Application</b>	
Application Type	Dimensional Variance
Proposed	Other (Lot coverage, Parking, etc.)
	If other, Detail: SIGN
New Building Type	
	If other, Detail:

<b>Size of Proposed Building(s)/Addition(s) (If applicable)</b>	
Total Square Footage	26.8 feet
Width in Feet	2.1 feet
Length in Feet	12.5 feet
Height Above Grade	15 feet
Number of Stories	0

<b>Setbacks</b>	
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	

<b>Provisions of Zoning Ordinance (If Known)</b>
ARTICLE X - SIGNS (TABLE 1 SIGNS BY TYPE - SECONDARY SIGNS HORIZONTAL FORMAT - NOT TO EXCEED 6 SQ FT)

<b>Describe the extent of the proposed alterations and the reasons for the requesting relief</b>
INSTALL SIGN ON SIDE ELEVATION OF BANK. EXISTING WALL SIGN AND GROUND SIGN PROVIDE VISIBILITY FOR CUSTOMERS FROM FRONT ELEVATION/HOPE STREET. BY INSTALLING A SIGN ON THE SIDE ELEVATION THIS WILL PROVIDE VISIBILITY FOR CUSTOMERS APPROACHING FROM SIDE DRIVEWAY ENTRANCE ON GOODING AVENUE.

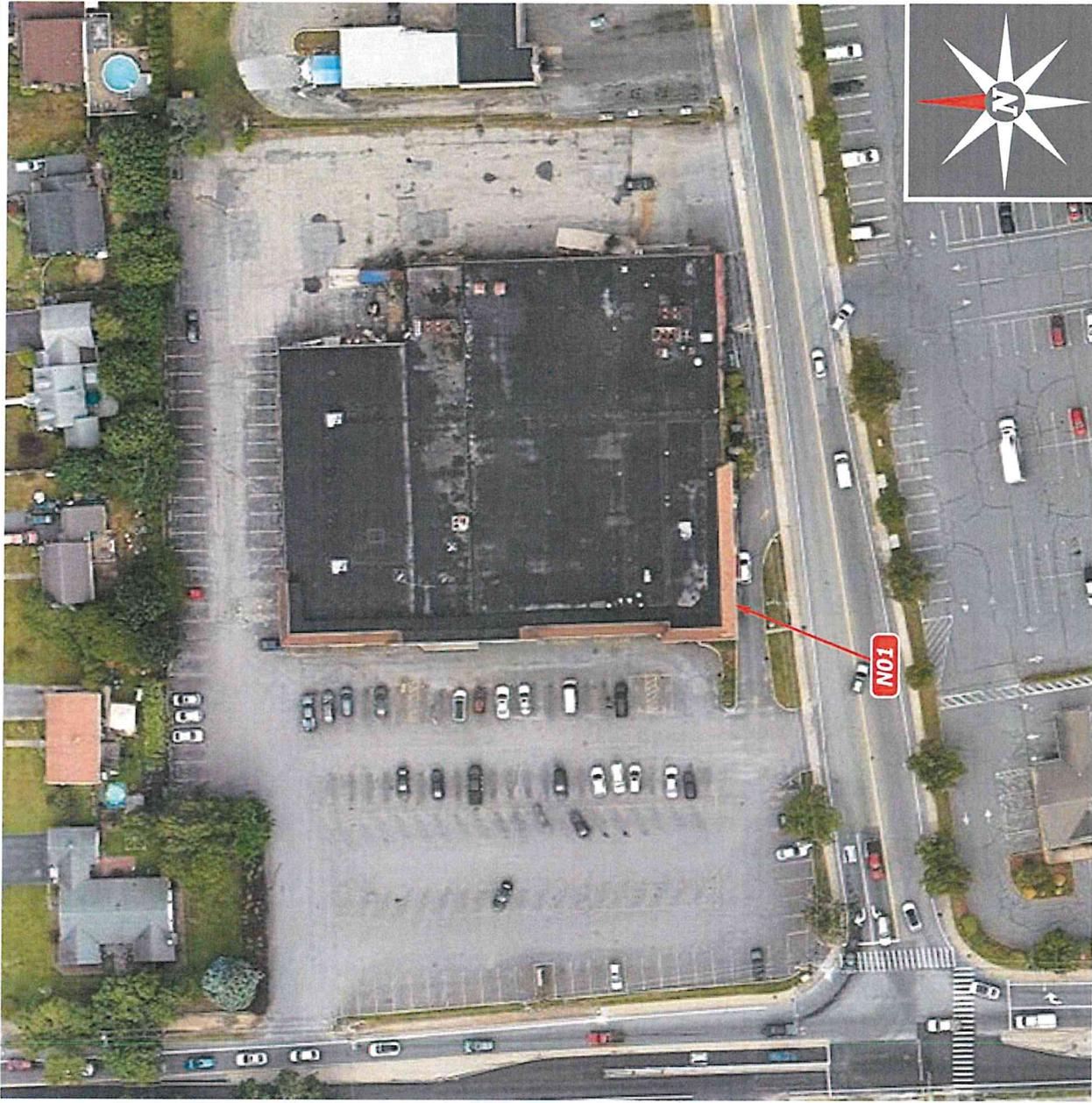
<b>Existing Lot Specifications</b>	
Current Use of Premises	Commercial
	If other, explain:
Number of Units	
Lot Area	2.87
Lot Frontage	190
Lot Depth	150

<b>Existing Buildings &amp; Structures</b>		
Structure:	Square Footage:	Building/Structure Detail if Other:

**EXTERIOR SCOPE OF WORK**

SIGN # PROPOSED SIGN

N01 ICLL-1-24-T



**PHILADELPHIASIGN**  
BRINGING THE WORLD'S BRANDS TO LIFE

THIS IS AN ORIGINAL UNPUBLISHED DRAFTING CREATED BY PSCD. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PERFORMED FOR YOU BY PSCD. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY MANNER.

PREPARED FOR:

**Citizens Bank**

TITLE: **A41533 - 2006391 Bristol - Initial**

ADDRESS: **1146 Hope Street  
Bristol, RI 02809**

Initial - 03.04.26 - RW

r1 -  
r2 -  
r3 -

r4 -  
r5 -  
r6 -  
r7 -



E01 ..... ICLL-1-24-T 24"h Trimless Illuminated Green Horizontal Channel Letters - 2' 1-3/4"h x 12' 6"w (26.8 SF)

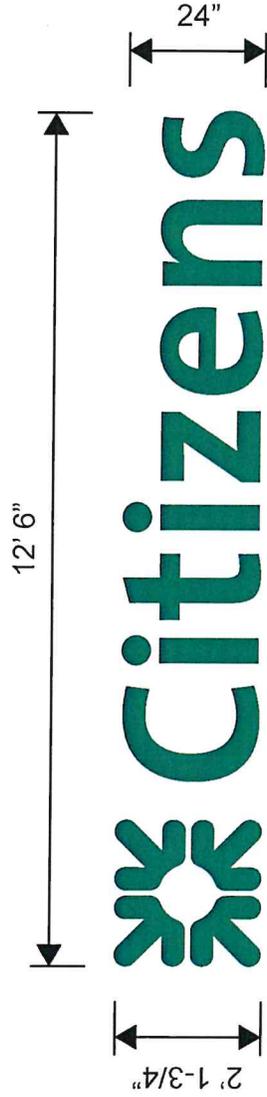


DIMENSIONS TO BE FIELD VERIFIED

 <b>PHILADELPHIASIGN</b> BRINGING THE WORLD'S BRANDS TO LIFE	PREPARED FOR: <b>Citizens Bank</b>	TITLE: <b>A41533 - 2006391 Bristol - Initial</b>	Initial - 03.04.26 - RWJ
	ADDRESS: <b>1146 Hope Street          Bristol, RI 02809</b>	r1 - r2 - r3 -	r4 - r5 - r6 - r7 -

THIS IS AN ORIGINAL PUBLISHED DRAWING CREATED BY P.S.I. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.I. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY MANNER.

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N01 - ICLL-1-24

Scale: NTS



PHILADELPHIASIGN  
BRINGING THE WORLD'S BRANDS TO LIFE

PREPARED FOR:  
**Citizens Bank**

TITLE: **A41533 - 2006391 Bristol - Initial**  
ADDRESS: **1146 Hope Street  
Bristol, RI 02809**

Initial - 03.04.26 - RW  
r1 -  
r2 -  
r3 -

r4 -  
r5 -  
r6 -  
r7 -

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707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065 • P: 856-829-1460 • F: 856-829-8549 • WEB: <http://www.philadelphiasign.com>



**PHILADELPHIASIGN**  
 MAKING THE WORLD'S SIGNS TO LIVE  
 707 West Spring Garden Street  
 Palmyra, New Jersey 08065  
 Phone: 856.823.1460  
 Fax: 856.823.8549  
 www.philadelphiaign.com

**CUSTOMER:**  
**Citizens**  
**JOB NUMBER:**

**LOCATION:**  
**8806497**  
**ADDRESS:**

**DATE:**  
**09/10/2025**

**DRAWN BY:**  
**FT**

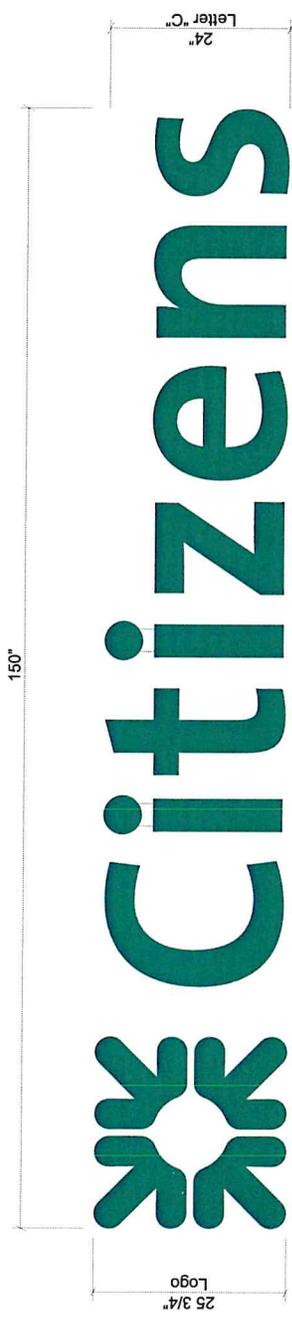
**REVISION:**  
 Number:      Date:      By:

**SHEET:**  
**1 OF 2**  
**ENG DEPT**

**DWG NUMBER:**  
**B114708**

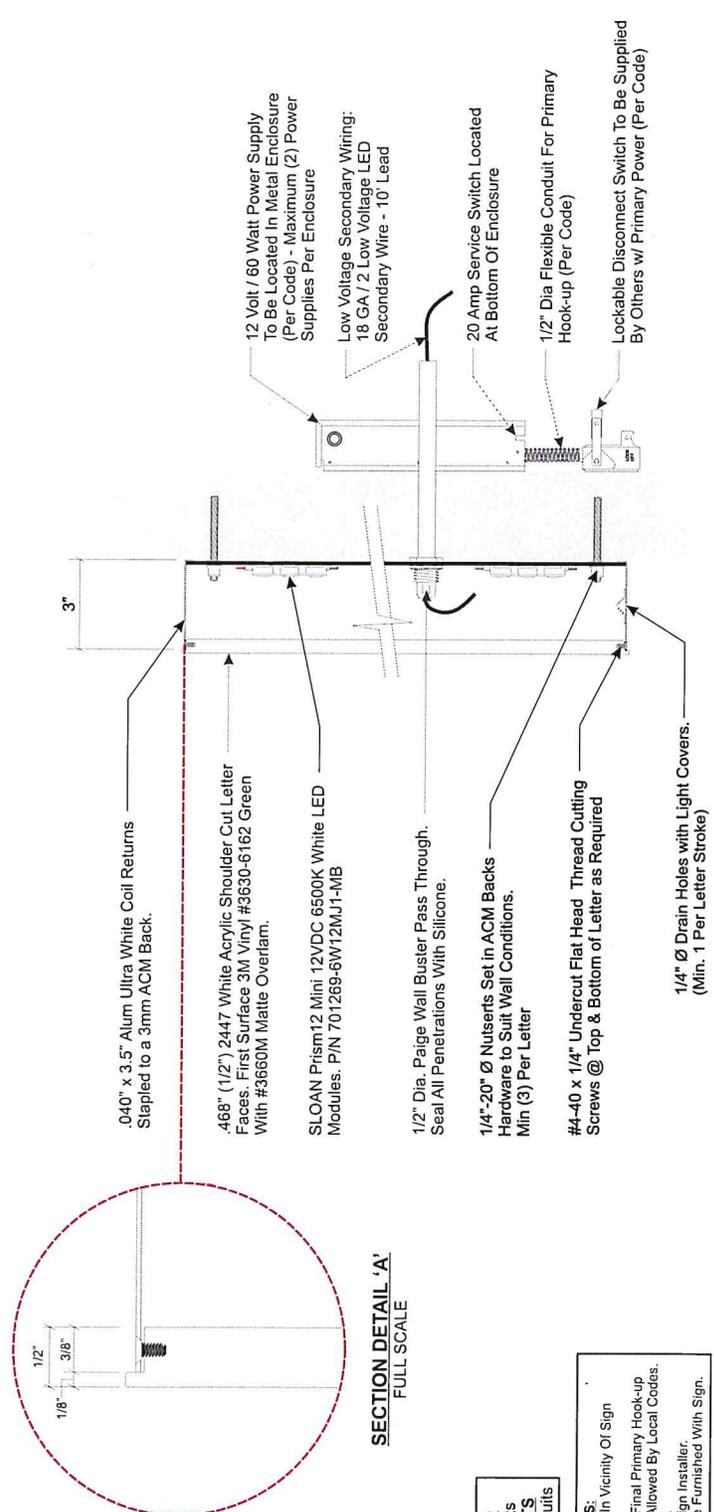
**WIND SPEED DESIGN:**  
**ULTIMATE WIND SPEED 115 MPH**  
**EXPOSURE C**

THIS IS AN ORIGINAL UNPUBLISHED DRAWING  
 CREATED BY PCSO. IT IS SUBMITTED FOR YOUR  
 REVIEW AND COMMENT ONLY. IT IS NOT TO  
 BE SHOWN TO ANYONE OUTSIDE YOUR  
 ORGANIZATION NOR IS IT TO BE USED, COPIED,  
 REPRODUCED, OR EXHIBITED IN ANY FASHION.



# Citizens

**ELEVATION**  
 SCALE: 3/4" = 1' 0"



**SECTION DETAIL 'A'**  
 FULL SCALE

**ELECTRICAL LOAD**  
 (1.5) Amps @ 120 Volts  
**ELECTRICAL REQMTS**  
 (1) 20 Amp/120 Volt Circuits

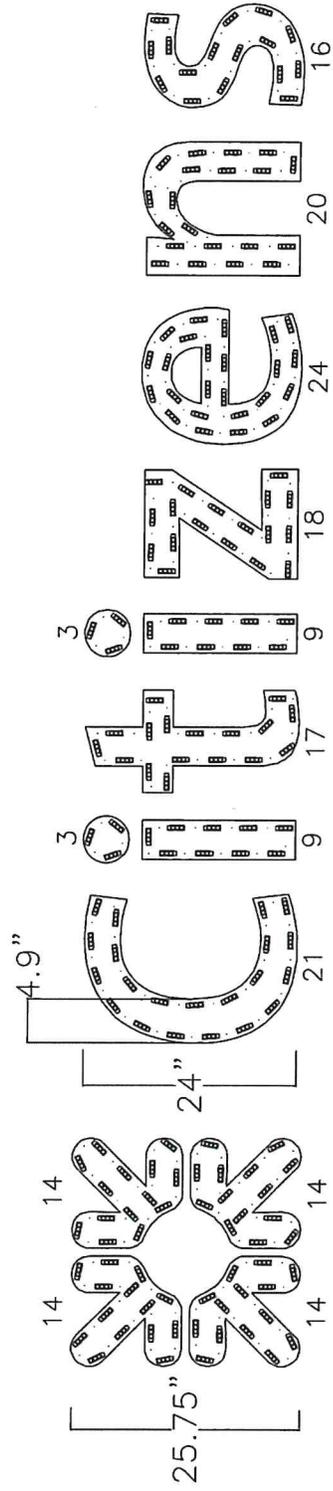
- STANDARD LETTER NOTES:**
- Sufficient Primary Circuit in Vicinity Of Sign By Others.
  - Letter To Letter Wiring & Final Primary Hook-up By Sign Installer, Where Allowed By Local Codes.
  - Sign Shall Be U.L. Listed.
  - Mounting Hardware By Sign Installer.
  - Full Size Drilling Template Furnished With Sign.

Note: This sign is intended to be installed in accordance with the requirements of Article 600 of the NFPA 70 National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.





- 1) ACTUAL CHANNEL LETTER POPULATION AND PRODUCT PLACEMENT MAY VARY FROM THIS LAYOUT
- 2) PRISM12 MINI WHITE 6500K LAID OUT AT 3.0 MODULES PER FOOT, 3.5" ON CENTER
- 3) EACH 60W4 POWER SUPPLY CAN RUN UP TO 142 PRISM12 MINI WHITE 6500K MODULES
- 4) LAYOUT BASED ON A 2.5" CAN DEPTH
- 5) DIMENSIONS ARE IN INCHES UNLESS STATED OTHERWISE
- 6) 701269-6W12M1-MB WATTS PER MODULE: .38
- 7) PRIMARY SYSTEM POWER: 92.62 WATTS
- 8) LED MODULE POWER USAGE (secondary): 74.10 WATTS

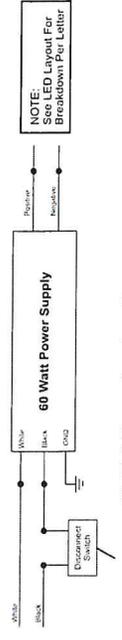


**ITL-1-24, ITL-2-24**  
 ESTIMATED PRODUCT B.O.M. PER SIGN:  
 195 Each Prism12 Mini White 6500K Modules - 98'  
 PN: 701269-6W12M1-MB  
 2 Each 60W4 (Damp/Dry/Wet locations) Power Supplies 12VDC  
 PN: 701507-60W4  
 1 Each 100' Roll of Jacketed Cable

DRAWN	DATE	JOB NUMBER	LAYOUT REQUEST NUMBER
CC/KL	6/14/2023	85800	161878

**CITIZENS BANK**

- 1) This design and drawing are proprietary and the property of SloanLED. Any reproduction or use without prior written approval is prohibited.
- 2) ChannelLED modules and power supply quantities are ESTIMATES ONLY and are based on the supplied information and drawings. Channel letter depth, lens color, material and thickness can vary, which may lead to an increase or decrease in product at the time of installation. To ensure accurate product requirements, it is recommended that product is tested using customer's specific lens material and letter configuration.
- 3) SloanLED highly recommends applying Light Enhancement Point (LEP) or Light Enhancement Film (LEF) inside channel letters for optimal illumination.
- 4) Jacketed cable estimated assumes maximum run length of 15' per leg of the power supply.



60 Watt Power Supply w/ Disconnect Switch



**CUSTOMER:**  
**Citizens**

**JOB NUMBER:**

**LOCATION:**  
**8806497**

**ADDRESS:**

**DATE:**  
**09/10/2025**

**DRAWN BY:**  
**FT**

**REVISION:**  
 Number:      Date:      By:

**SHEET:**  
**2 OF 2**

**DWG NUMBER:**  
**B114708**

**WIND SPEED DESIGN:**  
 ULTIMATE WIND SPEED 115 MPH  
 EXPOSURE C

THIS IS AN ORIGINAL UNPUBLISHED DRAWING. IT IS THE PROPERTY OF PHILADELPHIA SIGN. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PHILADELPHIA SIGN. THIS DRAWING IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY MANNER.



# 1150 HOPE ST, Bristol, RI

Map/Lot: 106-28

1 inch = 82 Feet



www.cai-tech.com

March 16, 2026



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Plat/Lot 106-0028-000

Account: 5786

LUC 06

Zone GB

Assessment

\$3,034,60

Building Information

Table with columns: Description, Markets, Story Height, COM Units, 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, Plumbing, Insulation, Heat Fuel, # Heat Sys, % Solar HW, % COM Wall, Ceil HGHT, Parking Type, EXT View.

Grade

Table with columns: Grade, Q4, Q4, Year Built, 1950, EFF Year, Alt LUC, Alt %, 0.00, 0.00, Depreciation, Code, Description, GD, GD - Good, % 28.0, Functional, Economic, Special, OV, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Feats, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total.

Other Factors

Table with columns: Flood Hazard, Topography, Street, Traffic, Bas \$/SQ, Size Adj, Constr Adj, Adj \$/SQ, Other Feats, Grade Fac, Neigh Infl, Land Factor, Adj Total, Depreciation, Depr Total.

Sub-Area Detail

Table with columns: Code, Description, Area, Fin. Area, Rate, Undep Val, FFL, 1st FLOOR, 1,800, 1,800, 73.47, 2,832,121, SFL, 2nd FLOOR, 1,800, 1,800, 73.47, 132,246, CPY, CANOPY, 2,516, 0, 5.53, 13,572, Total, 42,864, #####, 2,977,939.

Notes

2 SINKS ADDED 12/02 EAS BP #0745-04-B new sign Santander Bank 12-20-13 mcb rent s/b 12psf wire and install 3 rec 2013. SEABRA SUPERMARKET FAMILY DOLLAR SANTANDER BANK.

Remodeling History

Table with columns: Additions, Plumbing, Electric, Heating, General, 2016, Bath(s).

Condo Data

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

Building Permits

Table with columns: Issue Date, Permit #, Closed Date, BP Type, Est. Cost, Description/Directions.

Special Features & Yard Items

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

Room Counts by Floor

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



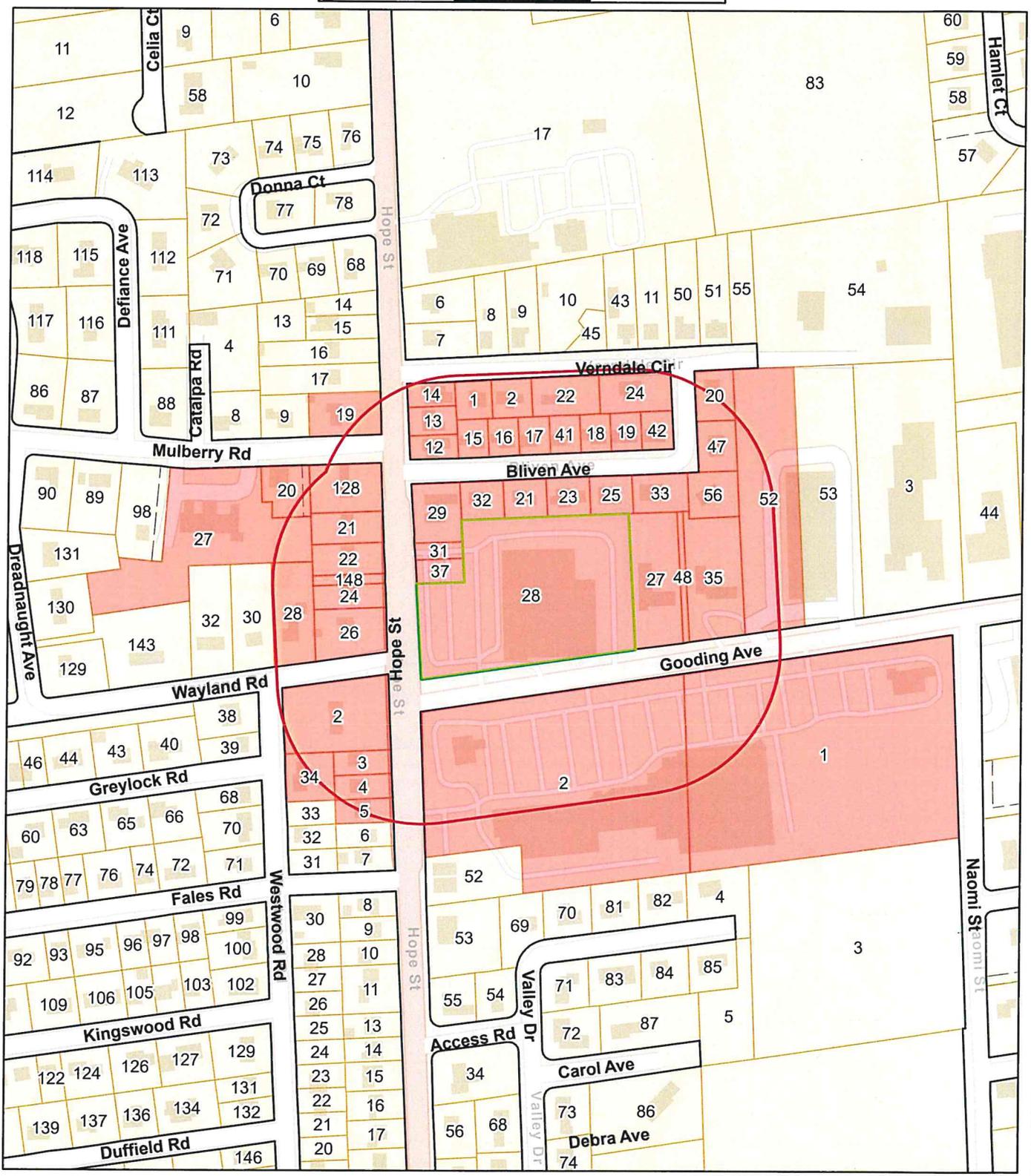
# 1150 Hope Street - 300' Radius

Town of Bristol, RI  
1 inch = 282 Feet



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March 13, 2026



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# 300 feet Abutters List Report

Bristol, RI  
March 13, 2026

## Subject Property:

Parcel Number: 106-28  
CAMA Number: 106-28  
Property Address: 1150 HOPE ST

Mailing Address: R & S BRISTOL, LLC  
PO BOX 1094  
FALL RIVER, MA 02722

## Abutters:

Parcel Number: 106-1  
CAMA Number: 106-1  
Property Address: 6 VERNDALE CIRCLE

Mailing Address: OHARA, SUSAN LE BLINKHORN,  
JESSICA  
6 VERNDALE CIRCLE  
BRISTOL, RI 02809

Parcel Number: 106-12  
CAMA Number: 106-12  
Property Address: 1166 HOPE ST

Mailing Address: GARDNER, JUDITH E. TRUSTEE  
1166 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 106-13  
CAMA Number: 106-13  
Property Address: 1168 HOPE ST

Mailing Address: EPSTEIN, JORDAN D etux TE METIVIER-  
EPSTEIN, MELISSA A  
1168 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 106-14  
CAMA Number: 106-14  
Property Address: 1170 HOPE ST

Mailing Address: DRISCOLL, JESSICA & TIMOTHY TE  
1170 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 106-15  
CAMA Number: 106-15  
Property Address: 7 BLIVEN AVE

Mailing Address: BROWN, CHRISTIAN & KELCIE A TE  
124 HOPE ST  
BRISTOL, RI 02809

Parcel Number: 106-16  
CAMA Number: 106-16  
Property Address: 9 BLIVEN AVE

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

Parcel Number: 106-17  
CAMA Number: 106-17  
Property Address: 11 BLIVEN AVE

Mailing Address: GAMON, EMILY JEANNE  
11 BLIVEN AVE  
BRISTOL, RI 02809

Parcel Number: 106-18  
CAMA Number: 106-18  
Property Address: 17 BLIVEN AVE

Mailing Address: LOMBARDI, ANTHONY J  
17 BLIVEN AVENUE  
BRISTOL, RI 02809

Parcel Number: 106-19  
CAMA Number: 106-19  
Property Address: 19 BLIVEN AVE

Mailing Address: KOPSACK, DANIEL & KOPSACK,  
MELISSA  
19 BLIVEN AVE  
BRISTOL, RI 02809

Parcel Number: 106-2  
CAMA Number: 106-2  
Property Address: 10 VERNDALE CIRCLE

Mailing Address: ABATE, PAUL J TRUSTEE  
10 VERNDALE CIR  
BRISTOL, RI 02809



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3/13/2026

Page 1 of 5



# 300 feet Abutters List Report

Bristol, RI  
March 13, 2026

Parcel Number: 106-20 CAMA Number: 106-20 Property Address: 26 VERNDALE CIRCLE	Mailing Address: THURBER, KYM M 26 VERNDALE CIRCLE BRISTOL, RI 02809
Parcel Number: 106-21 CAMA Number: 106-21 Property Address: 10 BLIVEN AVE	Mailing Address: CAMPAGNA FAMILY, LP 15 LOW LANE BRISTOL, RI 02809
Parcel Number: 106-22 CAMA Number: 106-22 Property Address: 14 VERNDALE CIRCLE	Mailing Address: POORE, MATTHEW D & AMANDA NICOLE TE 14 VERNDALE CIR BRISTOL, RI 02809
Parcel Number: 106-23 CAMA Number: 106-23 Property Address: 14 BLIVEN AVE	Mailing Address: PARTIN, ALFRED & REGINA J JT 14 BLIVEN AVE BRISTOL, RI 02809
Parcel Number: 106-24 CAMA Number: 106-24 Property Address: 20 VERNDALE CIRCLE	Mailing Address: MCDONOUGH, MADELINE JUNE MADELINE JUNE MCDONOUGH TRUST 20 VERNDALE CIRCLE BRISTOL, RI 02809
Parcel Number: 106-25 CAMA Number: 106-25 Property Address: 18 BLIVEN AVE	Mailing Address: ALEXANDRE, THOMAS G ETUX MARY E. ALEXANDRE TE 18 BLIVEN AVENUE BRISTOL, RI 02809
Parcel Number: 106-27 CAMA Number: 106-27 Property Address: 19 GOODING AVE	Mailing Address: BW BRISTOL REALTY, LLC 72 POWERS ST NEEDHAM, MA 02492-3428
Parcel Number: 106-28 CAMA Number: 106-28 Property Address: 1150 HOPE ST	Mailing Address: R & S BRISTOL, LLC PO BOX 1094 FALL RIVER, MA 02722
Parcel Number: 106-29 CAMA Number: 106-29 Property Address: 1164 HOPE ST	Mailing Address: RODRIGUES, SANDRA LE; ARRUDA, ALISON ET AL TRUSTEES-SANDRA L RODRIGUES TRUST 52 VIKING DRIVE BRISTOL, RI 02809
Parcel Number: 106-31 CAMA Number: 106-31 Property Address: HOPE ST	Mailing Address: R & S BRISTOL, LLC PO BOX 1094 FALL RIVER, MA 02722
Parcel Number: 106-32 CAMA Number: 106-32 Property Address: 8 BLIVEN AVE	Mailing Address: TEXEIRA, AGOSTINHO MARY TE 8 BLIVEN AVE BRISTOL, RI 02809
Parcel Number: 106-33 CAMA Number: 106-33 Property Address: 20 BLIVEN AVE	Mailing Address: COSTA, LOUIS V. ET UX DELORES A. COSTA TE 20 BLIVEN AVE BRISTOL, RI 02809



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3/13/2026

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# 300 feet Abutters List Report

Bristol, RI  
March 13, 2026

Parcel Number: 106-35 CAMA Number: 106-35 Property Address: 11 GOODING AVE	Mailing Address: ELEVEN GOODING, LLC 133 WINDWARD DR PORTSMOUTH, RI 02871-2903
Parcel Number: 106-37 CAMA Number: 106-37 Property Address: HOPE ST	Mailing Address: R & S BRISTOL, LLC PO BOX 1094 FALL RIVER, MA 02722
Parcel Number: 106-41 CAMA Number: 106-41 Property Address: 13 BLIVEN AVE	Mailing Address: CIRILLO, PAUL A. JR. 13 BLIVEN AVE BRISTOL, RI 02809
Parcel Number: 106-42 CAMA Number: 106-42 Property Address: 21 BLIVEN AVE	Mailing Address: VITTORIA ARLINE 21 BLIVEN AVE BRISTOL, RI 02809
Parcel Number: 106-47 CAMA Number: 106-47 Property Address: 7 HOMESTEAD AVE	Mailing Address: VAIL, ERIN & MATTHEW TE 7 HOMESTEAD AVE BRISTOL, RI 02809
Parcel Number: 106-48 CAMA Number: 106-48 Property Address: GOODING AVE	Mailing Address: BW BRISTOL REAL ESTATE, LLC 72 POWERS ST NEEDHAM, MA 02492-3428
Parcel Number: 106-52 CAMA Number: 106-52 Property Address: GOODING AVE	Mailing Address: GOODING BUSINESS SPACE, LLC 62 SHORE DR WARREN, RI 02885
Parcel Number: 106-56 CAMA Number: 106-56 Property Address: 22 BLIVEN AVE	Mailing Address: FOX, WILSON A. TRUSTEE 22 BLIVEN AVE BRISTOL, RI 02809
Parcel Number: 118-1 CAMA Number: 118-1 Property Address: 6 GOODING AVE	Mailing Address: GOODING REALTY CORPORATION 16 GOODING AVE., #2 PO BOX 343 BRISTOL, RI 02809
Parcel Number: 118-2 CAMA Number: 118-2 Property Address: 20 GOODING AVE	Mailing Address: GOODING REALTY CORPORATION 16 GOODING AVE., #2 PO BOX 343 BRISTOL, RI 02809
Parcel Number: 70-128 CAMA Number: 70-128 Property Address: 1159 HOPE ST	Mailing Address: MEDEIROS, PATRICIA A 1159 HOPE ST BRISTOL, RI 02809
Parcel Number: 70-148 CAMA Number: 70-148 Property Address: HOPE ST	Mailing Address: ANDERSON, RICHARD V. CAROL A. TE 1147 HOPE ST BRISTOL, RI 02809



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3/13/2026

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# 300 feet Abutters List Report

Bristol, RI  
March 13, 2026

Parcel Number: 70-19 CAMA Number: 70-19 Property Address: 1161 HOPE ST	Mailing Address: BOOTH, LYLE P. TRUSTEE 1161 HOPE ST BRISTOL, RI 02809
Parcel Number: 70-20 CAMA Number: 70-20 Property Address: 134 MULBERRY RD	Mailing Address: AMARAL, ELSA M. 11 BETSY DR BRISTOL, RI 02809
Parcel Number: 70-21 CAMA Number: 70-21 Property Address: 1155 HOPE ST	Mailing Address: ROSA, JOSEPH A & GERMAIN, BRIDGETTA MARY JT 1155 HOPE ST BRISTOL, RI 02809
Parcel Number: 70-22 CAMA Number: 70-22 Property Address: 1151 HOPE ST	Mailing Address: JORDAN, MICHAEL E. MEGHAN T. 1151 HOPE ST BRISTOL, RI 02809
Parcel Number: 70-24 CAMA Number: 70-24 Property Address: 1147 HOPE ST	Mailing Address: ANDERSON, RICHARD V. CAROL A. TE 1147 HOPE ST BRISTOL, RI 02809
Parcel Number: 70-26 CAMA Number: 70-26 Property Address: 1145 HOPE ST	Mailing Address: OLIVER, ALBERT ALAN TRUSTEE & RESMINI, PAULA & 1145 HOPE ST BRISTOL, RI 02809
Parcel Number: 70-27 CAMA Number: 70-27 Property Address: 132 MULBERRY RD	Mailing Address: SAM REALTY INVESTMENT LLC 116 TUPELO ST BRISTOL, RI 02809
Parcel Number: 70-28 CAMA Number: 70-28 Property Address: 7 WAYLAND RD	Mailing Address: FRYLING, KIMBERLY J. 7 WAYLAND RD BRISTOL, RI 02809
Parcel Number: 80-2 CAMA Number: 80-2 Property Address: 1135 HOPE ST	Mailing Address: BRITO, JOSEPH M. JR TRUSTEE CEASAR BRITO GST TRUST 99 TUPELO ST BRISTOL, RI 02809
Parcel Number: 80-3 CAMA Number: 80-3 Property Address: 1133 HOPE ST	Mailing Address: ENJETI, SHANTH S. LAUREN P. TE 1133 HOPE ST BRISTOL, RI 02809
Parcel Number: 80-34 CAMA Number: 80-34 Property Address: 36 WESTWOOD RD	Mailing Address: ANANIA, PATRICIA A 36 WESTWOOD RD BRISTOL, RI 02809
Parcel Number: 80-4 CAMA Number: 80-4 Property Address: 1131 HOPE ST	Mailing Address: HARPER, KARYN 1131 HOPE ST BRISTOL, RI 02809



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3/13/2026

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# 300 feet Abutters List Report

Bristol, RI  
March 13, 2026

Parcel Number: 80-5  
CAMA Number: 80-5  
Property Address: 1129 HOPE ST

Mailing Address: BUTERA, STEPHEN R & FELECIA A TE  
1129 HOPE ST  
BRISTOL, RI 02809



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ABATE, PAUL J TRUSTEE  
10 VERNDALE CIR  
BRISTOL, RI 02809

BW BRISTOL REALTY, LLC  
72 POWERS ST  
NEEDHAM, MA 02492-3428

GAMON, EMILY JEANNE  
11 BLIVEN AVE  
BRISTOL, RI 02809

ALEXANDRE, THOMAS G ETUX  
MARY E. ALEXANDRE TE  
18 BLIVEN AVENUE  
BRISTOL, RI 02809

CAMPAGNA FAMILY, LP  
15 LOW LANE  
BRISTOL, RI 02809

GARDNER, JUDITH E. TRUSTE  
1166 HOPE ST  
BRISTOL, RI 02809

AMARAL, ELSA M.  
11 BETSY DR  
BRISTOL, RI 02809

CIRILLO, PAUL A. JR.  
13 BLIVEN AVE  
BRISTOL, RI 02809

GOODING BUSINESS SPACE, L  
62 SHORE DR  
WARREN, RI 02885

ANANIA, PATRICIA A  
36 WESTWOOD RD  
BRISTOL, RI 02809

COSTA, LOUIS V. ET UX  
DELORES A. COSTA TE  
20 BLIVEN AVE  
BRISTOL, RI 02809

GOODING REALTY CORPORATIO  
16 GOODING AVE., #2  
PO BOX 343  
BRISTOL, RI 02809

ANDERSON, RICHARD V.  
CAROL A. TE  
1147 HOPE ST  
BRISTOL, RI 02809

DRISCOLL, JESSICA &  
TIMOTHY TE  
1170 HOPE ST  
BRISTOL, RI 02809

HARPER, KARYN  
1131 HOPE ST  
BRISTOL, RI 02809

BOOTH, LYLE P. TRUSTEE  
1161 HOPE ST  
BRISTOL, RI 02809

ELEVEN GOODING, LLC  
133 WINDWARD DR  
PORTSMOUTH, RI 02871-2903

JORDAN, MICHAEL E.  
MEGHAN T.  
1151 HOPE ST  
BRISTOL, RI 02809

BRITO, JOSEPH M. JR TRUST  
CEASAR BRITO GST TRUST  
99 TUPELO ST  
BRISTOL, RI 02809

ENJETI, SHANTH S.  
LAUREN P. TE  
1133 HOPE ST  
BRISTOL, RI 02809

KOPSACK, DANIEL & KOPSACK  
19 BLIVEN AVE  
BRISTOL, RI 02809

BROWN, CHRISTIAN & KELCIE  
124 HOPE ST  
BRISTOL, RI 02809

EPSTEIN, JORDAN D etux TE  
METIVIER-EPSTEIN, MELISSA  
1168 HOPE ST  
BRISTOL, RI 02809

LOMBARDI, ANTHONY J  
17 BLIVEN AVENUE  
BRISTOL, RI 02809

BUTERA, STEPHEN R & FELEC  
1129 HOPE ST  
BRISTOL, RI 02809

FOX, WILSON A. TRUSTEE  
22 BLIVEN AVE  
BRISTOL, RI 02809

MCDONOUGH, MADELINE JUNE  
MADELINE JUNE MCDONOUGH T  
20 VERNDALE CIRCLE  
BRISTOL, RI 02809

BW BRISTOL REAL ESTATE, L  
72 POWERS ST  
NEEDHAM, MA 02492-3428

FRYLING, KIMBERLY J.  
7 WAYLAND RD  
BRISTOL, RI 02809

MEDEIROS, PATRICIA A  
1159 HOPE ST  
BRISTOL, RI 02809

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

THURBER, KYM M  
26 VERNDALE CIRCLE  
BRISTOL, RI 02809

OHARA, SUSAN LE  
BLINKHORN, JESSICA  
6 VERNDALE CIRCLE  
BRISTOL, RI 02809

VAIL, ERIN & MATTHEW TE  
7 HOMESTEAD AVE  
BRISTOL, RI 02809

OLIVER, ALBERT ALAN TRUST  
RESMINI, PAULA &  
1145 HOPE ST  
BRISTOL, RI 02809

VITTORIA ARLINE  
21 BLIVEN AVE  
BRISTOL, RI 02809

PARTIN, ALFRED & REGINA J  
14 BLIVEN AVE  
BRISTOL, RI 02809

POORE, MATTHEW D & AMANDA  
14 VERNDALE CIR  
BRISTOL, RI 02809

R & S BRISTOL, LLC  
PO BOX 1094  
FALL RIVER, MA 02722

RODRIGUES, SANDRA LE; AR  
TRUSTEES-SANDRA L RODRIGU  
52 VIKING DRIVE  
BRISTOL, RI 02809

ROSA, JOSEPH A &  
GERMAIN, BRIDJETTA MARY  
1155 HOPE ST  
BRISTOL, RI 02809

SAM REALTY INVESTMENT LLC  
116 TUPELO ST  
BRISTOL, RI 02809

TEXEIRA, AGOSTINHO  
MARY TE  
8 BLIVEN AVE  
BRISTOL, RI 02809



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**

Your Records  
(</dashboard/records>)

**Resources**

Search for  
Records (</search>)

Claim a Record  
(</claimRecord>)

Employee Login  
(<https://bristolri.workflow>)

# BLISH & CAVANAGH

C O U N S E L L O R S   A T   L A W

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

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

Steven I. Rosenbaum  
 Of Counsel

John H. Blish  
 (1986-2007)

March 4<sup>th</sup>, 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 12<sup>th</sup>, 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 8<sup>th</sup>, 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 11<sup>th</sup>, 2025, and recorded on January 12<sup>th</sup>, 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.

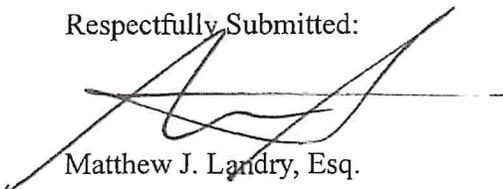
The conditions outlined in the December 11<sup>th</sup>, 2025 Planning Board Decision relate to the redevelopment and consolidation of business operations occurring on the Premises, which includes construction of a "garage" to house company vehicles and certain aspects of the Ramos Landscaping business. 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 11<sup>th</sup>, 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:



Matthew J. Landry, Esq.



## Town of Bristol, Rhode Island

### Department of Community Development

10 Court Street  
Bristol, RI 02809  
[bristolri.gov](http://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 black ink that reads "Diane M. Williamson". The signature is written in a cursive style.

Diane M. Williamson, Administrative Officer

cc: Town Administrator  
Town Solicitor



Town of Bristol, Rhode Island  
Planning Board

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

Item 5A.

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

10 Court Street  
Bristol, RI 02809  
[www.Bristolri.us](http://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:
  - a. The use is specifically authorized by the Zoning Ordinance;
  - b. The proposal meets all the standards in the subsection of the Zoning Ordinance, specifically Section 28-150 (jj);
  - c. 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 30<sup>th</sup>, 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) arborvitaes, 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, Murgo, 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.

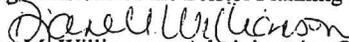
Preliminary Plan approval is granted for the Minor Land Development for construction of a contract construction building located on Lot 16 as shown on plans entitled "Preliminary Submission for 668 & 670 Metacom Avenue" dated August 28, 2025 prepared by Principe Company, Thomas J. Principe, III Registered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

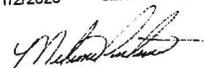
Motion made by Board Member Katz, seconded by Board Member Clark  
 Voting in Favor In favor: Clark, Katz, Ruggiero, Murgo, and Millard  
 Opposed: None

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





# 668 & 670 Metacom Avenue

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

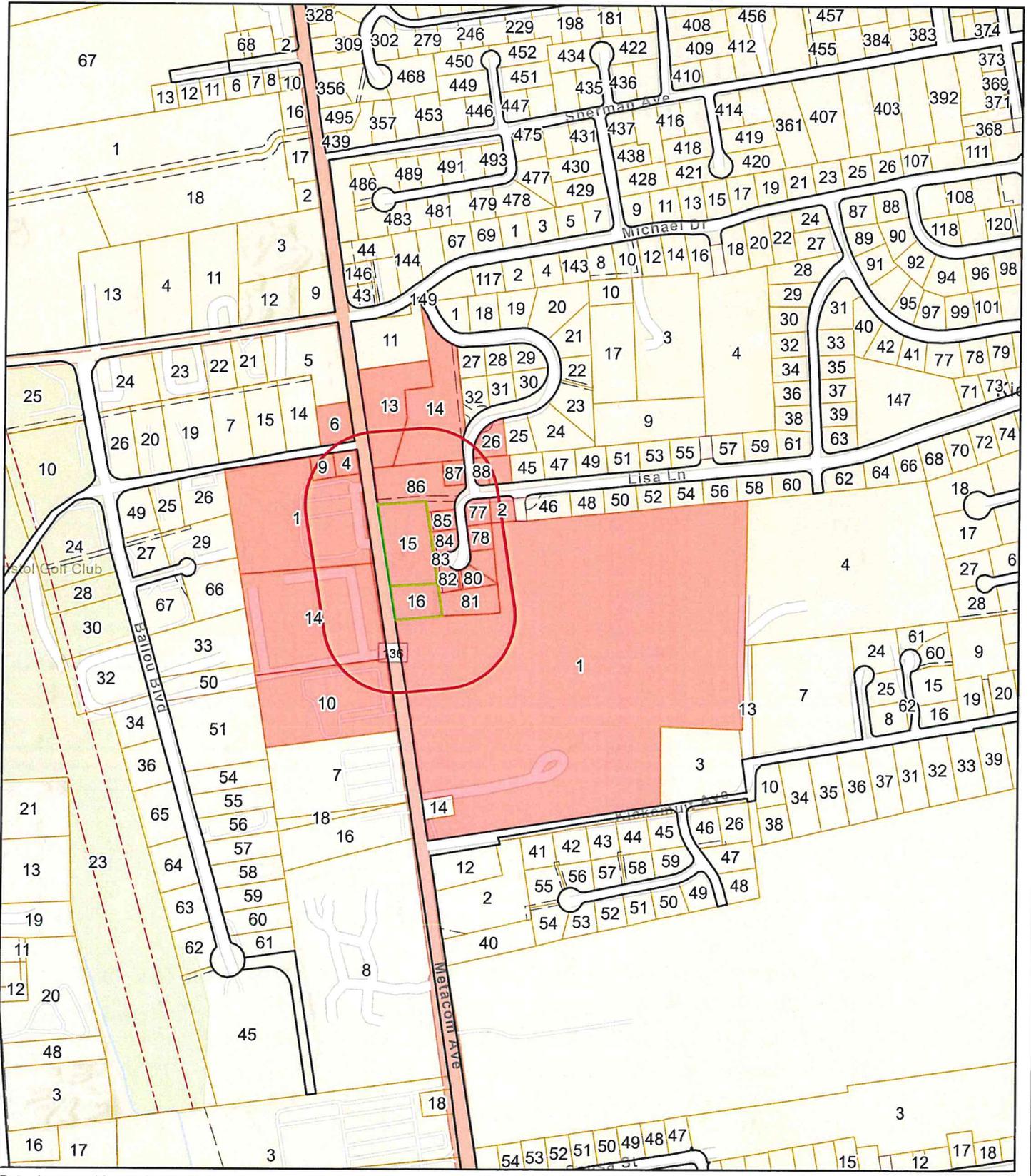
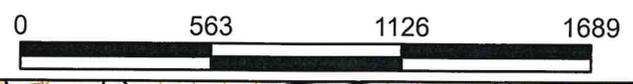


Town of Bristol, RI

1 inch = 563 Feet

www.cai-tech.com

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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# 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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3/12/2026

Page 3 of 11



# 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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# 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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# 300 feet Abutters List Report

Bristol, RI  
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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  
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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: GEORGIU, PAULA & GEORGIU,  
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  
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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  
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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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Bristol, RI  
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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 POU DYAL 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