



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

**Technical Review Committee Agenda
Tuesday, April 18, 2023 at 10:00 AM**

**Office of Community Development - 235 High Street, 1st Floor -
Conference Room**

A. Pledge of Allegiance

B. New Business

B1. 73R Gooding Avenue: Review and recommendation to the Zoning Board for a special use permit to temporarily install two prefabricated relocatable storage or shipping containers on a commercial property. Property is located at 73R Gooding Avenue. Zone: Manufacturing Plat: 106, Lot 63. Owner/Applicant: 73 Gooding Avenue, LLC

B2. 1 Coggeshall Avenue: Review and recommendation to the Zoning Board for use variance and dimensional variances to demolish an existing single-family dwelling and an existing two-family dwelling on one lot, and to replace them with new structures having the same number of residential dwelling units and similar footprints as existing, and with the addition of covered front porches; with less than the required front yard, less than the required rear yard, and with greater than permitted lot coverage by structures. Property is located at 1 Coggeshall Avenue. Zone: R-10 Plat: 147, Lot 50. Owner: Ricardo J. and Robert Amaral Applicant: Fair Wind Properties, LLC

C. Adjourned

Date: April 12, 2023

By: mbw



Town of Bristol, Rhode Island

Department of Community Development Zoning Board of Review

APPLICATION

File No: **2023-15**
 Accepted by ZEO: *EMT 4/4/2023*

APPLICANT	Name: <i>Jacob Ledsworth</i>		
	Address: <i>15 Wendy Dr</i>		
	City: <i>Bristol</i>	State: <i>RI</i>	Zip: <i>02809</i>
	Phone #: <i>401-396-9171</i>	Email: <i>JacobL@superior.com</i>	
PROPERTY OWNER	Name: <i>73 Gooding LLC</i>		
	Address: <i>73 Gooding Ave</i>		
	City: <i>Bristol</i>	State: <i>RI</i>	Zip: <i>02809</i>
	Phone #: <i>401-864-2553</i>	Email: <i>JacobL@superior.com</i>	

1. Location of subject property: *73R Gooding Ave*
 Assessor's Plat(s)#: *106* Lot(s) #: *63*

2. Zoning district in which property is located: *Commercial (M)*

3. Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance

4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): _____
 Special Use Permit Section(s): *Sec 28-150*
 Use Variance Section(s): _____

5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.

6. How long have you owned the property?: *Purchased 6/27/18*

7. Present use of property: *Parking + Storage*

8. Is there a building on the property at present?: *yes*

9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet): *21' x 12'*
252 sq ft

10. Proposed use of property: *storage + parking for*
Business at 11 Broadcommon

2023 MAR 31 PM 1:00
 CLERK OF TOWN

11. Give extent of proposed alterations: install 1 (2) storage containers
For temporary storage

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): none

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: _____ Before _____ After

14. Have you submitted plans for the above alterations to the Building Official? _____
If yes, has he refused a permit? _____ If refused, on what grounds? _____

15. Are there any easements on your property?: yes (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: yes Sewer: yes

17. Is the property located in the Bristol Historic District or is it an individually listed property?: no

18. Is the property located in a flood zone? no If yes, which one?: _____

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: Jacob Ledsworth

Date: 3/31/23

Print Name: Jacob Ledsworth

Property Owner's Signature: Jacob Ledsworth

Date: 3/31/23

Print Name: Jacob Ledsworth

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Telephone #: _____

Address: _____

Dear Zoning Board

We are looking for a special use permit to add storage containers to property at 73R Gooding Ave located in the commercial area of Bristol , Superior Comfort Inc currently uses this space for storage & employee parking. Due to continued struggles with the supply chain we are finding the need to order more job materials months in advance to ensure we have material when needed to serve our local customer base. Currently we have run out of space in our buildings and are looking to add temporary storage. Please consider granting this request.

Thank You
Jacob Ledsworth

2023 MAR 31 PM 1:07
COLUMBIA COUNTY DEV.

COMMON RD

#19

#14

#14 R

50.5

#8

335.53

576.15

431.15

186

62

1.68 ac

#15

170.6

430.75

113.75

10' SEWER EASEMENT

113.15

139.68

145

53.85

58

179 sf

#61

63

22616 sf

#73 R

#11

59

34491 sf

43

60 #65

34699 sf

240

240

51.83

48.17

239.91

61

10000 sf

#73

115

145

145

GOODING AVE

67

100

100

115

96

100

130.63

100.19

#74

8

14400 sf

9

15000 sf

#78

99.81

#56

152.66

13 #70

20214 sf

150

150

150

#

35.64

135.23

96

221.71

143.86

#37

120.59

3.75

117.44

36

15634 sf

#42

87.06

#



Owner ▶ Owner Account #:

Owner 1	73 GOODING AVE, LLC	% Owned
Owner 2		
Owner 3		

Address 11 BROADCOMMON RD, Unit STE A, BRISTOL, RI 02809

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
11 BROADCOMMON, LLC	06/27/2018	160,000	1945-243	L	W
GOODING AVE VENTURES	06/18/2004	0	1129-95	L	W
GOMES, ABILIO L. ET UX	05/18/2004	300,000	1120-1	L	W

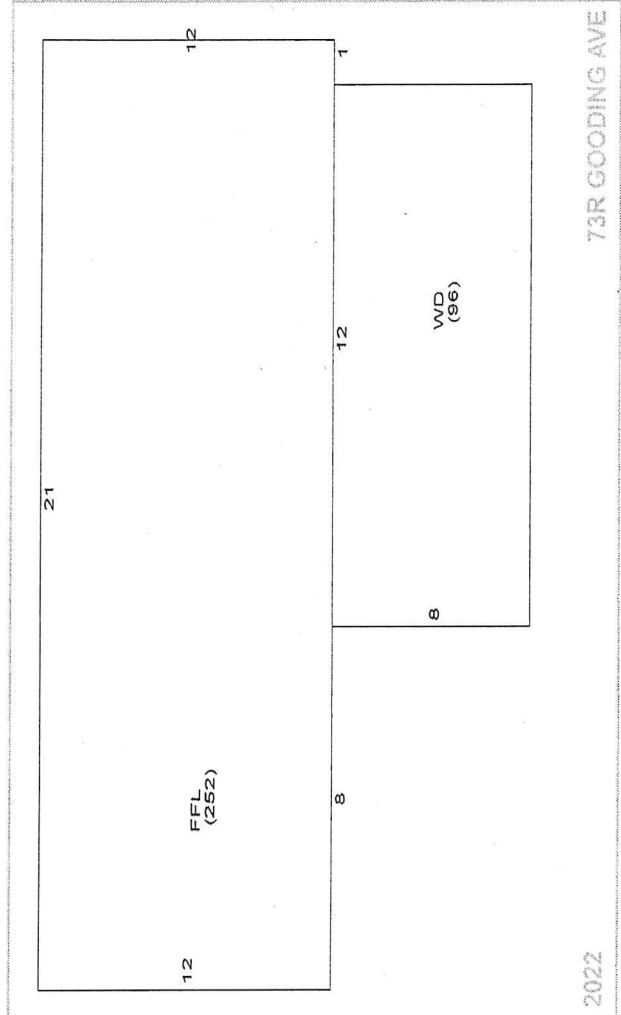
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
01	38,900	0	0.52	208,100	0	247,000
TOTAL	38,900	0	0.52	208,100	0	247,000

Source > Mkt Adj Cost VAL per SQ Unit/Card > 709.77 VAL per SQ Unit/Parcel > 709.77

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	38,900	0	1	208,100	0	247,000	247,000
2021	01	21,400	0	1	171,500	0	192,900	192,900
2020	01	21,400	0	1	171,500	0	192,900	192,900
2019	01	21,400	0	1	171,500	0	192,900	192,900
2018	06	18,800	0	1	166,100	0	184,900	184,900
2017	06	118,400	0	1	168,800	0	287,200	287,200



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh
1 01 Single Fam	0.22957	AC	P	1.00	528,000	718,299	D
2 01 Single Fam	0.28962	AC	R	0.25	528,000	149,161	D
3							
4							

Inf 1 %	Inf 2 %	Inf 3 %	Inf 1	Inf 2	Inf 3	Appr Value	Spec Land	Juris	Fact	Use Value
						164,900			1.00	0
						43,200			1.00	0



73R Gooding Avenue - 300' Radius

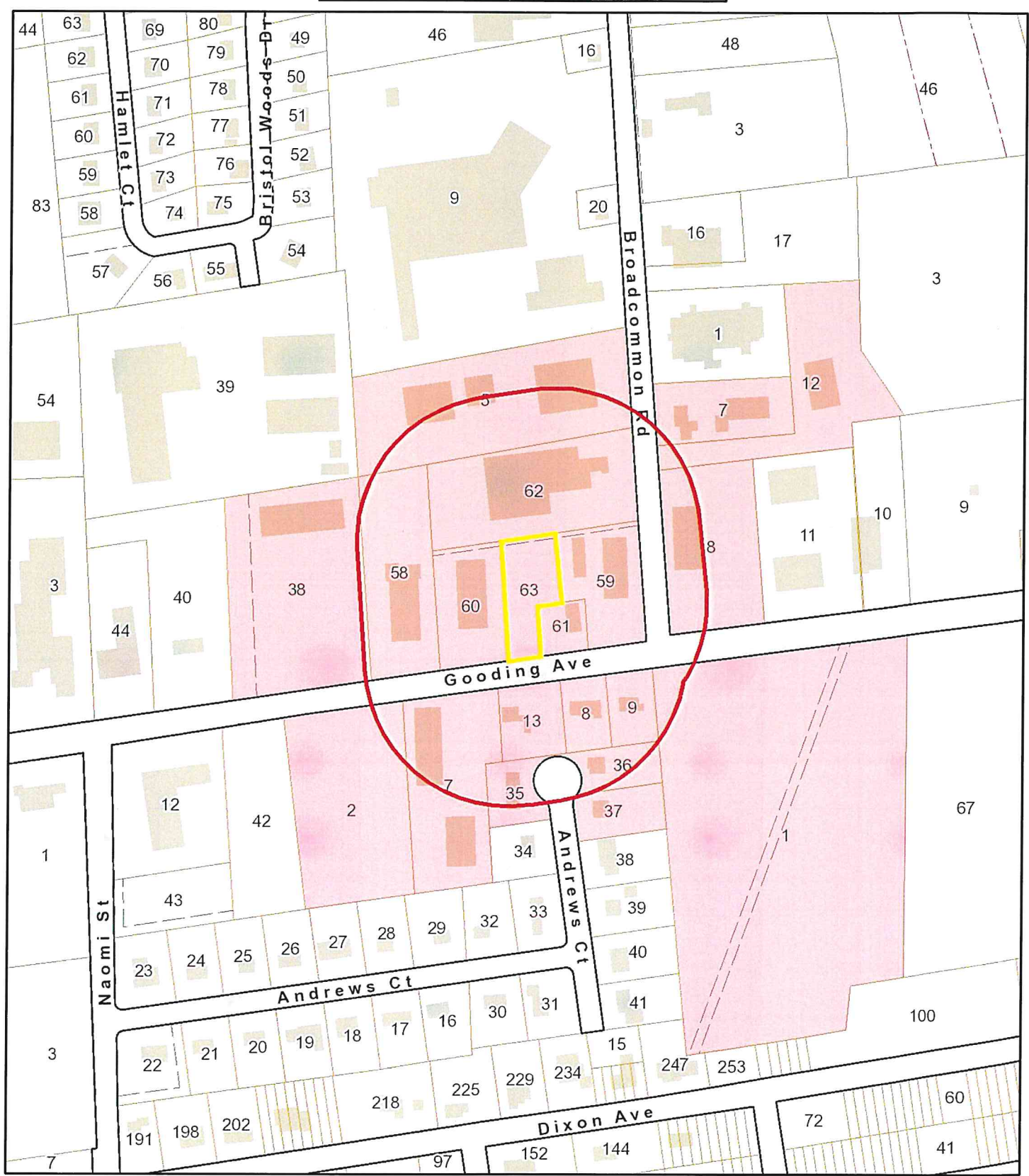
Bristol, RI



April 10, 2023

1 inch = 281 Feet

www.cai-tech.com



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



300 foot Abutters List Report

Bristol, RI
April 10, 2023

Subject Property:

Parcel Number: 106-63
CAMA Number: 106-63
Property Address: 73R GOODING AVE

Mailing Address: 73 GOODING AVE, LLC
11 BROADCOMMON RD, Unit STE A
BRISTOL, RI 02809

Abutters:

Parcel Number: 106-38
CAMA Number: 106-38
Property Address: 47 GOODING AVE FRONT

Mailing Address: THE CMC FAMILY Ltd PARTNERSHIP
C/O 50 BERRY LN
BRISTOL, RI 02809

Parcel Number: 106-5
CAMA Number: 106-5
Property Address: 19 BROADCOMMON RD

Mailing Address: RHOLENTY, LLC
99 POPPASQUASH RD
BRISTOL, RI 02809

Parcel Number: 106-58
CAMA Number: 106-58
Property Address: 61 GOODING AVE

Mailing Address: PLAYA LINDA ASSOCIATES, LLC C/O
JOE & DOROTHY COELHO
PO BOX 210
BRISTOL, RI 02809

Parcel Number: 106-59
CAMA Number: 106-59
Property Address: 11 BROADCOMMON RD

Mailing Address: 11 BROADCOMMON, LLC
11 BROADCOMMON RD
BRISTOL, RI 02809

Parcel Number: 106-60
CAMA Number: 106-60
Property Address: 65 GOODING AVE

Mailing Address: SOUZA, FREDRICK D & SANDRA
65 GOODING AVE
BRISTOL, RI 02809

Parcel Number: 106-61
CAMA Number: 106-61
Property Address: 73 GOODING AVE

Mailing Address: CINIGLIO, EILEEN M. LE REM-
CLEMENS, RAYONA
11 BROADCOMMON RD PMB 216
BRISTOL, RI 02809

Parcel Number: 106-62
CAMA Number: 106-62
Property Address: 15 BROADCOMMON RD

Mailing Address: GLANVILLE REAL ESTATE, LLC
15 BROADCOMMON RD
BRISTOL, RI 02809

Parcel Number: 106-63
CAMA Number: 106-63
Property Address: 73R GOODING AVE

Mailing Address: 73 GOODING AVE, LLC
11 BROADCOMMON RD, Unit STE A
BRISTOL, RI 02809

Parcel Number: 111-1
CAMA Number: 111-1
Property Address: GOODING AVE

Mailing Address: D & M BOCA DEVELOPMENT LLC
92 FAUNCE CORNER RD SUITE 160
NORTH DARTMOUTH, MA 02747

Parcel Number: 111-13
CAMA Number: 111-13
Property Address: 70 GOODING AVE

Mailing Address: LEITAO, MARIA L. LIFE ESTATE WEST,
SHERRY A. & LEITAO, ERI
70 GOODING AVENUE
BRISTOL, RI 02809



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4/10/2023

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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number:	111-2	Mailing Address:	WHELAN, JOSEPH D & JOHN P
CAMA Number:	111-2		C/O WHELAN KINDER & SIKET LLP 30
Property Address:	GOODING AVE		KENNEDY PLAZA STE 400
			PROVIDENCE, RI 02903

Parcel Number:	111-35	Mailing Address:	FERREIRA, ALAN & MEGAN TE
CAMA Number:	111-35		37 ANDREWS CT
Property Address:	37 ANDREWS CT		BRISTOL, RI 02809

Parcel Number:	111-36	Mailing Address:	BOTELHO, MARIA I (SOLE OWNER)
CAMA Number:	111-36		35 ANDREWS CT
Property Address:	42 ANDREWS CT		BRISTOL, RI 02809

Parcel Number:	111-37	Mailing Address:	REINHART II, MARK
CAMA Number:	111-37		38 ANDREWS CT
Property Address:	38 ANDREWS CT		BRISTOL, RI 02809

Parcel Number:	111-7	Mailing Address:	JCCC, LLC
CAMA Number:	111-7		PO BOX 210
Property Address:	56 GOODING AVE		BRISTOL, RI 02809

Parcel Number:	111-8	Mailing Address:	ZINA, WAYNE
CAMA Number:	111-8		74 GOODING AVE
Property Address:	74 GOODING AVE		BRISTOL, RI 02809

Parcel Number:	111-9	Mailing Address:	SIMONS, JEFFREY J
CAMA Number:	111-9		78 GOODING AVE
Property Address:	78 GOODING AVE		BRISTOL, RI 02809

Parcel Number:	98-12	Mailing Address:	GALILEAN PROPERTIES, LLC.
CAMA Number:	98-12		985 OCEAN DRIVE
Property Address:	14 R BROADCOMMON RD		CAPE MAY, NJ 08204

Parcel Number:	98-7	Mailing Address:	MANCIERI, MARY LOU TRUSTEE MARY
CAMA Number:	98-7		LOU MANCIERI TRUST
Property Address:	14 BROADCOMMON RD		14 BROADCOMMON RD STE 1
			BRISTOL, RI 02809

Parcel Number:	98-8	Mailing Address:	85 GOODING AVE, LLC
CAMA Number:	98-8		85 GOODING AVE
Property Address:	85 GOODING AVE		BRISTOL, RI 02809



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4/10/2023

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11 BROADCOMMON, LLC
11 BROADCOMMON RD
BRISTOL, RI 02809

LEITAO, MARIA L. LIFE EST
WEST, SHERRY A. & LEITAO,
70 GOODING AVENUE
BRISTOL, RI 02809

73 GOODING AVE, LLC
11 BROADCOMMON RD, Unit STE
A
BRISTOL, RI 02809

MANCIERI, MARY LOU TRUSTE
MARY LOU MANCIERI TRUST
14 BROADCOMMON RD
STE 1
BRISTOL, RI 02809

85 GOODING AVE, LLC
85 GOODING AVE
BRISTOL, RI 02809

PLAYA LINDA ASSOCIATES, L
C/O JOE & DOROTHY COELHO
PO BOX 210
BRISTOL, RI 02809

BOTELHO, MARIA I
(SOLE OWNER)
35 ANDREWS CT
BRISTOL, RI 02809

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BRISTOL, RI 02809

D & M BOCA DEVELOPMENT LL
92 FAUNCE CORNER RD SUITE
160
NORTH DARTMOUTH, MA 02747

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78 GOODING AVE
BRISTOL, RI 02809

FERREIRA, ALAN &
MEGAN TE
37 ANDREWS CT
BRISTOL, RI 02809

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BRISTOL, RI 02809

GALILEAN PROPERTIES, LLC.
985 OCEAN DRIVE
CAPE MAY, NJ 08204

THE CMC FAMILY Ltd PARTNE
C/O 50 BERRY LN
BRISTOL, RI 02809

GLANVILLE REAL ESTATE, LL
15 BROADCOMMON RD
BRISTOL, RI 02809

WHELAN, JOSEPH D & JOHN P
C/O WHELAN KINDER & SIKET LLP
30 KENNEDY PLAZA STE 400
PROVIDENCE, RI 02903

JCCC, LLC
PO BOX 210
BRISTOL, RI 02809

ZINA, WAYNE
74 GOODING AVE
BRISTOL, RI 02809



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

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

File #2023-18

PUBLIC HEARING

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

**Monday, May 1, 2023
at 7:00 P.M.
Bristol Town Hall
10 Court Street**

APPLICANT: Fair Wind Properties, LLC
PROPERTY OWNER: Ricardo J. and Robert Amaral
LOCATION: 1 Coggeshall Avenue
PLAT: 147 LOT: 50
ZONE: Residential R-10

APPLICANT IS REQUESTING A USE VARIANCE AND DIMENSIONAL VARIANCES: to demolish an existing single-family dwelling and an existing two-family dwelling on one lot, and to replace them with new structures having the same number of residential dwelling units and similar footprints as existing, and with the addition of covered front porches; with less than the required front yard, less than the required rear yard, and with greater than permitted lot coverage by structures.

A handwritten signature in blue ink, appearing to read 'Edward M. Tanner', written over a horizontal line.

Edward M. Tanner,
Principal Planner / Zoning Enforcement Officer

Scanned copies of all applications and supporting materials will be available on the Town of Bristol web site at <https://www.bristolri.gov/government/boards/zoning-board-of-review/>. If you have any comments regarding this petition, but are unable to attend, you may submit your comments in writing to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to etanner@bristolri.gov. Written comments should be received no later than 12:00 p.m. on Thursday, April 27, 2023.



Town of Bristol, Rhode Island
Department of Community Development
Zoning Board of Review

2023 APR -7 PM 12:01

APPLICATION

File No: 2023-18
 Accepted by ZEO: 4/7/2023

APPLICANT	Name: <u>Fair Wind Properties</u>		
	Address: <u>P.O. Box 333</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401-263-6372</u>	Email: <u>fairwindproperties.df@gmail.com</u>	
PROPERTY OWNER	Name: <u>Ricardo + Robert Amara</u>		
	Address: <u>17 Goullart Ave.</u>		
	City: <u>Bristol</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>401-924-4093</u>	Email: <u>amara.ri24@gmail.com</u>	

1. Location of subject property: 15 + 7 Coggeshall Ave. Bristol, RI 02809
 Assessor's Plat(s)#: 147 Lot(s) #: 50
2. Zoning district in which property is located: R10
3. Zoning Approval(s) required (check all that apply):
 Dimensional Variance(s) Special Use Permit Use Variance
4. Which particular provisions of the Zoning Ordinance is applicable to this application?:
 Dimensional Variance Section(s): _____
 Special Use Permit Section(s): _____
 Use Variance Section(s): SEC 28-141
5. In a separate written statement, please describe the grounds for the requested variance or special use permit and how the proposal will meet the standards found in Section 28-409 of the Zoning Ordinance.
6. How long have you owned the property?: under purchase + sales agreement
7. Present use of property: 3 unit multifamily
8. Is there a building on the property at present?: yes - 2 (1 cottage + 1 duplex)
9. Dimensions of existing building (size in feet, area in square feet, height of exterior in feet):
cottage = 20 ft. - height 39 depth x 32 width 1,248 sq. ft.
duplex = 20 ft. - height 32 depth x 72 width 2,304 sq. ft.
10. Proposed use of property: 3 unit multifamily (1 cottage + 1 duplex)

11. Give extent of proposed alterations: * see attached

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):
* see attached drawings

13. If dimensional relief is being sought, please state the required and proposed dimensions and setback distances between the proposed building/addition and each lot line:

Front lot line(s):	Required Setback: _____	Proposed Setback: _____
Left side lot line:	Required Setback: _____	Proposed Setback: _____
Right side lot line:	Required Setback: _____	Proposed Setback: _____
Rear lot line:	Required Setback: _____	Proposed Setback: _____
Building height:	Required: _____	Proposed: _____
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: 3 Before 3 After

14. Have you submitted plans for the above alterations to the Building Official? NO
If yes, has he refused a permit? _____ If refused, on what grounds? _____

15. Are there any easements on your property?: YES (If yes, their location must be shown on site plan)

16. Which public utilities service the property?: Water: X Sewer: X

17. Is the property located in the Bristol Historic District or is it an individually listed property?: NO

18. Is the property located in a flood zone? NO If yes, which one?: _____

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: 

Date: 4/7/23

Print Name: Daniel Ferreira
Managing Partner

Property Owner's Signature: _____

Date: _____

Print Name: _____

Name of attorney or agent (engineer, architect, etc.), if any, who is authorized to represent the applicant:

Name: _____ Telephone #: _____

Address: _____

1,5,7, Coggeshall Ave
Bristol, RI 02809
Zoning Application

Section 5: Current Property Conditions and Dimensions:

The property at 1,5,and 7 Coggeshall is currently vacant. The property sits on a R-10 Zone and is one lot that consists of 1 cottage and 1 duplex for a total of 3 living units.

The current duplex is a single story building with the following dimensions of 32 feet in depth, 72 feet in width, and 20 feet in height. The current foundation has been eroded in the front by groundwater and has collapsed. It has currently been shored up with a temporary beam and columns. The building is currently condemned and has been fenced off by the town. The interior condition is also in poor condition with rodent infestations and mold throughout. A portion of the duplex is also sitting on the town's property line.

The cottage is a single story building with the dimensions of 39 feet in depth, 32 feet in width, and 20 feet in height. The building is also in poor condition with mold throughout. The foundation condition is also very poor with a large portion of it being above the frost line. This has resulted in numerous foundation cracks from frost heaving that have been caulked and concreted over to hide over the years. The majority of the sills are also nonexistent due to rot and bug infestations. The structure is also extremely uneven due to the foundation not being installed correctly.

Both buildings are unsightly and in very poor, uninhabitable condition.

We have the option to rebuild exactly what is there with the same exact dimensions and volume. We would like to slightly change what is on site to make it more aesthetically pleasing and resolve some of the issues with the buildings and site.

Section 11 Proposed Alterations, Section 12 Proposed Building Dimensions:

The proposed two new buildings will sit virtually on the same footprint but with new foundations and off of town property. Both buildings will need to be demolished and rebuilt from the ground up. This will solve the foundation issues with both buildings. We will also be adding to the aesthetics of the property by building cottage style units that fit in with the surrounding neighborhood. The structure dimensions and style will be as follows.

The duplex will have a total living space depth of 27 feet, 72 feet in width, and 23 feet in height. We will also be adding a 40 foot wide by 5 foot deep, front covered porch. This will give a total depth of 32 feet. The dimension changes will help remove the property off the town line as well as add to the cottage feel. It will be a 1.5 story building with dormers, again adding to the cottage feel of the area and making the property more aesthetically pleasing. The total living

space for the entire building will be 3,290 sq. ft. of living space. Each unit in the duplex will have 1, 645 sq. ft. of living space.

The cottage will now be 34 feet in depth with a front covered porch that spans the width of the building of 32 feet. The front porch will have a depth of 5 feet. This will give a total depth of 39 feet with a height of 23 feet. Again, this building will be 1.5 stories and will have dormers to add to the cottage feel that fits in with the neighborhood.

Section 28-409:

1A. The hardship request for this property is due to the current structure's condition and aesthetics. Both buildings have major foundation and wood structure problems.

1B. This request is not the result of any prior action and does not come from a desire for greater financial gain.

1C. Granting the request of this application will not alter the general characteristics of the surrounding area. It will however improve the two buildings that are in extreme disrepair and make them more in line with the homes in the area.

1D. This relief request is asking for the least amount of relief necessary.

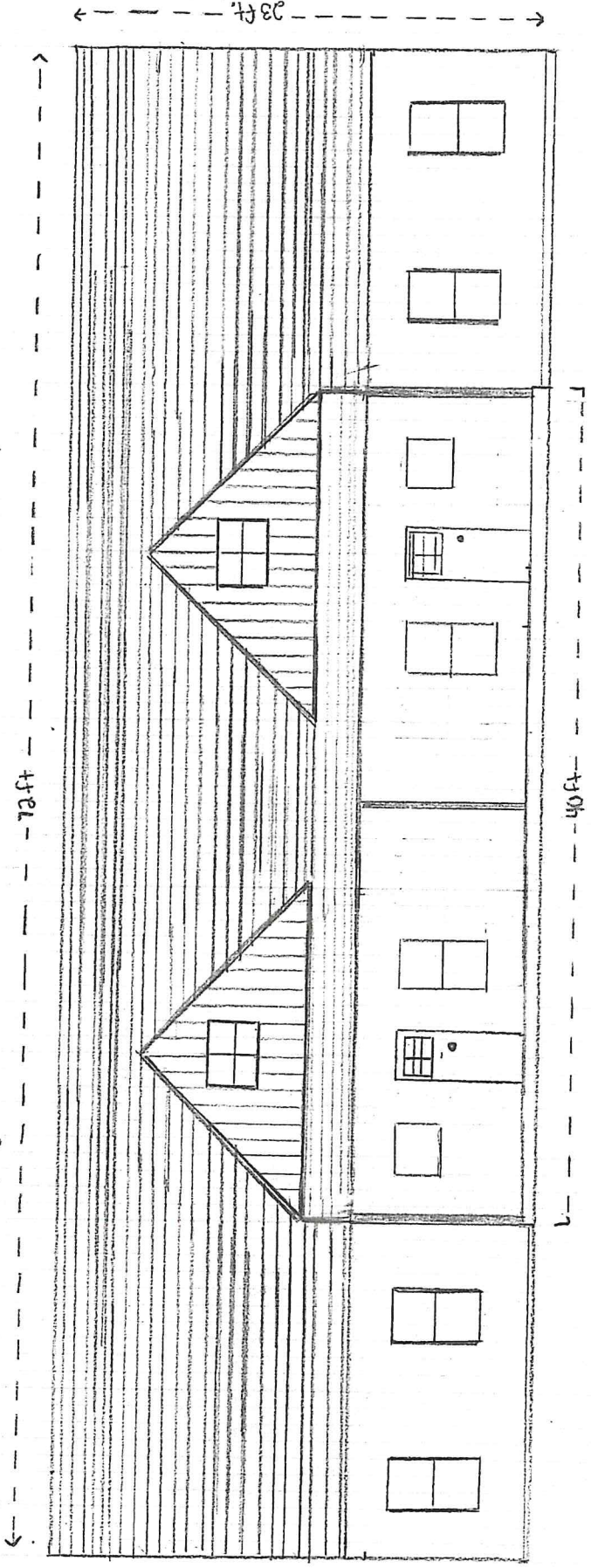
1E1. Fair Wind Properties, LLC is authorizing the zoning board to enter any evidence into record for the use variance of this property located at 1,5, and 7 Coggeshall Road located in Bristol, RI 02809.

Scale:
1/8" = 1'
5 + 7 Coggeshall Ave.

1st Floor Sq. Ft. = 972 sq. ft.
2nd Floor Sq. Ft. = 673 sq. ft.
Sq. Ft./Unit = 1,645 sq. ft.
Total Sq. Ft. = 3,290 sq. ft.

7 Coggeshall Ave.

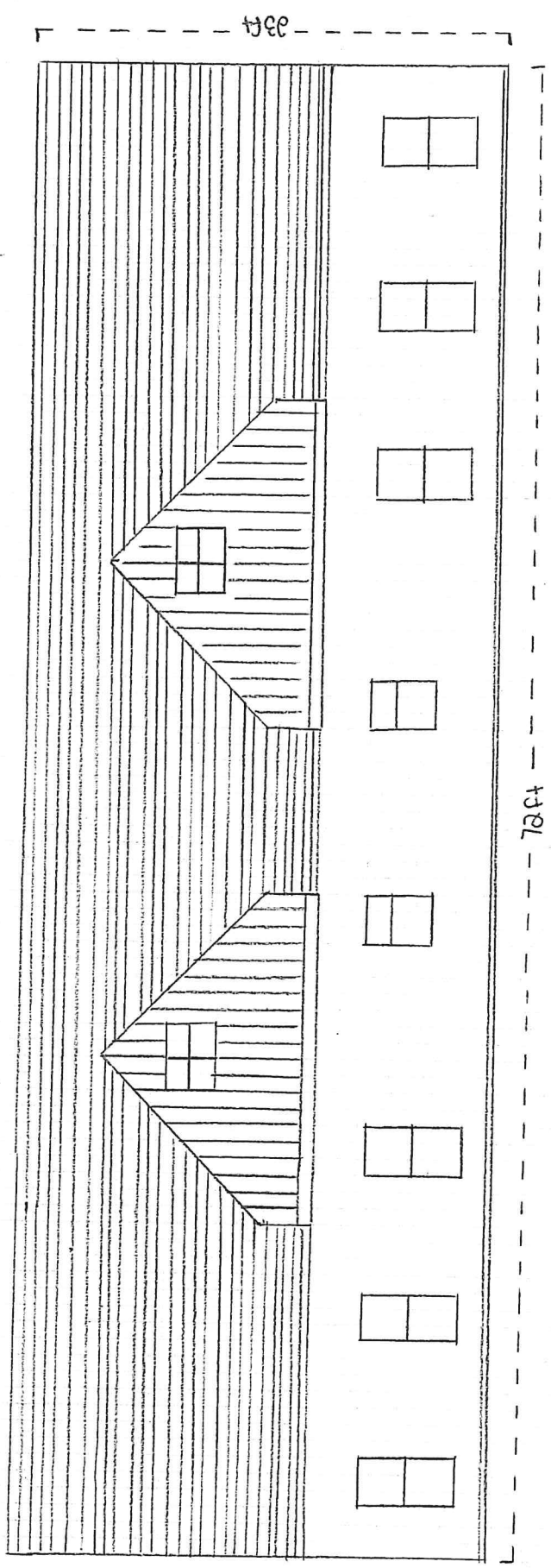
5 Coggeshall Ave.



Front Elevation

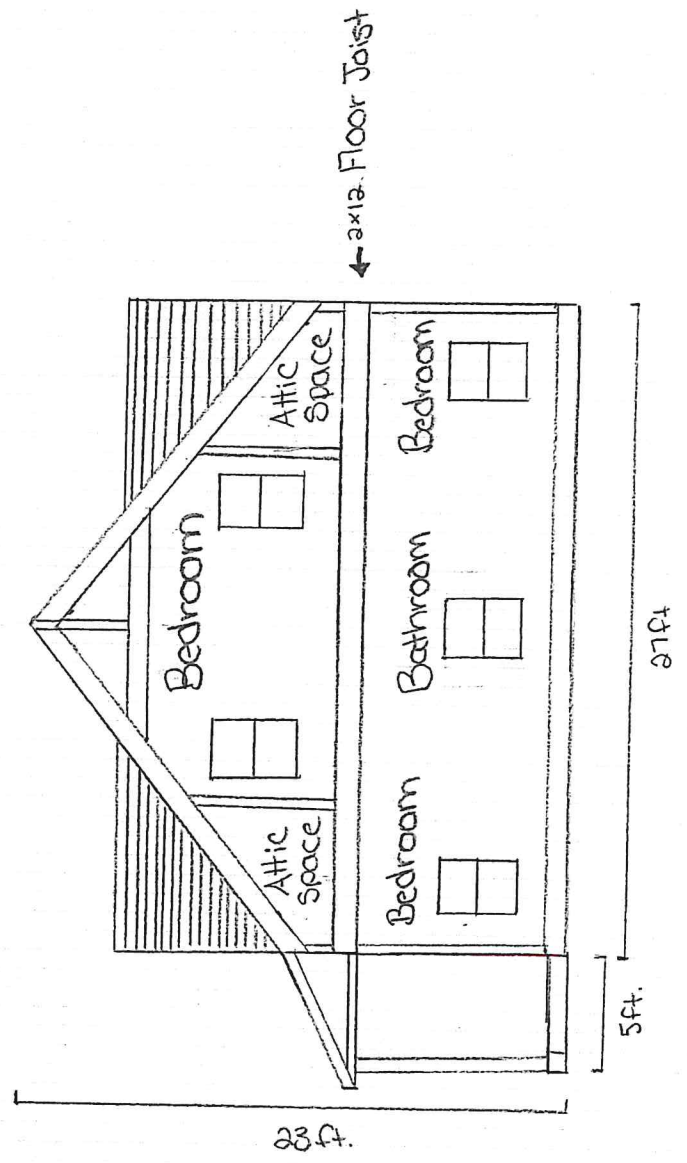
7 Coggeshall Ave.

5 Coggeshall Ave.



Rear Elevations

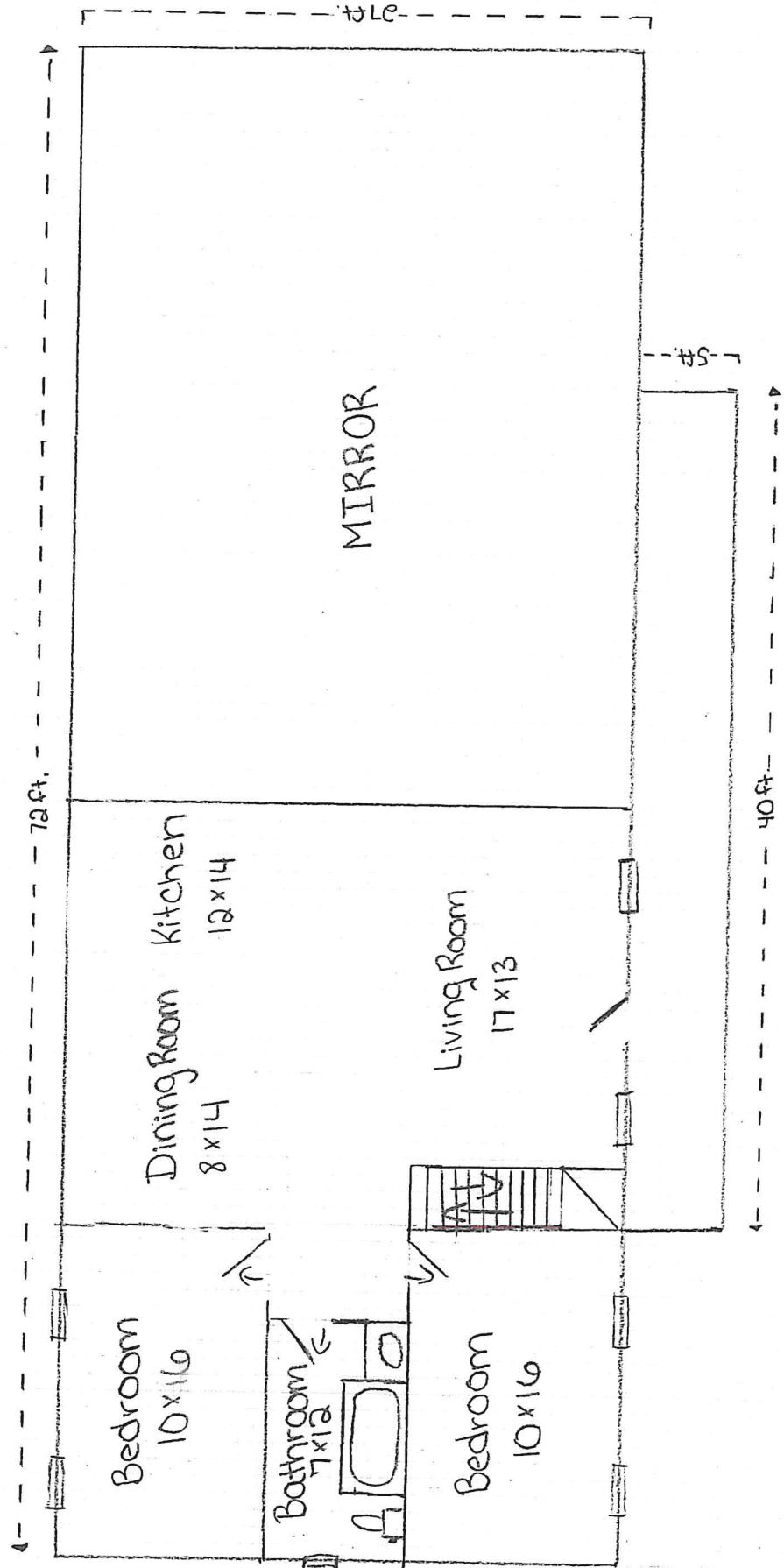
5+7 Coggeshall Ave.



Side Elevations

7 Coggeshall Ave.

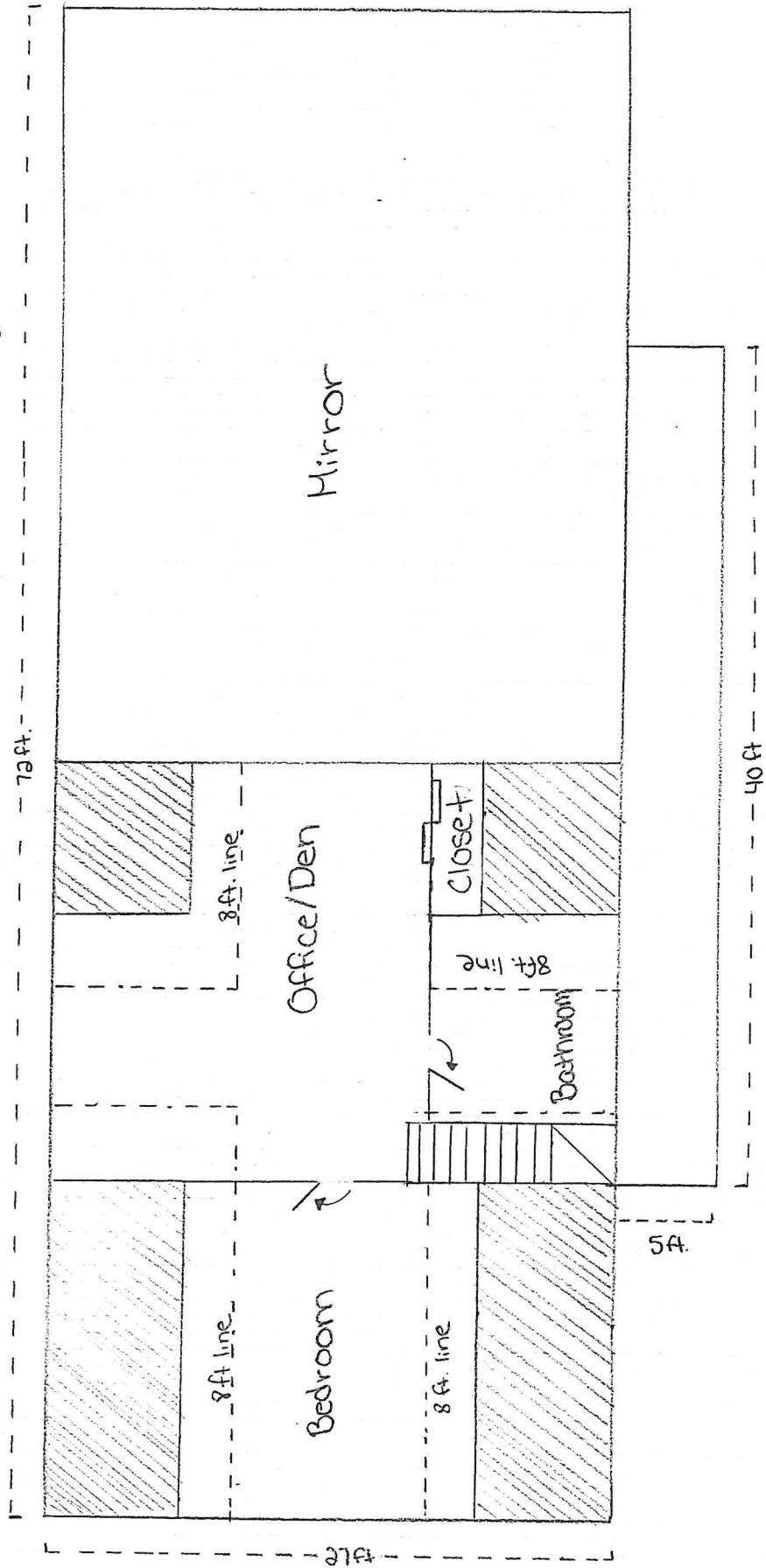
5 Coggeshall Ave.



First Floor

5 Coggeshall Ave. 73 ft. 7 Coggeshall Ave.

5 Coggeshall Ave.

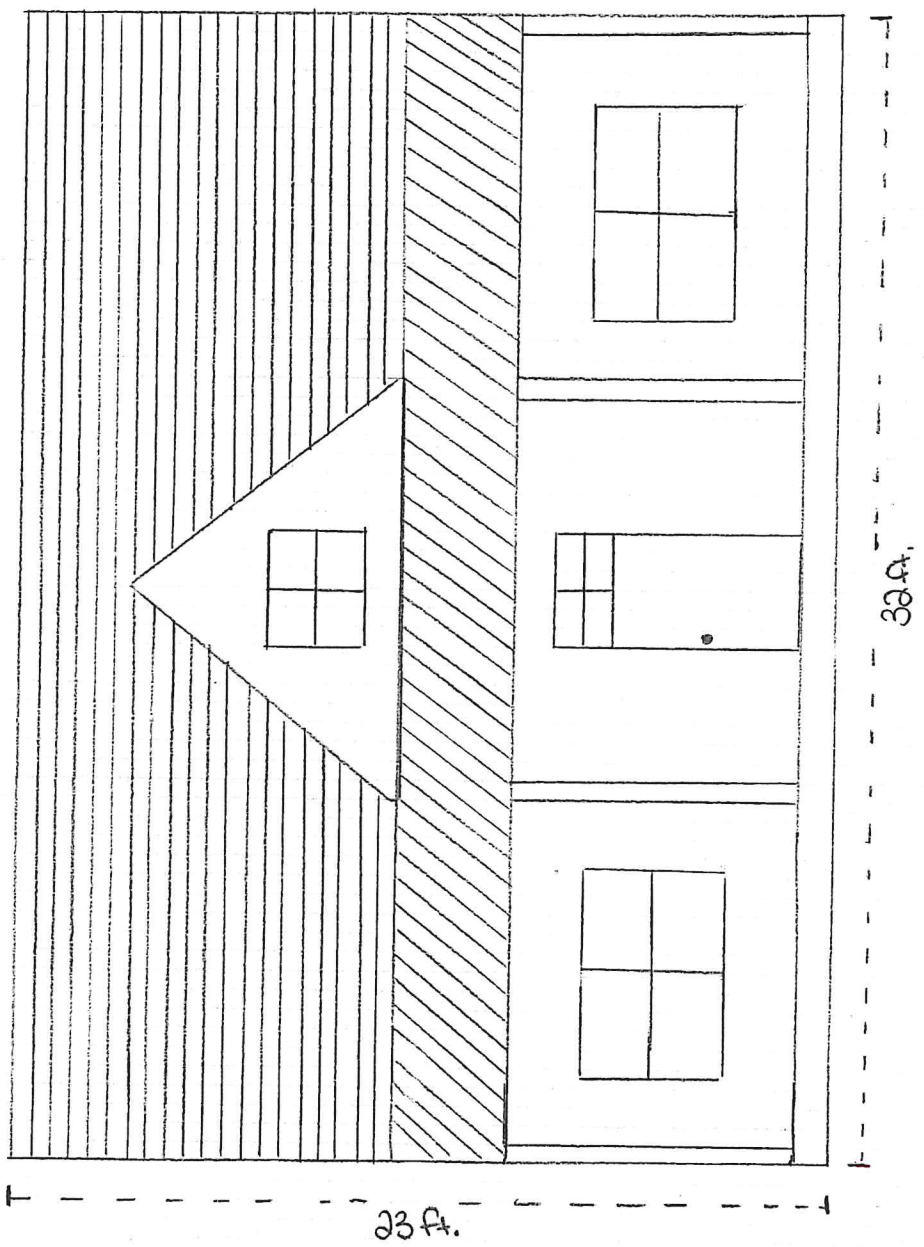


Second Floor

Scale:
3/16" = 1 ft.

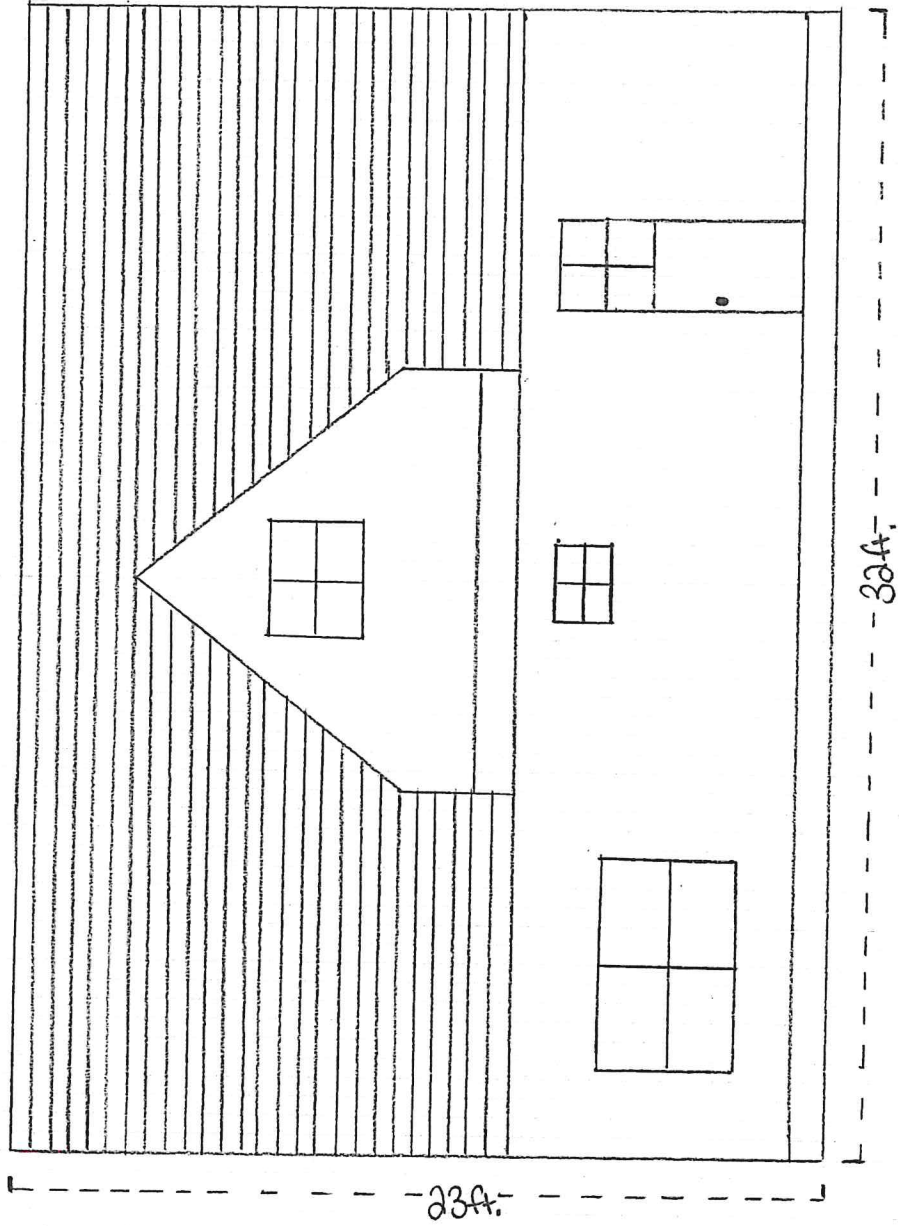
1st Floor = 1,088 sq.ft.
2nd Floor = 848 sq.ft.
Total Sq.ft. = 1,936 sq.ft.

1 Coggeshall Ave.



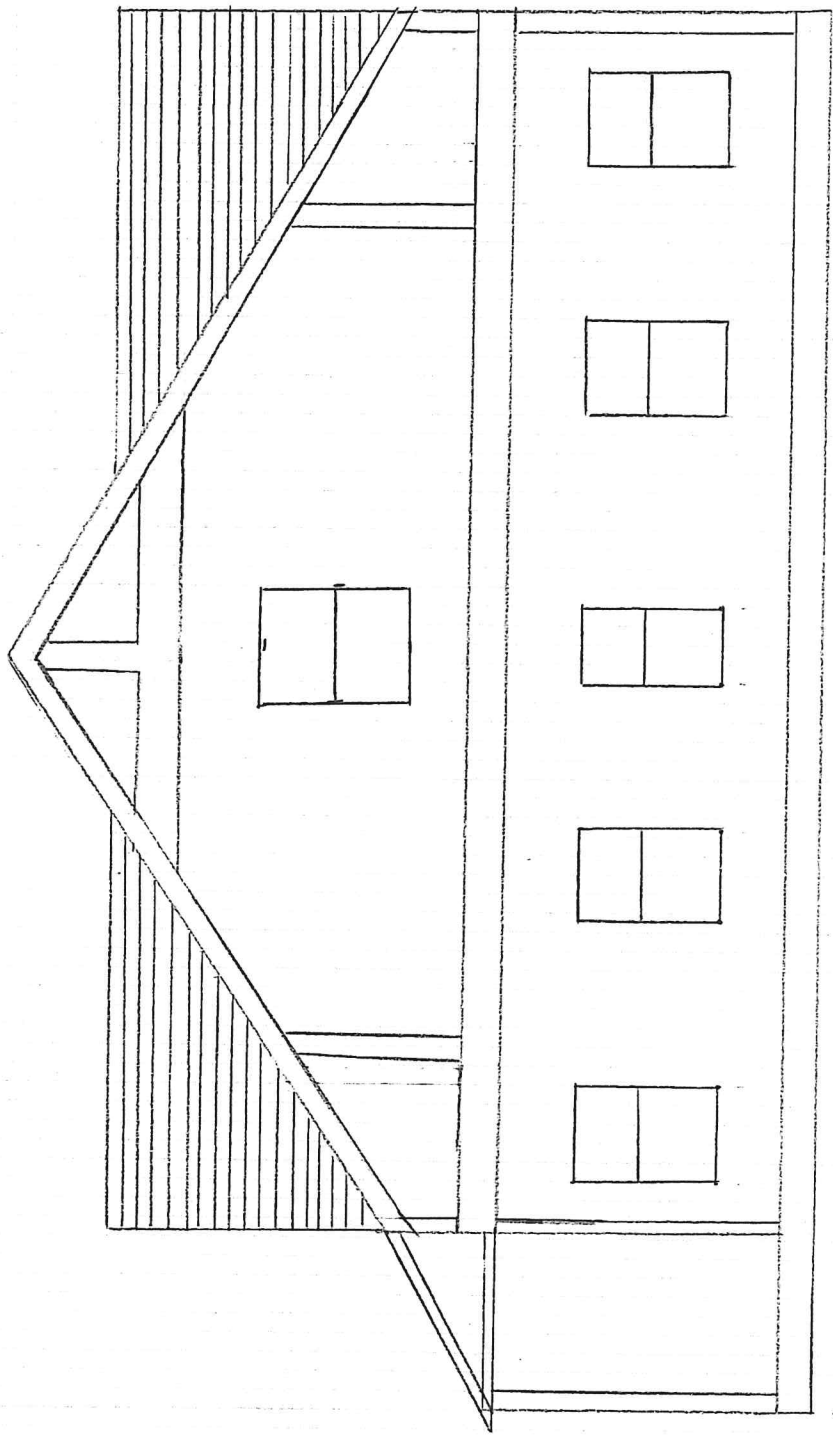
Front Elevations

1 Coggeshall Ave.



Rear ELEVATIONS

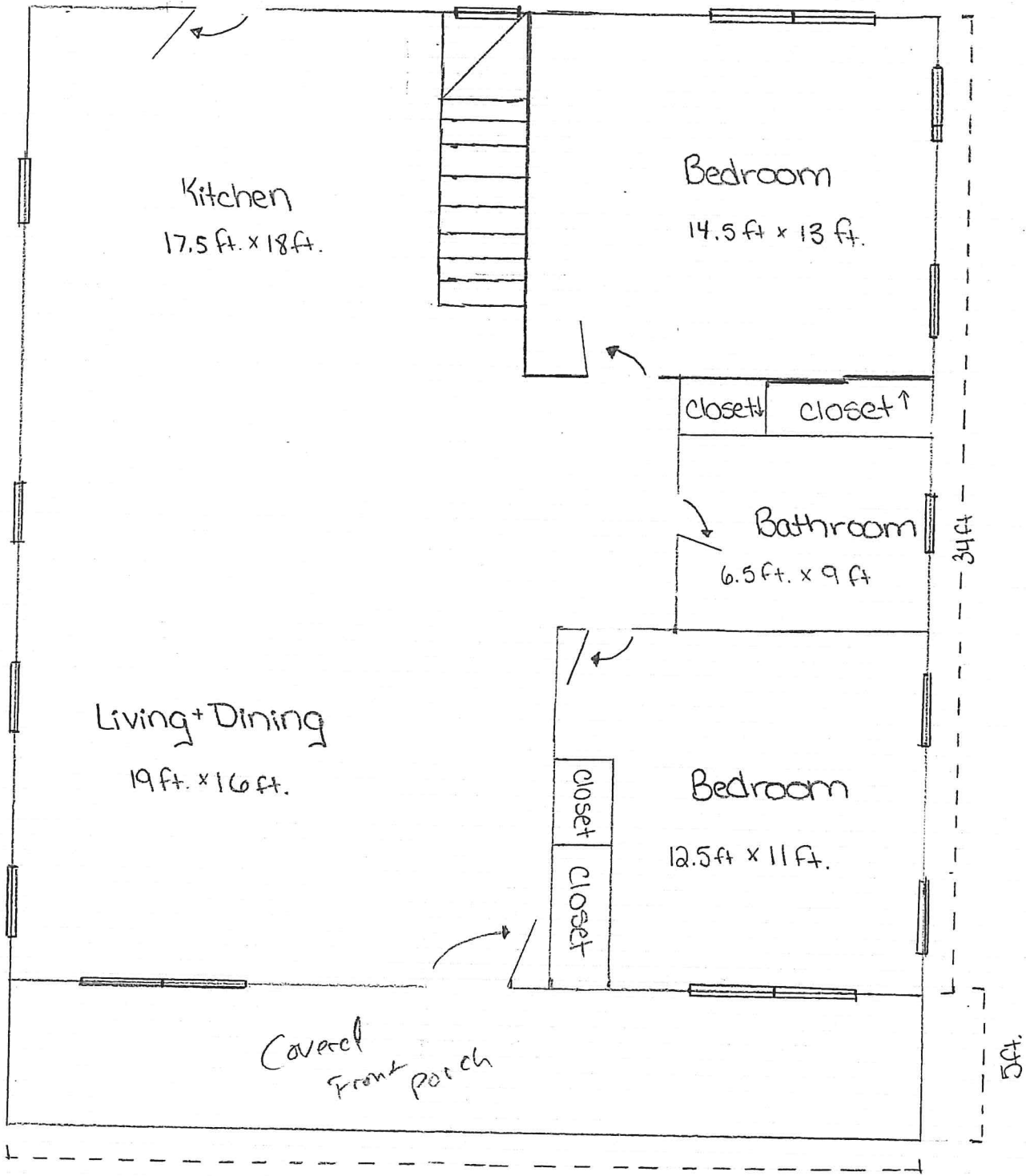
1 Coggeshall Ave.



5A. - - - - - 34A. - - - - -

Side Elevations

1 Coggeshall Ave.



COGGESHALL AVENUE

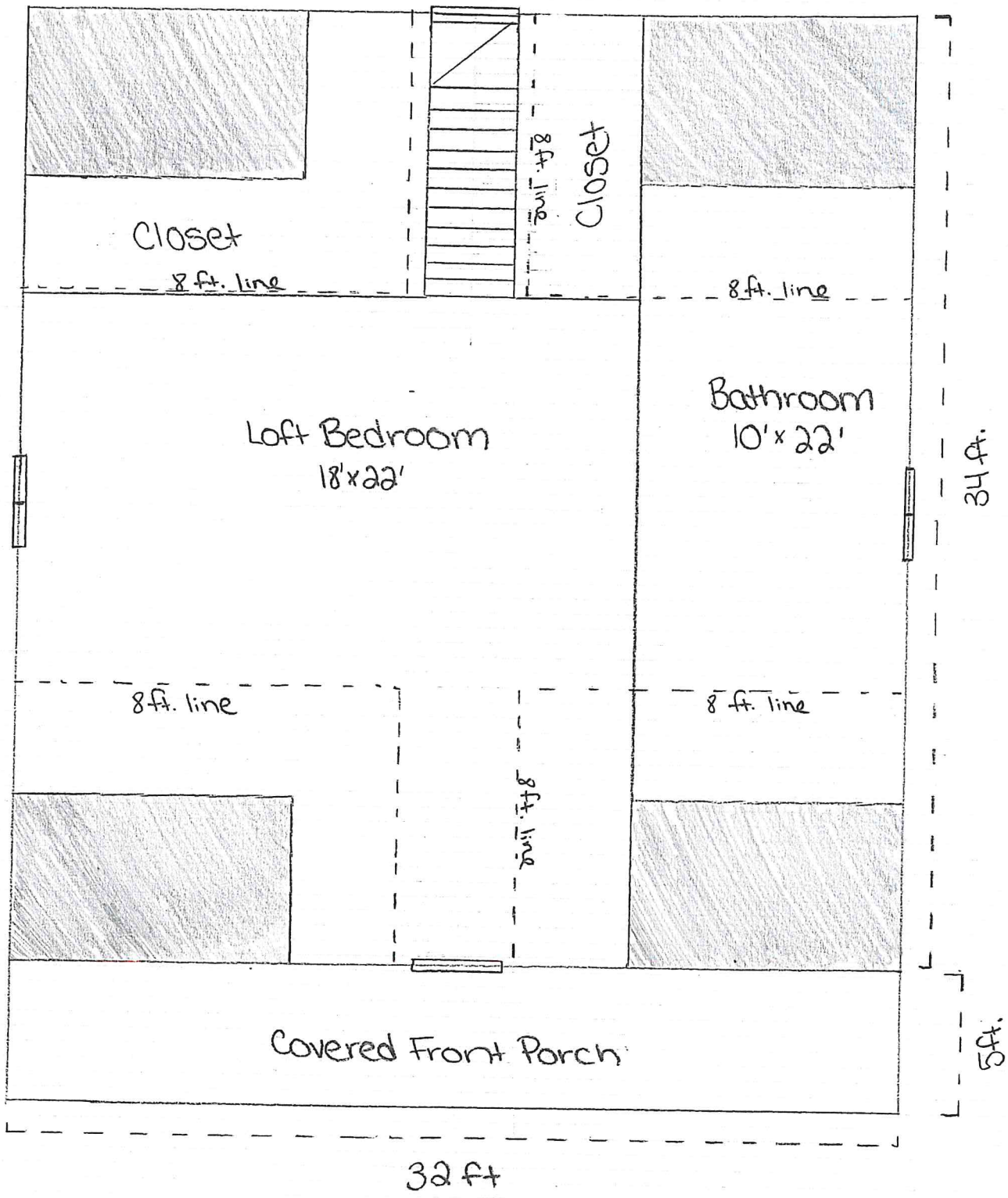
33 ft.

First Floor

5 ft.

NARROWS ROAD

Cottage 1 Coggeshall

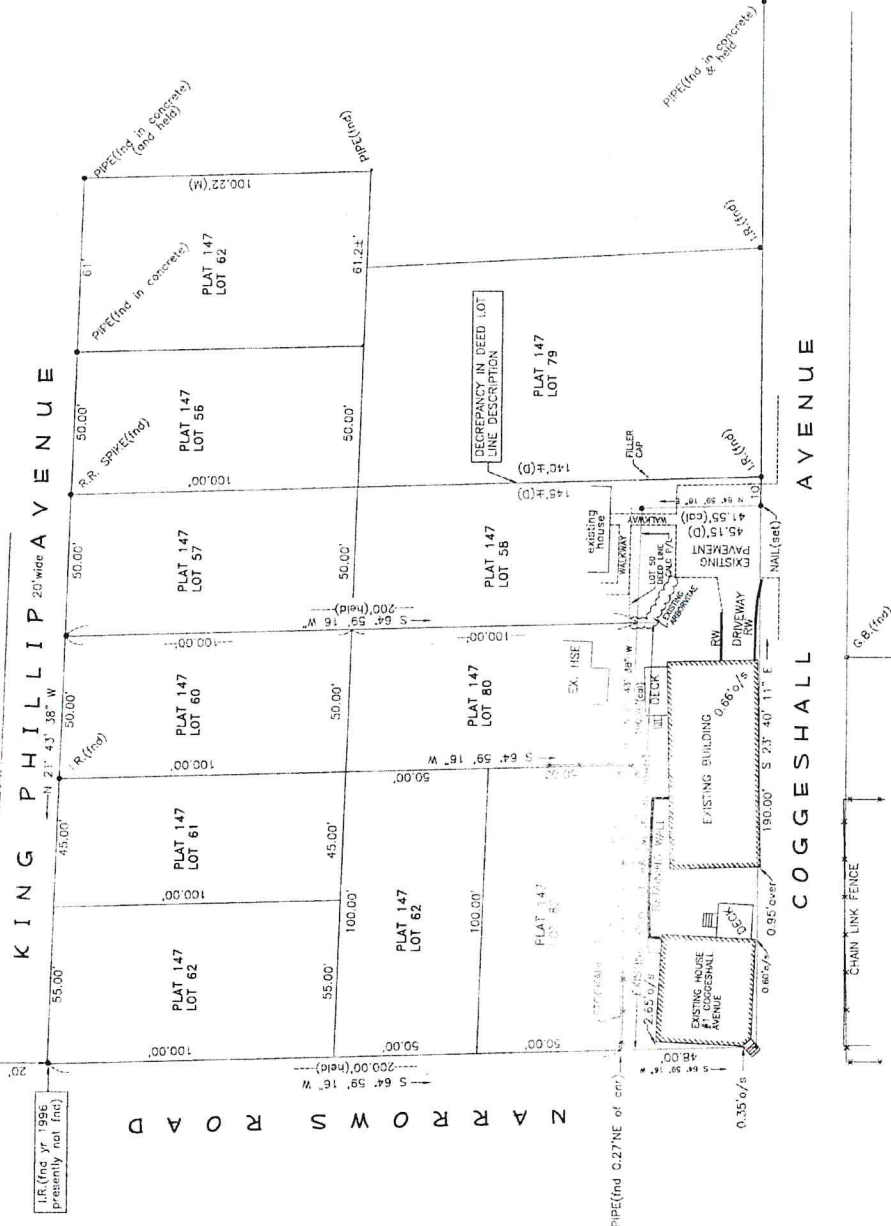


Second Floor

Existing Conditions



LEGEND
 R.R. RAILROAD SPIKE
 I.P. IRON ROD
 (O) DEED REFERENCE DIMENSION
 (S) DEED REFERENCE DIMENSION
 (W) OFFSET FROM R/W/L
 P/L PROPERTY LINE
 (cal) CALCULATED DISTANCE
 (RW) RETAINING WALL
 G.B. GRANITE BOUND



PLAT REFERENCE

PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN OF LAND 15 COGGESHALL AVENUE, SURVEYED FOR DRIVEN DEVELOPMENT LLC" BY TURNING POINT SURVEY COMPANY, INC. JAN. 27 2016



PROPERTY LINES OF LOT 50 ARE DETERMINED BY THE POSITION OF KING PHILLIP AVENUE AND BY TIME OF CONVEYANCE OF ABUTTING LOTS.



Z O N I N G

R-10 ZONE MIN LOT AREA : 10,000 S.F.
 MIN. LOT WIDTH : 40' for 1 DR
 BUILDING SETBACKS : 80'
 FRONT : 30.00'
 SIDE : 10.00'
 REAR : 10.00'
 MAX. BUILDING COVERAGE : 25%

CERTIFICATION

THE SURVEY HAS BEEN CONDUCTED AND THE PLAN, AS SHOWN, PREPARED ACCORDING TO THE BEST PRACTICES OF SURVEYING AND THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAS DETERMINED THAT THE PROPERTY IS UNENCLAVED. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE COUNTY CLERK'S OFFICE AND HAS DETERMINED THAT THE PROPERTY IS UNENCLAVED.

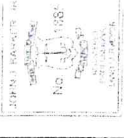
FILE # 1885
 C.A.S. & L.L. 2016

BARKER LAND SURVEYING, INC.
 158 HIGH ST. BRISTOL, R.I. 02809 (401) 254-0814

SITE PLAN OF

PLAT 147 LOT 50

AREA : 8505 sq ft	I.L.L. BOOK : 1948 page 147
1 COGGESHALL AVENUE	PLAT 147 LOT 50 BRISTOL, RI
DWG NO. : 230102-829	SCALE : 1" = 50'
DATE : 3/27/2024	JOB : 1 OF 1
REV : 5/2016	

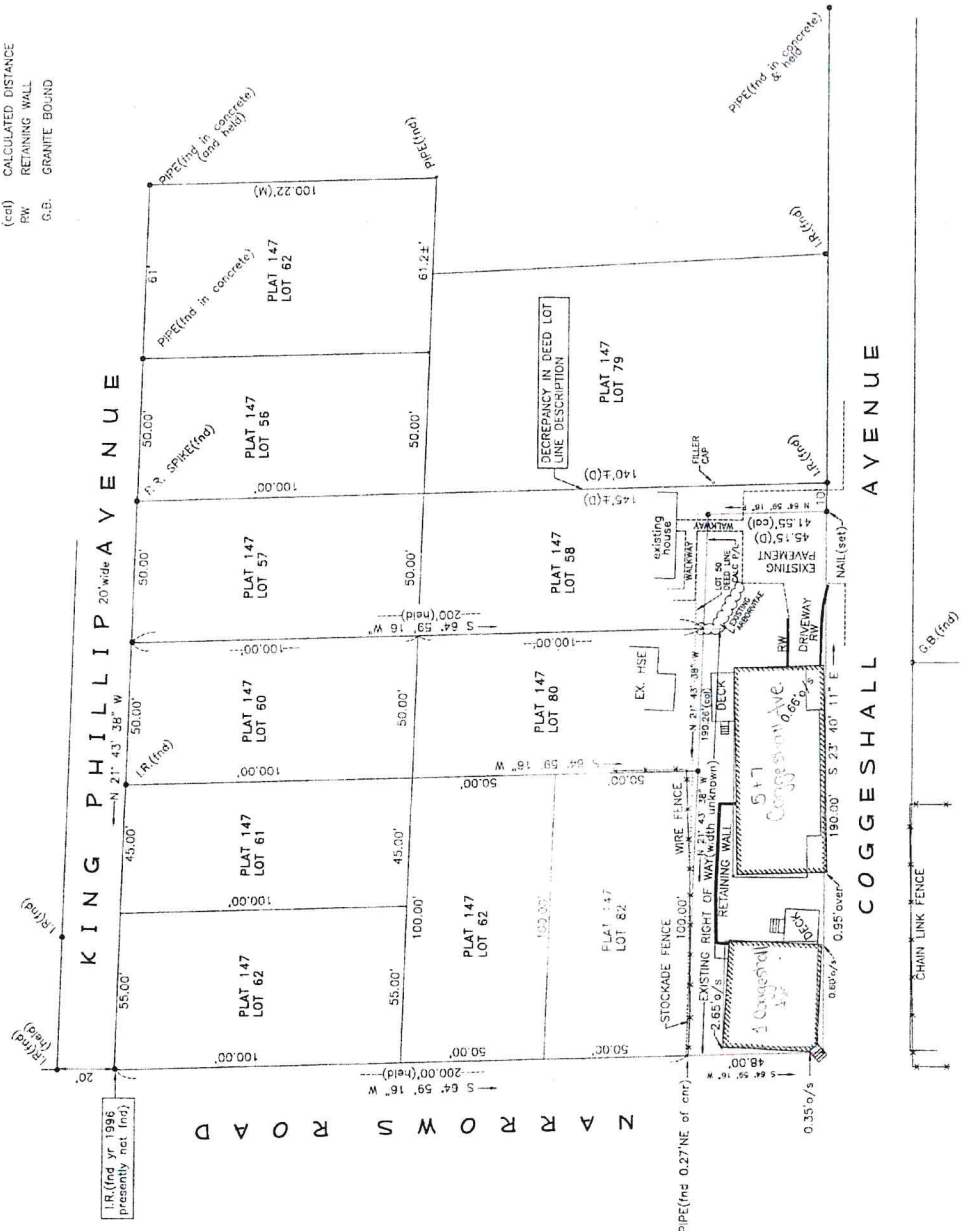


Proposed Building Locations



LEGEND

- R.R. RAILROAD SPIKE
- I.R. IRON ROD
- (D) DEED REFERENCE DIMENSION
- (W) FIELD MEASUREMENT
- (C) CURB
- P/L PROPERTY LINE
- (CAL) CALCULATED DISTANCE
- RW RETAINING WALL
- G.B. GRANITE BOUND



PLAT REFERENCE

PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN OF LAND 15 COGGESHALL AVENUE, SURVEYED FOR ORVEN DEVELOPMENT LLC BY TURNING POINT SURVEY COMPANY, INC. JAN. 27 2016



PROPERTY LINES OF LOT 50 ARE DETERMINED BY THE POSITION OF KING PHILLIP AVENUE AND BY TIME OF CONVEYANCE OF ADJUTING LOTS.



ZONING

R-10 ZONE MIN. LOT AREA : 10,000 S.F.
 MIN. LOT WIDTH : 80' 0" 1.0U
 MIN. LOT FRONTAGE : 80'
 BUILDING SETBACKS
 FRONT : 30.00'
 REAR : 10.00'
 SIDE : 15.00'
 MAX. BLDG COVERAGE : 25%

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO THE REQUIREMENTS OF THE STATUTES OF THE STATE OF MICHIGAN. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF MICHIGAN. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF MICHIGAN. THE SURVEYOR HAS BEEN LICENSED BY THE STATE OF MICHIGAN.

BARKER LAND SURVEYING, INC.
 140 HIGH ST. BRISTOL, MI 48801 (517) 654-0824

SITE PLAN OF

PLAT 147 LOT 50

AREA : 8905 s.f.	L.E. BOOK: 1848 page 147
1. COGGESHALL AVENUE	PLAT 147 LOT 50
DWG. NO. : 230102-829	DATE : 5/2/2023
SCALE : 1"=30'	JJB 1 OF 1

Professional seal and signature area for the surveyor, including the name 'JOHN J. BARKER', license number, and the company name 'BARKER LAND SURVEYING, INC.'.

Plat/Lot 147 50

Account: 7415

Zone R-10

Assessment

\$491,900

Owner
 Owner 1 **AMARAL, RICARDO J & ROBERT**
 Owner 2
 Owner 3
 Address **17 Gouliart Ave, BRISTOL, RI 02809-0000**

Owner	% Owned
Owner 1	0.00
Owner 2	0.00
Owner 3	0.00

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
ANTONIO, MICHAEL BURGESS	06/10/2016	279,000	1848-147	L	W
WOOD & STATE REAL ESTATE, LLC	12/30/2011	230,000	1628-230		W
MUNRO, FRANK W III & MUNRO, BRENDA	10/12/2011	172,000	1615-291	J	F

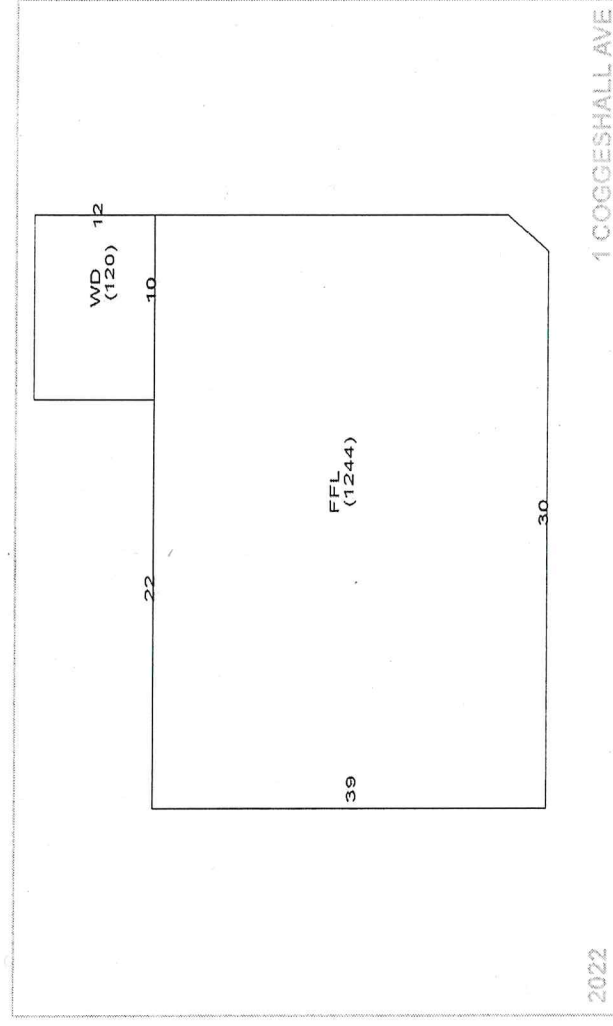
Assessment

Use Code	Bldg Value	SFYI Value	Land Size	Land Value	AG Credit	Assessed Value
02	226,700	0	0.00	0	0	226,700
01	124,600	0	0.20	140,600	0	265,200
TOTAL	351,300	0	0.20	140,600	0	491,900

Source > Mkt Adj Cost VAL per SQ Unit/Card > 194.43 VAL per SQ Unit/Parcel > 78.60

Previous Assessments

Year	LUC	Building	SFYI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	351,300	0	0	140,600	0	491,900	491,900
2021	01	264,700	0	0	129,500	0	394,200	394,200
2020	01	264,700	0	0	129,500	0	394,200	394,200
2019	01	264,700	0	0	129,500	0	394,200	394,200
2018	01	246,300	0	0	107,100	0	353,400	353,400
2017	01	246,300	0	0	107,100	0	353,400	353,400



Land Information

Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1 01 Single Fam	0.20282	AC	P	1.00	630,000	693,226	N							140,600			1.00	0	
2																			
3																			
4																			

Plat/Lot 147 50

Account: 7415

Zone R-10

Assessment \$491,900



Building Information

Description	Quantity	Quality
BLDG Type	1	Typical
RES Units	0	
Foundation	Concrete	
Frame 1	Wood	
EXT Wall 1	Wood Shnal	
Roof Type 1	Gable	
Roof Cover 1	Asphalt Shin	
INT Wall 1	Drywall	
Floors 1	Hardwood	
BMT Garages	Color	
Plumbing	Electrical	
Insulation	INT vs EXT	
Heat Fuel	Oil	
# Heat Sys	% Heated	100
% Solar HW	% A/C	
% COM Wall	% Vacuum	
Ceill HIGHT	Ceiling Type	
Parking Type	% Sprinkled	

Grade

Grade	Q4	Q4
Year Built	1940	EFF Year
Alt LUC	Alt %	0.00

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undeep V
FFL	1st FLOOR	1,244	1,244	144.92	180,280
WD	WOOD DECK	120	0	18.00	2,160
Total		1,364	1,244		182,440

Visit History

Date	Result	By
8/17/2021	REVIEW	MM
5/25/2018	REVIEW	JH
5/14/2018	MEASURED	JN
7/7/2007	LISTED	
7/7/2007	LISTED	
7/16/2007	CALL BACK	
7/16/2007	CALL BACK	
6/28/2007	MEASURE	
6/28/2007	MEASURE	

Notes

2 STRUCTURES ON THIS PARCEL-ONE 1 FAMILY & ONE 2 FAMILY- RANCH DUPLEX - 1 SIDE 7-3-1 - ROOF & CHIMNEY REPAIR 12/09 EAS THIS HOUSE SHOWS #5 & #7

Depreciation

Code	Description	%
FA	FA - Fair-Avg	39.2
Functional		0.0
Economic		0.0
Special		0.0
OV		

Remodeling History

Issue Date	Permit #	Closed Date	BP Type	Est. Cost
05/28/2009	B36191		BLDG	0
07/29/2004	B35824		BLDG	0
02/06/2004	M15670		MECH	0

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	Status	Description/Directions
05/28/2009	B36191		BLDG	0	Closed	REPAIR ROOF SHINGLES AND RE-POINT CHIMNEY
07/29/2004	B35824		BLDG	0	Closed	REPLACE EXISTING DECK (12 X 10), REPLACING SIDE DOOR
02/06/2004	M15670		MECH	0	Closed	INSTALL BOILER/CK #1878

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
PriorID1b
PriorID1c
PriorID2a
PriorID2b
PriorID2c
PriorID3a
PriorID3b
PriorID3c

Room Counts by Floor

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



Owner > Owner Account #:

Owner 1	AMARAL, RICARDO J & ROBERT	% Owned	0.00
Owner 2		% Owned	0.00
Owner 3		% Owned	0.00

Address 17 Gouliart Ave, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
ANTONIO, MICHAEL BURGESS	06/10/2016	279,000	1848-147	L	W
WOOD & STATE REAL ESTATE, LLC	12/30/2011	230,000	1628-230		W
MUNRO, FRANK W III & MUNRO, BRENDA	10/12/2011	172,000	1615-291	J	F

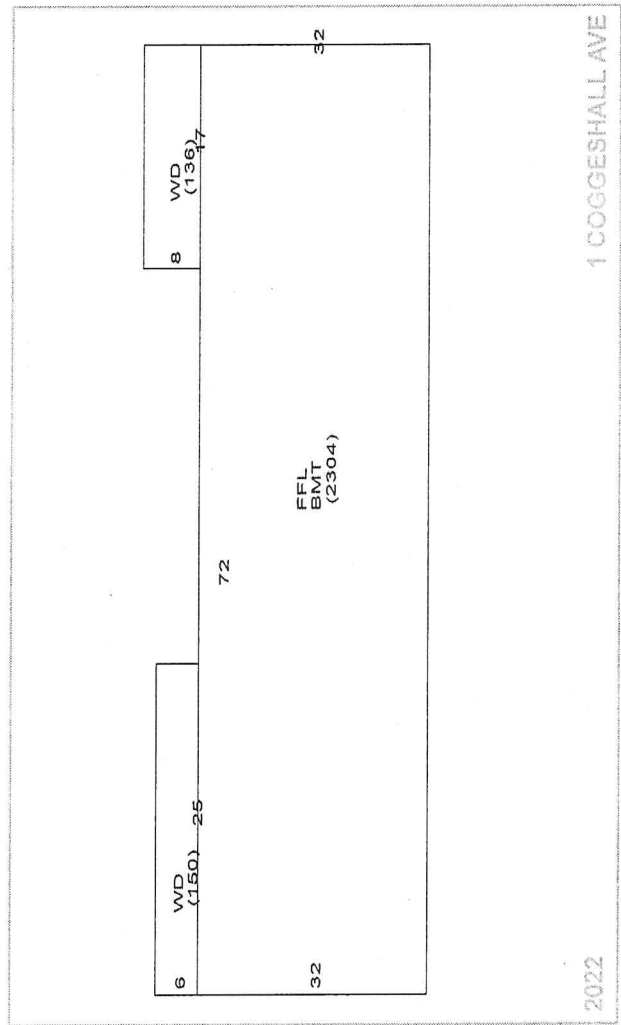
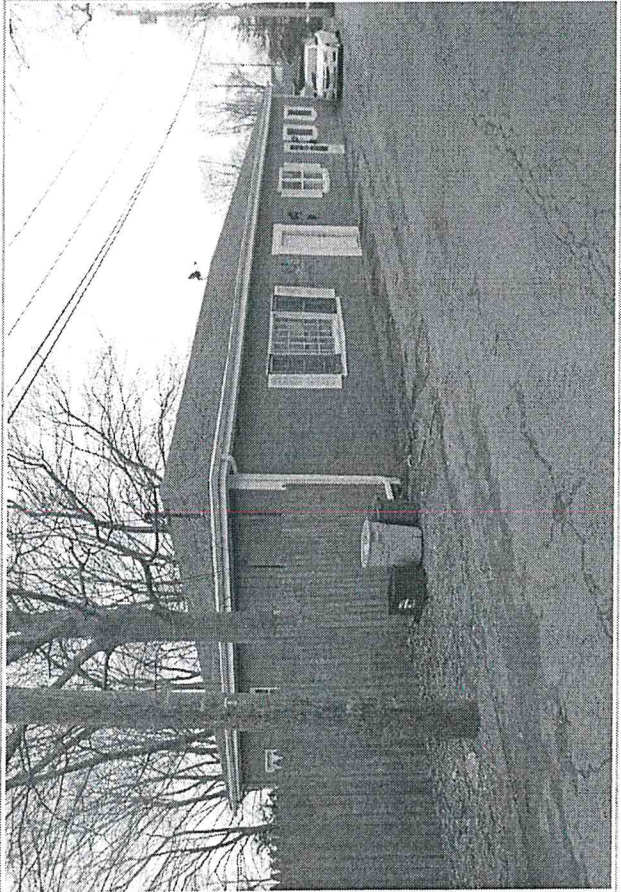
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
02	226,700	0	0.00	0	0	226,700
01	124,600	0	0.20	140,600	0	265,200
TOTAL	351,300	0	0.20	140,600	0	491,900

Source > Mkt Adj Cost VAL per SQ Unit/Card > 46.32 VAL per SQ Unit/Parcel > 78.60

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	351,300	0	0	140,600	0	491,900	491,900
2021	01	264,700	0	0	129,500	0	394,200	394,200
2020	01	264,700	0	0	129,500	0	394,200	394,200
2019	01	264,700	0	0	129,500	0	394,200	394,200
2018	01	246,300	0	0	107,100	0	353,400	353,400
2017	01	246,300	0	0	107,100	0	353,400	353,400



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 02 2-5 Family	0	AC	P	1.00	630,000	0	N				0			1.00	0
2															
3															
4															



Building Information

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

Quantity	Quality
2	Typical
2	Typical

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	11	6
2			U
3			
4			
Totals	1	11	6

Grade

Grade	Q4	Q4	Flood Hazard
Year Built	1940	EFF Year	LEVEL
Alt LUC	2-5 Fa	Alt %	PAVED
			Traffic
			Bas \$/SQ
			Size Adj
			Constr Adj
			Adj \$/SQ
			Othr Featrs
			Grade Fac
			Neigh Infl
			Land Factor
			Adj Total
			Depreciation
			Depr. Total

Depreciation

Code	Description	%
FA	FA - Fair-Avg	39.2
Functional		
Economic		
Special		
OV		
Total Depreciation % > 39.2		

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undeo V
FFL	1st FLOOR	2,304	2,304	125.26	288,599
BMT	BASEMENT	2,304	0	18.79	43,292
WD	WOOD DECK	286	0	17.29	4,941
Total		4,894	2,304		336,832

Notes

2 STRUCTURES ON THIS PARCEL-ONE 1 FAMILY & ONE 2 FAMILY- RANCH DUPLEX - 1 SIDE 7-3-1 - ROOF & CHIMNEY REPAIR 12/09 EAS THIS HOUSE SHOWS #5 & #7

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	
PriorID1b	
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	



1 Coggeshall Avenue - 300' Radius

Bristol, RI

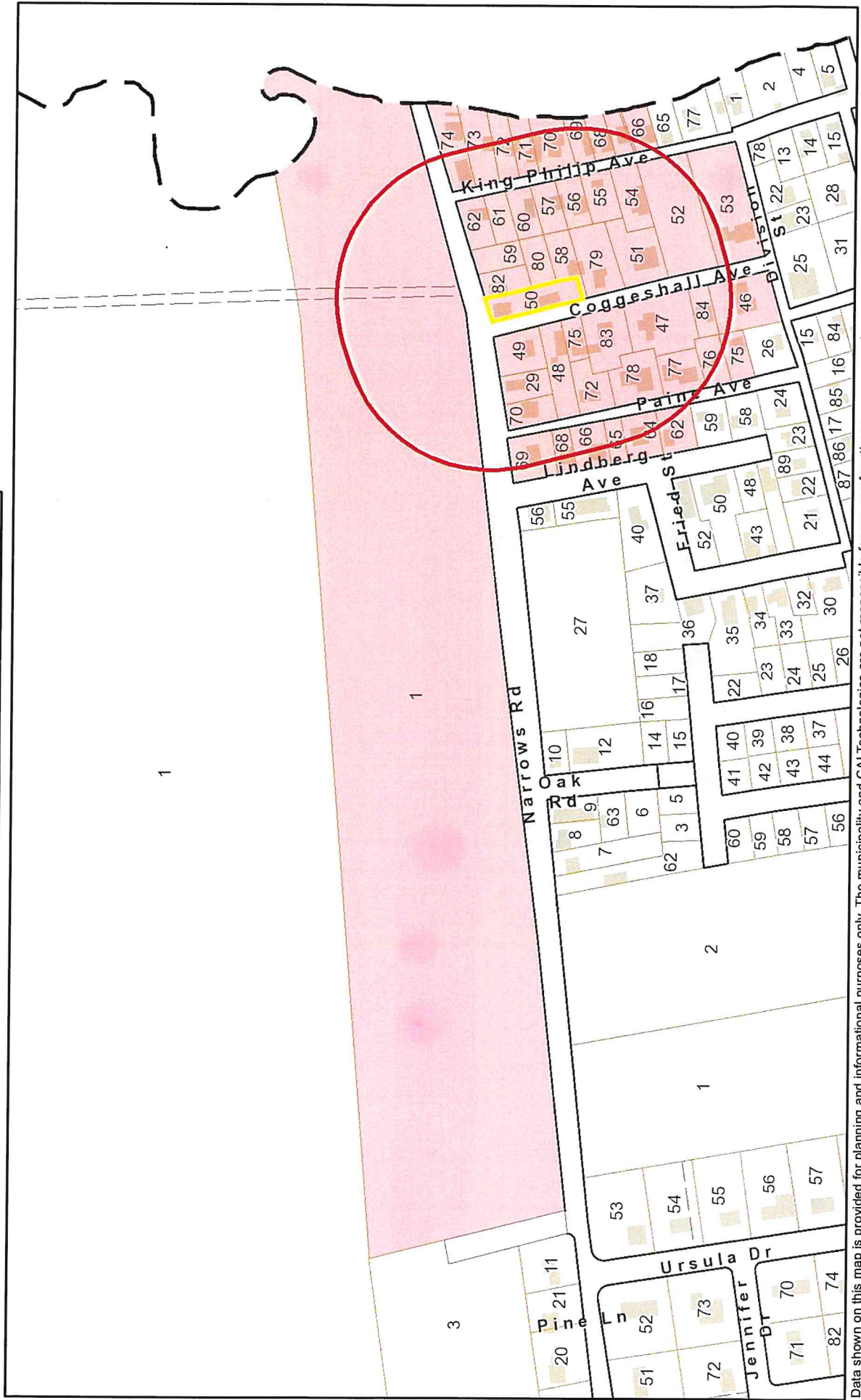


April 10, 2023

1 inch = 281 Feet



www.cai-tech.com



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300 foot Abutters List Report

Bristol, RI
April 10, 2023

Subject Property:

Parcel Number: 147-50
CAMA Number: 147-50
Property Address: 1 COGGESHALL AVE

Mailing Address: AMARAL, RICARDO J & ROBERT
17 Goulart Ave
BRISTOL, RI 02809

Abutters:

Parcel Number: 142-1
CAMA Number: 142-1
Property Address: NARROWS RD

Mailing Address: WAYPOYSET PRESERVE TRUST C/O
STEVEN JOHNSON
30 PATRICIA ANN DR
BRISTOL, RI 02809

Parcel Number: 147-46
CAMA Number: 147-46
Property Address: 40 COGGESHALL AVE

Mailing Address: BENEVIDES, KENNETH A. MARY LOU
ETU
40 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-47
CAMA Number: 147-47
Property Address: 22 COGGESHALL AVE

Mailing Address: ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-48
CAMA Number: 147-48
Property Address: 8 COGGESHALL AVE

Mailing Address: HEISLER, WALTER CHRISTOFF JR
8 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-49
CAMA Number: 147-49
Property Address: 2 COGGESHALL AVE

Mailing Address: MORENCY, LIONEL J LIFE ESTATE
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-50
CAMA Number: 147-50
Property Address: 1 COGGESHALL AVE

Mailing Address: AMARAL, RICARDO J & ROBERT
17 Goulart Ave
BRISTOL, RI 02809

Parcel Number: 147-51
CAMA Number: 147-51
Property Address: 17 COGGESHALL AVE

Mailing Address: SLYE, ROBERT C & TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-52
CAMA Number: 147-52
Property Address: 31 COGGESHALL AVE

Mailing Address: BRANCA-SANTOS, PAULA & SANTOS
RICHARD JR TE
135 REMSEN RD
YONKERS, NY 10710

Parcel Number: 147-53
CAMA Number: 147-53
Property Address: 41 COGGESHALL AVE

Mailing Address: PIRES, EDMUND A JR, TRUSTEE-PIRES
TRUST ARMITAGE-BRISTOW, MARSHA;
TRUSTEE, ARMITAGE-BRISTOW
41 COGGESHALL AVE
BRISTOL, RI 02809

Parcel Number: 147-54
CAMA Number: 147-54
Property Address: 97 KING PHILLIP AVE

Mailing Address: GIBALDI JUDITH M & ROCCO JT
8 JEANETTE DR
PORT WASHINGTON, NY 11050



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4/10/2023

Page 1 of 5



300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 147-55 CAMA Number: 147-55 Property Address: 101 KING PHILLIP AVE	Mailing Address: GORHAM, COURTNEY LOUISE & MONTESANO, MICHAEL JOSEP 101 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-56 CAMA Number: 147-56 Property Address: 103 KING PHILLIP AVE	Mailing Address: LOWE, DIANE VERDOLOTTI 23 CONE DR WEST WARWICK, RI 02893
Parcel Number: 147-57 CAMA Number: 147-57 Property Address: 105 KING PHILLIP AVE	Mailing Address: THURSTON, -PILLER RENA S. 105 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-58 CAMA Number: 147-58 Property Address: 11 COGGESHALL AVE	Mailing Address: 11 COGGESHALL, LLC 4 MUNRO AVENUE WARREN, RI 02885
Parcel Number: 147-59 CAMA Number: 147-59 Property Address: 136 NARROWS RD	Mailing Address: ALMEIDA, JULIE C 87 KICKEMUIT AVE BRISTOL, RI 02809
Parcel Number: 147-60 CAMA Number: 147-60 Property Address: 107 KING PHILLIP AVE	Mailing Address: COCHRAN, E. ROSS 107 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-61 CAMA Number: 147-61 Property Address: KING PHILLIP AVE	Mailing Address: VOYER, BARBARA A SERGE A. 88 MOCCASIN DRIVE WARWICK, RI 02889
Parcel Number: 147-62 CAMA Number: 147-62 Property Address: 111 KING PHILLIP AVE	Mailing Address: VOYER, BARBARA A SERGE A. 88 MOCCASIN DRIVE WARWICK, RI 02889
Parcel Number: 147-66 CAMA Number: 147-66 Property Address: 96 KING PHILLIP AVE	Mailing Address: PEREIRA, ISAURA, LIFE ESTATE 273 PECKHAM ST FALL RIVER, MA 02724
Parcel Number: 147-67 CAMA Number: 147-67 Property Address: 98 KING PHILLIP AVE	Mailing Address: BEEBE, KEVIN J. MARY JANE TE 98 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-68 CAMA Number: 147-68 Property Address: 100 KING PHILLIP AVE	Mailing Address: CASHMAN, MURIEL A. LE ETAL YOUNG, DARLENE M. 100 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-69 CAMA Number: 147-69 Property Address: 102 KING PHILLIP AVE	Mailing Address: DAVIDOFF, SCOTT & BRANDY NICOLE TE 6409 MEADOWVIEW CT PLANO, TX 75024



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4/10/2023

Page 2 of 5



300 foot Abutters List Report

Bristol, RI
April 10, 2023

Parcel Number: 147-70 CAMA Number: 147-70 Property Address: 104 KING PHILLIP AVE	Mailing Address: IRONS, STEPHEN L & KAREN M TE 104 KING PHILLIP AVE BRISTOL, RI 02809
Parcel Number: 147-71 CAMA Number: 147-71 Property Address: 106 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-72 CAMA Number: 147-72 Property Address: 108 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-73 CAMA Number: 147-73 Property Address: 110 KING PHILLIP AVE	Mailing Address: LAVOIE, DENISE M 34 MERRIAM LN SUTTON, MA 01590
Parcel Number: 147-74 CAMA Number: 147-74 Property Address: 148 NARROWS RD	Mailing Address: PACHECO, WALTER & KIMBERLY TE 148 NARROWS RD BRISTOL, RI 02809
Parcel Number: 147-75 CAMA Number: 147-75 Property Address: 10 COGGESHALL AVE	Mailing Address: GAUDETTE, THOMAS 10 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-79 CAMA Number: 147-79 Property Address: 15 COGGESHALL AVE	Mailing Address: MERKLE, JEFFREY C & EILEEN TE 15 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-80 CAMA Number: 147-80 Property Address: 132 NARROWS RD	Mailing Address: MACDONALD, PATRICIA A ETAL ROBERT I. SHAW 92 KING PHILIP AVE BRISTOL, RI 02809
Parcel Number: 147-82 CAMA Number: 147-82 Property Address: 134 NARROWS RD	Mailing Address: CALLERY, ALLYSEN W. HAYES, TED TE 134 NARROWS RD BRISTOL, RI 02809
Parcel Number: 147-83 CAMA Number: 147-83 Property Address: 14 COGGESHALL AVE	Mailing Address: CATALANO, FRANK P SUSAN ETUX TE 14 COGGESHALL AVE BRISTOL, RI 02809
Parcel Number: 147-84 CAMA Number: 147-84 Property Address: 32 COGGESHALL AVE	Mailing Address: PICCIRILLI, MARIA E. 32 COGGESHALL AVENUE BRISTOL, RI 02809
Parcel Number: 147-87 CAMA Number: 147-87 Property Address: KING PHILLIP AVE	Mailing Address: GIBALDI JUDITH M & ROCCO JT 8 JEANETTE DR PORT WASHINGTON, NY 11050



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Parcel Number: 148-29 CAMA Number: 148-29 Property Address: 126 NARROWS RD	Mailing Address: URSINI, JUSTIN R 126 NARROWS RD BRISTOL, RI 02809
Parcel Number: 148-62 CAMA Number: 148-62 Property Address: 21 LINDBERG AVE	Mailing Address: PINTO, MARK S. 21 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-64 CAMA Number: 148-64 Property Address: 14 PAINE AVE	Mailing Address: SPATES, RICHARD M. TRACEY M. TE 14 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-65 CAMA Number: 148-65 Property Address: 12 PAINE AVE	Mailing Address: USHER, PATRICK JR & LEITE, DIANE 12 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-66 CAMA Number: 148-66 Property Address: 9 LINDBERG AVE	Mailing Address: USHER, PATRICK JR. LEITE, DIANE JT 9 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-68 CAMA Number: 148-68 Property Address: 5 LINDBERG AVE	Mailing Address: USHER, PATRICK JR & LEITE, DIANE 5 LINDBERG AVE BRISTOL, RI 02809
Parcel Number: 148-69 CAMA Number: 148-69 Property Address: 110 NARROWS RD	Mailing Address: LAFAZIA, JOSEPH K. CATHERINE T. 110 NARROWS ROAD BRISTOL, RI 02809
Parcel Number: 148-70 CAMA Number: 148-70 Property Address: 112 NARROWS RD	Mailing Address: SERRA, JOSE ANTONIO FIGUEROA & DIAZ, SABRINA CANCEL TE 112 NARROWS RD BRISTOL, RI 02809
Parcel Number: 148-72 CAMA Number: 148-72 Property Address: 9 PAINE AVE	Mailing Address: SECURO, FRANCES E. LE DESILETS, ERIC M. 9 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-75 CAMA Number: 148-75 Property Address: 25 PAINE AVE	Mailing Address: DEBRONZO, JEAN E. 25 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-76 CAMA Number: 148-76 Property Address: 21 PAINE AVE	Mailing Address: KITTELL, LISA M. 21 PAINE AVE BRISTOL, RI 02809
Parcel Number: 148-77 CAMA Number: 148-77 Property Address: 19 PAINE AVE	Mailing Address: PIRES, DAVID A. PATRICIA A. 19 PAINE AVE BRISTOL, RI 02809



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Bristol, RI
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Parcel Number: 148-78
CAMA Number: 148-78
Property Address: 15 PAINE AVE

Mailing Address: DUNCAN, WHITNEY P CHAIKIN,
CAROLYN A JT
58 THIRD ST
NEWPORT, RI 02840



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11 COGGESHALL, LLC
4 MUNRO AVENUE
WARREN, RI 02885

COCHRAN, E. ROSS
107 KING PHILLIP AVE
BRISTOL, RI 02809

LAFAZIA, JOSEPH K.
CATHERINE T.
110 NARROWS ROAD
BRISTOL, RI 02809

ALMEIDA, JULIE C
87 KICKEMUIT AVE
BRISTOL, RI 02809

DAVIDOFF, SCOTT & BRANDY
6409 MEADOWVIEW CT
PLANO, TX 75024

LAVOIE, DENISE M
34 MERRIAM LN
SUTTON, MA 01590

AMARAL, RICARDO J & ROBE
17 Goulart Ave
BRISTOL, RI 02809

DEBRONZO, JEAN E.
25 PAINE AVE
BRISTOL, RI 02809

LOWE, DIANE VERDOLOTTI
23 CONE DR
WEST WARWICK, RI 02893

ANDERSON, ANSEL K
22 COGGESHALL AVE
BRISTOL, RI 02809

DUNCAN, WHITNEY P
CHAIKIN, CAROLYN A JT
58 THIRD ST
NEWPORT, RI 02840

MACDONALD, PATRICIA A ETA
ROBERT I. SHAW
92 KING PHILIP AVE
BRISTOL, RI 02809

BEEBE, KEVIN J.
MARY JANE TE
98 KING PHILLIP AVE
BRISTOL, RI 02809

GAUDETTE, THOMAS
10 COGGESHALL AVE
BRISTOL, RI 02809

MERKLE, JEFFREY C & EILEE
15 COGGESHALL AVE
BRISTOL, RI 02809

BENEVIDES, KENNETH A.
MARY LOU ETU
40 COGGESHALL AVE
BRISTOL, RI 02809

GIBALDI JUDITH M &
ROCCO JT
8 JEANETTE DR
PORT WASHINGTON, NY 11050

MORENCY, LIONEL J LIFE ES
MORENCY, RICHARD
2 COGGESHALL AVE
BRISTOL, RI 02809

BRANCA-SANTOS, PAULA & SA
135 REMSEN RD
YONKERS, NY 10710

GORHAM, COURTNEY LOUISE &
101 KING PHILIP AVE
BRISTOL, RI 02809

PACHECO, WALTER & KIMBERL
148 NARROWS RD
BRISTOL, RI 02809

CALLERY, ALLYSEN W.
HAYES, TED TE
134 NARROWS RD
BRISTOL, RI 02809

HEISLER, WALTER CHRISTOFF
8 COGGESHALL AVE
BRISTOL, RI 02809

PEREIRA, ISAURA, LIFE EST
273 PECKHAM ST
FALL RIVER, MA 02724

CASHMAN, MURIEL A. LE ETA
YOUNG, DARLENE M.
100 KING PHILLIP AVE
BRISTOL, RI 02809

IRONS, STEPHEN L & KAREN
104 KING PHILLIP AVE
BRISTOL, RI 02809

PICCIRILLI, MARIA E.
32 COGGESHALL AVENUE
BRISTOL, RI 02809

CATALANO, FRANK P
SUSAN ETUX TE
14 COGGESHALL AVE
BRISTOL, RI 02809

KITTELL, LISA M.
21 PAINE AVE
BRISTOL, RI 02809

PINTO, MARK S.
21 LINDBERG AVE
BRISTOL, RI 02809

PIRES, DAVID A.
PATRICIA A.
19 PAINE AVE
BRISTOL, RI 02809

USHER, PATRICK JR.
LEITE, DIANE JT
9 LINDBERG AVE
BRISTOL, RI 02809

PIRES, EDMUND A JR, TRUST
ARMITAGE-BRISTOW, MARSHA;
41 COGGESHALL AVE
BRISTOL, RI 02809

VOYER, BARBARA A
SERGE A.
88 MOCCASIN DRIVE
WARWICK, RI 02889

SECURO, FRANCES E. LE
DESILETS, ERIC M.
9 PAINE AVE
BRISTOL, RI 02809

WAYPOYSET PRESERVE TRUST
C/O STEVEN JOHNSON
30 PATRICIA ANN DR
BRISTOL, RI 02809

SERRA, JOSE ANTONIO FIGUE
DIAZ, SABRINA CANCEL T
112 NARROWS RD
BRISTOL, RI 02809

SLYE, ROBERT C &
TRACY R TE
17 COGGESHALL AVE
BRISTOL, RI 02809

SPATES, RICHARD M.
TRACEY M. TE
14 PAINE AVE
BRISTOL, RI 02809

THURSTON, -PILLER RENA S.
105 KING PHILLIP AVE
BRISTOL, RI 02809

URSINI, JUSTIN R
126 NARROWS RD
BRISTOL, RI 02809

USHER, PATRICK JR & LEITE
12 PAINE AVE
BRISTOL, RI 02809

USHER, PATRICK JR & LEITE
5 LINDBERG AVE
BRISTOL, RI 02809