Town of Bristol, Rhode Island
Department of Community Development

NOTICE OF MEETING
THE BRISTOL PLANNING BOARD
TECHNICAL REVIEW COMMITTEE

The Bristol Technical Review Committee (TRC) will hold a meeting
on Monday, November 30th, 2026 at 10:30am
Department of Community Development, 35 Washington Street, 1st Floor, Bristol

AGENDA

Byron J. Connell – Special Use Permit requested to demolish an existing single-family dwelling and to construct a 31ft. x 50.5ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone

Property located at **3 Brookwood Road**; Assessor's Plat 79, Lot 498; Zone: R-10.

Scanned copies of all applications and supporting materials are available on the Town of Bristol website: https://bristol-ri.municodemeetings.com/

For questions on above plans please call 253-7000, ext. 147 or email dwilliamson@bristolri.gov

"In no case shall the recommendation of the TRC be binding on the Board in its activities or decisions."

Diane M. Williamson, AICP
Administrative Officer

Posted: November 20, 2026
By: mbw

Town of Bristol, Rhode Island
Zoning Board of Review

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

November 13, 2026
File #: ZBR-26-57

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:
Burnside Building
400 Hope Street, 2nd Floor, Bristol, RI 02809
Monday, December 7, 2026 at 7:00 p.m.

In regards to the petition of:

Applicant: Byron J. Connell
Owner of Record: Blue Lobster Escape, LLC
Location: 3 BROOKWOOD RD , BRISTOL, RI, 02809
Plat: 79 Lot: 498
Zoning District: R-10

Applicant is requesting **a Special Use Permit and Dimensional Variances** to:

demolish an existing single-family dwelling and to construct a 31ft. x 50.5ft. single-family dwelling at a height greater than 25 feet above grade in the flood zone; with less than the required front yard; and with less than the required right side yard.

Edward M. Tanner
Principal Planner / Zoning Enforcement Officer

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

Zoning Board of Review Application
Town of Bristol

Record ID: ZBR-26-57

3 Brookwood Road 79 498

November 6, 2026

Applicant	
Name of Applicant	Byron J. Connell
Who is Submitting this Application	Architect
	If other, Describe:
Owner's Name (If Different than Applicant)	Byron Connell

Location for Application			
Property Type	Both		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
	3 Brookwood Road	79	498

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	2,475 feet
Width in Feet	31 feet
Length in Feet	50.5 feet
Height Above Grade	38.5 feet
Number of Stories	3

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

Extension Request	
Date of Original Extension	
Date of First Extension	

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

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

Building Height

The property at 3 Brookwood Rd is located within an VE Flood Zone with a Base Flood Elevation of 16 feet. In accordance with state building code requirements for construction in flood hazard areas, the structure must be elevated

above the required flood protection level. To meet these regulations, we have set design flood elevation of the home at elevation 17. This elevation ensures that the building remains protected from potential flooding and allows adequate clearance for mechanical systems to be located outside of the flood zone.

By elevating the structure to this required level it has significantly reduced the vertical space available making the 25 foot height limit infeasible. Maintaining compliance with the height restriction and the lowest minimum roof pitch of 4:12 would result in reduced ceiling heights less than 7 feet tall which does not create a habitable space per the building code. For this reason we are seeking a variance to the height restriction listed in section 28-150 (eee). When measuring the building from the Design Flood Elevation the proposed building height is 33'-0". The allowable building height in a R-10 zone is 35'-0". The proposed building height is within the allowable building height for the zone, but due to the nature of the lot being located within a flood zone and the town restriction of a height limit of 25 feet, the home becomes unbuildable if a variance is not granted. The requested relief is necessary to reconcile zoning height limitations with mandatory floodplain construction requirements.

Front Setback

The code section pertaining to this special use states: "For lots with rear lot lines abutting a coastal feature, the minimum front yard shall be the average setback of those parcels within 250 feet of the parcel on the same side of the street." Applying this requirement would result in a front setback of 22'-4". Complying with this setback would push the home closer to the water, increasing its exposure to potential flooding and creating a greater impact on the adjacent neighbor's existing view.

We are therefore also requesting a variance to maintain the existing 20'-6" front setback. Maintaining this setback allows the home to remain consistent with the existing neighborhood character while keeping it approximately 10 feet farther back from the street than the neighboring home.

Side Setback

We are also requesting a variance to maintain the existing 5'-9" side setback along the north side of the home. We are able to meet the reduced 13'-3" side setback requirement, as permitted for an undersized lot, on the opposite side of the home.

The proposed home remains below the allowable gross floor area (GFA). Maintaining the existing north side setback and widening the home allows us to avoid pushing the house further back toward the water, where it would be more susceptible to flooding. This approach also minimizes the impact on the adjacent neighbor by preserving their existing view.

Compliance

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

Proposed Gross Floor Area (GFA):

Existing Lot Area: 8,881 sq ft

Proposed First Floor: 1,485 sq ft

Proposed Second Floor: 990 sq ft

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

Floor Area Ratio = 0.30

8,881 x 0.30 = 2,664.3 sq ft

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

Gross Floor Area x 0.60 = allowable first floor

2,664.3 x 0.60 = 1,598.58 sq ft allowable first floor GFA

Proposed First Floor: 1,485 sq ft

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

Gross Floor Area x 0.40 = allowable second floor

2,664.3 x 0.40 = 1,065.72 sq ft allowable second floor GFA

Proposed Second Floor: 990 sq ft

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

Fross Floor Area x 0.15 = allowable deck square footage

2,664.3 x .15 = 399.645 sq ft

Proposed deck size (including stair) = 390 sq ft

Existing Lot Specifications	
Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	8,881
Lot Frontage	50
Lot Depth	177.5

Existing Buildings & Structures		
Structure: Primary Residence	Square Footage: 850	Building/Structure Detail if Other: 2 Story Wood Frame Existing Dwelling w/ Rear Deck & Front Porch
Structure: Accessory	Square Footage: 65	Building/Structure Detail if Other: Shed

OWNER AUTHORIZATION LETTER

Date: 11/5/2026

This letter is to certify that I, BYRON CONNELL,

authorize CORDISEN DESIGN ARCHITECTURE to submit my

Special Use Permit Application for my property address at,

3 BROOKWOOD ROAD, BRISTOL, RI 02809 on my behalf.

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

Property Owner Signature

BYRON J. CONNELL

Property Owner Name

650-814-6887

Property Owner Phone Number

3 Brookwood Rd, Bristol, RI

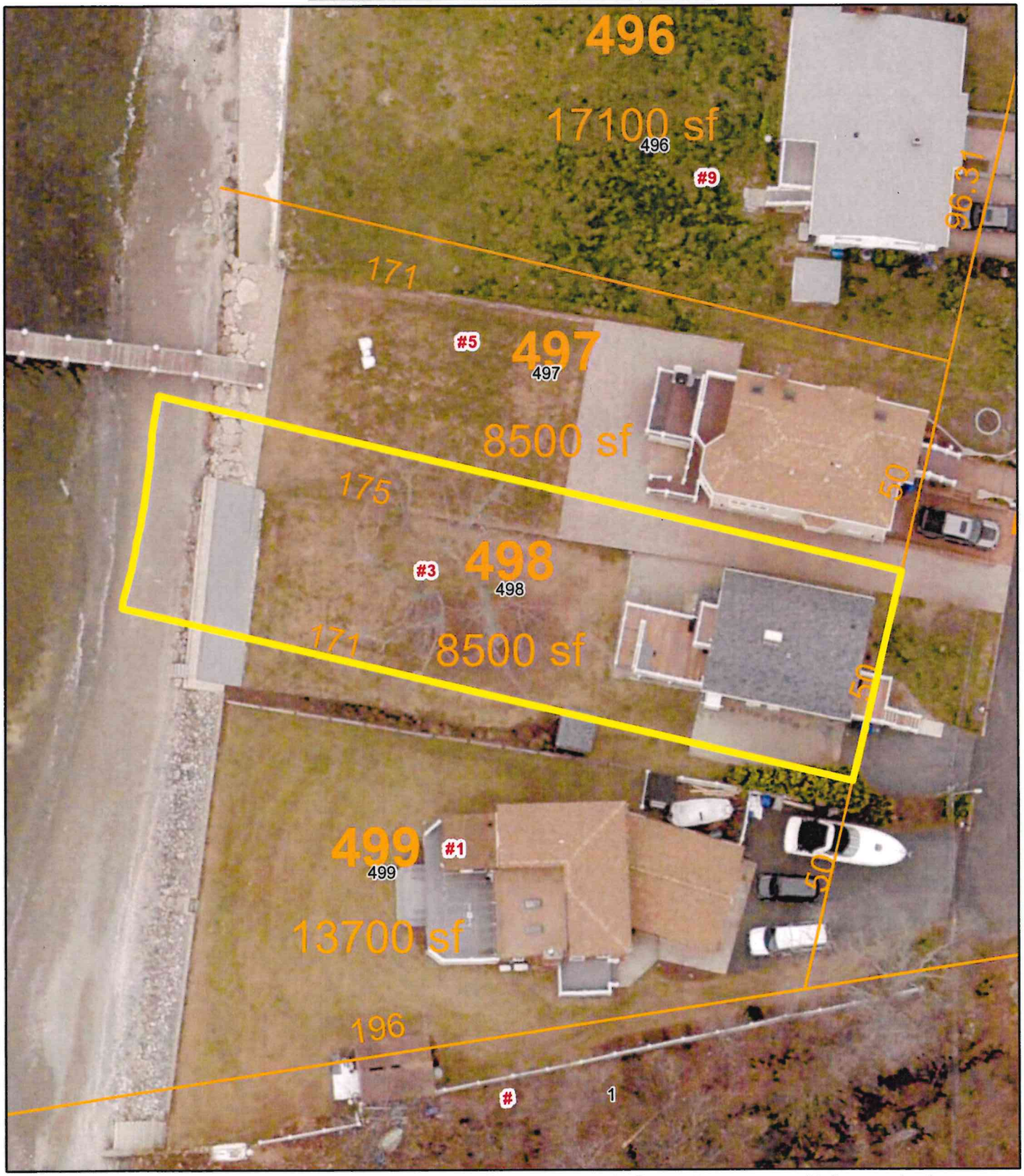
Map/Lot: 79-498

1 inch = 32 Feet

November 13, 2026

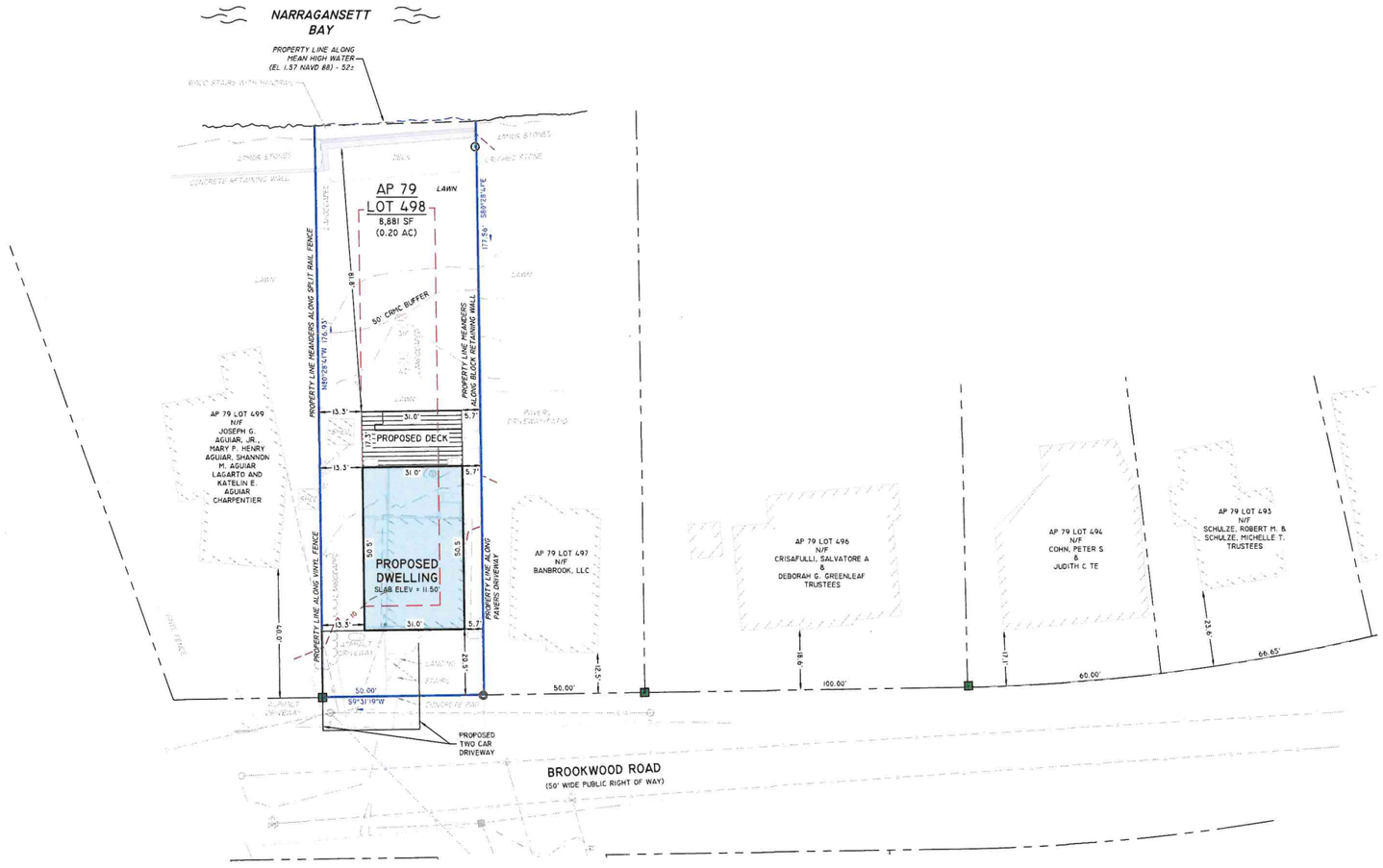
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CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com



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RI STATE PLANE NAD 83



SCALE: 1"=20'
0 10' 20' 40'

EXISTING LEGEND
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSORS LINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL
- CRMC-BUFFER

- 123/1234 DEED BOOK/PAGE
- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- (R) RECORD
- (CA) CHORD ANGLE
- (D) DEED
- (M) MEASURED
- NAIL/SPIKE FOUND/SET
- DRILL HOLE FOUND/SET
- IRON ROD/PIPE FOUND/SET
- BOUND FOUND/SET
- HC HANDICAPPED
- LSA LANDSCAPING
- SIGN POST
- SEWER MANHOLE
- SEWER CLEANOUT
- HYDRANT
- IRRIGATION VALVE

- UNKNOWN MANHOLE
- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- UTILITY/POWER POLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE

PROPOSED LEGEND
NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- 108 MINOR CONTOUR LINE
- 110 MAJOR CONTOUR LINE
- EDGE OF PAVEMENT
- BUILDING FOOTPRINT
- CONCRETE
- UNDERGROUND DRAINAGE SYSTEM OUTLINE



LOCUS MAP Not To Scale

GENERAL NOTES

1. THE PARCEL IS LOCATED IN THE TOWN OF BRISTOL, KENT COUNTY, RHODE ISLAND, ASSESSORS PLAT 79, LOT 498.
2. THE OWNER PER DEED BOOK 2263, PAGE 47 IS BLUE LOBSTER ESCAPE, LLC.
3. THIS PARCEL IS LOCATED IN FEMA FLOOD ZONE VE (EL 16). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44001C0010H, MAP REVISED JULY 7, 2014. THIS DESIGNATION IS SUBJECT TO CHANGE BASED ON REVIEW BY A QUALIFIED FLOOD ZONE SPECIALIST OR THE RESULTS OF A DETAILED FLOOD STUDY.
4. THE PARCEL IS ZONED RESIDENTIAL-10 (R-10) PER THE TOWN OF BRISTOL ASSESSOR'S ONLINE DATABASE AND ZONING ORDINANCE. THIS INFORMATION IS BASED SOLELY ON PUBLICLY AVAILABLE DATA. ANY SPECIAL PERMITS, VARIANCES, OR OVERLAY DISTRICTS SPECIFIC TO THIS PARCEL HAVE NOT BEEN REVIEWED. CONTACT THE ZONING DEPARTMENT FOR ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING
5. BASED ON A FIELD INSPECTION BY DIPRETE ENGINEERING, NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WERE IDENTIFIED WITHIN THE LIMITS OF THE PARCEL. THIS STATEMENT IS LIMITED TO VISIBLE SURFACE EVIDENCE.
6. THE PARCEL WAS SURVEYED BY DIPRETE ENGINEERING ON AUGUST 10, 2026. CONDITIONS SHOWN HEREON REFLECT THOSE OBSERVED AT THE TIME OF THE SURVEY AND MAY HAVE CHANGED SINCE THAT DATE.
7. A CLOSING LINE IS A COMPUTED LINE USED SOLELY FOR BOUNDARY CLOSURE CALCULATIONS AND DOES NOT REPRESENT A PROPERTY LINE.
8. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-2 TOPOGRAPHIC SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS CLASSIFICATION IS BASED ON FIELD-LOCATED SITE FEATURES AND ELEVATIONS COLLECTED BY DIPRETE ENGINEERING USING CONVENTIONAL SURVEY METHODS AND SURVEY-GRADE GPS. ALL CONTOURS AND ELEVATIONS REFLECT VERIFIED GROUND DATA AND MAY BE RELIED UPON FOR DESIGN AND ENGINEERING PURPOSES.
9. MEAN HIGH WATER ELEVATION = 1.57 FEET PER NOAA STATION 8452660.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR PROPERTY ABSTRACT. DIPRETE ENGINEERING PERFORMED STANDARD RESEARCH OF AVAILABLE PUBLIC RECORDS AT THE LOCAL LAND EVIDENCE OFFICE. THE SURVEY IS BASED ON THAT INFORMATION AND CONDITIONS VISIBLE OR AVAILABLE AT THE TIME OF THE SURVEY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNRECORDED, UNDISCLOSED, OR INACCURATELY DESCRIBED EASEMENTS, ENCROACHMENTS, RIGHTS-OF-WAY, OWNERSHIP INTERESTS, OR OTHER MATTERS OF TITLE OR RECORD THAT MAY AFFECT THE PARCEL.

PLAN REFERENCES

1. BAYSIDE SHORES BRISTOL, R.I. BY WATERMAN ENGINEERING CO. MARCH, 1947
   SCALE 1"=100'-0". PLAN BOOK 6 PAGE 63A.

DIMENSIONAL REGULATIONS:

CURRENT ZONING: R-10 - RESIDENTIAL 10,000 SQ. FT. LOT SIZE

	REGULATION REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	8,881 SF *
MINIMUM FRONTAGE AND LOT WIDTH:	71.5' (88%)	50' *
MINIMUM FRONT YARD	22.36' **	20.5' ***
MINIMUM SIDE YARD:	13.2' (88%) **	5.7' ***
MINIMUM REAR YARD:	26.4' (88%) **	81.8'
MAXIMUM STRUCTURE HEIGHT:	35'	SEE BUILDING HEIGHT CALCULATIONS BELOW
MAXIMUM LOT COVERAGE:	28%*	27.7% (SEE ARCHITECTURAL PLANS)

* UNDERSIZED LOT OF RECORD

** PER SECTION 28-150 (eee)(3). FOR LOTS WITH REAR LOT LINES ABUTTING A COASTAL FEATURE, THE MINIMUM FRONT YARD SHALL BE THE AVERAGE SETBACK OF THOSE PARCELS WITHIN 250 FEET OF THE PARCEL ON THE SAME SIDE OF THE STREET.

*** RELIEF REQUESTED

BUILDING HEIGHT CALCULATION:

FEMA VE ZONE BASE FLOOD ELEVATION = 16.0'
AVERAGE EXISTING GRADE WITHIN PROPOSED FOOTPRINT = 9.6'
UTILIZED FREEBOARD = 5.0'
ALLOWED BUILDING HEIGHT = 35.0'

(BASE FLOOD ELEVATION + UTILIZED FREEBOARD) - AVERAGE EXISTING GRADE
(16.0 ' + 5.0') - 9.6' = 11.4'

BUILDING HEIGHT= 46.40' (11.4' + 35.0')
MAXIMUM ALLOWED PEAK ELEVATION = 9.6' + 46.40' = 56.0'
PROPOSED PEAK ELEVATION = 11.50' (SLAB ELEVATION) + 38.5' (STRUCTURE HEIGHT) = 50.0'

MATTHEW INSANA
No. 2537
PROFESSIONAL LAND SURVEYOR
11/6/2024
MATTHEW INSANA, RIPLS #2537, COA #LS.0004160

SURVEYOR'S CERTIFICATE

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:

- LIMITED CONTENT BOUNDARY SURVEY (PERIMETER) — CLASS I
- DATA ACCUMULATION SURVEY (PLANIMETRIC) — CLASS III
- TOPOGRAPHIC SURVEY — CLASS T-2

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: PERIMETER RETRACEMENT FOR THE PURPOSES OF SITE ENGINEERING AND PERMITTING.

DiPrete Engineering
Engineers · Planners · Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 · Tel 401-943-1000

MOLLY R. TITUS
No. 16681
REGISTERED PROFESSIONAL ENGINEER
CIVIL
10-2024

NO.	DATE	DESCRIPTION	BY:
6	10/25/2026	SITE PLAN	J.A.R.

SITE PLAN
3 BROOKWOOD ROAD
ASSESSOR'S PLAT 079 LOT 498
BRISTOL, RHODE ISLAND

PREPARED FOR:
BYRON J. CONNELL
11 FALES ROAD
BRISTOL, RHODE ISLAND

SHEET 1 OF 1

DE JOB NO. 3776-00 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

Z:\DEPARTMENTS\3776-001 BROOKWOOD ROAD 3\MYDRAD PROJECTS\3776-001 SITE.DWG PLOTTED: 11/6/2026

RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY. DESIGN FEATURES, COLORS , MATERIALS, AND SCALE ARE SUBJECT TO CHANGE AND VARIATION. REFER TO ARCH. DWGS FOR PROPOSED DESIGN.

CORDTSEN
DESIGN
ARCHITECTURE

42 West Main Road
Middletown, RI 02842

CordtsenDesign.com
401.619.4689

CONNELL RESIDENCE

3 BROOKWOOD RD
BRISTOL, RI

Zoning Set: November 6th, 2026

DRAWING LIST

ARCHITECTURAL DRAWINGS

X0.2	EXISTING ARCHITECTURAL SITE PLAN
A0.2	ARCHITECTURAL SITE PLAN
A1.0	FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS

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REVISIONS:

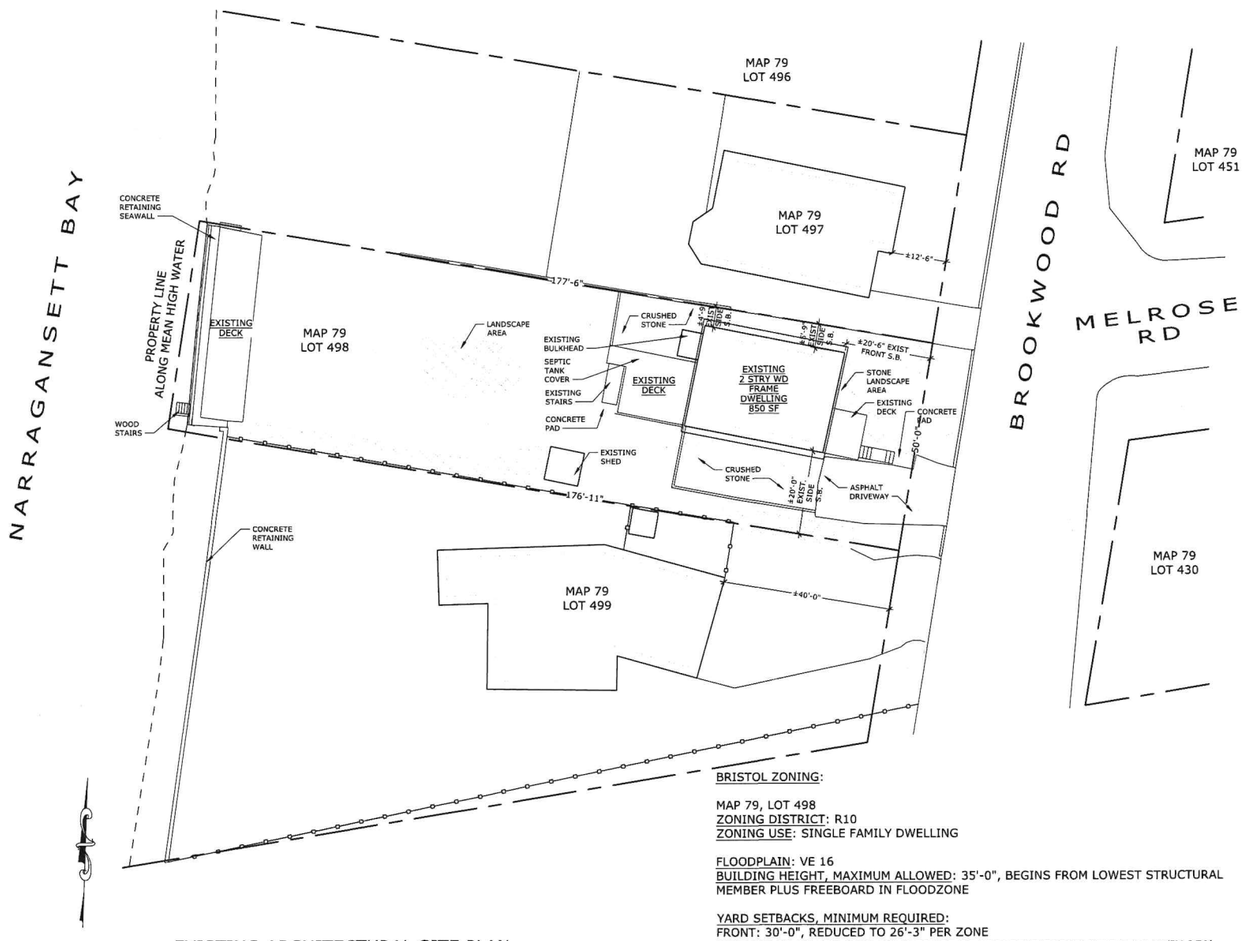
DESCRIPTION:

SCALE:

DATE: November 6th, 2026

CONNELL RESIDENCE
3 BROOKWOOD RD
BRISTOL, RI

ALL COPYRIGHT, PUBLICATION RIGHTS IN THESE PLANS ARE RESERVED BY CORDTSEN DESIGN ARCHITECTURE, INC. CONSTRUCTION OF ANY BUILDING EITHER PARTIALLY OR ENTIRELY BASED ON THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION FROM CORDTSEN DESIGN ARCHITECTURE, INC.



1 EXISTING ARCHITECTURAL SITE PLAN
Scale: 1/16"= 1'-0"

BRISTOL ZONING:

MAP 79, LOT 498
ZONING DISTRICT: R10
ZONING USE: SINGLE FAMILY DWELLING

FLOODPLAIN: VE 16
BUILDING HEIGHT, MAXIMUM ALLOWED: 35'-0", BEGINS FROM LOWEST STRUCTURAL MEMBER PLUS FREEBOARD IN FLOODZONE

YARD SETBACKS, MINIMUM REQUIRED:
FRONT: 30'-0", REDUCED TO 26'-3" PER ZONE
REDUCED TO 22-4" BASED ON AVERAGE OF ADJACENT FRONT SETBACKS W/IN 250'
(SEE CIVIL DRAWINGS FOR ALL SETBACKS)
SIDE: 15'-0", REDUCED TO 13'-3" DUE TO UNDERSIZED LOT
REAR: BASED ON COASTAL SETBACK LINE, FOOTPRINT CANNOT EXTEND FURTHER SEAWARD W/O ADDING VEGETATIVE BUFFER FOLLOWED BY 25' CONSTRUCTION SETBACK

MINIMUM LOT SIZE REQUIRED: 10,000 SF
EXISTING LOT SIZE: 8,881 SF, UNDERSIZED LOT

LOT COVERAGE, ALLOWED %: 25%, REDUCED TO 28% DUE TO UNDERSIZED LOT
LOT COVERAGE, ALLOWED SF: 2,464 SF

GFA: 2,658 SF TOTAL
FIRST FLOOR ALLOWED (60% GFA): 1,598 SF
SECOND FLOOR ALLOWED (40% GFA): 1,065 SF
DECK ALLOWED (15% GFA): 399 SF

CODISEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CodisenDesign.com
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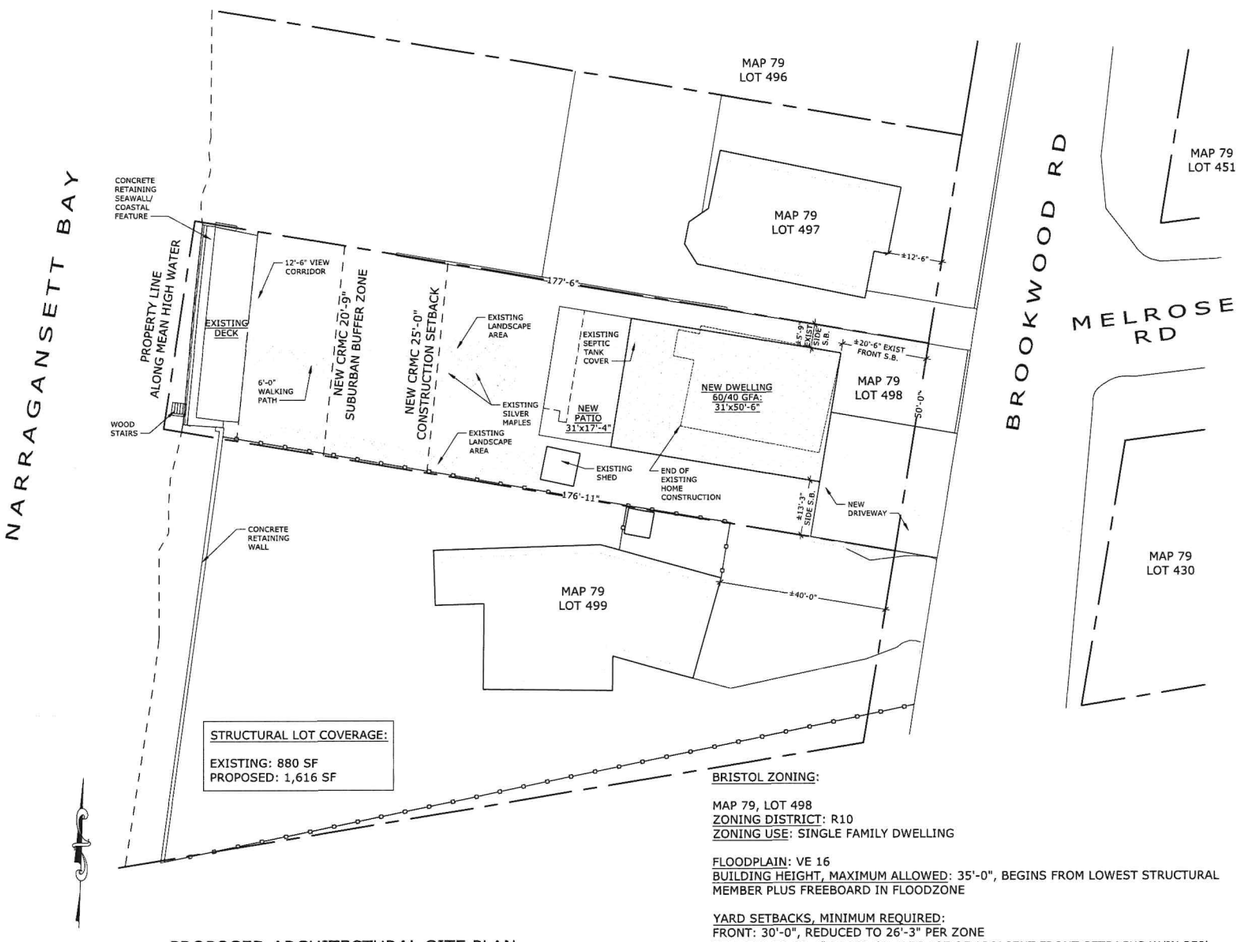
REVISIONS:

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SCALE: 1/16"=1'-0"
DATE: November 6th, 2026

CONNELL RESIDENCE
3 BROOKWOOD RD
BRISTOL, RI

X0.2

2026 CODISEN DESIGN ARCHITECTURE, INC. THIS DRAWING IS NOT TO BE USED FOR MARKETING PURPOSES OR FOR CONSTRUCTION OF ANY BUILDINGS WITHOUT FIRST OBTAINING THE WRITTEN AUTHORIZATION FROM CODISEN DESIGN ARCHITECTURE, INC.



STRUCTURAL LOT COVERAGE:

EXISTING: 880 SF
PROPOSED: 1,616 SF

1 PROPOSED ARCHITECTURAL SITE PLAN
Scale: 1/16"= 1'-0"

SITE PLAN NOTES:

1. ALL ELEVATIONS SHALL BE MEASURED IN NAVD88 DATUM
2. FOOTPRINT DIMENSIONS ON SITE PLAN MAY NOT REFLECT ACTUAL DIMENSIONS OF NEW FOUND. DUE TO THICKNESS OF VARIOUS MATERIALS (IE. SIDING)- SEE FOUND. PLAN
3. ALL UTILITY DESIGNATIONS ARE APPROXIMATE AND ARE FOR REFERENCE PURPOSES ONLY.
4. THIS IS AN ARCHITECTS SITE PLAN & IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR. THE INFORMATION REPRESENTED ON THIS SITE PLAN IS THE ARCHITECTS BEST OF KNOWLEDGE AND WAS OBTAINED FROM ONLINE INFORMATION.

BRISTOL ZONING:

MAP 79, LOT 498
ZONING DISTRICT: R10
ZONING USE: SINGLE FAMILY DWELLING

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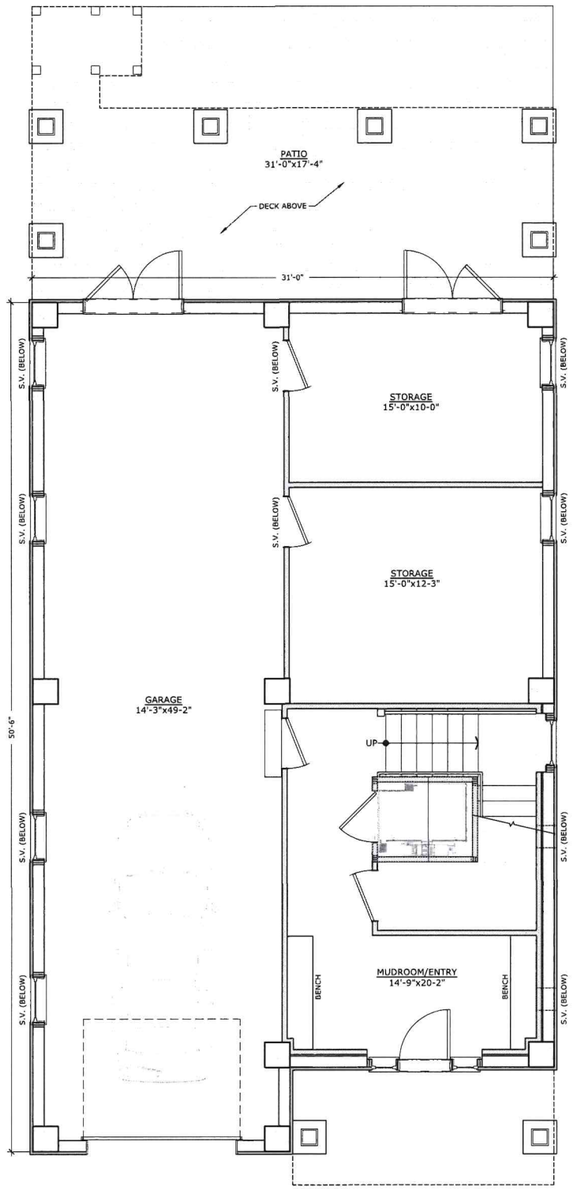
REVISIONS:

DESCRIPTION: ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"
DATE: November 6th, 2026

CONNELL RESIDENCE
3 BROOKWOOD RD
BRISTOL, RI

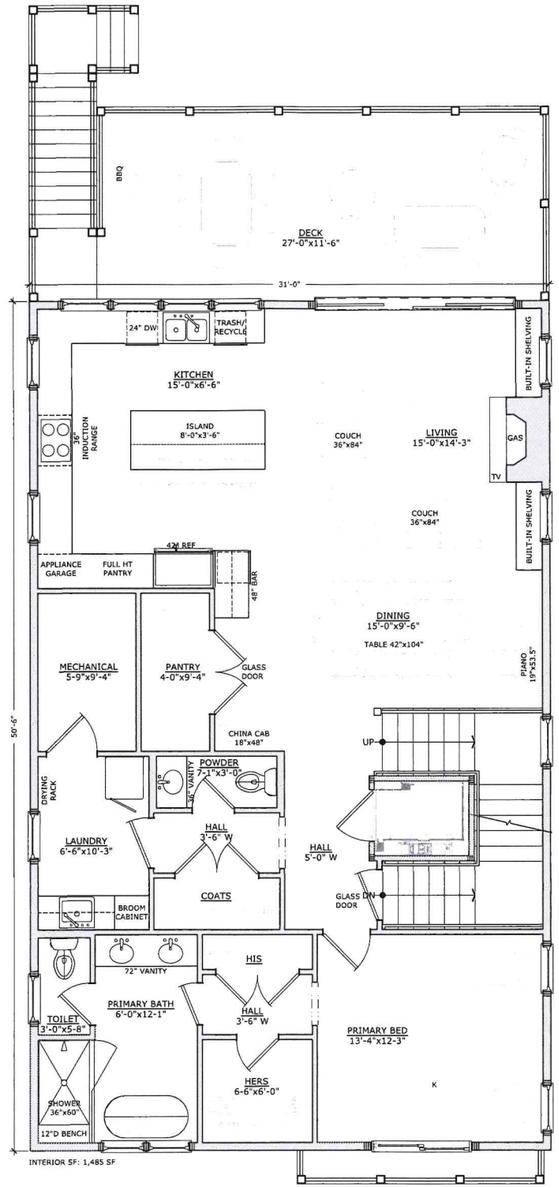
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WALL LEGEND:
PROPOSED COLUMN
PROPOSED EXTERIOR BREAKAWAY WALL
PROPOSED INTERIOR BREAKAWAY WALL

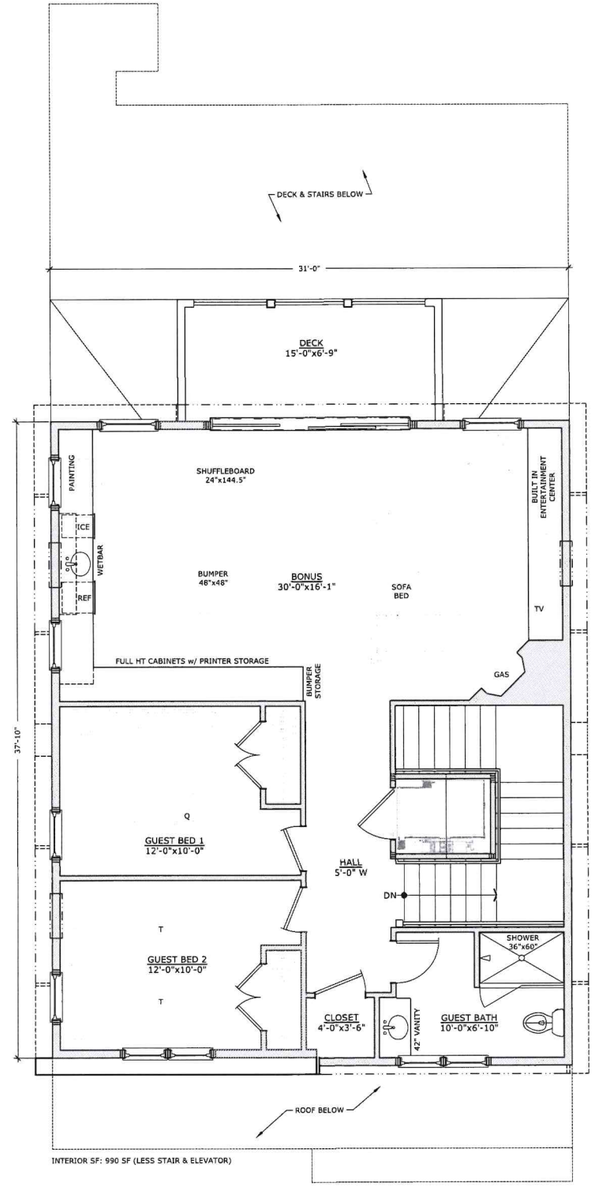
1 GROUND FLOOR PLAN
Scale: 1/4"= 1'-0"



INTERIOR SF: 1,485 SF

WALL LEGEND:
PROPOSED WALL

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



INTERIOR SF: 990 SF (LESS STAIR & ELEVATOR)

WALL LEGEND:
PROPOSED WALL

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

0 2' 4' 8'
1/4"=1'-0"

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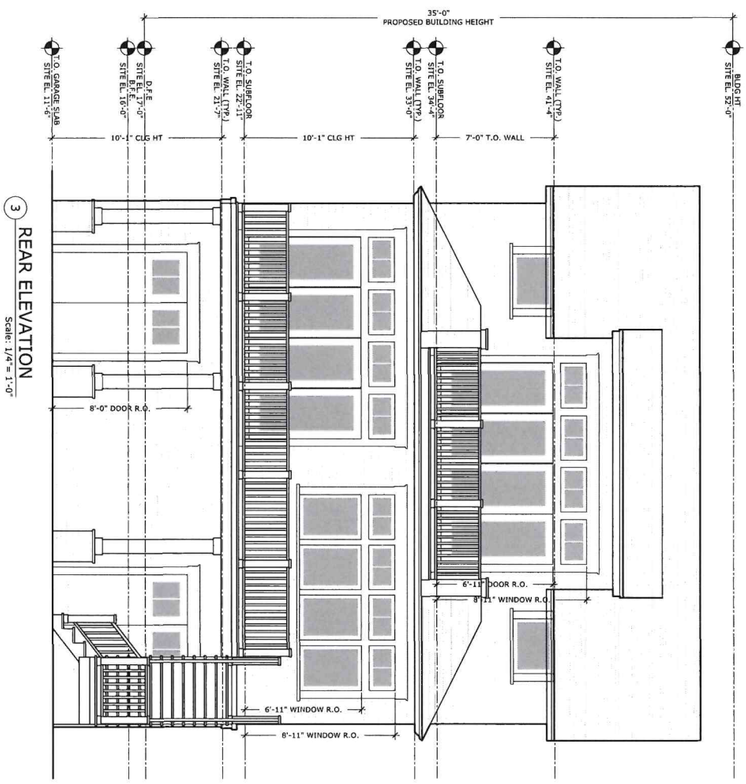
CORDTSEN DESIGN ARCHITECTURE
41 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

REVISIONS:

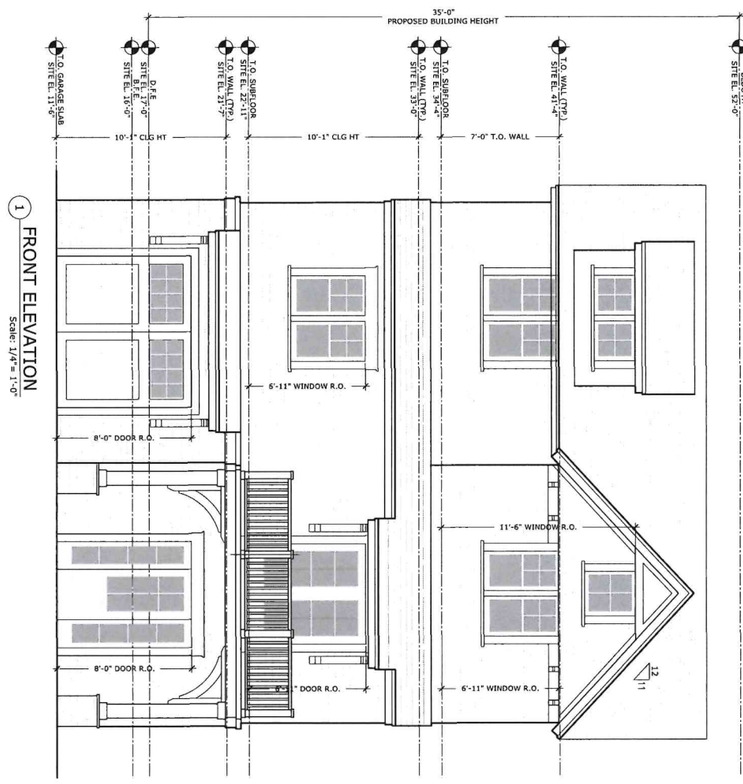
DESCRIPTION: FLOOR PLANS
SCALE: 1/4"=1'-0"
DATE: November 6th, 2026

CONNELL RESIDENCE
3 BROOKWOOD RD
BRISTOL, RI

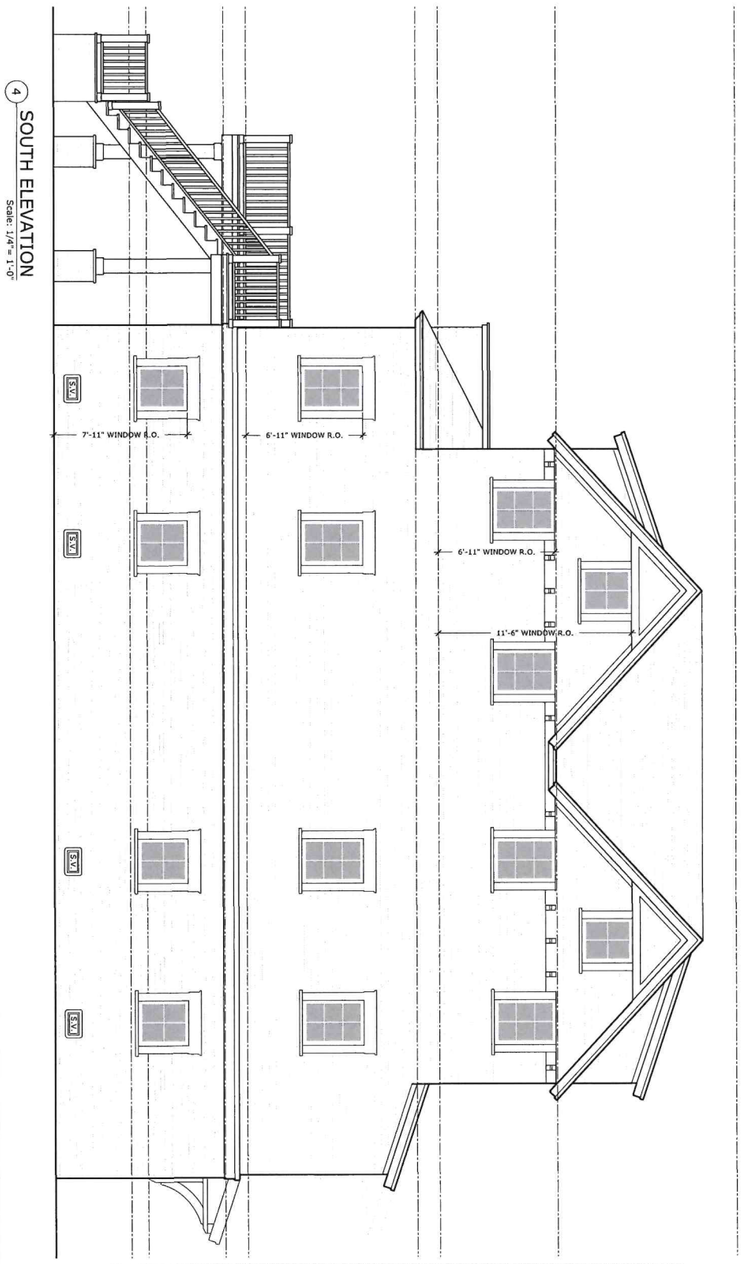
A1.0



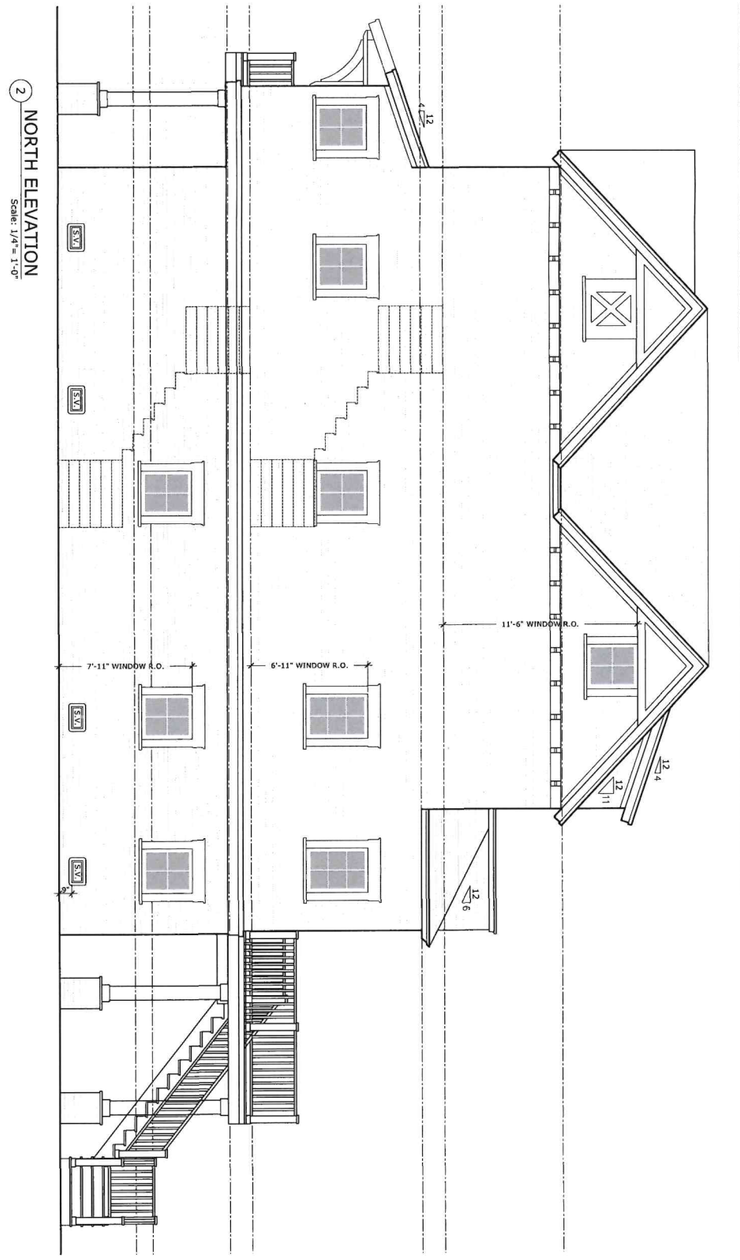
3 REAR ELEVATION
Scale: 1/4" = 1'-0"



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



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



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

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A2.0

CONNELL RESIDENCE
3 BROOKWOOD RD
BRISTOL, RI

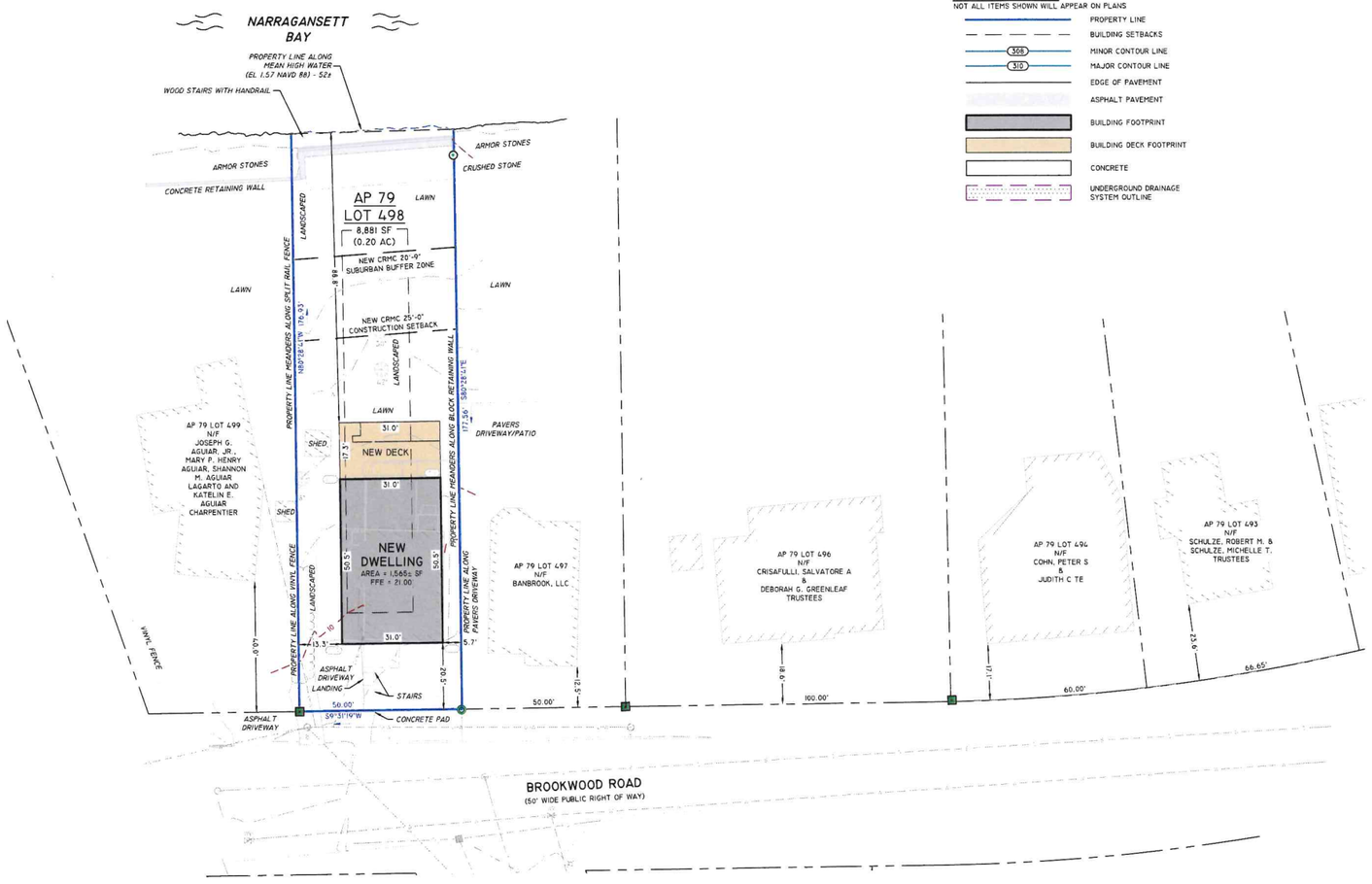
DESCRIPTION: EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"
DATE: November 6th, 2026

REVISIONS:

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

CDA

RI STATE PLANE NAD 83



EXISTING LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- WATER LINE
- SEWER LINE
- SEWER FORCE MAIN
- GAS LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- DRAINAGE LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- PROPERTY LINE
- ASSESSORS LINE
- TREELINE
- GUARDRAIL
- FENCE
- RETAINING WALL
- STONE WALL

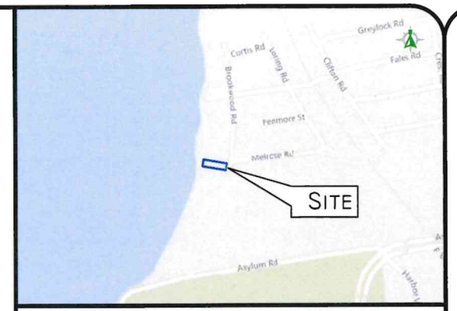
- 123/234 DEED BOOK/PAGE
- AP ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- (R) RECORD
- (CA) CHORD ANGLE
- (D) DEED
- (M) MEASURED
- NAIL/SPIKE FOUND/SET
- DRILL HOLE FOUND/SET
- IRON ROD/PIPE FOUND/SET
- BOUND FOUND/SET
- HC HANDICAPPED
- LSA LANDSCAPING
- SIGN POST
- SEWER MANHOLE
- SEWER CLEANOUT
- HYDRANT
- IRRIGATION VALVE

- UNKNOWN MANHOLE
- BOLLARD
- SOIL EVALUATION
- CATCH BASIN
- DOUBLE CATCH BASIN
- WATER VALVE
- GAS VALVE
- WETLAND FLAG
- DRAINAGE MANHOLE
- FLARED END SECTION
- GUY POLE
- ELECTRIC MANHOLE
- UTILITY/POWER POLE
- LIGHTPOST
- WELL
- MONITORING WELL
- BENCH MARK
- TREE

PROPOSED LEGEND

NOT ALL ITEMS SHOWN WILL APPEAR ON PLANS

- PROPERTY LINE
- BUILDING SETBACKS
- 308 MINOR CONTOUR LINE
- 310 MAJOR CONTOUR LINE
- EDGE OF PAVEMENT
- ASPHALT PAVEMENT
- BUILDING FOOTPRINT
- BUILDING DECK FOOTPRINT
- CONCRETE
- UNDERGROUND DRAINAGE SYSTEM OUTLINE



LOCUS MAP NOT TO SCALE

GENERAL NOTES

1. THE PARCEL IS LOCATED IN THE TOWN OF BRISTOL, KENT COUNTY, RHODE ISLAND, ASSESSORS PLAT 79, LOT 498.
2. THE OWNER PER DEED BOOK 2263, PAGE 47 IS BLUE LOBSTER ESCAPE, LLC.
3. THIS PARCEL IS LOCATED IN FEMA FLOOD ZONE VE (EL 16). REFERENCE FEMA FLOOD INSURANCE RATE MAP 44001C0010H, MAP REVISED JULY 7, 2014. THIS DESIGNATION IS SUBJECT TO CHANGE BASED ON REVIEW BY A QUALIFIED FLOOD ZONE SPECIALIST OR THE RESULTS OF A DETAILED FLOOD STUDY.
4. THE PARCEL IS ZONED RESIDENTIAL-10 (R-10) PER THE TOWN OF BRISTOL ASSESSOR'S ONLINE DATABASE AND ZONING ORDINANCE. THIS INFORMATION IS BASED SOLELY ON PUBLICLY AVAILABLE DATA. ANY SPECIAL PERMITS, VARIANCES, OR OVERLAY DISTRICTS SPECIFIC TO THIS PARCEL HAVE NOT BEEN REVIEWED. CONTACT THE ZONING DEPARTMENT FOR ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. BASED ON A FIELD INSPECTION BY DIPRETE ENGINEERING, NO CEMETERIES, GRAVE SITES, OR BURIAL GROUNDS WERE IDENTIFIED WITHIN THE LIMITS OF THE PARCEL. THIS STATEMENT IS LIMITED TO VISIBLE SURFACE EVIDENCE.
6. THE PARCEL WAS SURVEYED BY DIPRETE ENGINEERING ON AUGUST 10, 2026. CONDITIONS SHOWN HEREON REFLECT THOSE OBSERVED AT THE TIME OF THE SURVEY AND MAY HAVE CHANGED SINCE THAT DATE.
7. A CLOSING LINE IS A COMPUTED LINE USED SOLELY FOR BOUNDARY CLOSURE CALCULATIONS AND DOES NOT REPRESENT A PROPERTY LINE.
8. CONTOUR DATA SHOWN ON THIS PLAN CONFORMS TO A T-2 TOPOGRAPHIC SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. THIS CLASSIFICATION IS BASED ON FIELD-LOCATED SITE FEATURES AND ELEVATIONS COLLECTED BY DIPRETE ENGINEERING USING CONVENTIONAL SURVEY METHODS AND SURVEY-GRADE GPS. ALL CONTOURS AND ELEVATIONS REFLECT VERIFIED GROUND DATA AND MAY BE RELIED UPON FOR DESIGN AND ENGINEERING PURPOSES.
9. MEAN HIGH WATER ELEVATION = 1.57 FEET PER NOAA STATION 8452660.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR PROPERTY ABSTRACT. DIPRETE ENGINEERING PERFORMED STANDARD RESEARCH OF AVAILABLE PUBLIC RECORDS AT THE LOCAL LAND EVIDENCE OFFICE. THE SURVEY IS BASED ON THAT INFORMATION AND CONDITIONS VISIBLE OR AVAILABLE AT THE TIME OF THE SURVEY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNRECORDED, UNDISCLOSED, OR INACCURATELY DESCRIBED EASEMENTS, ENCROACHMENTS, RIGHTS-OF-WAY, OWNERSHIP INTERESTS, OR OTHER MATTERS OF TITLE OR RECORD THAT MAY AFFECT THE PARCEL.

PLAN REFERENCES

1. BAYSIDE SHORES BRISTOL, R.I. BY WATERMAN ENGINEERING CO. MARCH, 1947 SCALE 1"=100'-0", PLAN BOOK 4 PAGE 63A.

DIMENSIONAL REGULATIONS:

CURRENT ZONING: R-10 - RESIDENTIAL 10,000 SQ. FT. LOT SIZE

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	8,881 SF *
MINIMUM FRONTAGE AND LOT WIDTH:	80'	50'
MINIMUM FRONT AND CORNER SIDE YARD:	30'	20.5' - (EXISTING FRONT SETBACK)
MINIMUM SIDE YARD:	15'	5.7' - (EXISTING SIDE SETBACK)
MINIMUM REAR YARD:	30'	88.8''
MAXIMUM STRUCTURE HEIGHT	35'	35'
MAXIMUM LOT COVERAGE:	25%	17.6%

*UNDERSIZED LOT OF RECORD

SCALE: 1"=20'

0 10' 20' 40'

DiPrete Engineering
Engineers - Planners - Surveyors
www.diprete-eng.com
Two Stafford Court, Cranston, RI 02920 - Tel 401-943-1000

NO.	DATE	DESCRIPTION	BY
0	10/4/2026	PROPOSED PLAN	J.M.R.

10/4/2026

DRAFT

SITE PLAN
3 BROOKWOOD ROAD
ASSESSOR'S PLAT 079 LOT 498
BRISTOL RHODE ISLAND

PREPARED FOR:
BYRON CONNELL
17 FALES ROAD
BRISTOL, RHODE ISLAND

SHEET OF 1

DR JOB NO. 3776 (C) COPYRIGHT 2026 BY DIPRETE ENGINEERING & ASSOCIATES, INC.

Z:\DRAWINGS\3776-001 BROOKWOOD ROAD 3\AUTOCAD DRAWINGS\3776-001 SITE.DWG PLOTTED: 10/4/2026



Bristol | **3 BROOKWOOD RD** | **Card 1 of 1**

Plat/Lot 079-0498-000 | **Account: 4757** | LUC 01 | Zone R-10 | **Assessment** $921,500

CATALIS ADVANCING GOVERNMENT ENGAGING CITIZENS

Owner

▶ Owner Account #: 50-0046-26

		% Owned
Owner 1	BLUE LOBSTER ESCAPE, LLC	
Owner 2		
Owner 3		
Address	11 FALES RD, BRISTOL, RI 02809	

Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
CONNELL, BYRON J III &	11/04/2024	0	2263-47		T
CONNOR, WILLIAM P	09/04/2018	640,000	1954-165		W
JOHNSON-HUTCHINSON, JULIANNA E	11/02/2016	575,000	1869-325	L	W
HUTCHINSON, MURIEL S.	02/27/2004	0	1096-254		W

Assessment

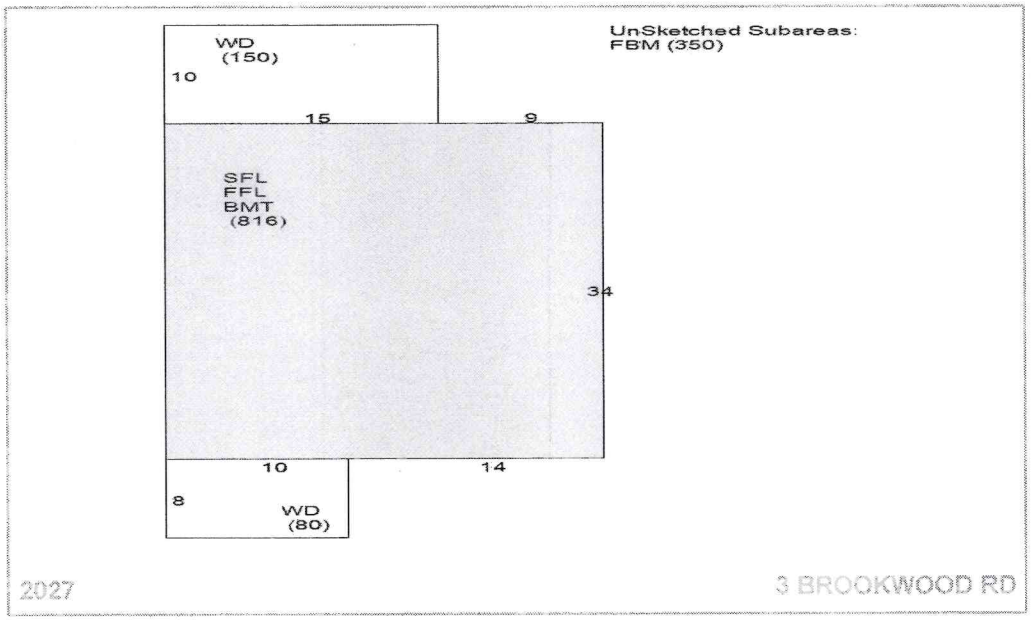
Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	332,600	0	0.20	588,900	0	921,500
TOTAL	332,600	0	0.20	588,900	0	921,500

Source > Mkt Adj Cost | VAL per SQ Unit/Card > 304.33 | VAL per SQ Unit/Parcel > 304.33

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2026	01	332,600	0	0	588,900	0	921,500	921,500
2025	01	332,600	0	0	588,900	0	921,500	921,500
2024	01	192,200	0	0	490,700	0	682,900	682,900
2023	01	192,200	0	0	490,700	0	682,900	682,900
2022	01	192,200	0	0	490,700	0	682,900	682,900
2021	01	142,700	0	0	487,700	0	630,400	630,400





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	NR Single I	0.19513	AC	P	1.00	778,800	3,017,988	F	WF	200					588,900			1.00	0
2																				
3																				
4																				

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

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

Item B1.

Bristol — 3 BROOKWOOD RD — Card 1 of 1

CATALIS — ADVANCING GOVERNMENT ENGAGING CITIZENS

Plat/Lot 079-0498-000 | **Account:** 4757 | LUC 01 | Zone R-10 | **Assessment** $921,500

Building Information

	Description		Description
BLDG Type	Colonial	Story Height	2 Story
RES Units	1	COM Units	0
Foundation	Concrete	BMT Floor	Concrete
Frame 1	Wood	Frame 2	%
EXT Wall 1	Wood Shngl	EXT Wall 2	%
Roof Type 1	Gambrel	Roof Type 2	%
Roof Cover 1	Asphalt Shin	Roof Cover 2	%
INT Wall 1	Drywall	INT Wall 2	%
Floors 1	Hardwood	Floors 2	Ceramic Til % 5
BMT Garages		Color	
Plumbing		Electrical	
Insulation		INT vs EXT	
Heat Fuel	Oil	Heat Type	BB Hot Water
# Heat Sys		% Heated	50
% Solar HW		% A/C	100
% COM Wall		% Vacuum	
Ceil HGHT		Ceiling Type	
Parking Type		% Sprinkled	
EXT View			

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

Room Counts by Floor

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

Grade

Grade	Q4	Q4	
Year Built	1961	EFF Year	
Alt LUC		Alt %	0.00

Other Factors

Flood Hazard	
Topography	
Street	PAVED
Traffic	

Depreciation

	Code	Description	%
Condition	GD	GD - Good	27.0
Functional	OB	OB - One Bed	5.0
Economic		-	0.0
Special		-	0.0
OV		-	
Total Depreciation % >			30.7

Bas $/SQ	211.00
Size Adj	1.09
Constr Adj	1.01
Adj $/SQ	233.05
Othr Featrs	51,851
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	479,584
Depreciation	146,992
Depr Total	332,592

Remodeling History

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

Condo Data

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

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep Val
FFL	1st FLOOR	816	816	233.05	190,169
SFL	2nd FLOOR	816	816	233.05	190,169
FBM	FIN BMT	350	350	41.95	14,683
WD	WOOD DECK	230	0	18.68	4,185
BMT	BASEMENT	816	0	34.96	28,527
Total		3,028	1,982		427,733

Visit History

Date	Result	By
1/30/2025	REVIEW	MP
1/24/2025	REVIEW	MP
1/14/2025	BP	MP
7/12/2021	REVIEW	
9/21/2018	LISTED	
9/21/2018	REVIEW	
9/12/2018	MEASURED	
5/9/2007	MEASURE	MP
5/9/2007	LISTED	MP

Notes

ASSESSMENT REDUCED BY BOARD #2002-201 4/03 EAS. FUNC = NO HEAT 2ND FL & ONLY 1 BDRM.- UPDATED WINDOWS

Building Permits

	Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1	02/12/2024	P58183		PLMB	3,000	100	Closed	2nd floor bathroom renovation 1- Toilet 1- Lav 1 - Shower
2	02/02/2024	E58117		ELEC	850	100	Closed	Reconfigure 2nd floor bathroom wiring for renovations
3	12/11/2023	B57941		BLDG	12,000	100	Closed	Making an existing half bath to a full bathroom adding shower
4								
5								
6								
7								
8								
9								

Special Features & Yard Items

	Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
1	2	Shed	1	Y	1	8	8	64	0	AV	2010	0
2												
3												
4												
5												
6												
7												
8												
9												
10												

Other Info.

AFDU	
ortTermRental	YES
PriorID1c	
PriorID2a	
PriorID2b	
PriorID2c	
PriorID3a	
PriorID3b	
PriorID3c	

Print Date = 11/13/2026 Printed By = Ed Tanner

Year ID: 2027

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Item B1.

Town of Bristol, RI

3 Brookwood Road - 300' Radius

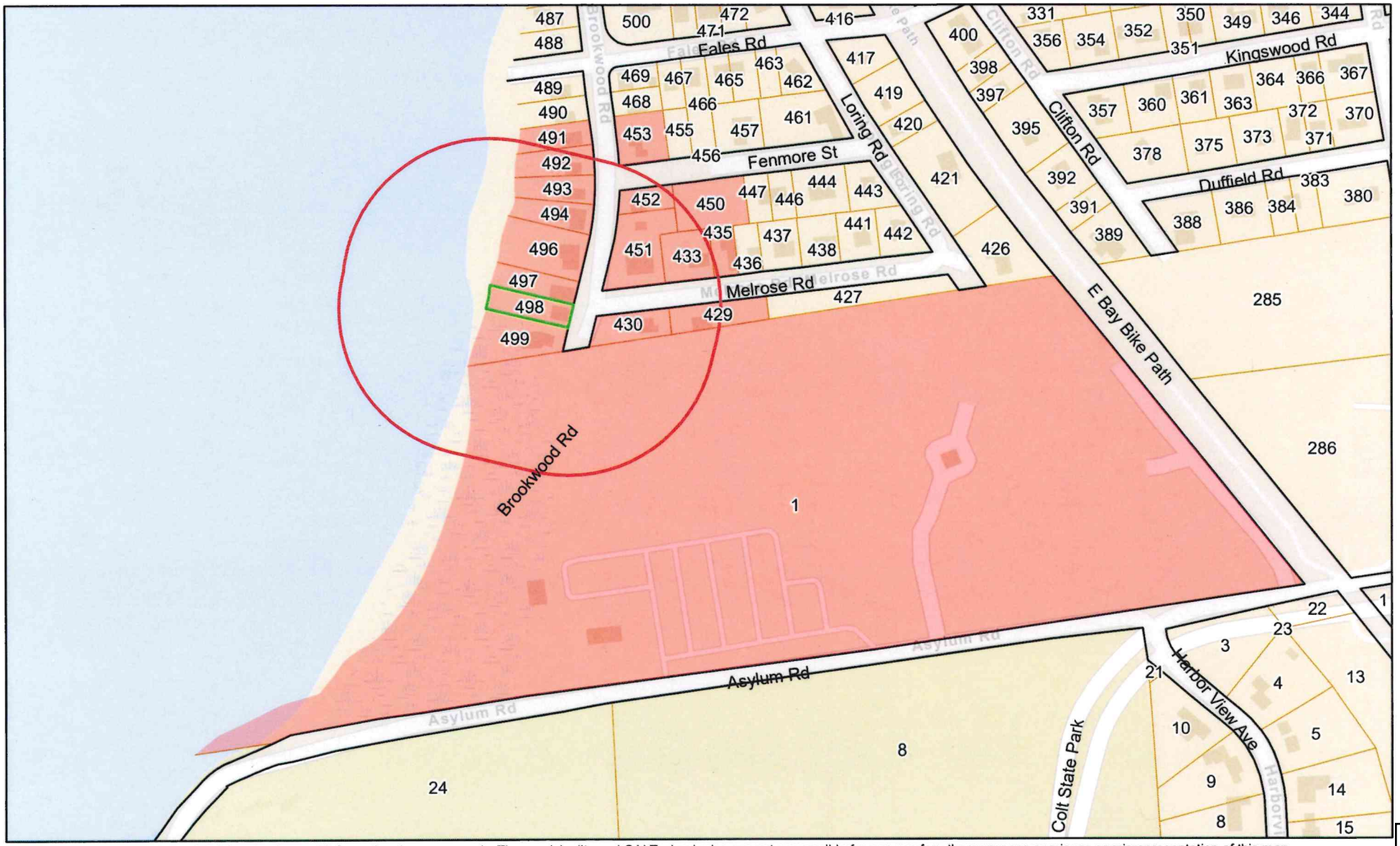
1 inch = 282 Feet

0 282 564 846

November 13, 2026

CAI Technologies
Precision Mapping. Geospatial Solutions

www.cai-tech.com



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Item B1.

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Subject Property:

Parcel Number: 79-498
CAMA Number: 79-498
Property Address: 3 BROOKWOOD RD

Mailing Address: BLUE LOBSTER ESCAPE, LLC
11 FALES RD
BRISTOL, RI 02809

Abutters:

Parcel Number: 79-429
CAMA Number: 79-429
Property Address: 6 MELROSE RD

Mailing Address: TREMBLAY, LOGAN MICHAEL & RENEE MARIE TRUSTEES TR MICHAEL AND THERESA TREMBLAY IRR TRUST
6 MELROSE RD
BRISTOL, RI 02809

Parcel Number: 79-430
CAMA Number: 79-430
Property Address: 2 MELROSE RD

Mailing Address: SPIRITO,JOSEPH A JR & JILL M TRUSTEES
7 MEADOWBROOK ROAD
WEST YARMOUTH, MA 02673

Parcel Number: 79-433
CAMA Number: 79-433
Property Address: 7 MELROSE RD

Mailing Address: KENNEY, CHRISTOPHER P & KENNEY, AWATIF TE
7 MELROSE RD
BRISTOL, RI 02809

Parcel Number: 79-435
CAMA Number: 79-435
Property Address: 9 MELROSE RD

Mailing Address: MELROSE COTTAGE, LLC
21 HAWTHORNE DR
SEEKONK, MA 02774

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

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

Parcel Number: 79-451
CAMA Number: 79-451
Property Address: 5 MELROSE RD

Mailing Address: RELLE, ROBERT E LIFE ESTATE & TRUSTEE ROBERT E RELLE LIVING TRUST
5 MELROSE RD
BRISTOL, RI 02809

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

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

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

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

Parcel Number: 79-491
CAMA Number: 79-491
Property Address: 17 BROOKWOOD RD

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

Parcel Number: 79-492
CAMA Number: 79-492
Property Address: 15 BROOKWOOD RD

Mailing Address: SCHULZE, ROBERT M. & SCHULZE, MICHELLE T. TRUSTEES
P.O. BOX 46
BRISTOL, RI 02809

300 feet Abutters List Report

Bristol, RI
November 13, 2026

Parcel Number:	79-493	Mailing Address:	SCHULZE, ROBERT M. & SCHULZE, MICHELLE T. TRUSTEES P.O. BOX 46 BRISTOL, RI 02809
CAMA Number:	79-493		
Property Address:	13 BROOKWOOD RD		
Parcel Number:	79-494	Mailing Address:	COHN, PETER S & JUDITH C TE 11 BROOKWOOD RD BRISTOL, RI 02809
CAMA Number:	79-494		
Property Address:	11 BROOKWOOD RD		
Parcel Number:	79-496	Mailing Address:	CRISAFULLI, SALVATORE A & DEBORAH G. GREENLEAF TRUSTEES 9 BROOKWOOD ROAD BRISTOL, RI 02809
CAMA Number:	79-496		
Property Address:	9 BROOKWOOD RD		
Parcel Number:	79-497	Mailing Address:	BANBROOK, LLC 3092 BANYAN RD, Unit B BOCA RATON, FL 33432
CAMA Number:	79-497		
Property Address:	5 BROOKWOOD RD		
Parcel Number:	79-498	Mailing Address:	BLUE LOBSTER ESCAPE, LLC 11 FALES RD BRISTOL, RI 02809
CAMA Number:	79-498		
Property Address:	3 BROOKWOOD RD		
Parcel Number:	79-499	Mailing Address:	AGUIAR, JOSEPH G. JR & AGUIAR, MARY P. HENRY LE LAGARTO, SHANNON M. AGUIAR & 1 BROOKWOOD RD BRISTOL, RI 02809
CAMA Number:	79-499		
Property Address:	1 BROOKWOOD RD		
Parcel Number:	81-1	Mailing Address:	TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
CAMA Number:	81-1		
Property Address:	ASYLUM RD		

AGUIAR, JOSEPH G. JR & AG
LAGARTO, SHANNON M. AGUIA
1 BROOKWOOD RD
BRISTOL, RI 02809

BANBROOK, LLC
3092 BANYAN RD, Unit B
BOCA RATON, FL 33432

BLUE LOBSTER ESCAPE, LLC
11 FALES RD
BRISTOL, RI 02809

COHN, PETER S &
JUDITH C TE
11 BROOKWOOD RD
BRISTOL, RI 02809

CRISAFULLI, SALVATORE A &
DEBORAH G. GREENLEAF TRUS
9 BROOKWOOD ROAD
BRISTOL, RI 02809

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

KENNEY, CHRISTOPHER P &
KENNEY, AWATIF TE
7 MELROSE RD
BRISTOL, RI 02809

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

MELROSE COTTAGE, LLC
21 HAWTHORNE DR
SEEKONK, MA 02774

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

RELLE, ROBERT E LIFE ESTA
ROBERT E RELLE LIVING TRU
5 MELROSE RD
BRISTOL, RI 02809

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

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

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

SPIRITO,JOSEPH A JR &
JILL M TRUSTEES
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WEST YARMOUTH, MA 02673

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BRISTOL, RI 02809

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MICHAEL AND THERESA TREMB
6 MELROSE RD
BRISTOL, RI 02809