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 Wednesday, October 28th, 2026 at 10:00am
Department of Community Development, 35 Washington Street, 1st Floor, Bristol, RI

AGENDA

Kevin C. & Colleen Kiselka – Pre-Application Conference for Minor Subdivision/Unified Development. Proposal to re-divide Lots 6 and 12 resulting in approximately 3,800 square feet of land being conveyed from Lot 6 to Lot 12. Proposal would require variances for reducing the side yard setbacks of the existing dwelling below the required minimum on Lot 6. Lot 12 is vacant.

Property located at **50 Broadcommon Road**; Assessor's Plat 94, Lot 6 and Lot 12; Zone: M.

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: October 20, 2026
By: mbw

OWNER AFFIDAVIT / AUTHORIZATION

Minor Subdivision / Land Development Application
Town of Bristol, Rhode Island

We, **Kevin Kiselka and Colleen Kiselka**, being the owners of the properties identified below, hereby certify that we are the lawful owners of both parcels:

Property	Address	Assessor's Plat / Lot
Parcel 1	50 Broadcommon Road, Bristol, RI 02809	Plat 94 / Lot 6
Parcel 2	50 Broadcommon Road, Bristol, RI 02809	Plat 94 / Lot 12

We hereby authorize **Stephen Murgo**, Surveyor, and/or his authorized representatives to prepare and submit, on our behalf, the Minor Subdivision / Land Development application, associated plans, surveys, and supporting documents for the above-referenced properties to the Town of Bristol, Rhode Island, and to communicate with the Town and its departments, boards, and commissions regarding the application.

We acknowledge that the proposed subdivision and/or development is subject to review and approval by the Town of Bristol and that this authorization does not constitute approval of the proposed subdivision or development.

This authorization is limited to the preparation and submission of the subdivision/development applicationand does **not** authorize the surveyor or applicant to convey, sell, mortgage, grant an easement over, orotherwise encumber either property on our behalf.

PROPERTY OWNERS

Kevin Kiselka k k _____

Signature Date

Colleen Kiselka Colleen Kiselka _____

Signature Date

Wood Fence

Plat 94 Lot 20

S 03°59'54" E 150.00'

S 85°59'44" W 25.00'

S 04°00'16" E 100.00'

Plat 94 Lot 5
AMARAL, MANUEL G
54 BROADCOMMON RD
BRISTOL,RI

95.00'

Plat 94 Lot 6
KISELKA, KEVIN C. & COLLEEN TE
50 BROADCOMMON RD
BRISTOL, RI
9,595.03Sq. Ft.
0.2203 Acres

40.7±

Plat 94 Lot 12
KISELKA, KEVIN C.
& COLLEEN TE
50 BROADCOMMON RD
BRISTOL, RI
8,519.00Sq. Ft.
0.1956 Acres

N 84°47'22" E 95.02'

S 85°04'43" W 120.00'

18.6±

Garage

Existing #50
BroadCommon

20.4±

N 85°59'44" E

19.3±

I.R.F.

N 04°00'16" W 102.00'

S 04°00'16" E 50.00'

GRID NORTH RI S.P.C.S.

UP13

UP

Broadcommon Road

Bottom Flange
El. 113.77'
M.S.L.

Edge of Pavement

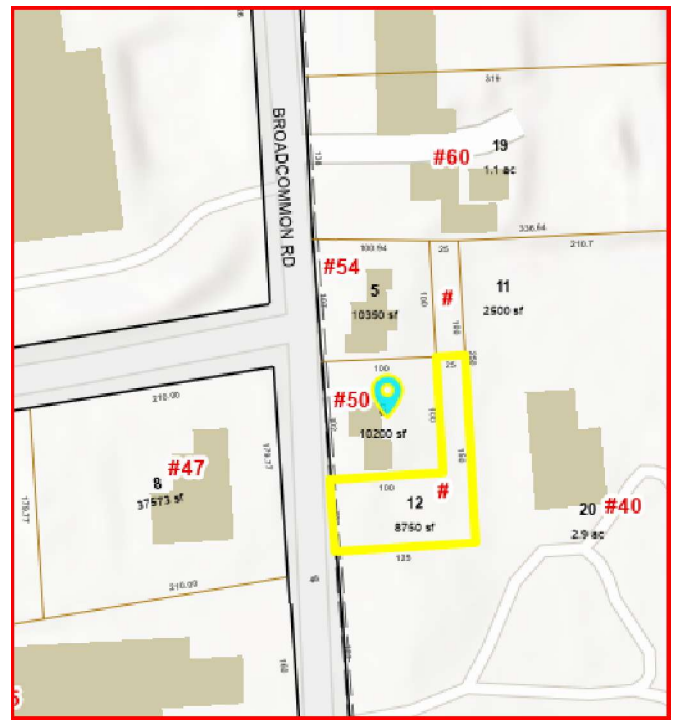
5' Taking
see Book 264/Pg528

Plat 94 Lot 20

STANZIONE, SABATO
12 GREENWAY DR
Owner Address 2
BRISTOL

DEC. N 13°37'13"
TRUE(Grid) NORTH
REFERENCE(SPC)
Sept. 28,2026

N



ZONE"M"
Zoning Residential 10

	REQUIRED	
MIN. LOT AREA	10,000	
MIN. LOT WIDTH	80'	
MIN LOT FRONTAGE	80'	
MAX. LOT COVERAGE	25%	
MIN. FRONT YARD	30'	
MIN. SIDE YARD	15'	
MIN. REAR YARD	35'	

LEGEND
(SYMBOLS MAY BE FOUND ON PLAN)

- IRF IRON ROD FOUND
- IRS IRON ROD SET
- MON TO BE SET MONUMENT TO BE SET
- PK PK NAIL FOUND
- FP FENCE POST
- GBF MONUMENT FOUND
- FENCE LINE
- DHF DRILL HOLE FOUND
- SPOT GRADE
- SURVEY POINT
- RIHB
- IP I.P. IRON PIPE FOUND
- W WATER
- G GAS
- M MANHOLE
- EXISTING FIRE HYDRANT
- CATCH BASIN DOUBLE
- S SEWER
- UTILITY POLE
- T/A TAX ASSESSOR
- DHS DRILL HOLE SET
- WV EXISTING WATER VALVE
- GV EXISTING GAS VALVE
- EXISTING CATCH BASIN

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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 The Rhode Island State Board of Registration for Professional Land Surveyors on Jan 4TH.,2022 , as follows:

(a) Type of Boundary Survey — Measurement Specification
Comprehensive Boundary Survey — I

(b) GPS Relative Positioning for Discrete Direct Measurements (2)

Refer to 1.9.10. For Deviation From Published Standards
The purpose of the Survey and Plan is to show properly line Information, the Location of Structures and Other Relative Features.

BY: _____
Stephen M. Murgo PLS # 1663
COA LS A33 Sept.25,2026

STEPHEN M. MURGO Sr.
RHODE STATE OF ISLAND
NO. 1663
HOPE
PROFESSIONAL LAND SURVEYOR

Kevin C. and Colleen Kiselka

ASSESSOR'S PLAT 94 , LOT 12

SITUATED AT

50 BroadCommon Road

IN

BRISTOL, RHODE ISLAND

PREPARED BY

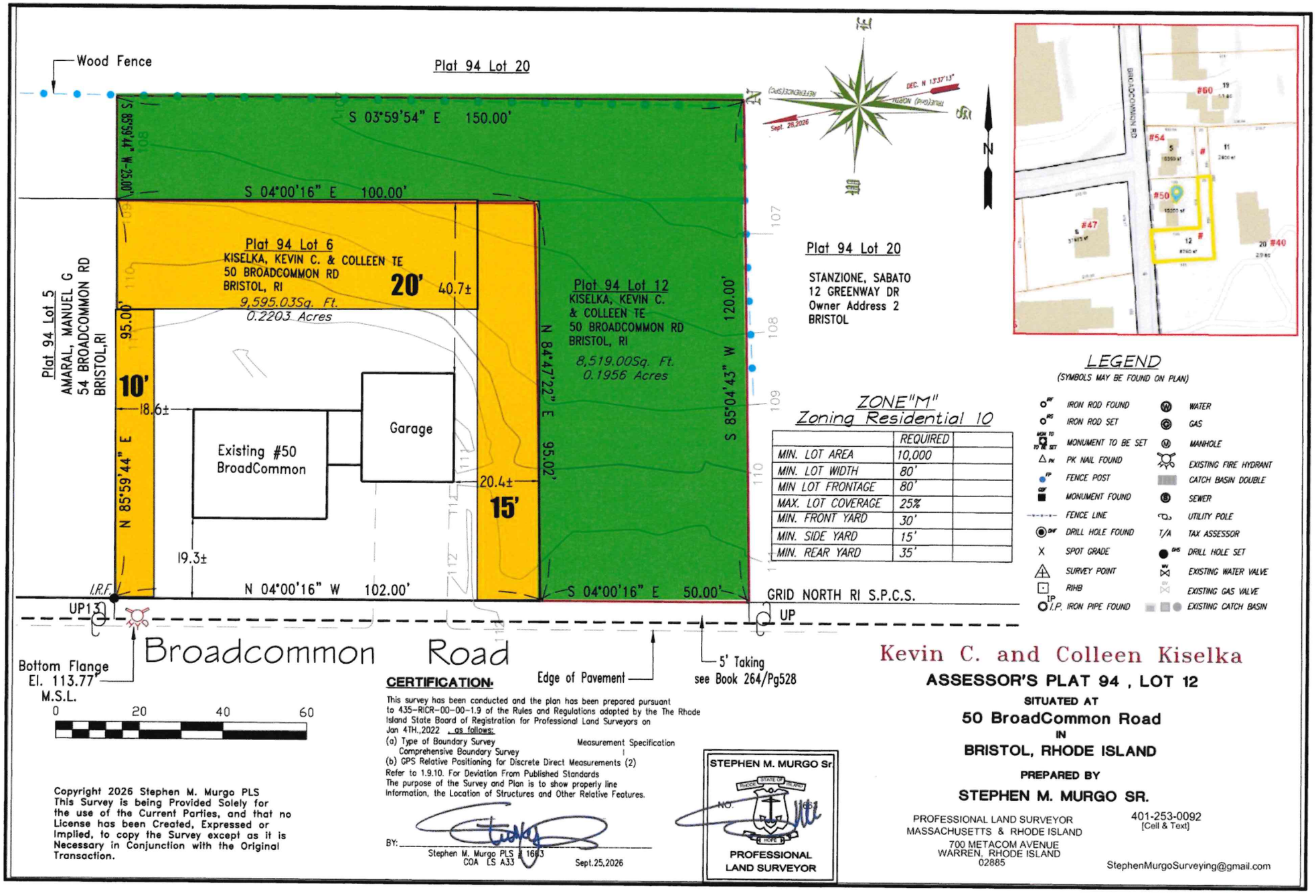
STEPHEN M. MURGO SR.

PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS & RHODE ISLAND
700 METACOM AVENUE
WARREN, RHODE ISLAND
02885

401-253-0092
[Cell & Text]

StephenMurgoSurveying@gmail.com

C:\Users\smmsu\OneDrive\Desktop\CAD FILES 2026\50 BROADCOMMON ROAD.dwg, 11 X 17 (2), 9/28/2026 9:50:12 AM



ZONE"M"
Zoning Residential 10

	REQUIRED	
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STATE OF RHODE ISLAND
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