



TOWN OF BRISTOL, RHODE ISLAND

TECHNICAL REVIEW COMMITTEE

Technical Review Committee Agenda

Thursday, August 24, 2023 at 11:00 AM

**Community Development Office Conference Room, 235 High Street,
1st Floor, Bristol, RI 02809**

A. Pledge of Allegiance

**B. Combined Preliminary and Final Review for a Minor
Subdivision**

B1. To re-divide merged lots as follows: Plat 156 Lot 46, containing 10,000 square feet, improved with a duplex that will be converted to a single-family dwelling; Lot 127 (Lot 46A on subdivision plan), containing 10,000 square feet, is a vacant lot that will be a buildable lot. Property located at 5 Lang Avenue and Mount Avenue. Zoned R10SW. Owners: Joseph Motta III, James S. Motta and John Motta as Co-Executors of Estate of Joseph Motta, Jr. Assessors Plat 156, Lots 46 and 127.

C. Adjourned

Date: August 11, 2023

By: mbw

APPLICATION FORM AND SUBMISSION CHECKLIST FOR MINOR SUBDIVISIONS

Minor Subdivision - A plan for a **residential** subdivision of land consisting of **five (5) or fewer units or lots**, provided that such subdivision does not require waivers or modifications.

The following completed application form together with the appropriate materials from Items A, B, C, D, and E for either a preliminary or a final application, as indicated on the attached checklist, shall be submitted to the Administrative Officer at least three weeks prior to the regularly scheduled meeting of the Planning Board.

Date Submission Due 8/7/2023 Planning Board Meeting Date _____

2023 AUG - 7 PM 1:20
TOWN OF BRISTOL
COMMUNITY DEV.

APPLICATION FORM

Type of Application: Preliminary _____ Final: _____

1. Name of proposed subdivision: Mount Ave Lot

Name, address and telephone number of property owner: Joseph Mottatt, John Motta, James S. Motta 212 Moulton St, Rehoboth MA 02769 (401) 419-9108

2. Name, address of applicant, if different from owner: (A written, notarized confirmation from property owner authorizing the applicant to make the submission shall also be submitted): _____

3. Plat and lot number(s) of the parcel being subdivided: Plat 156 Lot 46 + 46A

4. Area of the subdivision parcel(s): 5 Lang Ave

5. Zoning District(s), including any special Town or State overlay districts (i.e. Historic District, CRMC Jurisdiction, etc): R10SW

6. Name and owner of existing streets or rights of way within and immediately adjacent to the parcel being subdivided: Plat 154 Lot 26 + 49 Roland Jacques

Plat 154 Lot 31 Ester + Humberto Lima

Plat 154 Lot 45 Manuel Menezes Sandra Capral

7. Proposed number of buildable lots: /

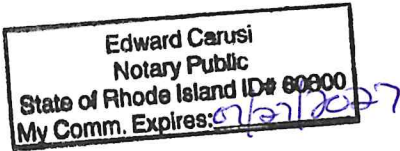
jmottattiii@totalsold.com

8. If a street creation or extension is proposed, attach a list of the names and current mailing addresses (and on mailing labels) of property owners within notice area (See Section 8.5) from the current real estate and assessment records of the Town, including plat and lot numbers.

Signed by Owner/Applicant: Joseph Motta Date 8/7/2023

Notarized:

Subscribed and sworn to before me this 07 day of August, 192023.
Edward Carusi
NOTARY PUBLIC



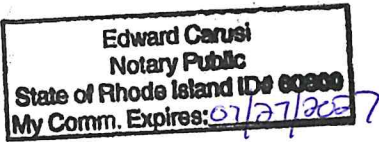
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Signed by Owner/Applicant: [Signature] Date 8/7/23

Notarized:

Subscribed and sworn to before me this 07 day of August, 192023.

[Signature]
NOTARY PUBLIC

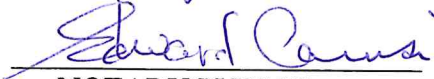


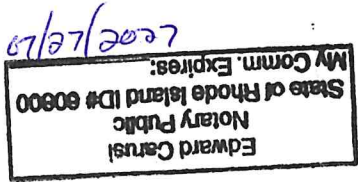
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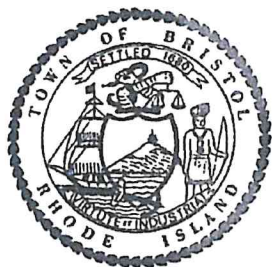
Signed by Owner/Applicant:  Date 8-7-2023

Notarized:

Subscribed and sworn to before me this 07 day of August, 192023.


NOTARY PUBLIC





TOWN OF BRISTOL
DEPARTMENT OF COMMUNITY DEVELOPMENT
 10 Court Street • Bristol, Rhode Island 02809

July 18, 2023

Joseph Motta, Jr.
 212 Moulton Street
 Rehoboth, MA 02769

46A

RE: 5 Lang Avenue, Assessor's Plat 154, Lots 46 & 27, Bristol RI

Dear Mr. Motta,

I am writing to summarize our recent discussions regarding the sale and potential further development of your property located at 5 Lang Avenue. As we have discussed, this property currently consists of two assessor's lots — lot 46 and 27 — which have merged pursuant to Bristol's zoning ordinance. This property is currently listed in Town records as a two-family dwelling use on a 20,000 square foot parcel, and it does conform to Bristol's zoning ordinance.

You have indicated that you are interested in potentially subdividing this parcel into two lots of 10,000 square feet each, selling the existing dwelling, and selling lot 27 for development. Although the existing dwelling is presently considered a two-family residence, you have provided sketches which indicate that the second dwelling unit within the structure is rather small, and it appears that this structure could be legally converted to a single-family dwelling with an attached accessory dwelling unit. This conversion would require administrative approval and permitting from my office, but it does appear to meet the requirements of Bristol's zoning ordinance for an accessory dwelling unit to be used by either family members or as a deed restricted affordable housing unit.

As to the potential to develop lot 27; in order for this parcel to be considered a buildable lot, it would first need to be formally subdivided from the larger merged parcel with lot 46. The subdivision would need to be approved by the Bristol Planning Board as a Minor Subdivision. The Planning Board would likely require that the existing dwelling at 5 Lang Avenue be converted to a single-family dwelling or that it be properly permitted as a single-family dwelling with an accessory dwelling unit prior to, or as a condition of, subdivision approval. Once approved by the Planning Board, and assuming that any conditions of approval have been met, then lot 27 could be developed with a single-family dwelling.

Should you have any additional questions regarding this matter, please feel free to contact me at (401) 253-7000 x128 or via email at etanner@bristolri.gov.

Sincerely,

Edward M. Tanner
 Principal Planner / Zoning Officer

Tel: (401) 253-7000 • Fax: (401) 396-5466 • www.bristolri.gov

000234

03149

T95-J-2106

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, CATHERINE MOTTA, of 5 Lang Avenue, Bristol, Rhode Island 02809, for consideration paid, grant to JOSEPH MOTTA, JR. and JANE M. MOTTA, husband and wife, both of 67 Sherry Avenue, Bristol, Rhode Island 02809, as tenants by the entirety, with WARRANTY COVENANTS:

Those certain lots or parcel of land with all buildings and improvements thereon, situated on the westerly side of Lang Avenue, formerly known as Langello Avenue, and the easterly side of Mount Avenue in the Town and County of Bristol, State of Rhode Island, laid out and delineated as Lots numbered 27, 28, 47 and 48 on that plat entitled "Hope Villa Section No. 1, belonging to the Providence Land Co. by Francis Chiaverini, Eng., September 1929" - and recorded in the Office of the Town Clerk in said Bristol, Rhode Island in Plat Book B at Page 29.

Also the southerly one-half of Lot 29 and the southerly one-half of Lot 46 on the above-entitled plat which together measure 20 feet by 200 feet, from Lang Avenue to Mount Avenue on said plat.

Said Lots 27, 28, 47 and 48 and the southerly portions of Lots 29 and 46 together measure 100 feet on Lang Avenue and holding that width extend back to Mount Avenue 200 feet.

RESERVING AND EXCEPTING THEREFROM, however, unto grantor, CATHERINE MOTTA, the full use, control, income, and possession of the property for and during CATHERINE MOTTA'S natural life.

Meaning and intending to convey Lots 27, 28, 29, 46, 47, and 48 on Tax Assessors' Plat 154, for future reference only.

Being the same premises conveyed to this grantor by deed of Anthony Brown and Mary Brown, and recorded on September 5, 1963 in the Records of Land Evidence in said Town of Bristol in Book 150 at Page 488. This grantor also being the surviving joint tenant of Joseph Motta who died on April 27, 1995, a resident of Bristol, Rhode Island.

The consideration for this conveyance is such that no documentary stamps are required.

Subject to taxes assessed as of December 31, 1994.

I, Catherine Motta, do hereby covenant that I am a resident of Rhode Island in compliance with RIGL 44-30-71.3. No withholding is required.

-1-

REGO & REGO
ATTORNEYS AT LAW
443 HOPE STREET
BRISTOL, RHODE ISLAND
02809
1401253-2560

BOOK 554 PAGE 294

000295

WITNESS my hand and seal this 18th day of October, 1995.

Catherine Motta
Catherine Motta

STATE OF RHODE ISLAND)
COUNTY OF BRISTOL)

In the Town of Bristol on the 18th day of October, 1995, before me personally appeared Catherine Motta, to me known and known by me to be the party executing the foregoing instrument, and she acknowledged said instrument by her executed, to be her free act and deed.

John G. Rego
Notary Public
John G. Rego
Notary Public
Commission Expires June 16, 1997

-2-

REGO & REGO
ATTORNEYS AT LAW
443 HOPE STREET
BRISTOL, RHODE ISLAND
02809
(401) 253-2560

Recorded OCT 19 1995
at 10:00 A.M.
Deane C. Medeiros Town Clerk

☐ Sale☐ Refinance

REQUEST FOR CERTIFICATE
SECTION 44-7-11
GENERAL LAWS OF RHODE ISLAND

Item B1.

Date: 7/31/2023 Requested by: JOSEPH MOTTA IIIAddress: 212 MOULTON ST
REHOBOTH, MA 02769Taxpayer Name: MOTTA, JOSEPH JR. & JANE Account #: 13-3120-05Address: 5 LANG AVE Prev. Acct # _____Plat: 154 Lot: 46 & 27 Unit: _____ MV Acct # _____

			BALANCE OUTSTANDING			
Year	Original Tax	Exemption (if any)	Tax	Signature date Interest & Fees	Per Diem	Total Due (taxes, interest & fees)
2023	\$ 8,151.29	NA	\$0.00			PAID IN FULL
2022			\$0.00			PAID IN FULL
Motor Vehicle/Excise Tax						

Supplemental billing may occur after December 31st assessment date (ex. Construction or subdivision)

Motor Vehicle billed 1 year in arrears subject to receive a bill next year

Sewer use fee of \$ 1,160.00 are included in principal above. Current unit rate : \$ 580.00Sewer Assessment; Year assessed : N/A Remaining balance: N/A

**** Sewer Assessment may be paid annually at \$302.98 for 20 years ****

Prior year(s) deferred taxes (RIGL 44-3-20.2) are not included on this form. Refer to land evidence records.

Contact the Bristol County Water Authority (401) 245-2022 for water use and/or installation.

Tax Sale Information:Tax sales are held annually. Any property with previous year's taxes
due at that time is subject to effect from said action**Other Information:**

Interest figures are valid as of the signature date below. The per diem rate is entered above.

PLEASE CALL TO GET CURRENT INTEREST & PENALTIES PRIOR TO CLOSINGAssessment information--An owner of property assessed December 31 would receive a bill in July
representing taxes for the calendar year. The bill would be payable in installments in accordance
with Rhode Island General Laws and the Town's Resolution to Levy.THIS IS TO CERTIFY THAT THE ABOVE IS TRUE AND CORRECT, SAID CERTIFICATION IS
GIVEN IN ACCORDANCE WITH SECTION 44-7-11 OF THE GENERAL LAWS OF RHODE
ISLAND, 1956, AS OF THIS 31 DAY OF July 2023

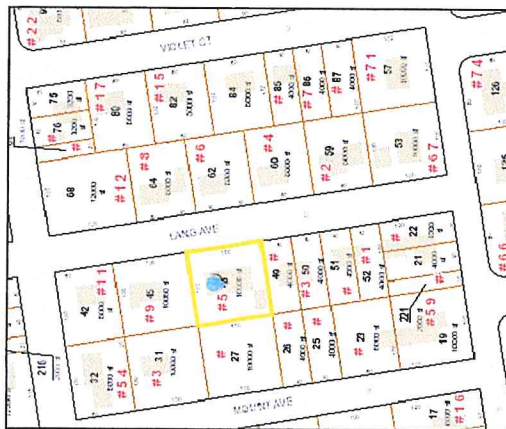
Please Note: the information presented above is subject to provisions of RIGL 44-5-13.

Fee \$ 25.00

Town of Bristol
10 Court St
Bristol, RI 02809

Prepared By:

Approved By:



(SYMBOLS MAY BE FOUND ON PLAN)

- | | | | |
|--|--------------------|--|----------------------|
| | IRON ROD FOUND | | WATER |
| | IRON ROD SET | | GAS |
| | MONUMENT TO BE SET | | MANHOLE |
| | PK NAIL FOUND | | EXISTING FENCE |
| | FENCE POST | | CATCH BASIN |
| | MONUMENT FOUND | | SEWER |
| | FENCE LINE | | UTILITY POLE |
| | DRILL HOLE FOUND | | TAX ASSESSMENT |
| | SPOT GRADE | | DRILL HOLE |
| | SURVEY POINT | | EXISTING MANHOLE |
| | RWB | | EXISTING CATCH BASIN |
| | IRON PIPE FOUND | | |

Proposed

Minor Subdivision
Motta Plat

ASSESSOR'S PLAT 156, LOT 48

SITUATED AT

5 Lang Avenue

IN
BRSITOL, RHODE ISLAND

PREPARED BY

STEPHEN M. MURGO SR.

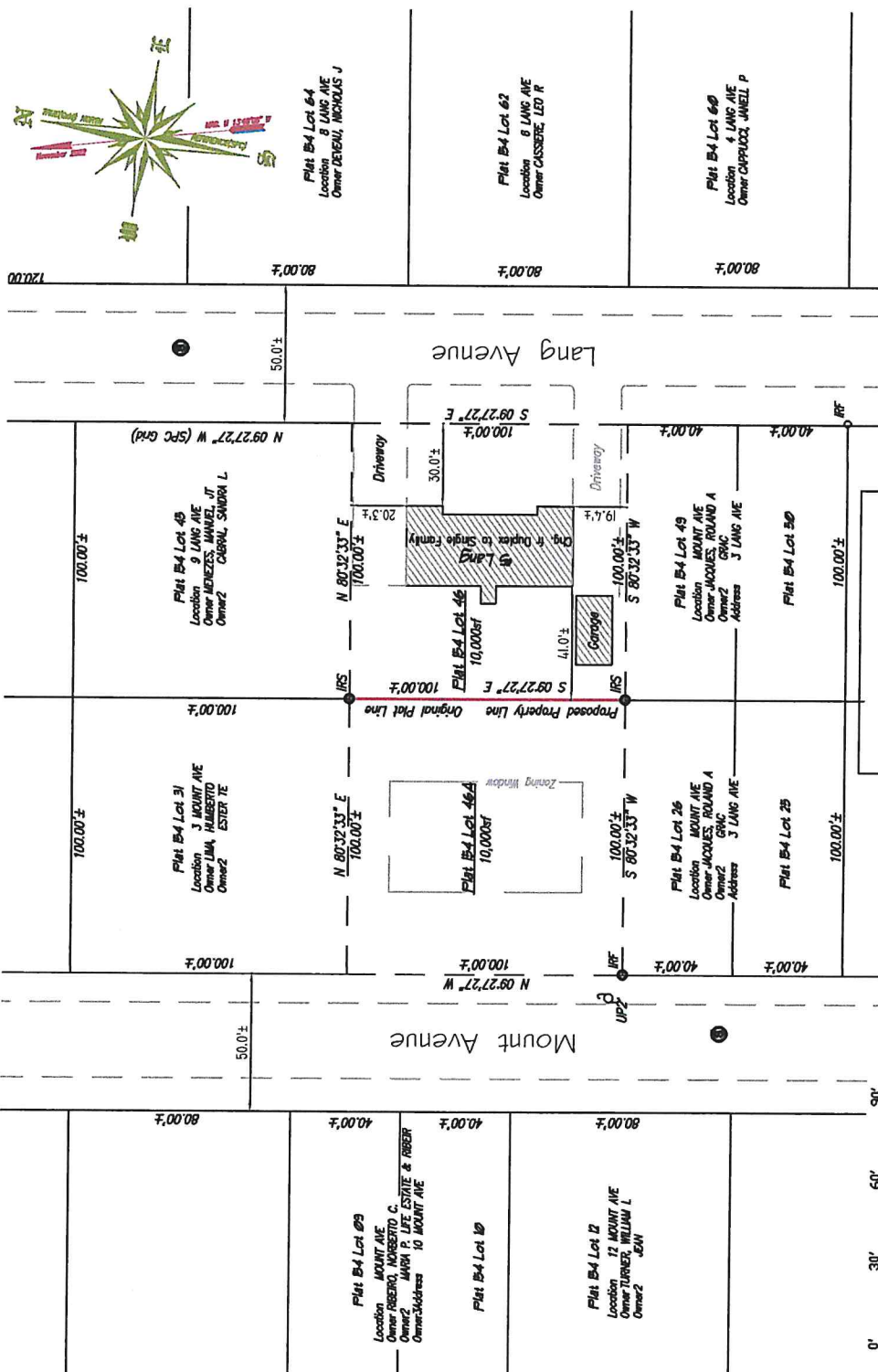
PROFESSIONAL LAND SURVEYOR

MASSACHUSETTS RHODE ISLAND
163 BAY VIEW AVE #4

162 BAY VIEW AVE. #1
BRISTOL, RHODE ISLAND

02809-3845

SMMSURVEY@COX.IL



REFERENCE:

REFERENCE: Plan of Land

Hope Villa

Sept 1929

Plat Book B Pages 29

Deed Book 1394 Page 137

		REQUIRED EXISTING L646	
MIN. LOT AREA	10,000 SF	10,000	10,000
MIN. LOT WIDTH	80'	80'	100'
MIN. LOT FRONTAGE	80'	80'	100'
MAX. LOT COVERAGE	25%	20%	20%
MIN. FRONT YARD	30'	30'	30'
MIN. SIDE YARD	15'	15'	19.4
MIN. REAR YARD	30'	30'	41.4

CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to 435-ROR-00-00-1.9 of the Rules and Regulations adopted by the The Island State Board of Registration for Professional Land Surveyors on Jan. 4th 2000.

(c) Type of Boundary Survey

	Measurement Specification
(a) Type of Boundary Survey	Comprehensive Boundary Survey
(b) GPS Relative Positioning for Distance	North

(b) GPS Relative Positioning for Discrete Direct Measurements (2)
Refer to 1.9.10. For Definition From Published Standards

Refer to 1.9.10. For Deviation From Published Standards
The purpose of the Survey and Plan is to show property line

The purpose of the survey and plan is to show property line information, the location of structures and other relative features.

information) are covered in our ongoing research.

10

11

BY: [Signature]

Stephen M. Murgio PLS # 1063

COA LS A33

COA LS A33 August



Town of Bristol, RI
WATER POLLUTION CONTROL DEPARTMENT
2 PLANT AVENUE
BRISTOL, RI 02809-3015
(401) 253-8877 fax: (401) 253-2910

TOWN HALL
10 COURT STREET
BRISTOL, RI 02809
(401) 253-7000

Jose' J. Da Silva, Superintendent

8/11/2023

To: Planning Board

Re: Sanitary Sewer Availability
Plat 154 Lot 27
0 Mount Avenue
Bristol RI 02809

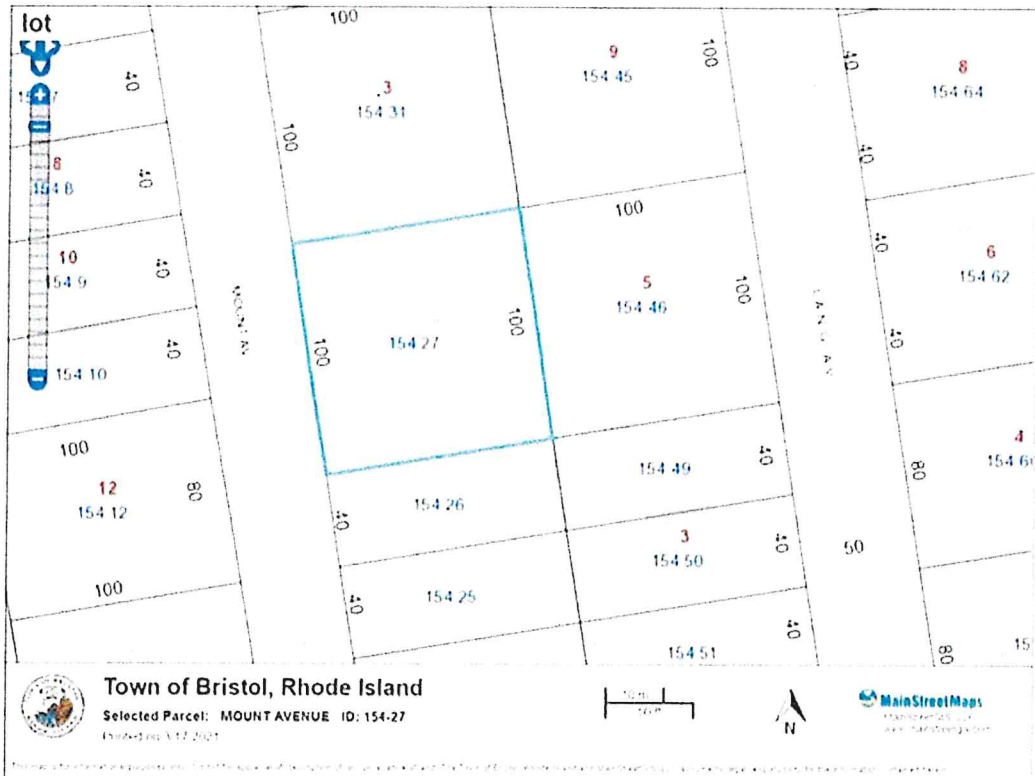
Access to the Towns sanitary sewer system is available for the above location. There is a main on Mount Avenue which is adjacent to the property.

Respectfully,

Jose' Da Silva
Superintendent
Bristol WPCF

Cc: Diane Williamson – Director of Community Development

Water Availability Request	
Applicant Information	Date: <u>8/10/2023</u> Property Owner Signature: <u>Joseph Motta</u> Owner (please print): <u>Joseph Motta</u> Corporate Title (if not an individual): _____ Address: <u>212 Moulton St Rehoboth, MA 02769</u> Phone: <u>401-419-9108</u> Email: <u>jmotatilia@totalisold.com</u> Contractor: _____ Email: _____
	Preliminary request is hereby made for a confirmation that public water is available from BCWA to service this property: Town: <u>Bristol</u> Location: <u>behind 5 Lang Ave. O Mount Ave</u> Address/Plat and Lot: <u>MAP 154 Lot 27</u> <input checked="" type="checkbox"/> Residential* <input type="checkbox"/> Commercial* Building Footprint: _____ Occupancy: _____ Estimated Water Use: _____ *Site Plan Must Be Attached to All Applications
	Action by the Bristol County Water Authority <input checked="" type="checkbox"/> Water Available <input type="checkbox"/> Water Not Available Approximate Static Pressure: <u>50 psi</u> Conditions: _____ _____ If connection to BCWA is desired, you must: <input type="checkbox"/> Submit Application for Main Extension Form and Engineering Plans for Review <input checked="" type="checkbox"/> Submit Application for New Water Service Installation and Fee Date of Review: <u>8/10/23</u> BCWA Engineer: <u>Susan H. Rabideau</u>



Assessment and Sales Report**Location & Ownership Information**

Address:	0 Mount Ave, Bristol, RI 02809		
Map Ref.:	M: 154 L: 27	Zoning:	R-10
Owner 1:	Joseph Motta Jr		
Owner 2:	Jane M Motta		
Owner Address:	67 Sherry Ave,Bristol, RI 02809		

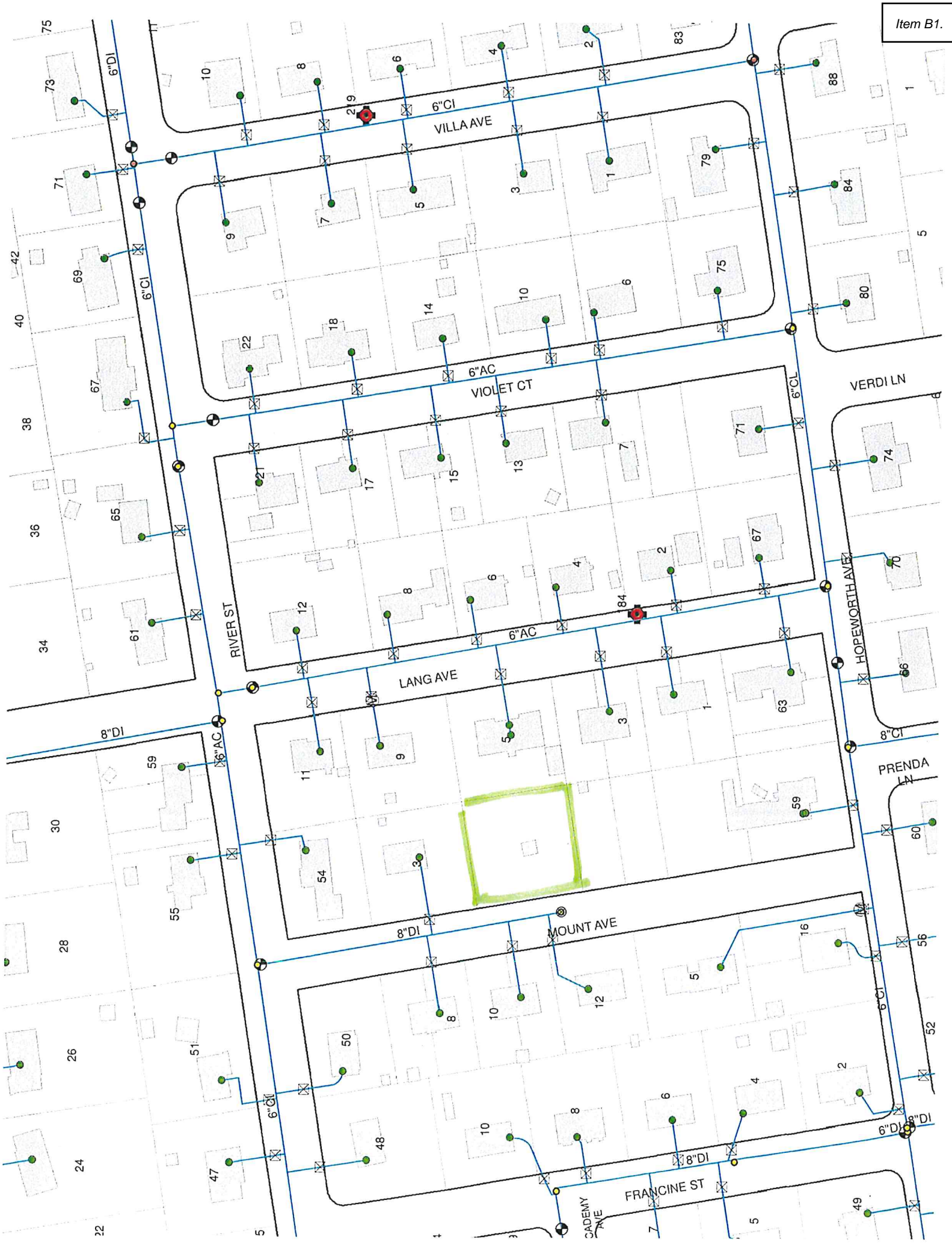
Property Information

Use:	Residential Open Land	Style:	
Levels:	0	Lot Size:	0.23 Acres (10001 sqft.)
Year Built:		Total Area:	0 sqft.
Total Rooms:	0	Total Living Area:	0 sqft.
Bedrooms:	0	First Floor Area:	0 sqft.
Full Baths:	0	Addl Floor Area:	0 sqft.
Half Baths:	0	Attic Area:	0 sqft.
Roof Type:		Finished Basement:	0 sqft.
Heat Type:		Basement:	0 sqft.
Fuel Type:		Basement Type:	
Exterior:		Attached Garage:	0
Foundation:		Other Garage:	0
Air Conditioned:	No	Fireplaces:	0
Condition:			

Assessment Information

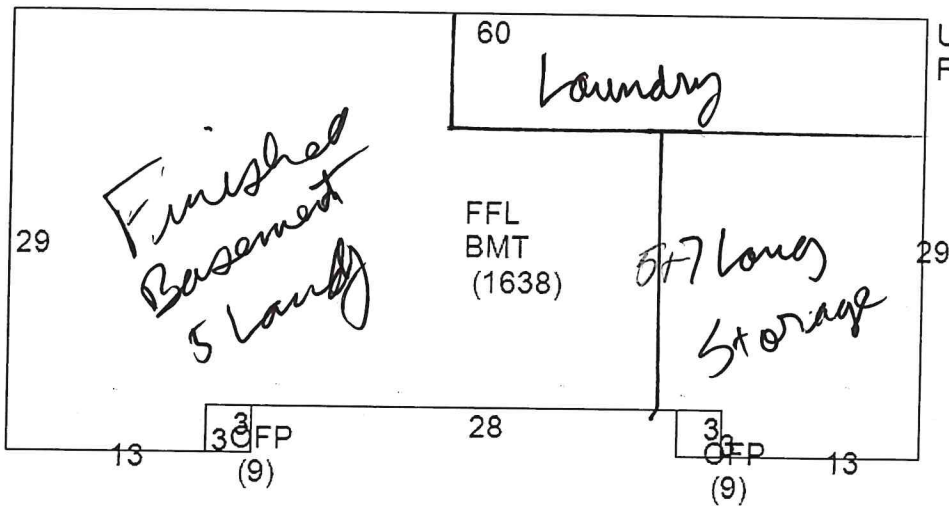
Last Sale Date:		Last Sale Price:	\$0
Last Sale Book:	0	Last Sale Page:	0
Map Ref.:	M: 154 L: 27	Tax Rate (Res):	14.38
Land Value:	\$133,300	Tax Rate (Comm):	14.38
Building Value:	\$0	Tax Rate (Ind):	14.38
Misc Improvements:	\$0	Fiscal Year:	2021
Total Value:	\$133,300	Estimated Tax:	\$1,916.85

The information in the Public Record is set forth verbatim as received by MLS PIN from third parties, without verification or change.
 MLS PIN is not responsible for the accuracy or completeness of this information.



LANG AV





Unsketched Subareas:
FBM (800)



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 5 LANG AVE ACRES: 0.2296 PARCEL ID: 154 46 LAND USE CODE: 02 CONDO COMPLEX: OWNER: MOTTA, JOSEPH JR CO - OWNER: JANE M. TE MAILING ADDRESS: 212 MOULTON ST ZONING: R-10 PATRIOT ACCOUNT #: 8160	BUILDING STYLE: Ranch UNITS: 1 YEAR BUILT: 1960 FRAME: Wood Frame EXTERIOR WALL COVER: Vinyl Siding ROOF STYLE: Hip ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: BOOK & PAGE: SALE PRICE: 0 SALE DESCRIPTION: SELLER:	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 6 # OF BEDROOMS: 2 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 4094 FINISHED BUILDING AREA: 2438 BASEMENT AREA: 2438 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$144,800 YARD: \$9,500 BUILDING: \$224,200 TOTAL: \$378,500	
SKETCH	PHOTO



www.cai-tech.com

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8/9/2023

Property Information - Bristol, RI

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