



# **TOWN OF BRISTOL, RHODE ISLAND**

## **ZONING BOARD OF REVIEW MEETING**

### **Zoning Board of Review Meeting Agenda**

**Monday, March 04, 2024 at 7:00 PM**

**Bristol Town Hall, 10 Court Street, Bristol, RI 02809**

Scanned copies of all applications and supporting materials will be available on the Town of Bristol website at <https://bristol-ri.municodemeetings.com/>. Written comments may be submitted to the Zoning Board via regular mail addressed to: Zoning Board of Review, Bristol Town Hall, 10 Court Street, Bristol, RI 02809 or via email to [etanner@bristolri.gov](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on **Thursday, February 29th, 2024**.

1. **Pledge of Allegiance**
2. **Approval of Minutes** - February 6, 2024
3. **Continued Petitions**
  - 3A.** **2024-01 Thomas A. and Lee H. Dawson (continued from February 2024)** - Dimensional Variance: to construct an 18ft. 8in. x 24ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left side yard. Located at **15 Burton Street**; Assessor's Plat 15, Lot 79; Zone: Residential R-6.
  - 3B.** **2024-04 Larry Goldstein / TSL, LLC (continued from February 2024)** - Dimensional Variance: to modify exterior walls and roofline of a portion of the existing Bristol Harbor Inn hotel building and construct eight (8) new hotel rooming units on the third floor of the structure with less than the required lot area per rooming unit. Located at **267 Thames Street**; Assessor's Plat 9, Lot 50; Zone: Waterfront (W).
  - 3C.** **2024-06 John M. Lannan / Fairpoint Realty, LLC (continued from February 2024)** - Dimensional Variances: to construct an 845 square foot living area addition and a 75 square foot deck addition to

the second floor of an existing single-family dwelling with less than the required front yards on a corner lot; and to construct 10ft. x 22ft. breezeway and porch, and a 24ft. x 24ft. two-story garage addition to an existing single family dwelling with less than the required front yard on a corner lot. Located at **111 King Philip Avenue**; Assessor's Plat 147, Lots 61 & 62; Zone: Residential R-10.

#### **4. Adjourn**

Date Posted: February 15, 2024

Posted By: emt





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

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

File #2024-01

**PUBLIC HEARING**

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

**Tuesday, January 2, 2024**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT: **Thomas A. and Lee H. Dawson**  
PROPERTY OWNER: **Thomas A. and Lee H. Dawson**  
LOCATION: **15 Burton Street**  
PLAT: **15** LOT: **79**  
ZONE: **Residential R-6**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE**: to construct an 18ft. 8in. x 24ft. two-story living area addition to the rear of an existing single-family dwelling with less than the required left 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 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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, December 28, 2023.



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

TOWN OF BRISTOL  
 COMMUNITY DEV.  
 2023 DEC -7 PM 4: 00

**APPLICATION**

File No: 2024-01  
 Accepted by ZEO: EMT 12/7/2023

<b>APPLICANT:</b>	Name: <u>THOMAS A. DANSON, LEE H. DANSON</u>		
	Address: <u>15 BURTAN ST.</u>		
	City: <u>BRISTOL,</u>	State: <u>RI</u>	Zip: <u>02809</u>
	Phone #: <u>508-498-7335</u>	Email: <u>TADANSONARCHITECT@GMAIL.COM</u>	
<b>PROPERTY OWNER:</b>	Name: <u>(SAME AS ABOVE)</u>		
	Address:		
	City:	State:	Zip:
	Phone #:	Email:	

1. Location of subject property: 15 BURTAN ST.  
 Assessor's Plat(s) #: 15 Lot(s) #: 79
2. Zoning district in which property is located: R-6 (RESIDENTIAL)
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): 28-111  
 Special Use Permit Section(s): —  
 Use Variance Section(s): —
5. In a separate written statement (attach to this application), 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? 6 YRS. + (BOUGHT IT IN 8/2017)
7. Present use of property: RESIDENTIAL, SINGLE FAMILY
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):  
EXISTING HOUSE: 35' X 27' = 945 SQ FT. = 1,890 SF (GROSS); 32'4" FRAME TO RISE
10. Proposed use of property: SAME (RESIDENTIAL)



11. Give extent of proposed alterations: (SAME AS STATED, PREVIOUSLY APPROVED 6/5/23)  
I WOULD LIKE TO ADD 2' IN LENGTH TOWARDS THE REAR; ADD NOTCH COLLECTION TO HOUSE.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet):  
24' x 18'9" = 448 SF (x 2 FLOORS); 27'9" = FRAME TO NEW RAFF.

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:  
\* ALREADY APPROVED, ON 6/5/23.

Front lot line(s):	Required Setback: <u>AVERAGE ON BLOCK, OR 20'</u>	Proposed Setback: <u>AVER. ON BLOCK, OR 20'</u>
Left side lot line:	Required Setback: <u>10'-0"</u>	Proposed Setback: <u>* 5'-0"</u>
Right side lot line:	Required Setback: <u>10'-0"</u>	Proposed Setback: <u>10'-0"</u>
Rear lot line:	Required Setback: <u>20'-0"</u>	Proposed Setback: <u>20'-0"</u>
Building height:	Required: <u>AVERAGE ON BLOCK, OR 35'</u>	Proposed: <u>AVER. ON BLOCK, OR 35'</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):  
Required: 30% EXISTING COVERAGE = 16.9% Proposed: ABOUT 24%

13. Number of families before/after proposed alterations: 1 Before 1 After

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

15. Are there any easements on your property? NO. (If yes, their location must be shown on site plan)

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

17. Is the property located in the Bristol Historic District or is it an individually listed property? YES.

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

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: [Signature] Date: 12/1/2023

Print Name: THOMAS A. DANSON / LEE H. DANSON

Property Owner's Signature: [Signature] Date: 12/1/2023

Print Name: THOMAS A. DANSON / LEE H. DANSON

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

Name: THOMAS A. DANSON, ARCHITECT Phone #: 508-498-7375

Address: 15 BURTIN ST., BRISTOL

5. The grounds for the requested dimensional variance, and meeting the standards as presented in section 28-409 of Bristol's Zoning Ordinance:

**Second Application: All actions as previously approved, to remain. This filing is to add 2'-0" of length to the addition towards the rear of the property, so no new relief from the regulations are being asked for; additionally, a small jog in the new foundation where it meets the original house, is a desired change for buildability and continuity of the eaves and trim, etc. (this changes nothing compared to what has been approved by the Bristol ZBA). Please see the new drawings.**

Originally approved:

We are seeking relief from the side setback requirement of 10'-0", as our existing house is 4'-6" from the side property line (see engineer's professional site plan included), between us at 15 Burton Street, and our neighbors at 11 Burton Street.

As designed and drawn, we would like to build our addition at 5'-0" from the existing property line, so a small improvement from our pre-existing non-conforming situation. Our addition is designed to be behind our existing house, with a 6" bump to the inside. This is shown on the labeled proposed drawings, also included in this submittal.

We are asking for relief because:

- We plan to retire in this town, and would like to have the option of a "future" bedroom and accessible bathroom on the first floor; and
- We have tried a design away from this side, more toward the center of the lot in the back, and this would completely consume our two (2) off-street parking spaces in the rear. We do also have resident on-street parking, but competition for these spots can get "robust" when our neighbors The Herreshoff Museum host an event, or there is a weekend wedding in their rental tent and facility. In addition,
- We have a family friend who stays with us occasionally, and he is a quadriplegic, and has stayed the night by sleeping in our current family room, since getting upstairs to bedrooms is very difficult.

Thank you for reading this, and your consideration.

Thomas A. Dawson: \_\_\_\_\_

Lee H. Dawson: \_\_\_\_\_

Original date of this document: 05-10-23.

**Revised: 12-01-23.**



**Bristol**

**15 BURTON ST**

Card 1 of 1

**Plat/Lot 15 79**

**Account: 988**

**LUC 01**

**Zone R-6**

**Assessment**

**\$497,300**



Owner

Owner 1	DAWSON, THOMAS A &	% Owned	
Owner 2	LEE H TE	% Owned	0.00
Owner 3		% Owned	0.00

Address: 15 BURTON ST, BRISTOL, RI 02809-0000

Previous Owners & Sales Information

Grantor	Date	Sale Price	Log Ref	NAL	Deed Type
SALINGER, JOHN J III	08/10/2017	435,000	1904-130		W
SALINGER, JOHN J III	12/18/2014	1	1783-304		Q
SALINGER, JOHN J JR & JO	06/27/2008	206,500	1443-164		W

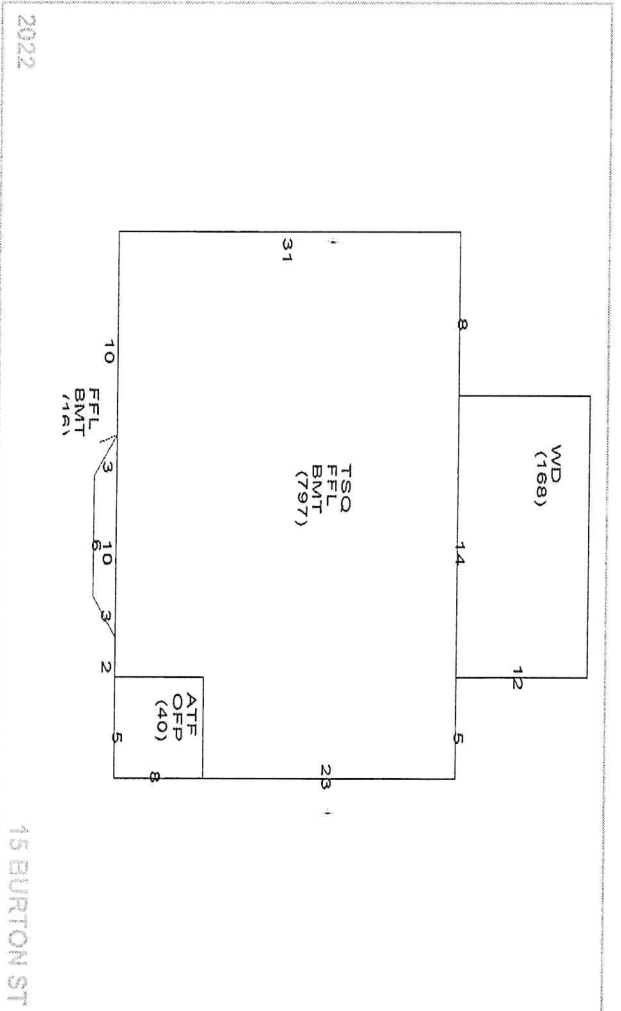
Assessment

Use Code	Bldg Value	SF/YI Value	Land Size	Land Value	AG Credit	Assessed Value
01	227,300	700	0.14	269,300	0	497,300
TOTAL	227,300	700	0.14	269,300	0	497,300

Source > Mkt Adj Cost VAL per SQ Unit/Card > 203.17 VAL per SQ Unit/Parcel > 203.17

Previous Assessments

Year	LUC	Building	SF/YI	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	01	227,300	700	0	269,300	0	497,300	497,300
2021	01	172,600	800	0	258,800	0	432,200	432,200
2020	01	172,600	800	0	258,800	0	432,200	432,200
2019	01	172,600	800	0	258,800	0	432,200	432,200
2018	01	119,700	0	0	248,800	0	368,500	368,500
2017	01	114,700	0	0	248,800	0	363,500	363,500



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
01 Single Fam	0.13774	AC	P	1.00	1,535,000	1,942,065	I	Partial View	25					267,500		1.00		0
01 Single Fam	0.00292	AC	EX	0.20	1,535,000	616,438	I							1,800		1.00		0



Bristol

15 BURTON ST

Card 1 of 1

Plat/Lot 15 79

Account: 988

LUC 01

Zone R-6

Assessment

\$497,300



Building Information

Description	Description
BLDG Type Convention	Story Height 1 3/4 Story Finish
RES Units 1	COM Units 0
Foundation Concrete	BMT Floor Concrete
Frame 1 Wood	Frame 2
EXT Wall 1 Clapboard	EXT Wall 2
Roof Type 1 Gable	Roof Type 2
Roof Cover 1 Asphalt Shnr	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
Ceiling HIGHT	Ceiling Type
Parking Type	% Sprinkled
EXT View	
Quantity	Quality
Full Bath 2	Typical
Ext Full Bath	
Half Bath	
Ext Half Bath	
Ext Fixtures	
Kitchens 1	Typical
Ext Kitchens	
Fireplaces	Typical
W.S. Flues	

Grade

Grade	Q4+	Q4+
Year Built 1880	EFF Year	Alt %
Alt LUC	Alt %	0.00

Other Factors

Flood Hazard	LEVEL
Topography	PAVED
Street	
Traffic	
Bas \$/SQ	142.00
Size Adj	1.14
Const Adj	1.01
Adt \$/SQ	162.99
Othr Feats	29,500
Grade Fac	1.09
Neigh Inft	1.00
Land Factor	1.00
Adj Total	311,403
Depreciation	84,079
Total Depreciation % >	27.0
Depr Total	227,324

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Unden V
FFL	1st FLOOR	813	813	163.01	132,511
TSQ	3/4 STORY	598	598	162.99	97,427
ATF	FIN ATTIC	16	16	163.02	2,608
OFF	OPEN PORCH	40	0	23.99	960
WD	WOOD DECK	168	0	16.71	2,807
BMT	BASEMENT	813	0	24.44	19,878
Total		2,448	1,427		256,191

Visit History

Date	Result	By
8/16/2021	REVIEW	JH
10/5/2018	REVIEW	JH
10/12/2018	MEASURED	JN
4/12/2008	LISTED	
4/12/2008	CALL BACK	
3/27/2008	CALL BACK	
1/12/2008	MEASURE	

Notes

PARTIAL VIEW

Remodeling History

Additions	Plumbing	Electric
Interior		
Exterior	2017	Heating
Kitchen		General
Baths)		

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
10/05/2017	0656-17-B	01/23/2018	BLDG	5,200		Closed	RESHINGLE ROOF
10/05/2017	B29728		BLDG	0		Closed	RESHINGLE ROOF TO CODEAPPROVED BY BHDC

Special Features & Yard Items

Use	Description	A	Y/S	Qty	Length	Width	SF Size	Quality	Condition	Year	Assessed Value
13	Patio	1	Y	1	17	17	289	3	AV	2010	700

Other Info.

AFDU	Priority
Term/Rental	PriorityA
	PriorityB
	PriorityC
	PriorityD
	PriorityE
	PriorityF
	PriorityG
	PriorityH
	PriorityI
	PriorityJ
	PriorityK
	PriorityL
	PriorityM
	PriorityN
	PriorityO
	PriorityP
	PriorityQ
	PriorityR
	PriorityS
	PriorityT
	PriorityU
	PriorityV
	PriorityW
	PriorityX
	PriorityY
	PriorityZ

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	1	4	U
2	7		
3			
4			
Totals	1	7	4



# NOTES

1. UTILITIES SHOWN ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE LOCATION OF ANY UNDERGROUND POSITIONS.
2. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, R.O.W, RESTRICTIONS OR ANY LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAMINATION OF TITLE.
3. TO THE BEST OF MY KNOWLEDGE THIS PROPERTY IS NOT IN A COASTAL FLOOD ZONE.
4. TO THE BEST OF MY KNOWLEDGE THERE ARE NO WETLANDS ON THIS SITE.

# PLAT REFERENCE

PLAN ENTITLED "CAPTAIN LAWLESS COTTAGE TOWNHOUSE CONDOS."  
 BY: ADAM BARON P.E. 3381  
 PLAN ENTITLED "LAWLESS ESTATE BRISTOL R.I." BY: W.W. PERRY C.E.  
 PLAN ENTITLED "ESTATE OF JAMES LAWLESS" BY: CHARLES F. CHASE ENG.  
 PLAN BOOK 4 PAGE 36.

# NORTH

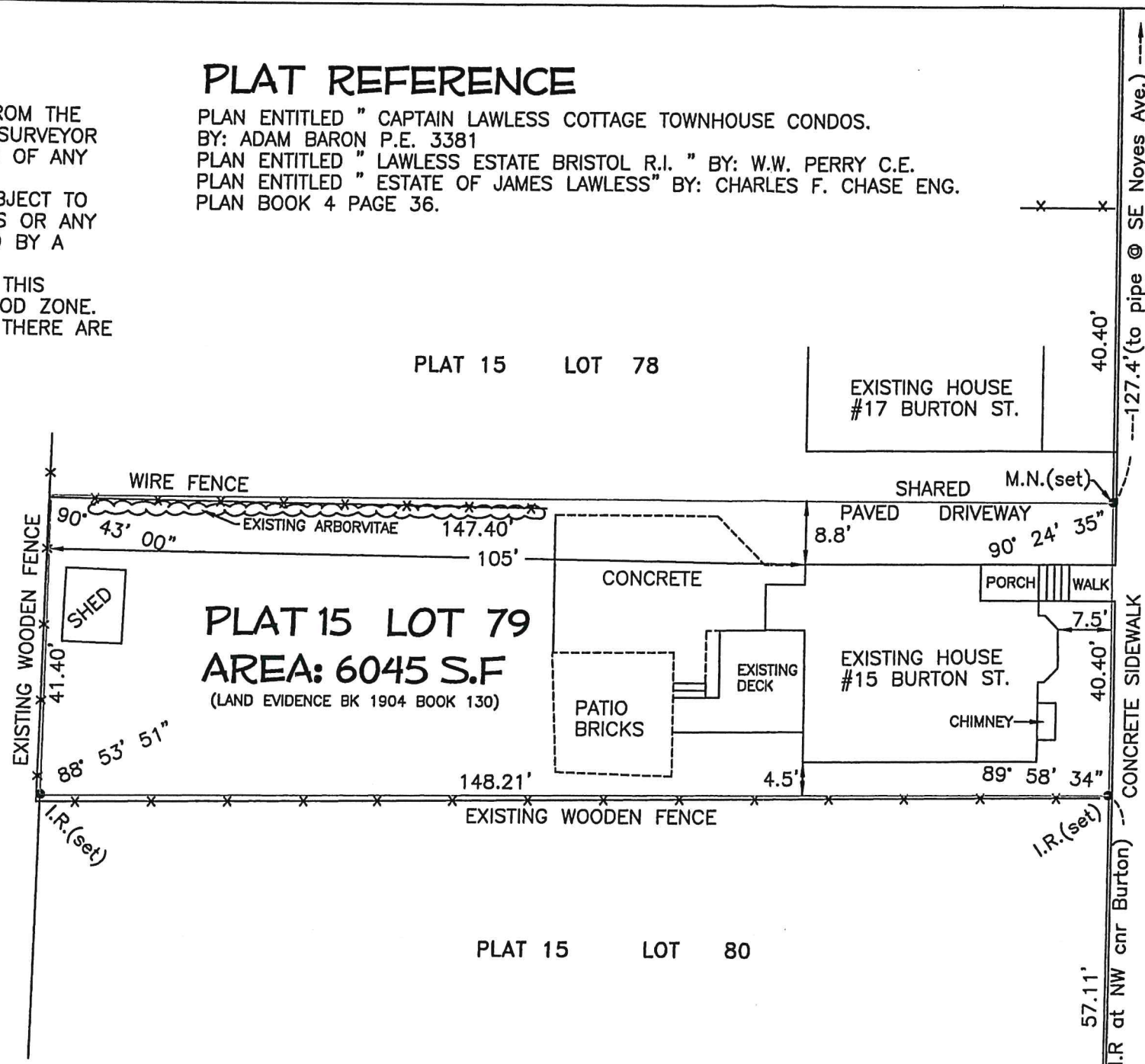
# LEGEND

- I.R. IRON ROD
- D.H. GRANITE BOUND
- W- EXISTING WATER LINE
- G- EXISTING GAS LINE
- W/S WATER STOP
- GV GAS VALVE
- G.B. GRANITE BOUND
- MN. MAGNETIC NAIL

# ZONING

R-6 ZONE MIN. LOT AREA : 6000 S.F  
 MIN LOT WIDTH : 60'  
 LOT FRONTAGE : 60'  
 MAX. BLDG COVERAGE : 30%  
 BUILDING SETBACKS  
 FRONT : AVERAGE SETBACK OF BLOCK OR 20' WHICHEVER IS LESS.  
 REAR : 20'  
 SIDE : 10'

PLAT 15 LOT 89  
 PLAT 15 LOT 79  
 PLAT 15 LOT 80

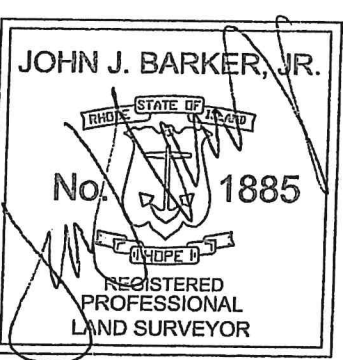


BURTON STREET  
 CONCRETE SIDEWALK  
 W/S  
 G  
 GV  
 127.4' (to pipe @ SE Noyes Ave.)  
 170.41' (to I.R. at NW cnr Burton)  
 57.11'

# CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON 11/25/2015 AS FOLLOWS:  
 TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
 MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

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



*John J. Barker, Jr.*  
 JOHN J. BARKER, JR. PLS #1885  
 C.O.A # LS-A302

# SITE PLAN FOR THOMAS A. & LEE H. DAWSON

15 BURTON STREET PLAT 15 LOT 79 BRISTOL R.I. 02809  
 SCALE 1"=20' DATE 3/27/2023 DWN BY: JJB DWG NO. 230207-562

### ZONING SUMMARY: The DAWSON RESIDENCE

15 BURTON STREET, BRISTOL, RI 02809

DETERMINED FROM MAP, this PROPERTY is in the R-6 - RESIDENTIAL (6,000 SF Lot Size)  
DETERMINED FROM MAP, this PROPERTY is also in the BRISTOL HISTORIC DISTRICT (HDC)

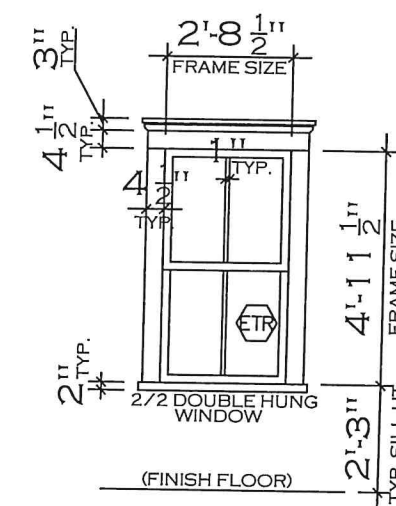
REQUIRED LOT DIMENSIONS (In SF or Feet, or as designated):

- ~ MINIMUM LOT AREA - 6,000 SF
- ~ MINIMUM LOT WIDTH - 60 FT (Single Dwelling Unit)
- ~ MINIMUM LOT FRONTAGE - 60'
- ~ MINIMUM FRONT YARD SETBACK - Average setback of the block, or 20', whichever is less.
- ~ MAXIMUM LOTY COVERAGE - 30% (Residential)
- ~ MINIMUM SIDE YARD SETBACK - 10'
- ~ MINIMUM REAR YARD SETBACK - 20'
- ~ MAXIMUM HEIGHT - Average height of the block, or 35', whichever is greater.
- ~ MAXIMUM HEIGHT of ACCESSORY STRUCTURE - 20'
- ~ MAXIMUM SIZE of ACCESSORY STRUCTURE - 22' X 24'

Done by: Thomas A. Dawson, RA, LEED AP, NCARB - Architect.  
Tom Dawson Architecture, 15 Burton Street, Bristol, RI

Based upon: Bristol Zoning ByLaws, of Aug. 24, 2022, Section 28-111,  
Table B, Article IV; and the Bristol Zoning Map (of Jan. 27, 2021) - both online.

### The "House Standard" Window



- EXISTING WINDOW SPECIFICATION:
- CALLING THIS "THE HOUSE STANDARD"
  - 2/2 DOUBLE HUNG WINDOW;
  - SIZE IS: 2'-8 1/2" WIDE X 4'-1 1/2" HIGH (FRAME SIZE; & FLOOR - SILL = 2'-3" TYPICAL;
  - THERE ARE SEVEN (7) EXISTING;
  - ALL EXISTING HAVE EXTERNAL STORM WINDOWS;

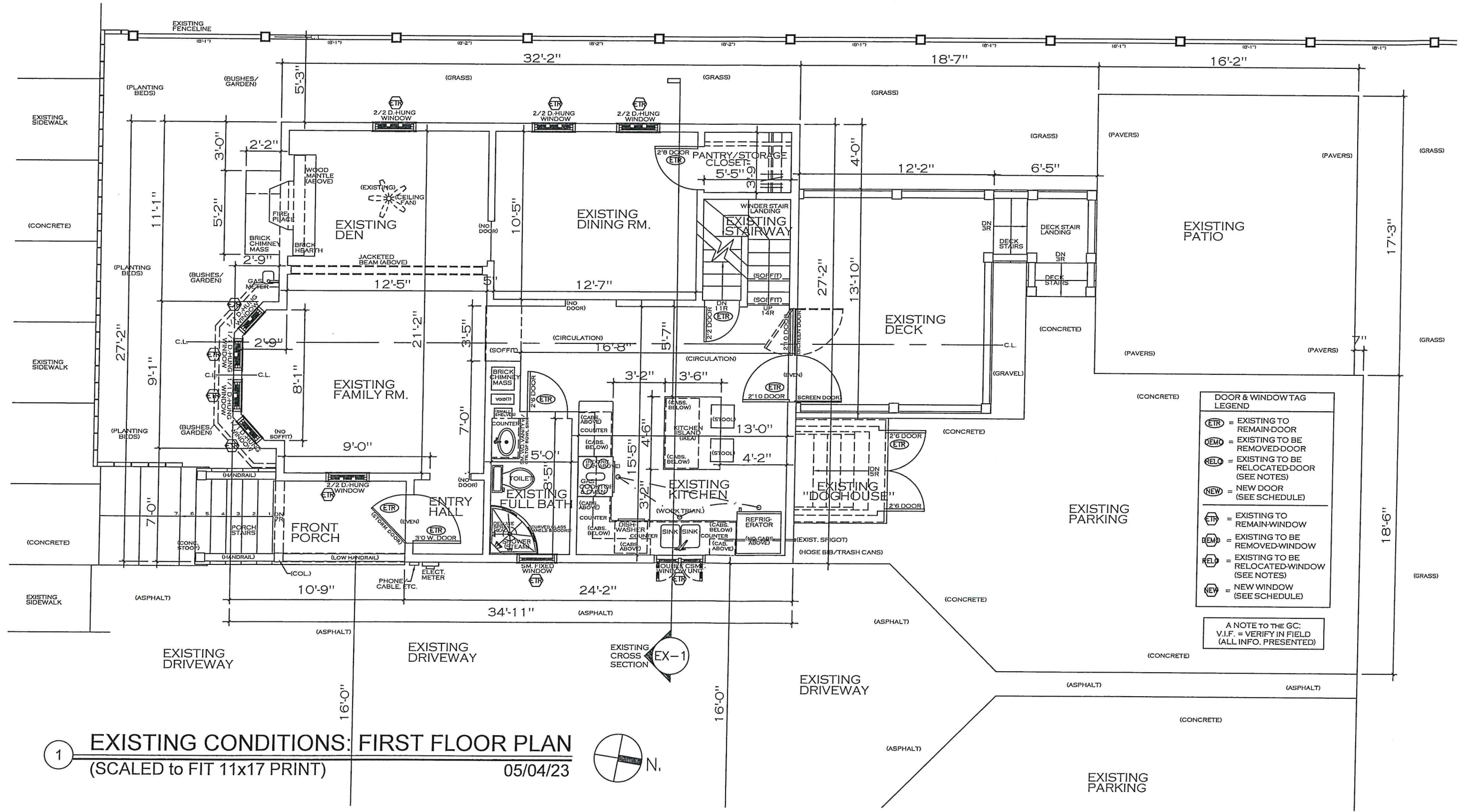
2

## EXISTING CONDITIONS: ZONING & WINDOW SPEC.

(SCALED to FIT 11x17 PRINT)

05/04/23





**DOOR & WINDOW TAG LEGEND**

- ETR** = EXISTING TO REMAIN-DOOR
- REM** = EXISTING TO BE REMOVED-DOOR
- REL** = EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
- NEW** = NEW DOOR (SEE SCHEDULE)

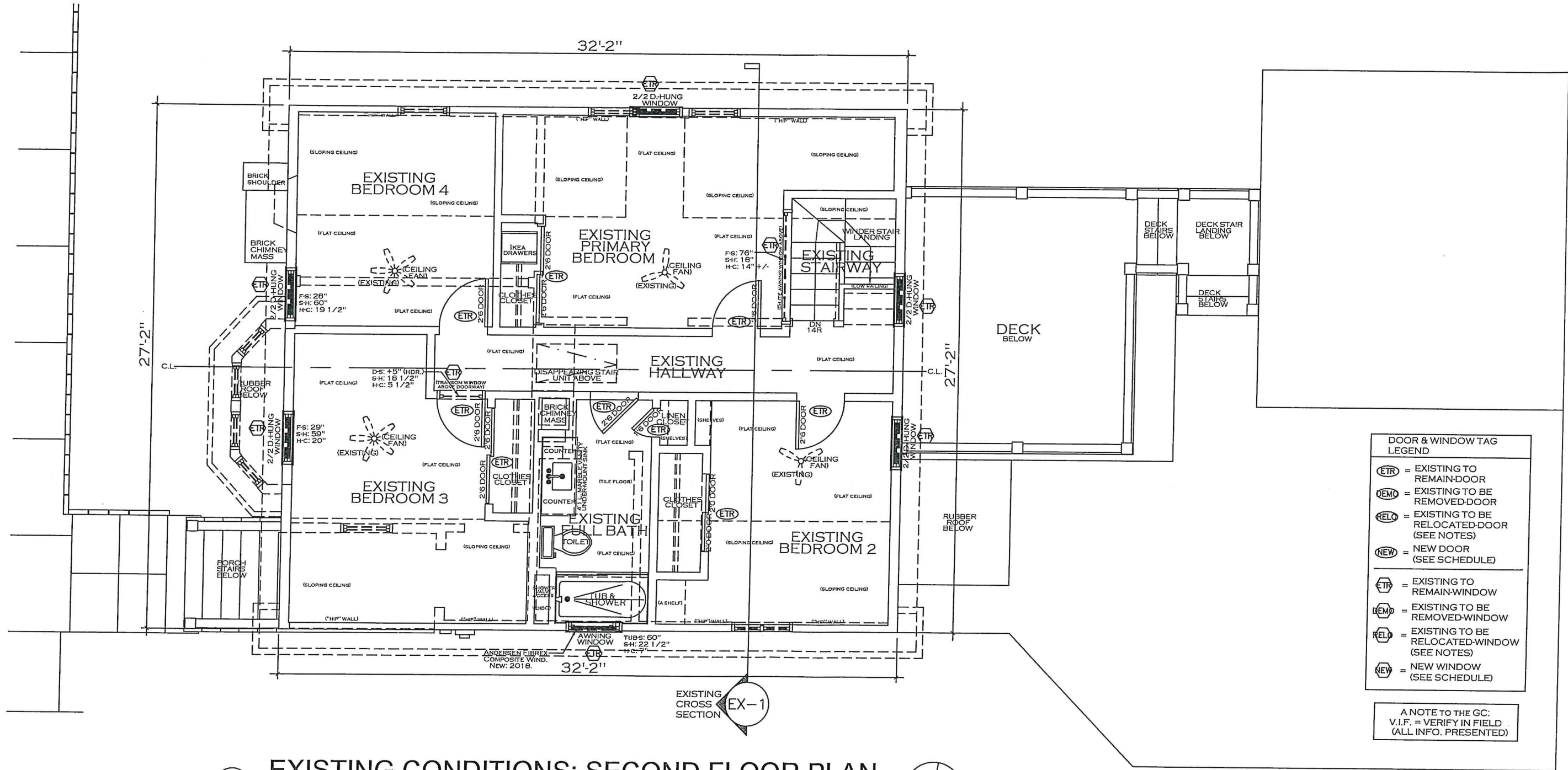
  

- ETW** = EXISTING TO REMAIN-WINDOW
- REMW** = EXISTING TO BE REMOVED-WINDOW
- RELW** = EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
- NEW** = NEW WINDOW (SEE SCHEDULE)

A NOTE TO THE GC:  
V.I.F. = VERIFY IN FIELD  
(ALL INFO. PRESENTED)

1 **EXISTING CONDITIONS: FIRST FLOOR PLAN**  
(SCALED to FIT 11x17 PRINT) 05/04/23





**DOOR & WINDOW TAG LEGEND**

- ETR = EXISTING TO REMAIN-DOOR
- DEMO = EXISTING TO BE REMOVED-DOOR
- RELO = EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
- NEW = NEW DOOR (SEE SCHEDULE)

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- ETP = EXISTING TO REMAIN-WINDOW
- DEMOW = EXISTING TO BE REMOVED-WINDOW
- RELOW = EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
- NEWW = NEW WINDOW (SEE SCHEDULE)

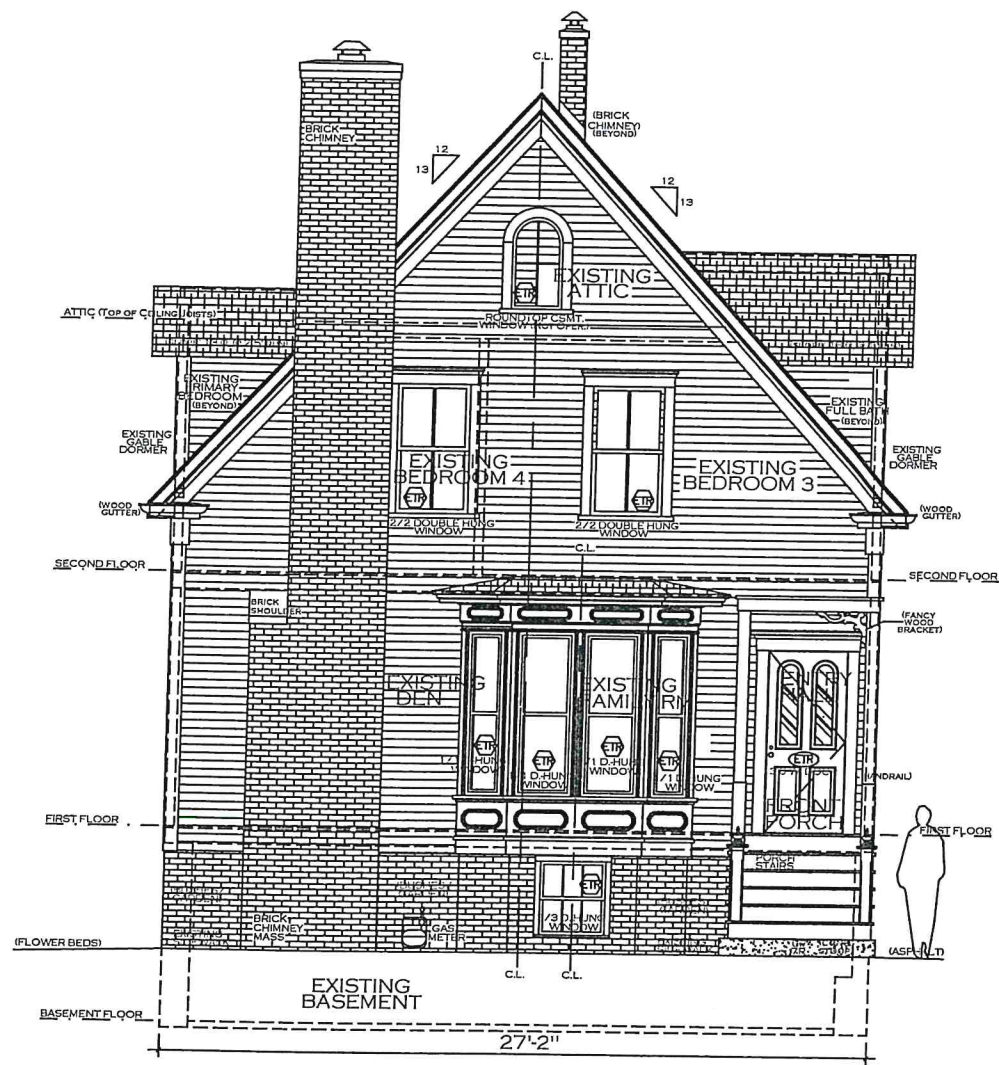
A NOTE TO THE GC:  
V.I.F. = VERIFY IN FIELD  
(ALL INFO. PRESENTED)

**1** **EXISTING CONDITIONS: SECOND FLOOR PLAN**  
(SCALED to FIT 11x17 PRINT)

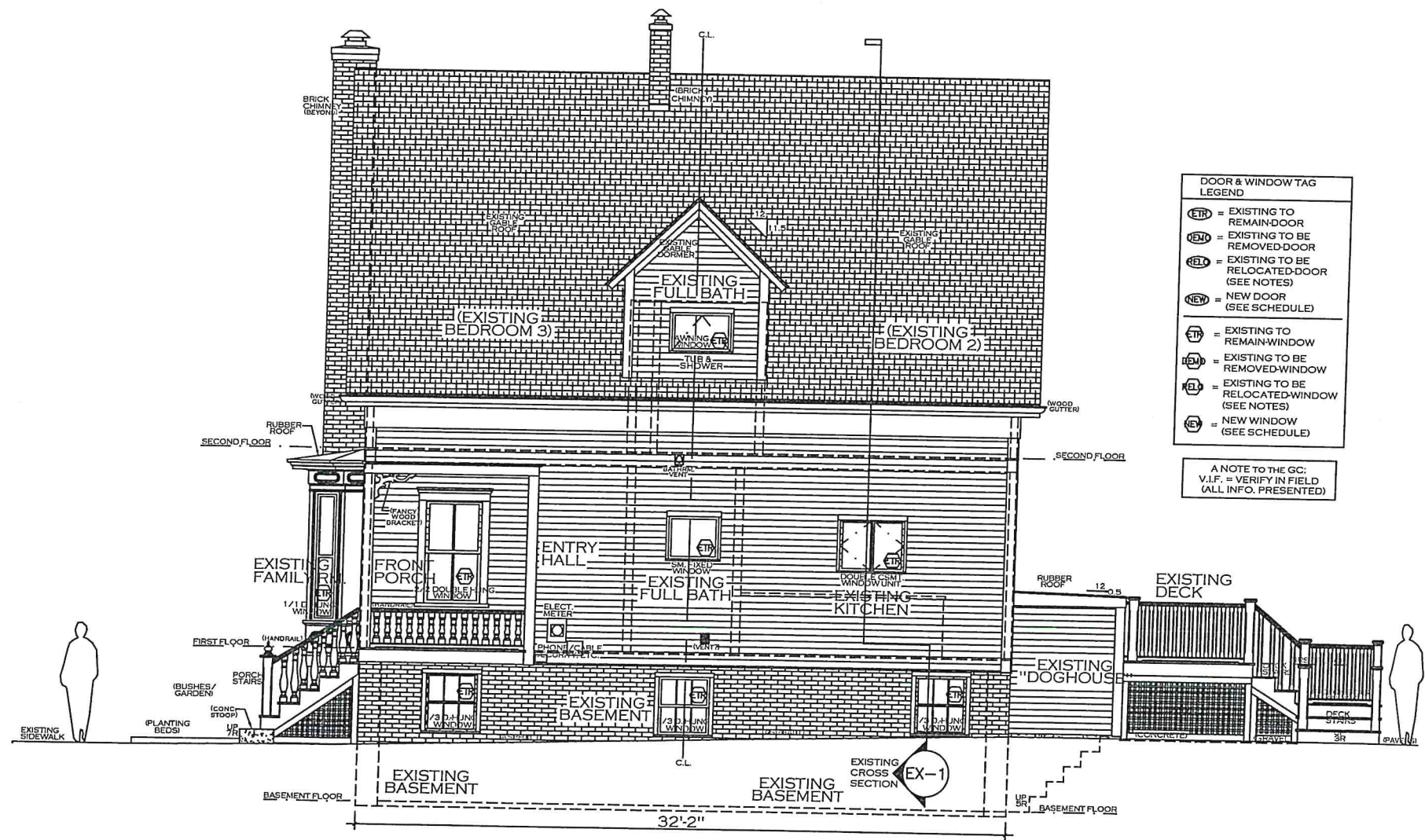
05/04/23







1 EXISTING CONDITIONS: FRONT (South) ELEVATION  
 (SCALED to FIT 11x17 PRINT) 05/04/23



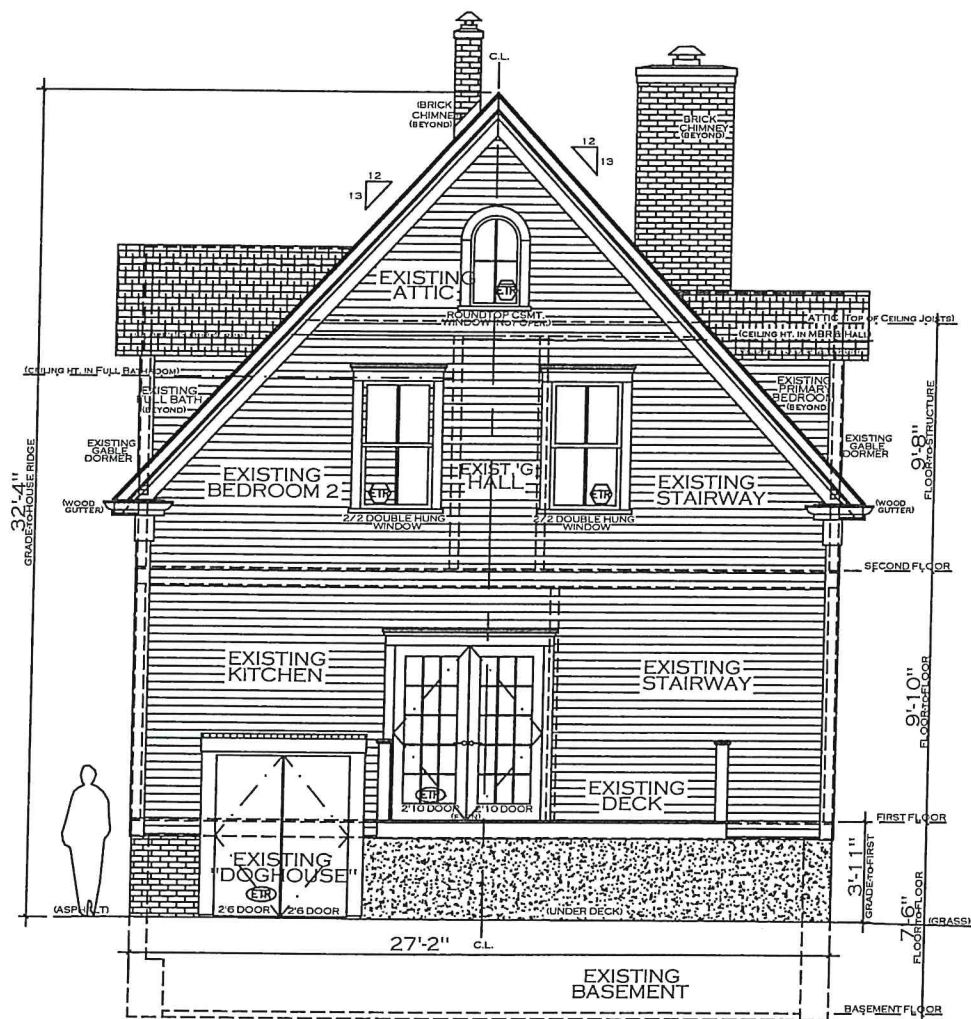
2 EXISTING CONDITIONS: SIDE (East, Driveway) ELEVATION  
 (SCALED to FIT 11x17 PRINT) 05/04/23

DOOR & WINDOW TAG LEGEND

- = EXISTING TO REMAIN-DOOR
- = EXISTING TO BE REMOVED-DOOR
- = EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
- = NEW DOOR (SEE SCHEDULE)
- = EXISTING TO REMAIN-WINDOW
- = EXISTING TO BE REMOVED-WINDOW
- = EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
- = NEW WINDOW (SEE SCHEDULE)

A NOTE TO THE GC:  
 V.I.F. = VERIFY IN FIELD (ALL INFO. PRESENTED)



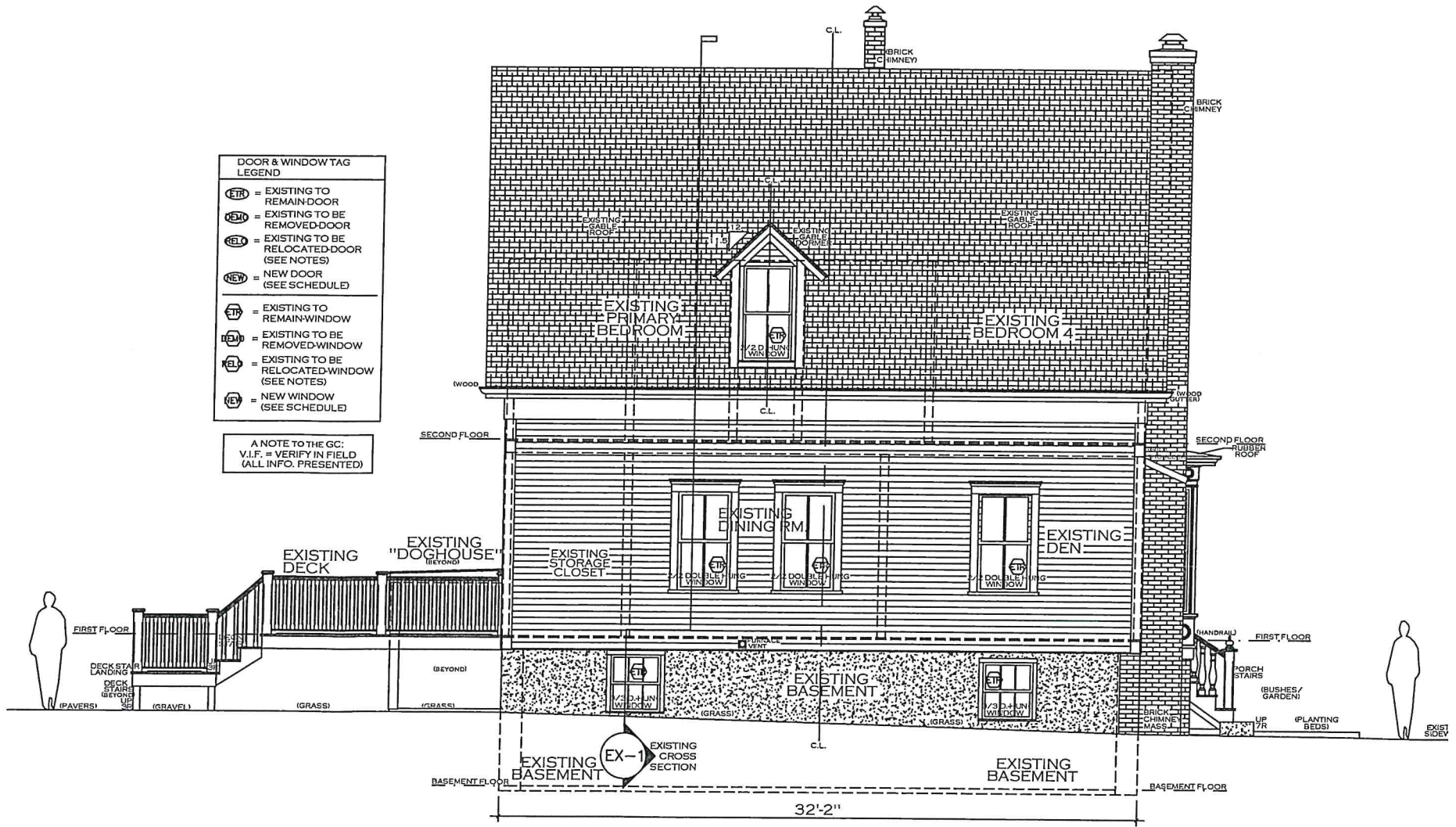


**DOOR & WINDOW TAG LEGEND**

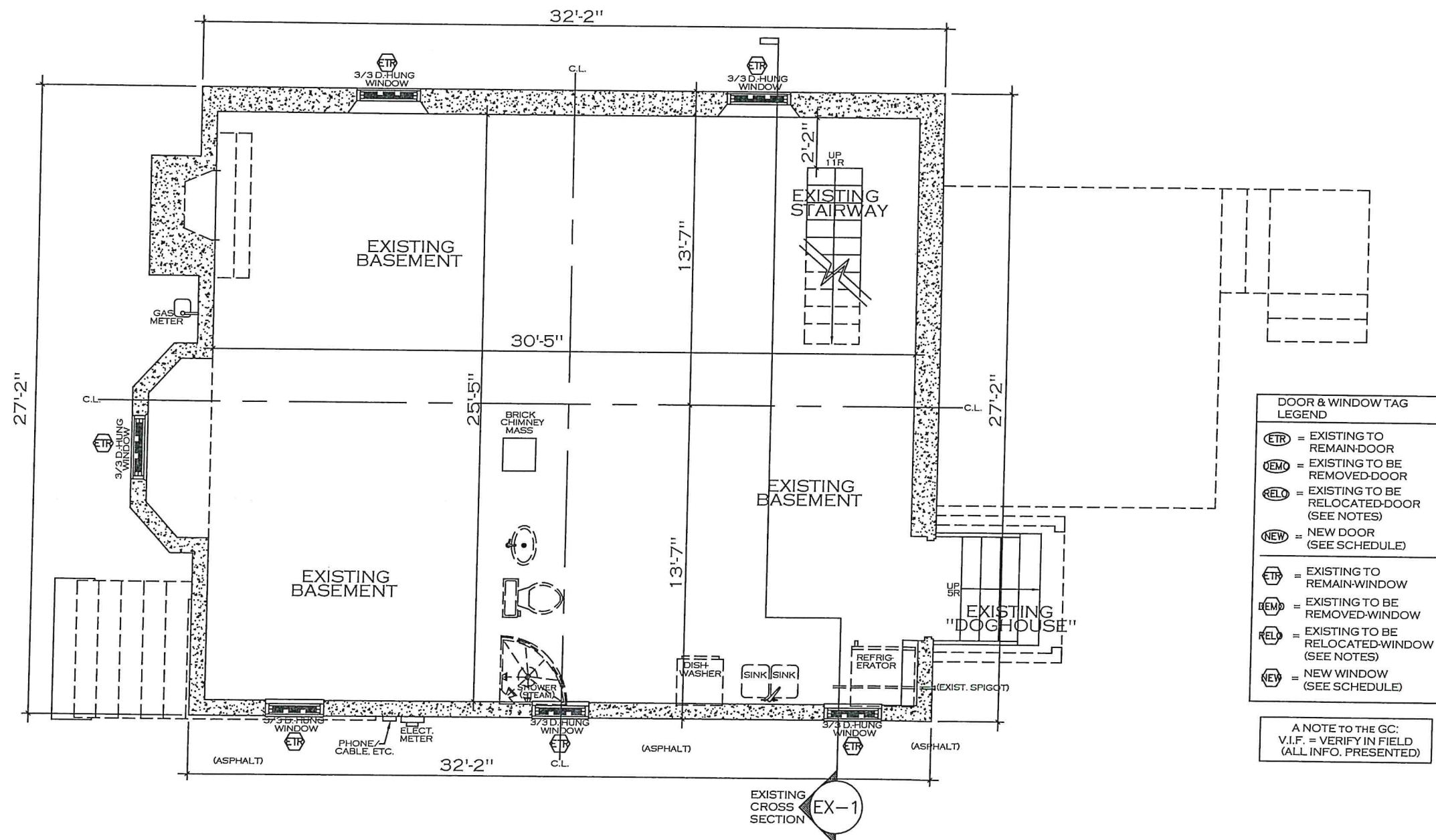
- ETR** = EXISTING TO REMAIN-DOOR
- RETR** = EXISTING TO BE REMOVED-DOOR
- RELD** = EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
- NEW** = NEW DOOR (SEE SCHEDULE)
- ETP** = EXISTING TO REMAIN-WINDOW
- RETP** = EXISTING TO BE REMOVED-WINDOW
- RELD** = EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
- NEW** = NEW WINDOW (SEE SCHEDULE)

A NOTE TO THE GC:  
V.I.F. = VERIFY IN FIELD  
(ALL INFO. PRESENTED)

1 **EXISTING CONDITIONS: REAR (North) ELEVATION**  
(SCALED TO FIT 11x17 PRINT) 05/04/23



2 **EXISTING CONDITIONS: SIDE (West, Yard) ELEVATION**  
(SCALED TO FIT 11x17 PRINT) 05/04/23



DOOR & WINDOW TAG LEGEND	
	= EXISTING TO REMAIN-DOOR
	= EXISTING TO BE REMOVED-DOOR
	= EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
	= NEW DOOR (SEE SCHEDULE)
<hr/>	
	= EXISTING TO REMAIN-WINDOW
	= EXISTING TO BE REMOVED-WINDOW
	= EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
	= NEW WINDOW (SEE SCHEDULE)

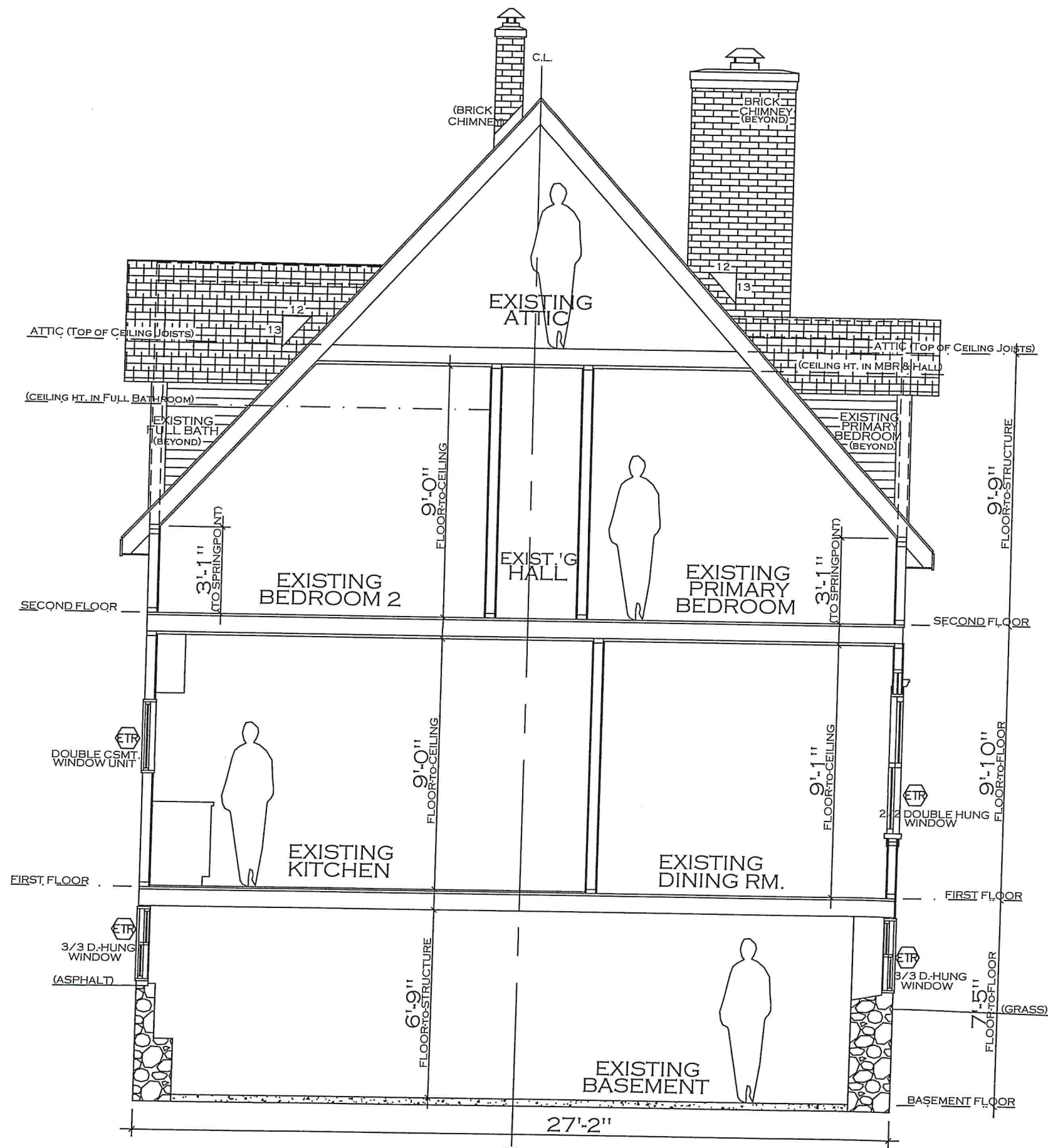
A NOTE TO THE GC:  
V.I.F. = VERIFY IN FIELD  
(ALL INFO. PRESENTED)

1 **EXISTING CONDITIONS: BASEMENT/FOUNDATION PLAN**  
(SCALED to FIT 11x17 PRINT)

05/04/23







**DOOR & WINDOW TAG LEGEND**

- (ETR)** = EXISTING TO REMAIN-DOOR
- (DEM)** = EXISTING TO BE REMOVED-DOOR
- (RELO)** = EXISTING TO BE RELOCATED-DOOR (SEE NOTES)
- (NEW)** = NEW DOOR (SEE SCHEDULE)

---

- (ETR)** = EXISTING TO REMAIN-WINDOW
- (DEM)** = EXISTING TO BE REMOVED-WINDOW
- (RELO)** = EXISTING TO BE RELOCATED-WINDOW (SEE NOTES)
- (NEW)** = NEW WINDOW (SEE SCHEDULE)

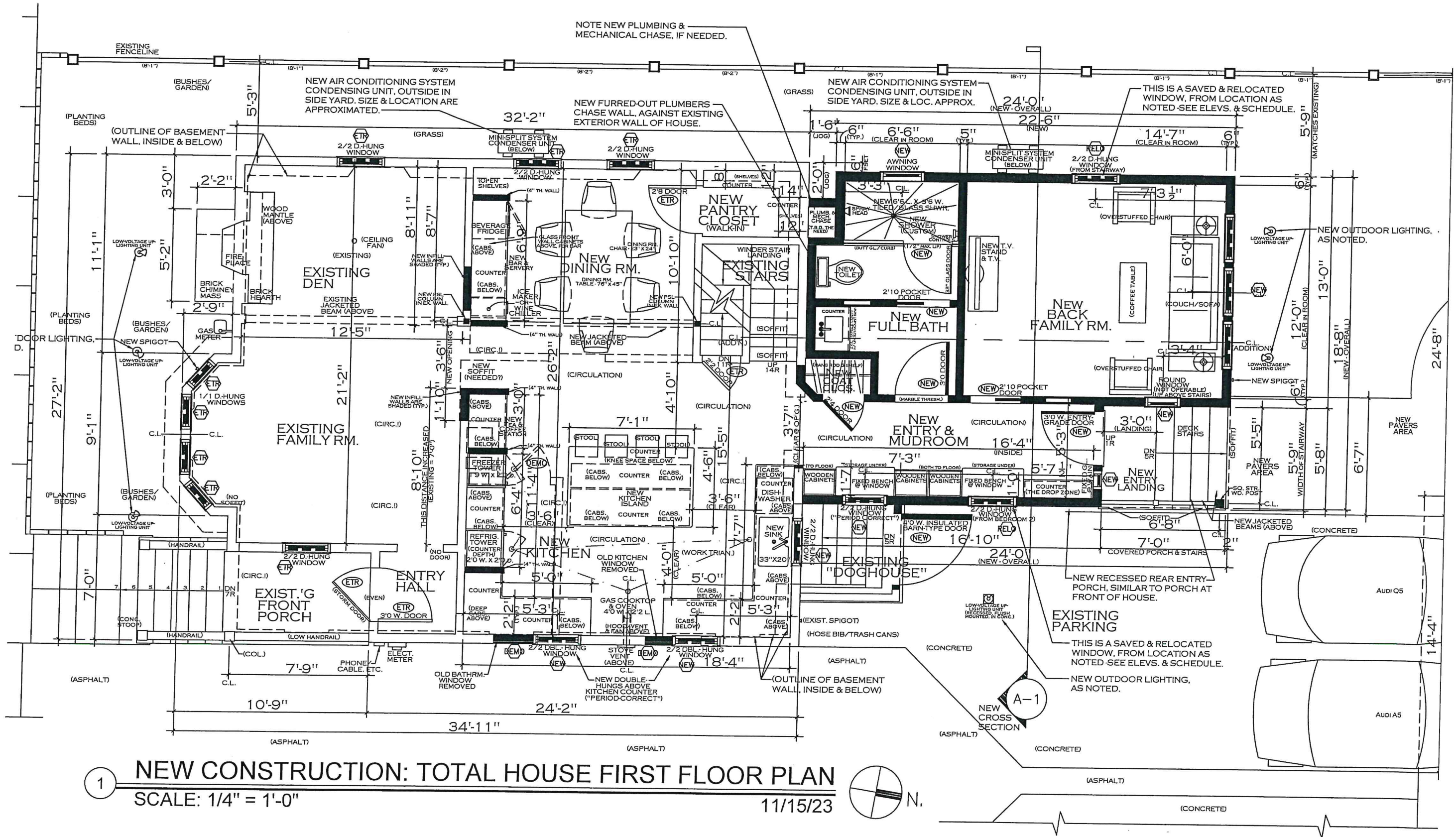
A NOTE TO THE GC:  
 V.I.F. = VERIFY IN FIELD  
 (ALL INFO. PRESENTED)

3

**EXISTING CONDITIONS: CROSS SECTION EX-1**  
 (SCALED to FIT 11x17 PRINT)

05/04/23

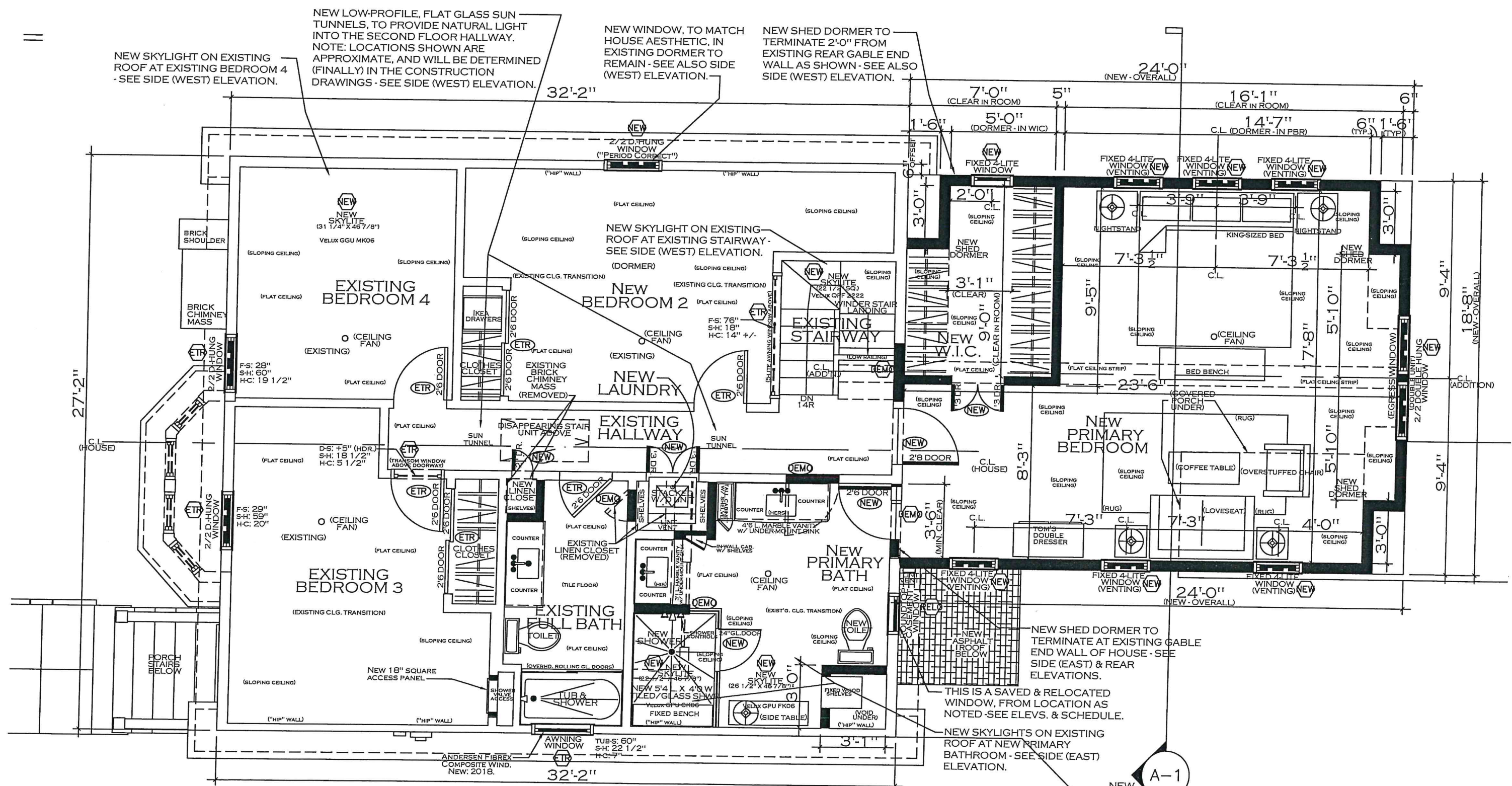




1 **NEW CONSTRUCTION: TOTAL HOUSE FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 11/15/23







1

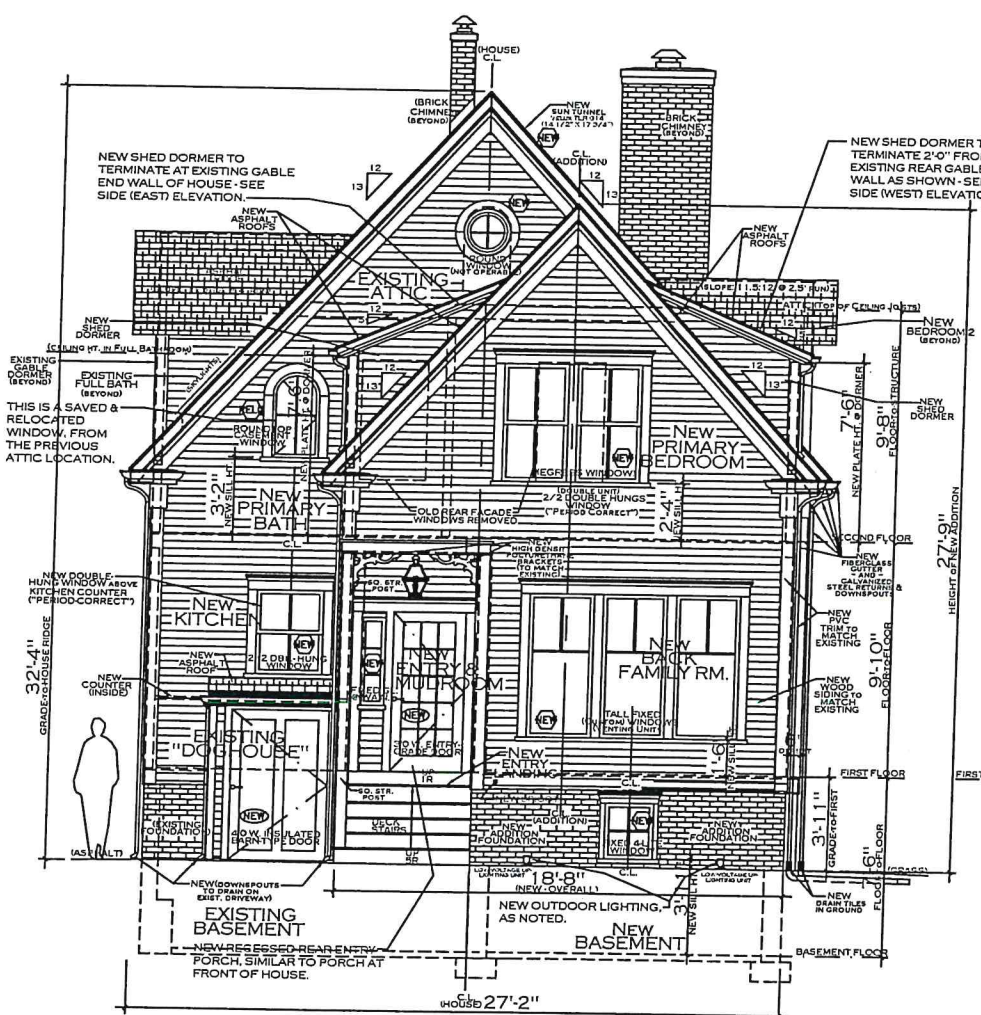
# NEW CONSTRUCTION: TOTAL HOUSE SECOND FLOOR PLAN

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

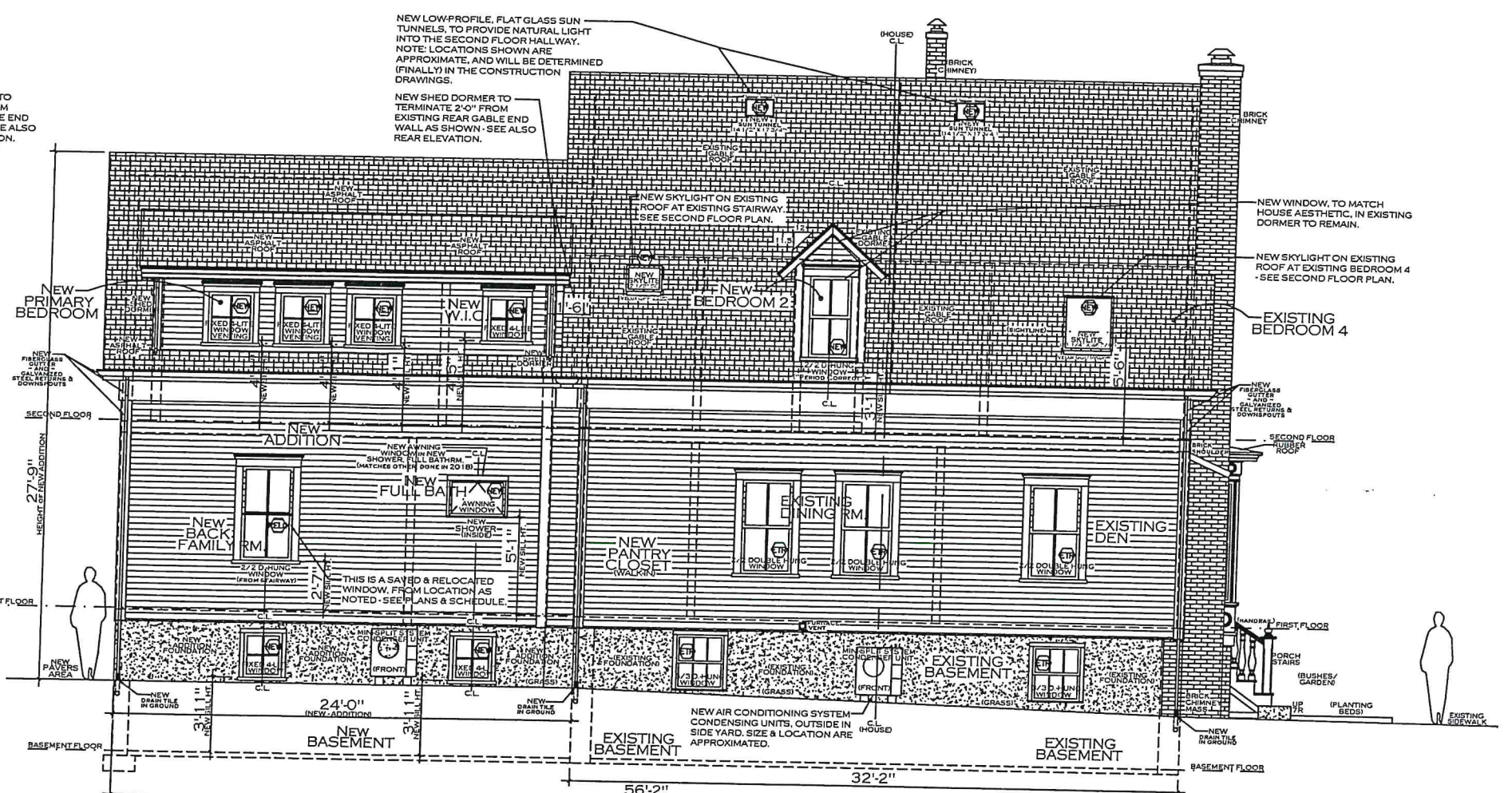
11/15/23





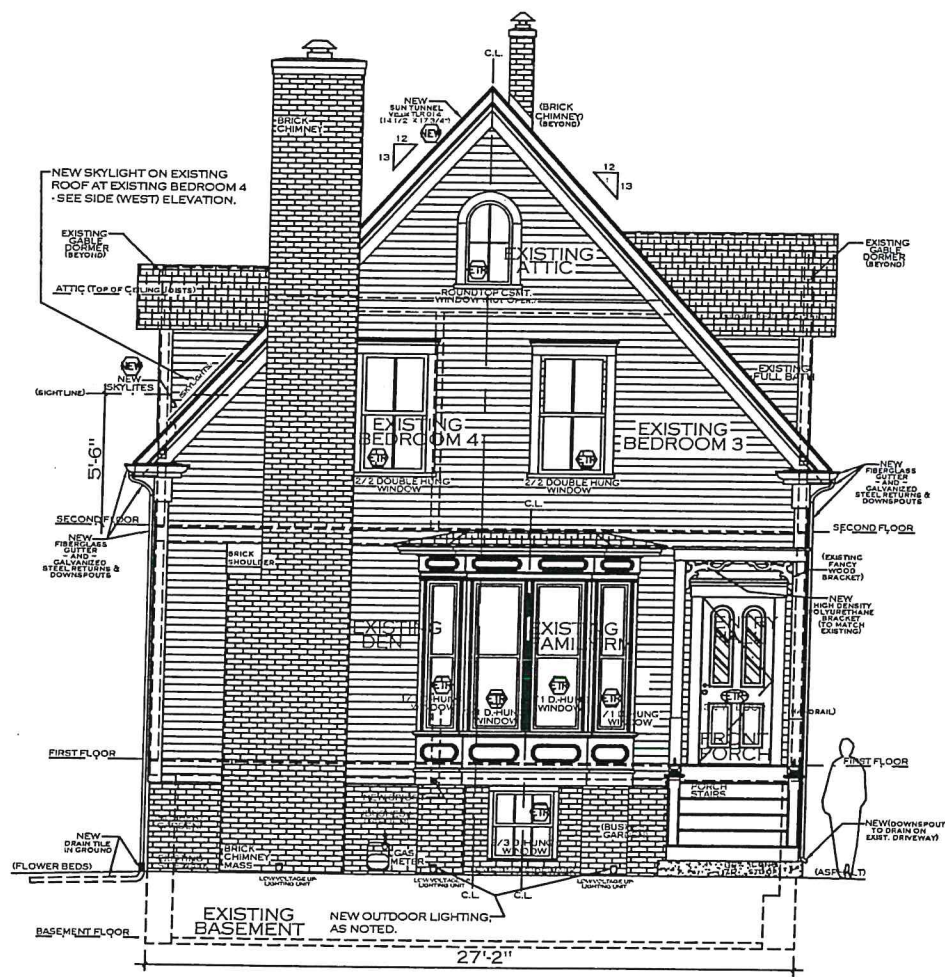


1 **NEW CONSTRUCTION: REAR (North) ELEVATION**  
 SCALE: 1/4" = 1'-0" 11/15/23

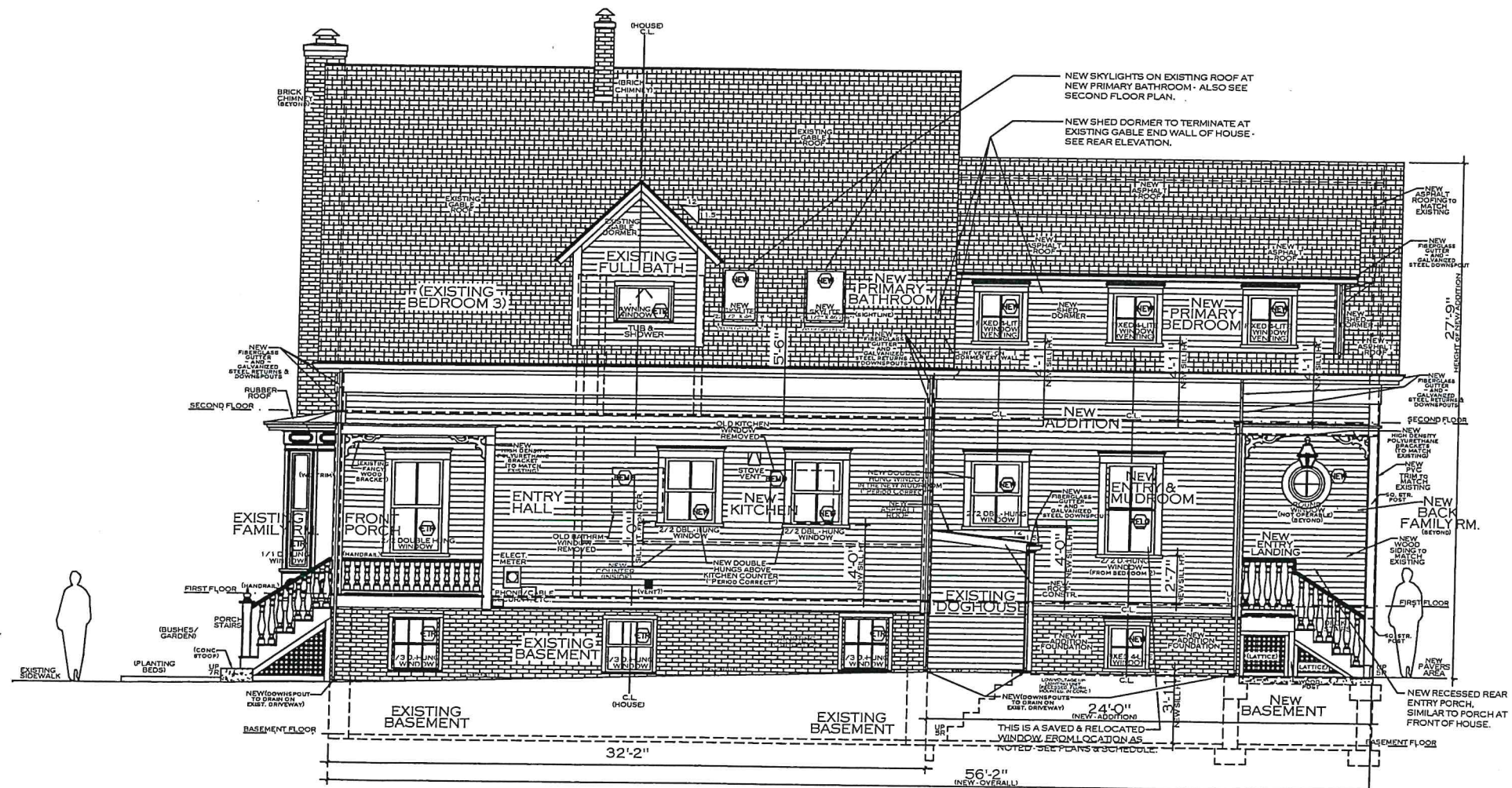


2 **NEW CONSTRUCTION: TOTAL HOUSE SIDE (West, Yard) ELEVATION**  
 SCALE: 1/4" = 1'-0" 11/15/23



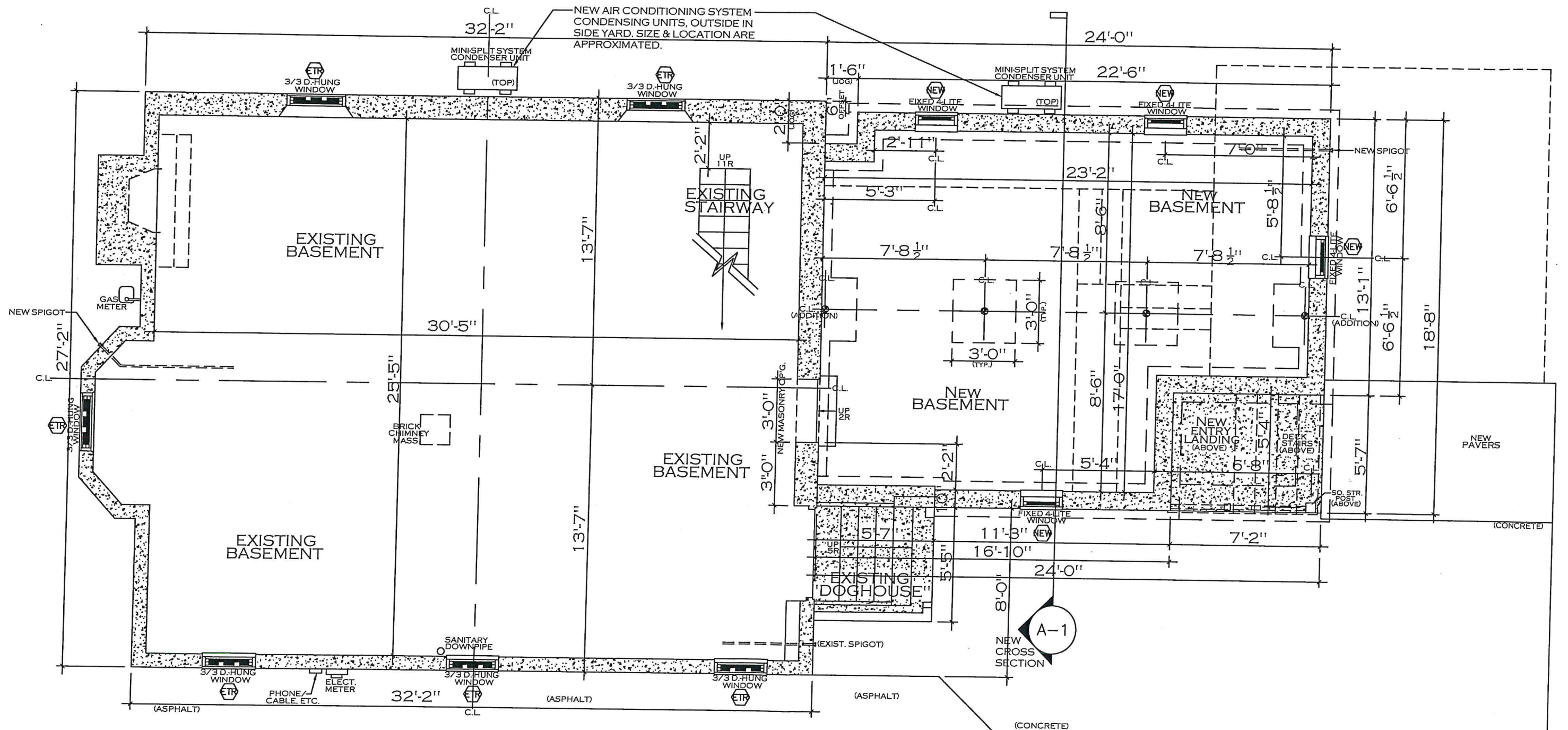


1 NEW CONSTRUCTION: FRONT (South) ELEVATION  
 SCALE: 1/4" = 1'-0" 11/15/23



2 NEW CONSTRUCTION: TOTAL HOUSE SIDE (East, Driveway) ELEVATION  
 SCALE: 1/4" = 1'-0" 11/15/23





1

# NEW CONSTRUCTION: TOTAL HOUSE BASEMENT/FOUNDATION PLAN

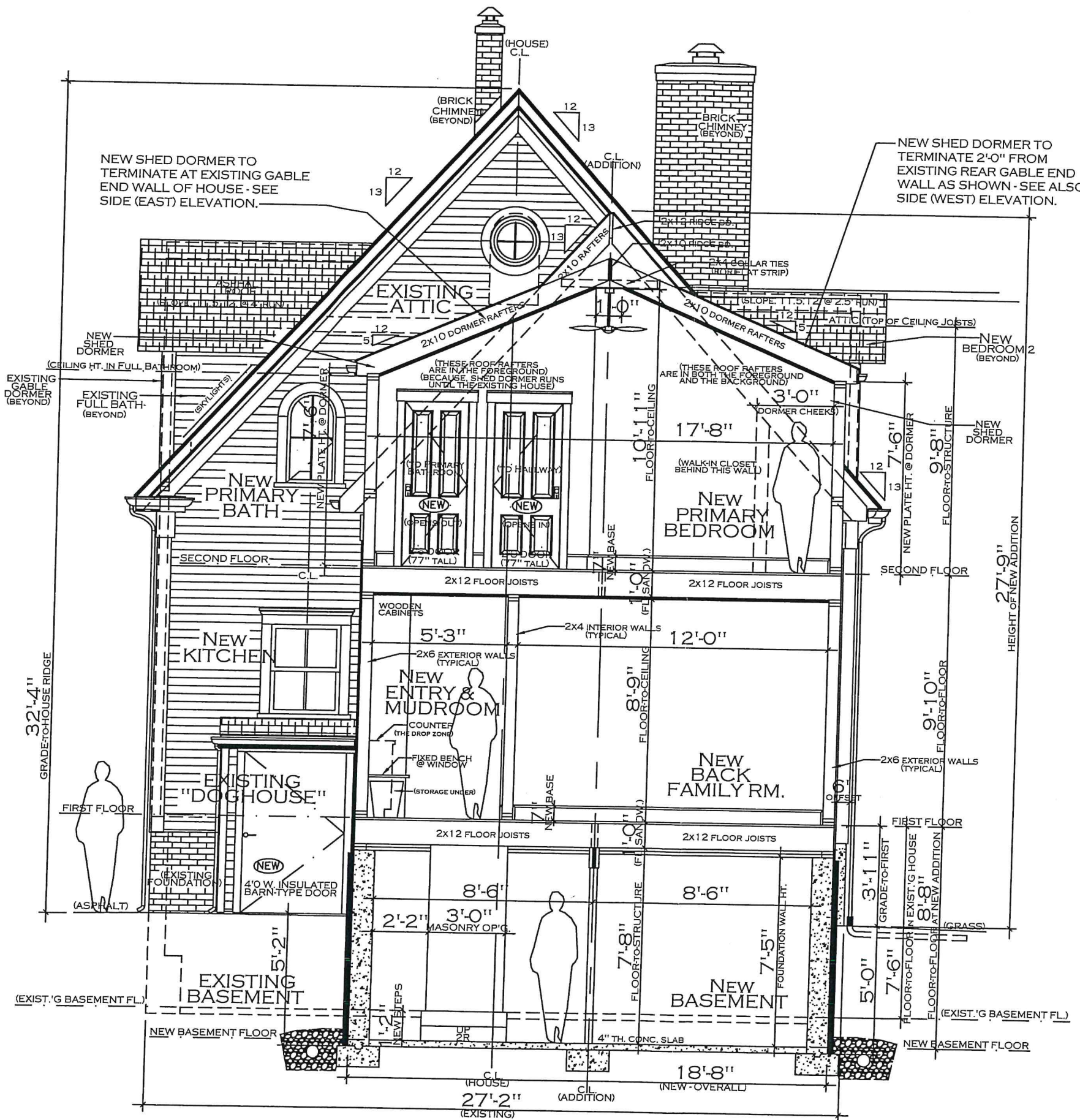
SCALE: 1/4" = 1'-0"

11/15/23



(ASPHALT)





**1 NEW CONSTRUCTION: CROSS SECTION A-1**  
 SCALE: 1/4" = 1'-0" 11/15/23





# 15 Burton Street - 200' Radius

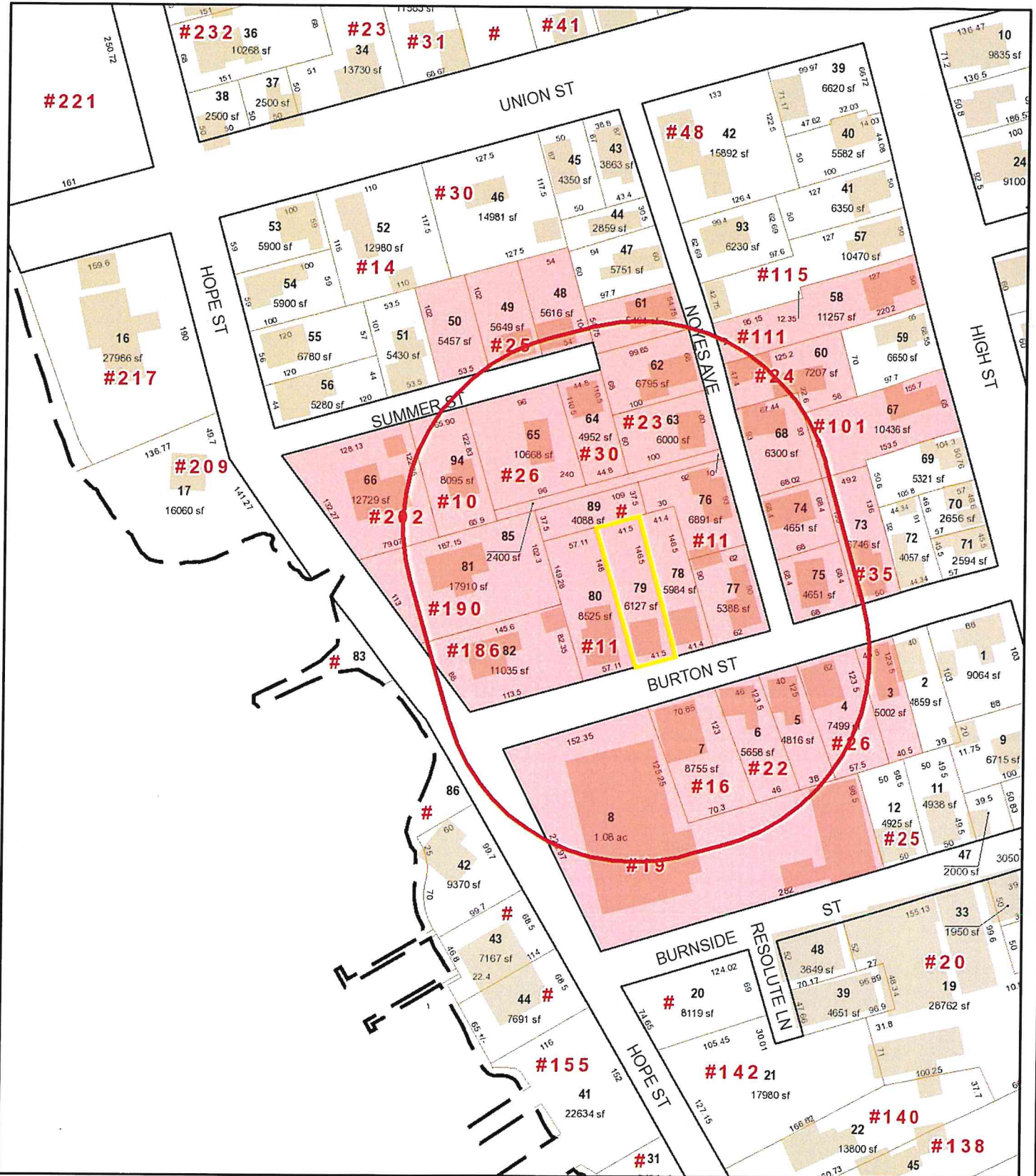
Bristol, RI



December 7, 2023

1 inch = 140 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.



# 200 foot Abutters List Report

Bristol, RI  
December 07, 2023

## Subject Property:

Parcel Number: 15-79  
CAMA Number: 15-79  
Property Address: 15 BURTON ST

Mailing Address: DAWSON, THOMAS A & LEE H TE  
4 JAMIE LANE  
HOPKINTON, MA 01748

---

## Abutters:

Parcel Number: 15-48  
CAMA Number: 15-48  
Property Address: 29 SUMMER ST

Mailing Address: HANSON, WADE R  
29 SUMMER ST  
BRISTOL, RI 02809

Parcel Number: 15-49  
CAMA Number: 15-49  
Property Address: 25 SUMMER ST

Mailing Address: BAKER, JOHN LINDA  
25 SUMMER ST  
BRISTOL, RI 02809

Parcel Number: 15-50  
CAMA Number: 15-50  
Property Address: 23 SUMMER ST

Mailing Address: ESSELEN, GUSTAVUS J. IV TE &  
CATHERINE M.  
23 SUMMER ST  
BRISTOL, RI 02809

Parcel Number: 15-58  
CAMA Number: 15-58  
Property Address: 111 HIGH ST

Mailing Address: YOUNG, CHRISTOPHER M & LAUREN R  
TE  
PO BOX 215  
BARTON, VT 05822

Parcel Number: 15-60  
CAMA Number: 15-60  
Property Address: 24 NOYES AVE

Mailing Address: LAVOIE, ROXANNE L.  
24 NOYES AVE  
BRISTOL, RI 02809

Parcel Number: 15-61  
CAMA Number: 15-61  
Property Address: 27 NOYES AVE

Mailing Address: PACHECO, JASON D  
27 NOYES AVE  
BRISTOL, RI 02809

Parcel Number: 15-62  
CAMA Number: 15-62  
Property Address: 25 NOYES AVE

Mailing Address: GUILD, MITCHELL A & JUDITH TE  
25 NOYES AVE  
BRISTOL, RI 02809

Parcel Number: 15-63  
CAMA Number: 15-63  
Property Address: 23 NOYES AVE

Mailing Address: FERRATO, JAMES D. & FERRATO,  
PAULA TRUSTEES (1/2) TC  
23 NOYES AVE  
BRISTOL, RI 02809

Parcel Number: 15-64  
CAMA Number: 15-64  
Property Address: 30 SUMMER ST

Mailing Address: LEVY, MARK L & KEATING, CELINE M  
TE  
697 WEST END AVE, APT. 5-D  
NEW YORK, NY 10025

Parcel Number: 15-65  
CAMA Number: 15-65  
Property Address: 26 SUMMER ST

Mailing Address: BURKE, CHARLES A. ET AL MARI-LYNN  
MAURER JT  
26 SUMMER ST.  
BRISTOL, RI 02809



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12/7/2023

Page 1 of 3





## 200 foot Abutters List Report

Bristol, RI  
December 07, 2023

Parcel Number: 15-66 CAMA Number: 15-66 Property Address: 202 HOPE ST	Mailing Address: VANDEVENTER, BRENDAN P & MONICA R TE 202 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-67 CAMA Number: 15-67 Property Address: 101 HIGH ST	Mailing Address: HOWE, DAVID & KATHLEEN TE 101 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-68 CAMA Number: 15-68 Property Address: 22 NOYES AVE	Mailing Address: HANNEY MICHAEL J PEGGY 22 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-73 CAMA Number: 15-73 Property Address: 35 BURTON ST	Mailing Address: OLIVER, JOHN S. 35 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-74 CAMA Number: 15-74 Property Address: 8 NOYES AVE	Mailing Address: CITO, JEFFREY D & KELLY, STEPHANIE JT 8 PARK AVE WAPPINGERS, NY 12590
Parcel Number: 15-75 CAMA Number: 15-75 Property Address: 29 BURTON ST	Mailing Address: HIGH STREET HOMES, LLC 118 HIGH ST BRISTOL, RI 02809
Parcel Number: 15-76 CAMA Number: 15-76 Property Address: 11 NOYES AVE	Mailing Address: READ, CLARA E & HURD, JAY B - TRUSTEES CLARA E READ & JAY B HURD TRUST 11 NOYES AVE BRISTOL, RI 02809
Parcel Number: 15-77 CAMA Number: 15-77 Property Address: 23 BURTON ST	Mailing Address: BECKMAN, ANNA E COHEN, JESSE P TE 23 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-78 CAMA Number: 15-78 Property Address: 17 BURTON ST	Mailing Address: STEPHENS, MARK S & SUZETTE R TE 17 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-79 CAMA Number: 15-79 Property Address: 15 BURTON ST	Mailing Address: DAWSON, THOMAS A & LEE H TE 4 JAMIE LANE HOPKINTON, MA 01748
Parcel Number: 15-80 CAMA Number: 15-80 Property Address: 11 BURTON ST	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-81 CAMA Number: 15-81 Property Address: 190 HOPE ST	Mailing Address: CARLETON, APRIL M. TRUSTEE 4 BRIAR SPRING ROAD ORLEANS, MA 02653



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12/7/2023

Page 2 of 3



# 200 foot Abutters List Report

Bristol, RI  
December 07, 2023

Parcel Number: 15-82 CAMA Number: 15-82 Property Address: 186 HOPE ST	Mailing Address: CAMPBELL, WILLIAM K ETUX JUDITH S. CAMPBELL TE 186 HOPE ST. BRISTOL, RI 02809
Parcel Number: 15-85 CAMA Number: 15-85 Property Address: HOPE ST	Mailing Address: CARLETON, APRIL M. TRUSTEE 190 HOPE ST BRISTOL, RI 02809
Parcel Number: 15-89 CAMA Number: 15-89 Property Address: NOYES AVE	Mailing Address: FORD, DAVID STRATTON, NANCY ETUX 11 BURTON ST BRISTOL, RI 02809
Parcel Number: 15-94 CAMA Number: 15-94 Property Address: 10 SUMMER ST	Mailing Address: SCHWENGEL, ROBERT H & ELIZABETH N TRUSTEES 10 SUMMER ST BRISTOL, RI 02809
Parcel Number: 16-3 CAMA Number: 16-3 Property Address: 34 BURTON ST	Mailing Address: SEGAL, THADDEUS G 34 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-4 CAMA Number: 16-4 Property Address: 26 BURTON ST	Mailing Address: SIOBHAN HOLDINGS, LLC 207 LAMMS MILL RD WERNERSVILLE, PA 19565
Parcel Number: 16-5 CAMA Number: 16-5 Property Address: 24 BURTON ST	Mailing Address: WROBLEWSKI, ALAN F & LORING, MARIA L - TRUSTEES LORING WROBLEWSKI TRUST 24 BURTON ST BRISTOL, RI 02809
Parcel Number: 16-6 CAMA Number: 16-6 Property Address: 22 BURTON ST	Mailing Address: AUSTIN, EDWARD A III TRUSTEE EDWARD A AUSTIN III REVOCABLE LIVING TRUST C/O 45 HIGH ST BRISTOL, RI 02809
Parcel Number: 16-7 CAMA Number: 16-7 Property Address: 16 BURTON ST	Mailing Address: 16 BURTON ST LLC C/O SERAPHIN & MARJORIE DAPONT 65 VARNUM AVE BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-001 Property Address: 19 BURNSIDE ST	Mailing Address: HH ACQUISITIONS LLC 19 BURNSIDE ST BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-002 Property Address: 17 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809
Parcel Number: 16-8 CAMA Number: 16-8-003 Property Address: 1 BURNSIDE ST	Mailing Address: HERRESHOFF MARINE MUSEUM P. O. BOX 450 BRISTOL, RI 02809



www.cai-tech.com



16 BURTON ST LLC  
C/O SERAPHIN & MARJORIE D  
65 VARNUM AVE  
BRISTOL, RI 02809

ESSELEN, GUSTAVUS J. IV T  
& CATHERINE M.  
23 SUMMER ST  
BRISTOL, RI 02809

LAVOIE, ROXANNE L.  
24 NOYES AVE  
BRISTOL, RI 02809

AUSTIN, EDWARD A III TRUS  
EDWARD A AUSTIN III REVOC  
C/O 45 HIGH ST  
BRISTOL, RI 02809

FERRATO, JAMES D. &  
FERRATO, PAULA TRUSTEES (  
23 NOYES AVE  
BRISTOL, RI 02809

LEVY, MARK L & KEATING, C  
697 WEST END AVE, APT. 5-D  
NEW YORK, NY 10025

BAKER, JOHN  
LINDA  
25 SUMMER ST  
BRISTOL, RI 02809

FORD, DAVID  
STRATTON, NANCY ETUX  
11 BURTON ST  
BRISTOL, RI 02809

OLIVER, JOHN S.  
35 BURTON ST  
BRISTOL, RI 02809

BECKMAN, ANNA E  
COHEN, JESSE P TE  
23 BURTON ST  
BRISTOL, RI 02809

GUILD, MITCHELL A &  
JUDITH TE  
25 NOYES AVE  
BRISTOL, RI 02809

PACHECO, JASON D  
27 NOYES AVE  
BRISTOL, RI 02809

BURKE, CHARLES A. ET AL  
MARI-LYNN MAURER JT  
26 SUMMER ST.  
BRISTOL, RI 02809

HANNEY MICHAEL J  
PEGGY  
22 NOYES AVE  
BRISTOL, RI 02809

READ, CLARA E & HURD, JAY  
CLARA E READ & JAY B HURD  
11 NOYES AVE  
BRISTOL, RI 02809

CAMPBELL, WILLIAM K ETUX  
JUDITH S. CAMPBELL TE  
186 HOPE ST.  
BRISTOL, RI 02809

HANSON, WADE R  
29 SUMMER ST  
BRISTOL, RI 02809

SCHWENGEL, ROBERT H &  
ELIZABETH N TRUSTEES  
10 SUMMER ST  
BRISTOL, RI 02809

CARLETON, APRIL M. TRUSTE  
190 HOPE ST  
BRISTOL, RI 02809

HERRESHOFF MARINE MUSEUM  
P. O. BOX 450  
BRISTOL, RI 02809

SEGAL, THADDEUS G  
34 BURTON ST  
BRISTOL, RI 02809

CARLETON, APRIL M. TRUSTE  
4 BRIAR SPRING ROAD  
ORLEANS, MA 02653

HH ACQUISITIONS LLC  
19 BURNSIDE ST  
BRISTOL, RI 02809

SIOBHAN HOLDINGS, LLC  
207 LAMMS MILL RD  
WERNERSVILLE, PA 19565

CITO, JEFFREY D &  
KELLY, STEPHANIE JT  
8 PARK AVE  
WAPPINGERS, NY 12590

HIGH STREET HOMES, LLC  
118 HIGH ST  
BRISTOL, RI 02809

STEPHENS, MARK S & SUZETT  
17 BURTON ST  
BRISTOL, RI 02809

DAWSON, THOMAS A &  
LEE H TE  
4 JAMIE LANE  
HOPKINTON, MA 01748

HOWE, DAVID & KATHLEEN TE  
101 HIGH ST  
BRISTOL, RI 02809

VANDEVENTER, BRENDAN P &  
MONICA R TE  
202 HOPE ST  
BRISTOL, RI 02809

WROBLEWSKI, ALAN F & LORI  
LORING WROBLEWSKI TRUST  
24 BURTON ST  
BRISTOL, RI 02809

YOUNG, CHRISTOPHER M &  
LAUREN R TE  
PO BOX 215  
BARTON, VT 05822



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

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

File #2024-04

**PUBLIC HEARING**

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

**Monday, February 5, 2024**  
**at 7:00 P.M.**  
**Bristol Town Hall**  
**10 Court Street**

APPLICANT:                **Larry Goldstein / TSL, LLC**  
PROPERTY OWNER:    **TSL, LLC**  
LOCATION:                 **267 Thames Street**  
PLAT: 9                                LOT: 50  
ZONE: **Waterfront (W)**

APPLICANT IS REQUESTING A **DIMENSIONAL VARIANCE**: to modify exterior walls and roofline of a portion of the existing Bristol Harbor Inn hotel building and construct eight (8) new hotel rooming units on the third floor of the structure with less than the required lot area per rooming unit.

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](mailto:etanner@bristolri.gov). Written comments should be received no later than 12:00 p.m. on Thursday, February 1, 2024.



TOWN OF BRISTOL  
COMMUNITY DEV.

DEC 14 AM 11:58

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

**APPLICATION**

File No: 2024-04  
Accepted by ZEO: EMT 12/4/2023

<b>APPLICANT</b>	Name: TSL, LLC (attn: Larry Goldstein)		
	Address: 244 Gano Street		
	City: Providence	State: RI	Zip: 02906
	Phone #: 401-453-0038	Email: larry@goldsteinassociates.com	
<b>PROPERTY OWNER</b>	Name: TSL, LLC (attn: Larry Goldstein)		
	Address: 244 Gano Street		
	City: Providence	State: RI	Zip: 02906
	Phone #: 401-453-0038	Email: larry@goldsteinassociates.com	

1. Location of subject property: 267 Thames Street, Bristol, RI

Assessor's Plat(s) #: 9 Lot(s) #: 50

2. Zoning district in which property is located: (W) Waterfront District

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): 28-112 Table C

Special Use Permit Section(s): \_\_\_\_\_

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?: 8 years

7. Present use of property: Hotel, Office, and Retail

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): \_\_\_\_\_

Existing building size is 52'-8" x 227'-1" (11,960 sq.ft.). Existing height is 50'-11 at the tallest part of the roof from lowest point in grade.

10. Proposed use of property: Continuation of hotel only on 2nd and 3rd floors of the Arch and Taylor/Diman building, but adding 8 units, with a continuation of office and retail space on first floor.



11. Give extent of proposed alterations: Demolition of existing roof structure of the eastern wing of existing building (Bristol Harbor Inn) as shown on attached plans, followed by a third floor addition with 8 identical hotel units. New windows will match existing windows on hotel.

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): \_\_\_\_\_  
Proposed area of work is 6406 sq. ft. Proposed height of new work is within the existing height of the building, and contained within the 3rd and 4th floors.

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: <u>N/A</u>	Proposed Setback: <u>N/A</u>
Left side lot line:	Required Setback: <u>N/A</u>	Proposed Setback: <u>N/A</u>
Right side lot line:	Required Setback: <u>N/A</u>	Proposed Setback: <u>N/A</u>
Rear lot line:	Required Setback: <u>N/A</u>	Proposed Setback: <u>N/A</u>
Building height:	Required: <u>35'</u>	Proposed: <u>50'5" to new ridge</u>
Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):		
Required: _____	Proposed: _____	

13. Number of families before/after proposed alterations: N/A Before \_\_\_\_\_ 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?: No (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?: Yes

18. Is the property located in a flood zone? Yes If yes, which one?: VE 14

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: Larry Goldstein Date: 12-13-23

Print Name: Larry Goldstein

Property Owner's Signature: Larry Goldstein Date: 12-13-23

Print Name: Larry Goldstein

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

Name: Spencer McCombe, Architect Telephone #: 401-662-6338

Address: Cordtsen Design Architecture, 42 West Main Rd., Middletown, RI 02842



**CORDTSEN DESIGN ARCHITECTURE, INC**  
42 West Main Rd • Middletown • RI  
CordtsenDesign.com • 401.619.4689

**Grounds for Requested Variance for Bristol Harbor Inn, 267 Thames Street, Bristol RI**

**Variance requested for 8 Additional Rooming Units**

1. The applicant is requesting dimensional relief to add eight (8) new hotel rooming units to the 3<sup>rd</sup> floor of this building, to bring the hotel use on this parcel up to a total of 71 rooming units, which would require 106,500 square feet of lot area. This lot contains approximately 74,488 square feet of lot area; so the variance requested with respect to lot area per rooming unit is 32,012 square feet. The variance would provide for 1,049 square feet per rooming unit rather than the required 1,500 square feet for a variance of 451 square feet per rooming unit. (A variance allowing 1,182 square feet per rooming unit, and 126,000 square feet of lot area, was approved on 09-27-2018 when the required square footage per rooming unit was 2,000 square feet.) The reason the applicant requires dimensional relief is that there are hardships that exist due to unique characteristics of the subject land and their structures located on the property, and not to the general character of the surrounding area. The unique characteristics of the subject land and structures are that this entire mixed-use development is comprised of largely historic colonial buildings, including a former warehouse building converted into a restaurant. It is a very unique setup that is densely developed out, that is mixed-use in nature, and is limited in terms of what can be done with it. The section of the building being considered for the variance -- a portion of the 3<sup>rd</sup> floor of the main hotel building -- has existing egress and circulation without the 4 rooms on each side. The parcel shares parking with other businesses and that arrangement works well for all parties. No additional parking would be required according to our calculations.
2. The hardship is not the result of any prior action on the part of the applicant. The physical layout of the commercial space is what has been in place for a number of years. The applicant did not build these colonial buildings but is trying to make the best use of them not only for their own benefit, but for the benefit of the unique historic downtown waterfront district, which is significantly important to the town's economic success. This is the only hotel in the East Bay which is significantly undersized. This hardship is not due to an economic disability on the part of the applicant or the desire to realize greater financial gain, but to make the best use of an underutilized area of the existing building. Although it is recognized that the applicant is in fact a business, and seeks to make a profit in the renting of additional hotel rooming units, the conversion of this space on the 3<sup>rd</sup> floor would contribute to the overall ability of the operator of the hotel to serve the needs of the community.
3. The granting of relief would not alter the general characteristics of the surrounding area or impair the intent or purpose of the Zoning Ordinance or the Comprehensive Plan of the Town of Bristol. From the exterior there will be a small change in appearance to the building, as approved by the Historic District Commission on 09-07-2023. It will not impair the intent of the Town's Comprehensive Plan, which

## CORDTSEN DESIGN ARCHITECTURE, inc

identifies the need for more economic activity and in particular the available hotel space to serve the tourist and hospitality business overall in the Town of Bristol.

4. The variance granted by the Board is the least relief from the provisions of the Zoning Ordinance necessary to remove the aforementioned hardship. The relief being requested is the least relief necessary and likely to be the last relief for hotel rooms that the applicant can ask for as there does not appear to be any more space that can be converted into hotel rooms, having converted some with previous variances.
5. The hardship that would be suffered by the owner if the dimensional variance were not granted would amount to more than a mere inconvenience, because the applicant would be unable to convert these existing upper floor spaces into additional rooming units, which will be a benefit to the community.





09/11/2023  
02:09:01 PM  
1 Pages

DECISION  
Bk: 2223 Pg: 41  
Instr: 2023-5900

TOWN HALL  
10 COURT ST.  
BRISTOL, RI  
02809  
401-253-7000



Bristol Historic District Commission  
Decision Letter

September 8, 2023

TSL, LLC (Attn: Larry Goldstein)/  
244 Gano St., Providence, RI 02906

RE: BHDC Review

259-267 Thames St, Bristol, RI (Bristol Harbor Inn)

Plat #9, Lot #40

Application 23-112

Dear Applicant:

At its September 7, 2023 meeting, the Bristol Historic District Commission reviewed your proposed work on the property noted above; the motion on your application was as follows:

To approve application 23-112 as presented to -

To approve application 23-112 as noted to add additional level to eastern wing of structure, windows to be approved by building official.

The Findings of Facts include that this decision conforms to the Secretary of the Interior's Standards for:

9 - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Commission member **John M. Allen** will be your project monitor. If you need to speak with your monitor(s) or are ready for final review of the completed project please call me at Town Hall, 401-253-7000 x153, and I will contact them for you.

The Certificate of Appropriateness, referred to at the meeting as the "Green Sheet", is part of your permit and will be issued on approval. Work cannot begin, nor a building permit obtained, without your signing this document. Once signed and completed, a copy of the Certificate will be sent to you via the online permitting software, authorizing you to begin your work.

Sincerely,

Nicholas Toth

Planner/HDC Clerk

Received for record at Bristol, RI  
9/11/2023 02:09:01 PM





► Owner

Owner 1	TSL LLC	% Owned	0.00
Owner 2		% Owned	0.00
Owner 3		% Owned	0.00

Address 244 GANO ST, PROVIDENCE, RI 02906-0000

► Previous Owners & Sales Information

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type
MILES AVE. PROPERTY CO, LLC	09/09/2015	7,482,000	1816-343	K	W
MILES AVE. PROPERTY CO, LLC	10/05/1998	0	668-172		W
OCONNELL, J. REALTY CO.	12/10/1997	0	630-77		
COMMERCIAL FINANCE CORP. NEWPORT	01/01/1982	0	122-454		
PAULL, PRESCOTT B.	01/01/1952	0	122-453		

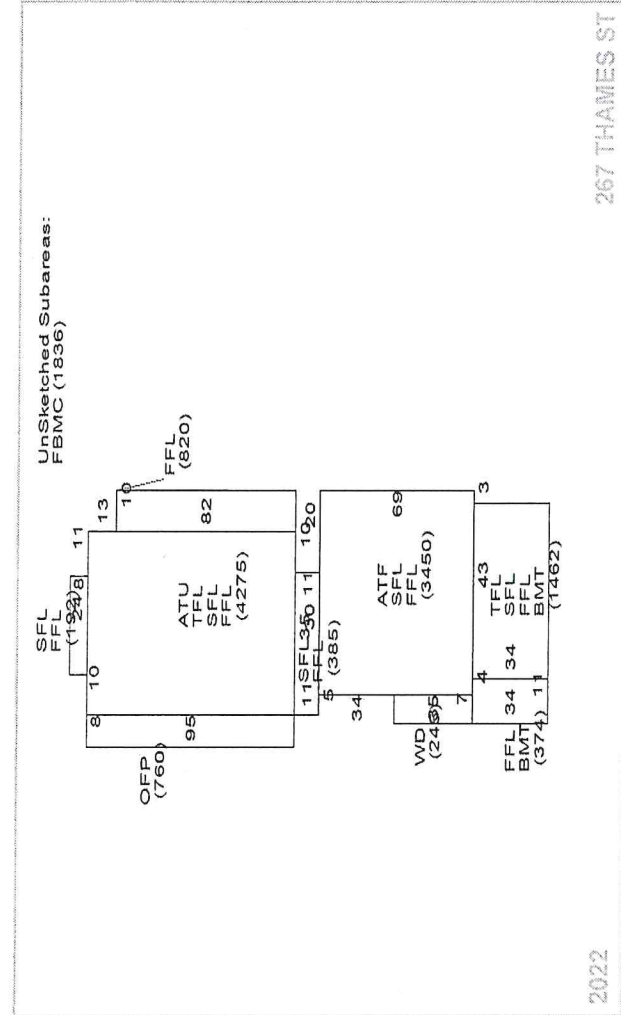
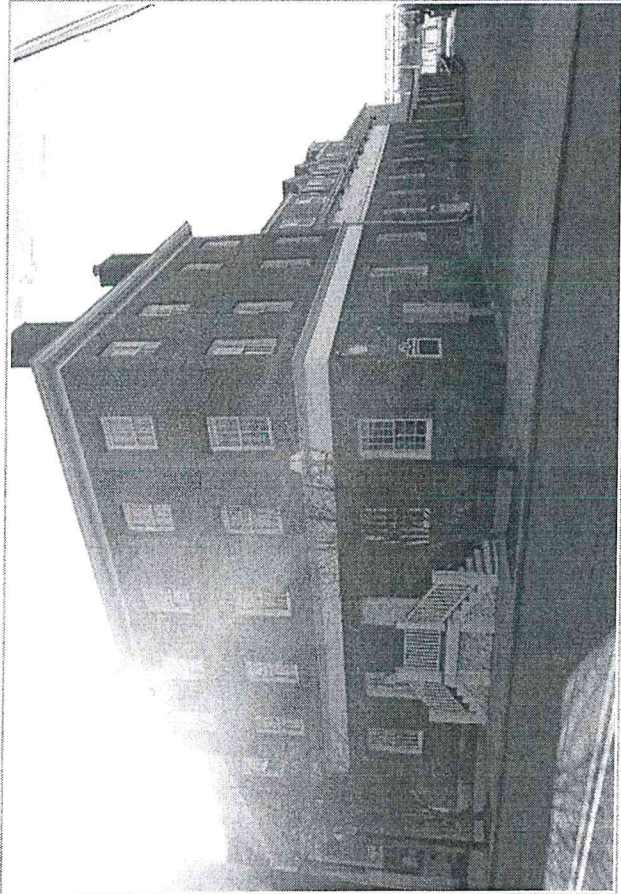
► Assessment

Use Code	Bldg Value	SF/Yl Value	Land Size	Land Value	AG Credit	Assessed Value
06	5,508,000	6,000	1.71	2,250,300	0	7,764,300
TOTAL	5,508,000	6,000	1.71	2,250,300	0	7,764,300

Source > Mkt Adj Cost    VAL per SQ Unit/Card > 100.83    VAL per SQ Unit/Parcel > 111.08

► Previous Assessments

Year	LUC	Building	SF/Yl	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	06	5,508,000	6,000	2	2,250,300	0	7,764,300	7,764,300
2021	06	5,624,200	6,000	2	2,319,900	0	7,950,100	7,950,100
2020	06	5,584,100	6,000	2	2,319,900	0	7,910,000	7,910,000
2019	06	5,584,100	6,000	2	2,319,900	0	7,910,000	7,910,000
2018	06	6,596,900	6,000	2	925,700	0	7,528,600	7,528,600
2017	06	6,552,500	6,000	2	925,700	0	7,484,200	7,484,200



► Land Information

Use	Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
1																				
2																				
3																				
4																				





Building Information

Description	Hotels	Story Height	3 Story	Description
BLDG Type	0	COM Units	40	
RES Units		BMT Floor		
Foundation	Wood	Frame 2	%	
EXT Wall 1	Clapboard	EXT Wall 2	%	
Roof Type 1	Gable	Roof Type 2	%	
Roof Cover 1	Asphalt Shir	Roof Cover 2	%	
INT Wall 1	Plaster	INT Wall 2	%	
Floors 1		Floors 2	%	
BMT Garages		Color		
Plumbing		Electrical		
Insulation		INT vs EXT		
Heat Fuel	Oil	Heat Type	Warm & Cool	
# Heat Sys		% Heated	100	
% Solar HW		% A/C		
% COM Wall		% Vacuum		
Ceiling HIGHT	7	Ceiling Type		
Parking Type		% Sprinkled	100	
EXT View				

Grade

Grade	Q3+	Q3+	Flood Hazard
Year Built	1900	EFF Year	2004
Alt LUC		Alt %	0.00

Depreciation

Code	GD	GD - Good	%
Condition			13.0
Functional			0.0
Economic			0.0
Special			0.0
OV			
Total Depreciation % >			13.0

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Undep V
FFL	1st FLOOR	10,958	#####	80.80	885,407
SFL	2nd FLOOR	9,764	9,764	80.80	788,932
TFL	3rd FLOOR	5,737	5,737	80.80	463,550
FBMC	COMM FIN BSM	1,836	1,836	28.28	51,922
ATF	FIN ATTIC	1,380	1,380	80.80	111,504
OPF	OPEN PORCH	760	0	9.79	7,440
ATU	UNF ATTIC	1,710	0	8.08	13,817
WD	WOOD DECK	245	0	15.70	3,847
BMT	BASEMENT	1,836	0	12.12	22,252
Total		34,226	#####		2,348,671

Notes

BRISTOL HARBOR INN

Remodeling History

Complex	Plumbing	Electric	Heating	General
Location				
Tot Units				
FL Level				
# Floors				
Bldg Seq				

Condo Data

Complex	Location	Tot Units	FL Level	# Floors	Bldg Seq

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
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											
3											
4											
5											
6											
7											
8											
9											
10											

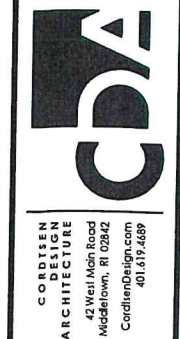
Other Info.

AFDU	Priority
Term/Rental	PriorID1c
	PriorID2a
	PriorID2b
	PriorID2c
	PriorID3a
	PriorID3b
	PriorID3c

Room Counts by Floor

Units	# Rooms	# Bedrooms	Floor Level
1	40	1	U
2			
3			
4			
Totals	40	40	





PROGRESS PRINT  
DATE: \_\_\_\_\_  
NOT FOR CONSTRUCTION

REVISIONS:

DESCRIPTION:  
SITE PLAN

SCALE: AS NOTED

DATE: 08-09-2023

NHG BRISTOL  
HARBOR INN  
259 THAMES STREET, BRISTOL RI 02809

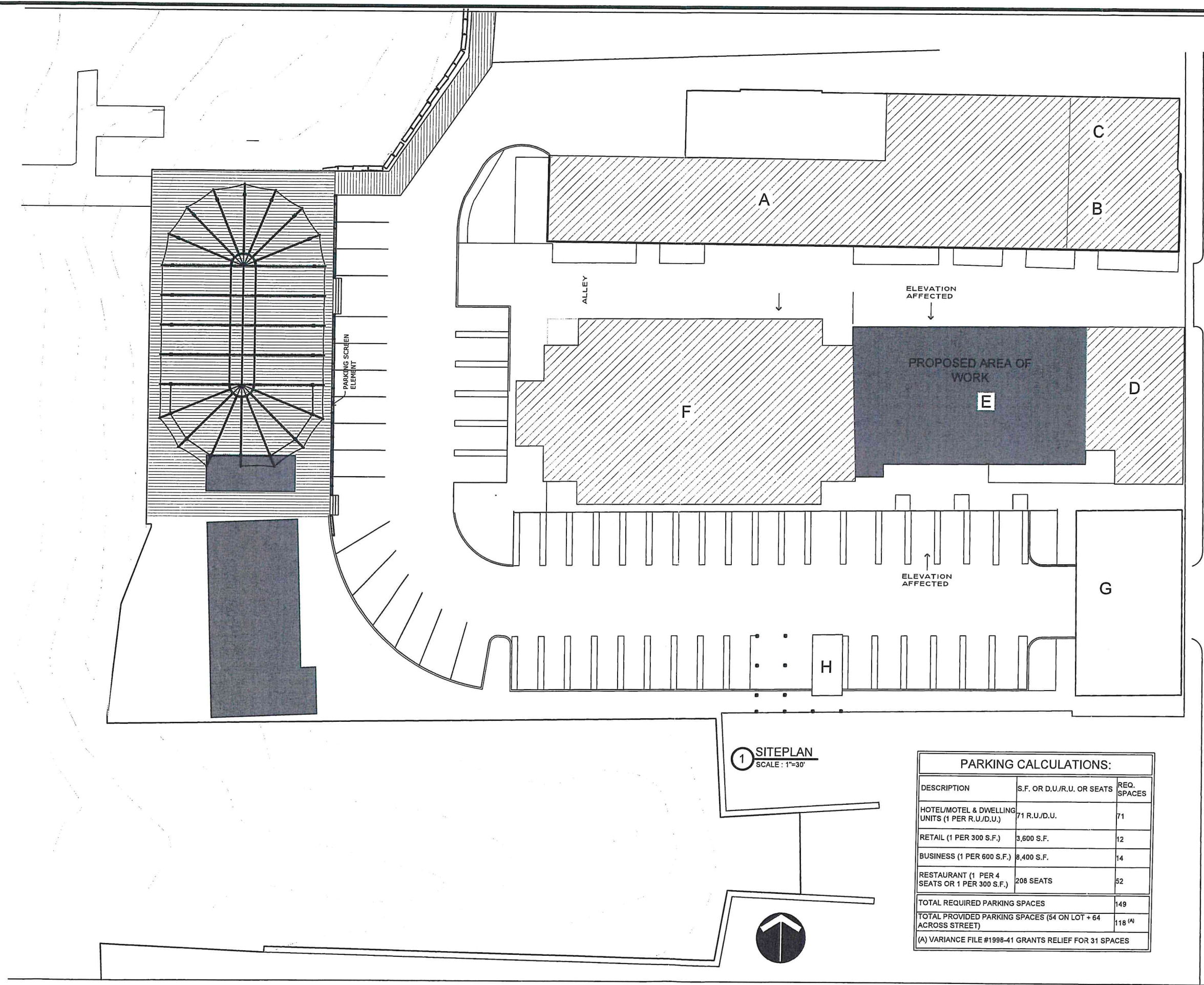
A0.1

**BUILDING LEGEND:**

- A Existing-James DeWolf Warehouse
- B Existing-Byron Diman's Counting House
- C Existing-William Taylor's Store
- D Existing/New-Bank of Bristol
- E Existing Bank of Bristol Addition
- F Existing Former Coal and Lumber Building
- G Existing Arch Building
- H Bike/Retail/Office
- I Existing-Wholesale Seafood
- J Existing Office Building
- K Boardwalk/Wedding Deck Office Building

PARKING CALCULATIONS:		
DESCRIPTION	S.F. OR D.U./R.U. OR SEATS	REQ. SPACES
HOTEL/MOTEL & DWELLING UNITS (1 PER R,U/D,U.)	71 R,U/D,U.	71
RETAIL (1 PER 300 S.F.)	3,600 S.F.	12
BUSINESS (1 PER 600 S.F.)	8,400 S.F.	14
RESTAURANT (1 PER 4 SEATS OR 1 PER 300 S.F.)	208 SEATS	52
<b>TOTAL REQUIRED PARKING SPACES</b>		<b>149</b>
<b>TOTAL PROVIDED PARKING SPACES (54 ON LOT + 64 ACROSS STREET)</b>		<b>118 (A)</b>
(A) VARIANCE FILE #1998-41 GRANTS RELIEF FOR 31 SPACES		

1 SITEPLAN  
SCALE: 1"=30'



Thames Street

ALLEY

ELEVATION AFFECTED

ELEVATION AFFECTED

PROPOSED AREA OF WORK  
E

PARKING SCREEN ELEMENT





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REVISIONS:

DESCRIPTION:  
FLOOR PLANS

SCALE: AS NOTED

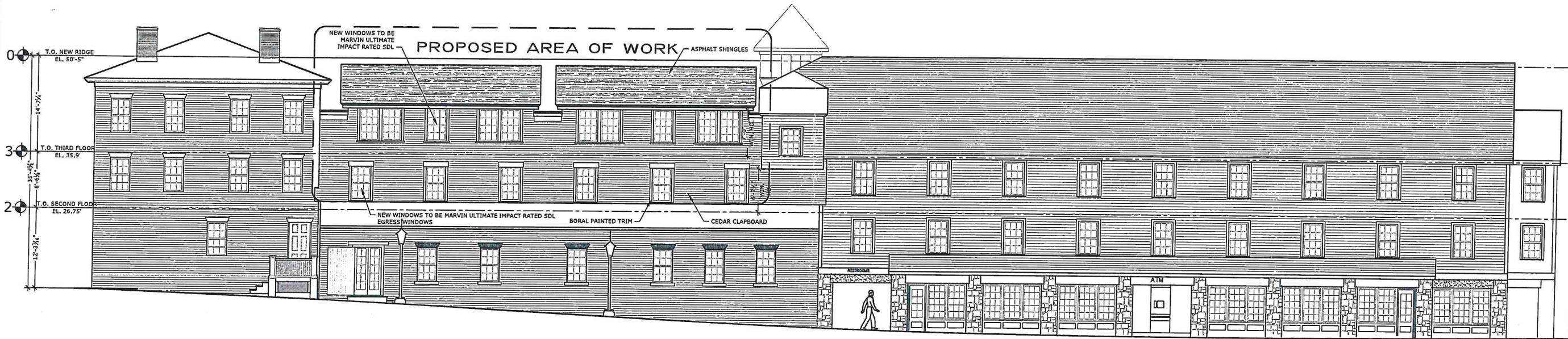
DATE: 07-07-2023

NHG BRISTOL  
HARBOR INN  
259 THAMES STREET, BRISTOL RI 02809

A2.0



1 EXISTING NORTH ELEVATION  
Scale: 1/16" = 1'-0"



2 PROPOSED NORTH ELEVATION  
Scale: 1/16" = 1'-0"

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 FLOOR PLANS  
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 HARBOR INN**  
 259 THAMES STREET, BRISTOL RI 02809

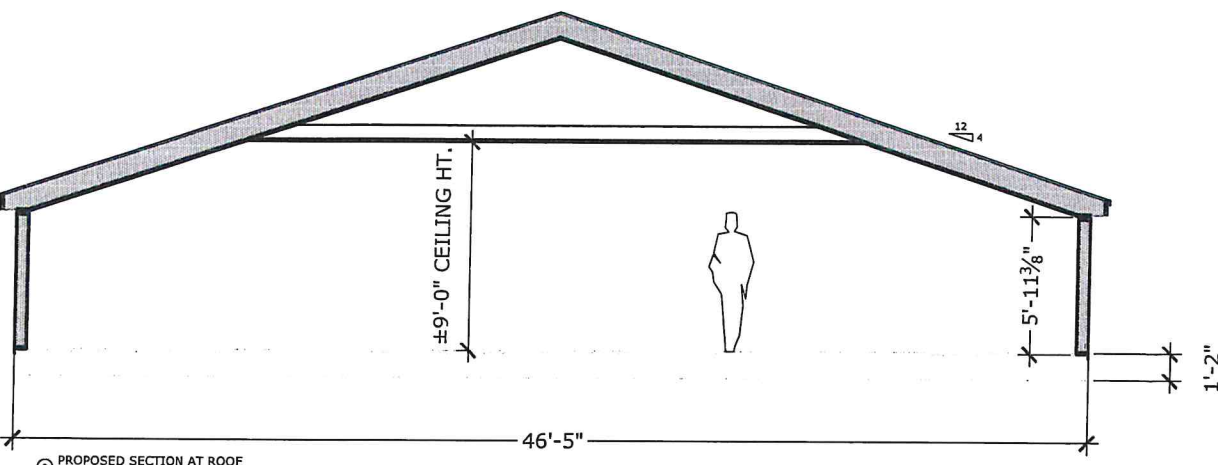
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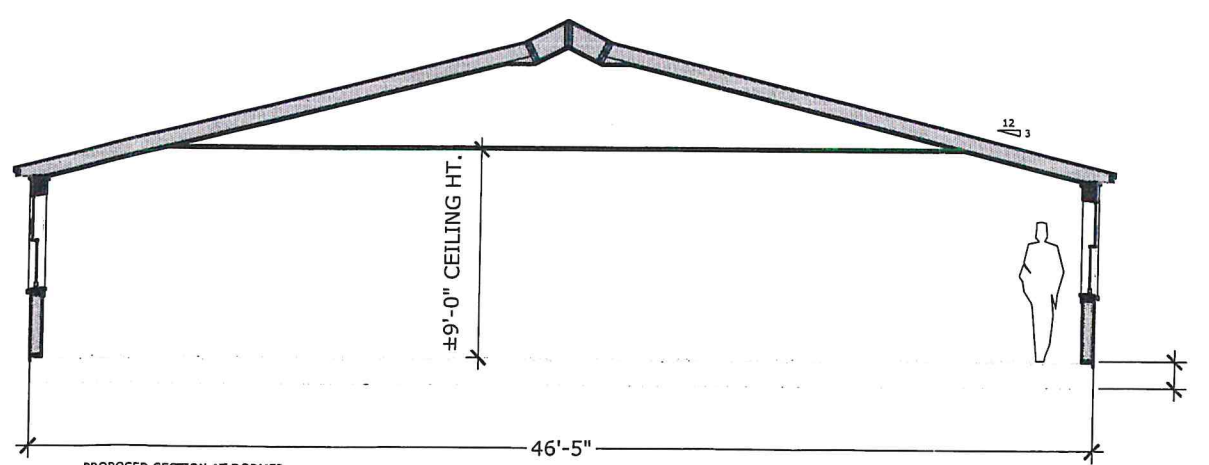
1 EXISTING SOUTH ELEVATION  
 Scale: 1/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION  
 Scale: 1/8" = 1'-0"



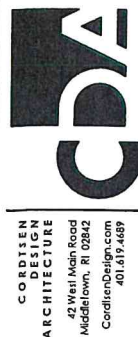
3 PROPOSED SECTION AT ROOF  
 Scale: 1/4" = 1'-0"



4 PROPOSED SECTION AT DORMER  
 Scale: 1/4" = 1'-0"

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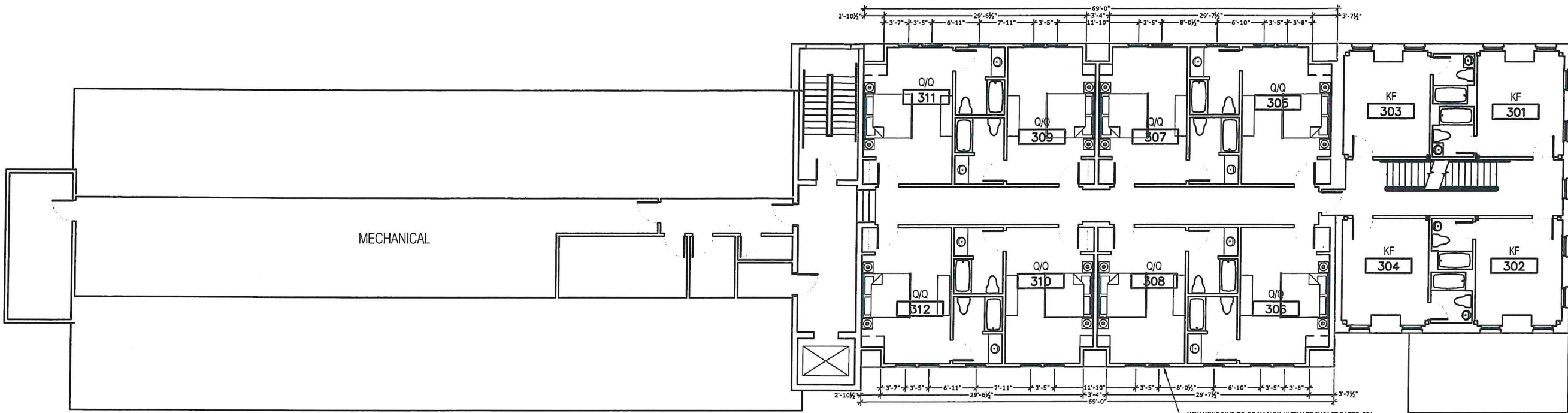
FLOOR PLANS

SCALE: AS NOTED

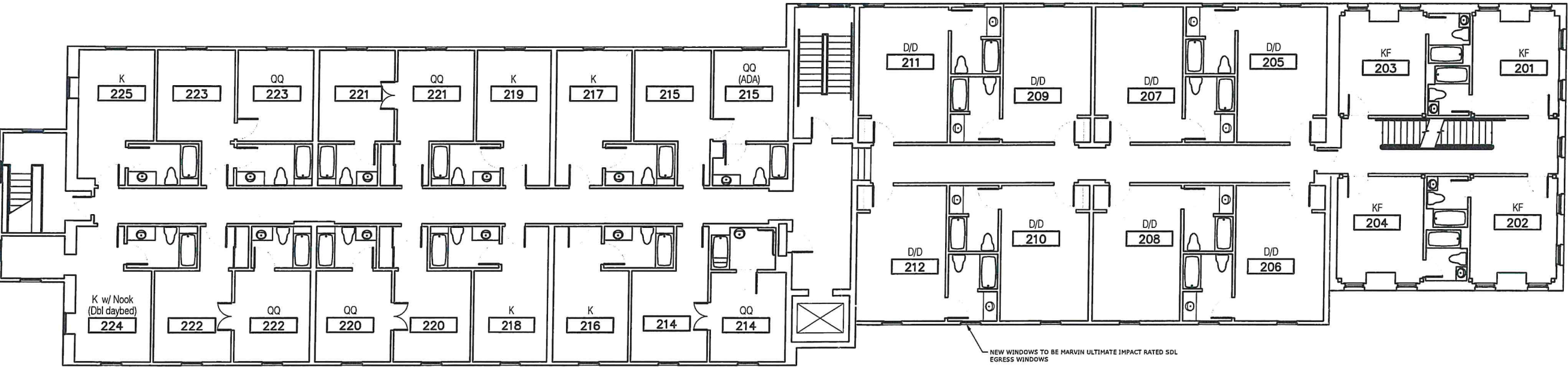
DATE: 07-07-2023

NHG BRISTOL HARBOR INN  
259 THAMES STREET, BRISTOL RI 02809

A2.2



1 PROPOSED THIRD FLOOR PLAN  
Scale: 1/16" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN  
Scale: 1/16" = 1'-0"

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EXTERIOR PHOTO

SCALE: AS NOTED

DATE: 07-07-2023

NHG BRISTOL  
HARBOR INN

259 THAMES STREET, BRISTOL RI 02809

A7.0



EXTERIOR PHOTO 1

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① EXTERIOR PHOTO 2.



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REVISIONS:

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EXTERIOR PHOTO  
SCALE: AS NOTED  
DATE: 07-07-2023

NHG BRISTOL  
HARBOR INN  
259 THAMES STREET, BRISTOL RI 02809

A7.1

DATE: 07-07-2023 10:58 AM DRAWN BY: JACOB W. CORDTISEN CHECKED BY: JACOB W. CORDTISEN PLOT DATE: 07-07-2023 10:58 AM PLOT BY: JACOB W. CORDTISEN





# 267 Thames Street - 200' Radius

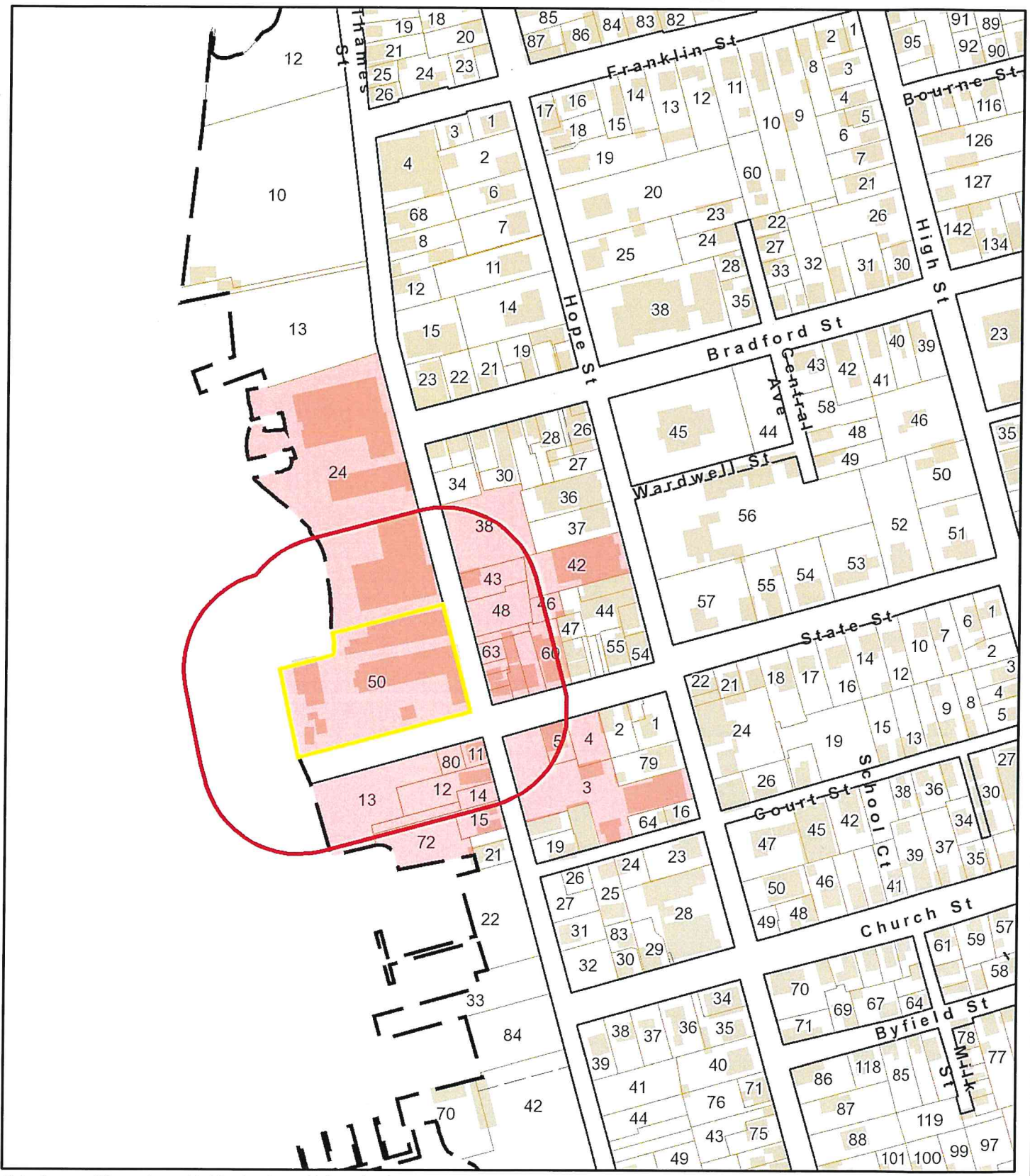
Bristol, RI



January 11, 2024

1 inch = 281 Feet

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# 200 foot Abutters List Report

Bristol, RI  
January 11, 2024

## Subject Property:

Parcel Number: 9-50  
CAMA Number: 9-50  
Property Address: 267 THAMES ST

Mailing Address: TSL LLC  
244 GANO ST  
PROVIDENCE, RI 02906

## Abutters:

Parcel Number: 10-11  
CAMA Number: 10-11  
Property Address: 235 THAMES ST

Mailing Address: BOZARTH, PETER  
235 THAMES ST  
BRISTOL, RI 02809

Parcel Number: 10-12  
CAMA Number: 10-12-001  
Property Address: 227 THAMES ST- UNIT #1

Mailing Address: CARTWRIGHT, CORINNE M & PAUL B D  
227 THAMES ST., UNIT 1  
BRISTOL, RI 02809

Parcel Number: 10-12  
CAMA Number: 10-12-002  
Property Address: 227 THAMES ST- UNIT #2

Mailing Address: OQUENDO, VIVIAN Y  
227 THAMES ST, UNIT 2  
BRISTOL, RI 02809

Parcel Number: 10-12  
CAMA Number: 10-12-003  
Property Address: 227 THAMES ST- UNIT #3

Mailing Address: BALZANO, JOHN G & CHRISTINE R TE  
82 NEWPORT RD  
HULL, MA 02045

Parcel Number: 10-12  
CAMA Number: 10-12-004  
Property Address: 227 THAMES ST UNIT #4

Mailing Address: COLOMBO, BRITT C & MARY L JT  
227 THAMES ST  
BRISTOL, RI 02809

Parcel Number: 10-12  
CAMA Number: 10-12-005  
Property Address: 227 THAMES ST UNIT #5

Mailing Address: MATTHEWS, CHARLES C. TARA W. TE  
223 OAKLAND BEACH AVE  
RYE, NY 10580

Parcel Number: 10-12  
CAMA Number: 10-12-006  
Property Address: 227 THAMES ST -UNIT #6

Mailing Address: THAMES STREET, LLC  
227 THAMES ST, Unit 6  
BRISTOL, RI 02809

Parcel Number: 10-12  
CAMA Number: 10-12-007  
Property Address: THAMES ST

Mailing Address: BALZANO, JOHN G & CHRISTINE R TE  
82 NEWPORT RD  
HULL, MA 02045

Parcel Number: 10-12  
CAMA Number: 10-12-008  
Property Address: THAMES ST

Mailing Address: OZTERMIYECI, MUSTAFA M.  
341 THAMES ST UNIT 203  
BRISTOL, RI 02809

Parcel Number: 10-12  
CAMA Number: 10-12-009  
Property Address: THAMES ST

Mailing Address: OZTERMIYECI, MUSTAFA M.  
341 THAMES ST UNIT 203  
BRISTOL, RI 02809



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# 200 foot Abutters List Report

Bristol, RI  
January 11, 2024

Parcel Number: 10-13 CAMA Number: 10-13 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 10-14 CAMA Number: 10-14 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-15 CAMA Number: 10-15 Property Address: 211 THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-001 Property Address: 423 HOPE ST 1A	Mailing Address: MCKAY, SUSAN ANDON, TRUSTEE SUSAN ANDON MCKAY LIVING TRUST 186 OAKLAND ST WELLESLEY, MA 02481
Parcel Number: 10-3 CAMA Number: 10-3-002 Property Address: 423 HOPE ST 2B	Mailing Address: HAYES, MATTHEW D TRUSTEE MATTHEW D HAYES REV TRUST 423 HOPE ST UNIT B BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-003 Property Address: 423 HOPE ST 3C	Mailing Address: THOMPSON, RICHARD J - TRUSTEE RICHARD J THOMPSON TRUST 423 HOPE ST, UNIT C BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-004 Property Address: 423 HOPE ST 4D	Mailing Address: SMITH, DEBORAH ROSE & ALLEN, CHRISTOPHER TE 423 HOPE ST, UNIT D BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-005 Property Address: 423 HOPE ST 5E	Mailing Address: WARNER, GARY W & MURRAY, CATHERINE I JT PO BOX 808 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-006 Property Address: 423 HOPE ST 6F	Mailing Address: NICHOLSON, TODD & 423 HOPE ST UNIT 6F BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-007 Property Address: 423 HOPE ST 7G	Mailing Address: CLARK, ALLEN M. & CLARK, WHITNEY O. TRUSTEES 423 HOE ST, UNIT G BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-008 Property Address: 423 HOPE ST 8H	Mailing Address: MACDONALD, JAMES C 423 HOPE ST, UNIT H BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-010 Property Address: 423 HOPE ST 10J	Mailing Address: SCOTT, WENDELL O & PATRICIA C TE 700 MOUNTAIN AVE WESTFIELD, NJ 07090



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1/11/2024

Page 2 of 15





## 200 foot Abutters List Report

Bristol, RI  
January 11, 2024

Parcel Number: 10-3 CAMA Number: 10-3-011 Property Address: 423 HOPE ST 11K	Mailing Address: PAGE, ROBERT W & MYRA M, TRUSTEES PAGE FAMILY TRUST 423 HOPE ST, Unit K BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-012 Property Address: 423 HOPE ST 12L	Mailing Address: MATRONE, SANTA W JR TRUSTEE SANTA W MATRONE JR DEC TRUST 423 HOPE ST UNIT L-12 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-013 Property Address: 423 HOPE ST 13M	Mailing Address: SAILOR, LLC 423 HOPE ST, Unit 13M BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-014 Property Address: 423 HOPE ST 14N	Mailing Address: SHAPIRO, DEBORA WEST 423 HOPE ST, Unit UNIT 14N BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-016 Property Address: 423 HOPE ST 16P	Mailing Address: BOWMAN, GREGORY W 423 HOPE ST, UNIT P BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-017 Property Address: JOHN ST 1	Mailing Address: FIXSEN, WILLIAM 25 MARCONI DR RANDOLPH, MA 02368
Parcel Number: 10-3 CAMA Number: 10-3-018 Property Address: JOHN ST 2	Mailing Address: TOPPA, JOHNA M 44 LINCOLN AVE ATTLEBORO, MA 02703
Parcel Number: 10-3 CAMA Number: 10-3-019 Property Address: 15 JOHN ST 1	Mailing Address: POLLOCK, JORDAN 15 JOHN ST, UNIT 1 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-020 Property Address: 17 JOHN ST 2	Mailing Address: MCRAE, BEVERLY SMITH & JOSEPH KEITH TE 17 JOHN ST, UNIT 2 BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-021 Property Address: 423 HOPE ST 21U	Mailing Address: NAT PROPERTIES, LLC 26 PATRICIA ANN DR BRISTOL, RI 02809
Parcel Number: 10-3 CAMA Number: 10-3-022 Property Address: 423 HOPE ST 22V	Mailing Address: 423 HOPE ST REDEVELOPMENT, LLC C/O ACROPOLIS PROPERTY MANAGEMENT 423 HOPE ST BRISTOL, RI 02809
Parcel Number: 10-4 CAMA Number: 10-4 Property Address: STATE ST	Mailing Address: TOWN OF BRISTOL STATE STREET 10 COURT ST BRISTOL, RI 02809



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1/11/2024

Page 3 of 15





# 200 foot Abutters List Report

Bristol, RI  
January 11, 2024

Parcel Number: 10-5 CAMA Number: 10-5-001 Property Address: 18 20 STATE ST 1	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-002 Property Address: 18 20 STATE ST 2	Mailing Address: NEW LEAF REALTY, LLC COMMERCIAL UNITS 1 & 2 18-20 STATE ST BRISTOL, RI 02809
Parcel Number: 10-5 CAMA Number: 10-5-003 Property Address: 18 20 STATE ST 3	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-5 CAMA Number: 10-5-004 Property Address: 18 20 STATE ST 4	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-5 CAMA Number: 10-5-005 Property Address: 18 20 STATE ST 5	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-5 CAMA Number: 10-5-006 Property Address: 18 20 STATE ST 6	Mailing Address: EIGHTEEN TWENTY, LLC 52 TALCOTT ST BARRINGTON, RI 02806
Parcel Number: 10-69 CAMA Number: 10-69 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-72 CAMA Number: 10-72 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL VACANT LAND 10 COURT ST. BRISTOL, RI 02809
Parcel Number: 10-80 CAMA Number: 10-80 Property Address: THAMES ST	Mailing Address: BOZARTH, PETER 235 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-001 Property Address: 345 THAMES ST 101N	Mailing Address: JOHNSON, PETER T & ANDREA R TE 345 THAMES ST UNIT N101 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-002 Property Address: 345 THAMES ST 102N	Mailing Address: SAUL, DEBRA A 345 THAMES ST # 102 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-003 Property Address: 345 THAMES ST 103N	Mailing Address: SB2, LLC 345 THAMES ST, UNIT N-110 BRISTOL, RI 02809



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# 200 foot Abutters List Report

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Parcel Number: 9-24 CAMA Number: 9-24-004 Property Address: 345 THAMES ST 104N	Mailing Address: BARRENECHEA, MARIO I. & ANA MARIA G. TE 345 THAMES ST UNIT N104 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-005 Property Address: 345 THAMES ST 105N	Mailing Address: WAYLAND WILLIAM F & LORNA E TRUSTEES REVOC 345 THAMES ST UNIT 105 N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-006 Property Address: 345 THAMES ST 106N	Mailing Address: DEMARCO, MICHAEL D. ELIZABETH M. TE 345 THAMES ST UNIT 106N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-008 Property Address: 345 THAMES ST 108N	Mailing Address: CHRISTOPHER, JANET E TRUSTEE CHRISTOPHER FAMILY TRUST 345 THAMES ST #108 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-009 Property Address: 345 THAMES ST 109N	Mailing Address: HURST, JAMES WILLIAM & RANDELLE LEE, TRUSTEES HURST FAMILY 2012 TRUST 345 THAMES ST, Unit N109 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-010 Property Address: 345 THAMES ST 110N	Mailing Address: HOLLAND, JOYCE A. 345 THAMES ST UNIT 110N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-011 Property Address: 345 THAMES ST 201N	Mailing Address: BUNN, JAMES BENNING SR & BUNN, JACQUELINE BRYAN TE 141A Main St Tuckahoe, NY 10707
Parcel Number: 9-24 CAMA Number: 9-24-012 Property Address: 345 THAMES ST 202N	Mailing Address: KUFFNER, TAMARA 9 WALNUT RD BARRINGTON, RI 02806
Parcel Number: 9-24 CAMA Number: 9-24-013 Property Address: 345 THAMES ST 203N	Mailing Address: SHERMAN, MAX CHRISTOPHER & MARY B. TE 746 SPINNAKER BEACHHOUSE VILLA SEABROOK ISLAND, SC 29456
Parcel Number: 9-24 CAMA Number: 9-24-014 Property Address: 345 THAMES ST 204N	Mailing Address: BERNARDO, MATTHEW P 345 THAMES ST, UNIT 204N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-015 Property Address: 345 THAMES ST 205N	Mailing Address: MCSTAY, JAMES P. CHERYL A. ETUX TE 345 THAMES ST UNIT 205N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-016 Property Address: 345 THAMES ST 206N	Mailing Address: OBRIEN, MICHAEL T. DENISE E. TE 345 THAMES ST UNIT 206N BRISTOL, RI 02809



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Parcel Number: 9-24 CAMA Number: 9-24-017 Property Address: 345 THAMES ST 207N	Mailing Address: CAPODILUPO, PETER & JENNIFER C 345 Thames St Unit 207 Bristol, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-018 Property Address: 345 THAMES ST 208N	Mailing Address: FITZPATRICK, CAROL A., TRUSTEE CAROL A FITZPATRICK REVOCABLE TRUST 345 THAMES ST, UNIT 208N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-019 Property Address: 345 THAMES ST 209N	Mailing Address: SARKISIAN, HERBERT A. JANET E. TE 345 THAMES ST UNIT N209 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-020 Property Address: 345 THAMES ST 210N	Mailing Address: FEINS, NEIL R & CHRISTINE TRUSTEES 19 MARSHAL ST BROOKLINE, MA 02446
Parcel Number: 9-24 CAMA Number: 9-24-021 Property Address: 345 THAMES ST 301N	Mailing Address: ROSS, MICHAEL C & ASTRID L TRUSTEES 363 ADAMS ST DENVER, CO 80206
Parcel Number: 9-24 CAMA Number: 9-24-022 Property Address: 345 THAMES ST 302N	Mailing Address: ZELINGER, ELIZABETH A & GERALD D TE 345 THAMES ST UNIT N302 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-023 Property Address: 345 THAMES ST 303N	Mailing Address: SHAMS, NICOLE 345 THAMES ST., UNIT N-303 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-024 Property Address: 345 THAMES ST 304N	Mailing Address: PHILLIPS, JOHN S & KIMBERLY L TE 345 THAMES ST 304N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-025 Property Address: 345 THAMES ST 305N	Mailing Address: HANKIN, ROBERT B & CHERYL B, TRUSTEES ROBERT B & CHERYL B HANKIN TRUST TC 56 RAMBLING DR SCOTCH PLAINS, NJ 07076-2955
Parcel Number: 9-24 CAMA Number: 9-24-026 Property Address: 345 THAMES ST 306N	Mailing Address: LI, HSI-CHENG TRUSTEE 345 THAMES ST UNIT N306 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-027 Property Address: 345 THAMES ST 307N	Mailing Address: SUTTON, HOWARD G & KIMBERLY G P TE 14685 KELSON CIRCLE NAPLES, FL 34114
Parcel Number: 9-24 CAMA Number: 9-24-028 Property Address: 345 THAMES ST 308N	Mailing Address: FRIDOVICH, SHEILA CONSTANCE TR 345 THAMES ST # N308 BRISTOL, RI 02809



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Parcel Number: 9-24  
CAMA Number: 9-24-029  
Property Address: 345 THAMES ST 309N

Mailing Address: RIPP, PETER & MARI TRUSTEES  
345 THAMES ST UNIT N309  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-030  
Property Address: 345 THAMES ST 310N

Mailing Address: BUSCH, ROBERT S. (1/2) TRUSTEE &  
BUSCH, KATHLEEN B. (1/2) TRUSTEE  
52 BENTWOOD COURT EAST  
ALBANY, NY 12203

Parcel Number: 9-24  
CAMA Number: 9-24-031  
Property Address: 345 THAMES ST 401N

Mailing Address: LOUISE I. PLACIDO IRREVOCABLE  
TRUST KAUFMAN, BRETT A. TRUSTEE  
345 THAMES ST, Unit 401N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-032  
Property Address: 345 THAMES ST 402N

Mailing Address: PINK, LOIS & ANDREW TRUSTEES  
345 THAMES ST UNIT402N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-033  
Property Address: 345 THAMES ST 403N

Mailing Address: BOLTON, ALICE C & FOREST E TE  
345 THAMES ST UNIT 403N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-034  
Property Address: 345 THAMES ST 404N

Mailing Address: VAN DEVENTER, MARY P. & BRENNAN,  
KIMBERLY C. TRUSTEES  
345 THAMES ST, UNIT 404N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-035  
Property Address: 345 THAMES ST 405N

Mailing Address: FLORIO, IRENE M TRUSTEE IRENE M  
FLORIO TRUST  
345 THAMES ST UNIT 405N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-036  
Property Address: 345 THAMES ST 406N

Mailing Address: JACKSON, LISA R  
345 THAMES ST, UNIT N-406  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-037  
Property Address: 345 THAMES ST 407N

Mailing Address: RHODE, GRANT F & KATZ, JUDITH  
TRUSTEES  
345 THAMES ST UNT 407N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-038  
Property Address: 345 THAMES ST 408N

Mailing Address: ROWE, ABIGAIL CAMPBELL & DAY,  
SARAH CAMPBELL TRUSTEES  
215 COTTONTAIL DRIVE  
PORTSMOUTH, RI 02871

Parcel Number: 9-24  
CAMA Number: 9-24-039  
Property Address: 345 THAMES ST 409N

Mailing Address: MARTIN, WILLIAM R & JOAN P  
TRUSTEES  
345 THAMES ST UNIT 409N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-040  
Property Address: 345 THAMES ST 410N

Mailing Address: CASTRIOTTA, LAURA J - TRUSTEE  
LAURA J CASTRIOTTA TRUST  
345 THAMES ST, UNIT N410  
BRISTOL, RI 02809



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Parcel Number: 9-24 CAMA Number: 9-24-041 Property Address: 345 THAMES ST 501N	Mailing Address: DAVIDSON, ASIA MARIA 345 THAMES ST, UNIT 501N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-042 Property Address: 345 THAMES ST 502N	Mailing Address: DUNN, JOHN G. JR TRUSTEE 345 THAMES ST UNIT N502 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-043 Property Address: 345 THAMES ST 503N	Mailing Address: WANG, YINGFEI 59 CRESTVIEW RD MILTON, MA 02186
Parcel Number: 9-24 CAMA Number: 9-24-044 Property Address: 345 THAMES ST 504N	Mailing Address: SUGARMAN, LOUIS TRST ETAL JT MARAGHY, PAUL 345 THAMES ST UNIT 504N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-045 Property Address: 345 THAMES ST 505N	Mailing Address: CHAMPAGNE, MICHEALA J. 345 THAMES ST UNIT 505N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-046 Property Address: 345 THAMES ST 506N	Mailing Address: LUCINI, GREGORY L & PATRICIA A TE 345 THAMES ST UNIT 506N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-047 Property Address: 343 THAMES ST 101M	Mailing Address: SPANG, HENRY A IV & LINDA TE 343 THAMES ST UNIT M-101 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-048 Property Address: 343 THAMES ST 102M	Mailing Address: HICKEY, MICHAEL J. & KATHLEEN O. TRUSTEES 74 CARNEGIE HEIGHTS DR PORTSMOUTH, RI 02871
Parcel Number: 9-24 CAMA Number: 9-24-049 Property Address: 343 THAMES ST 103M	Mailing Address: RATFORD, VINCENT MARGUERITE TE 343 THAMES ST UNIT 103M BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-050 Property Address: 343 THAMES ST 104M	Mailing Address: ISRAEL, SCOTT & JAFFE, ALICE TE 88 ABBOT ST ANDOVER, MA 01810
Parcel Number: 9-24 CAMA Number: 9-24-051 Property Address: 343 THAMES ST 301M	Mailing Address: CIVALE, CHRISTOPHER J & BELLAMY, KARA E TRUSTEES 343 THAMES ST # M 301 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-052 Property Address: 343 THAMES ST 302M	Mailing Address: FETTER, JANET M TRUSTEE JANET M FETTER TRUST 343 THAMES ST 302M BRISTOL, RI 02809



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Parcel Number: 9-24 CAMA Number: 9-24-053 Property Address: 343 THAMES ST 303M	Mailing Address: GOODNOW, CHRISTOPHER & ANDREA TE 343 THAMES ST, UNIT M-303 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-054 Property Address: 343 THAMES ST 304M	Mailing Address: NASTRO, KIMBERLY & DAVID TE 29 WEST 85th ST, APT 3 NEW YORK, NY 10024
Parcel Number: 9-24 CAMA Number: 9-24-055 Property Address: 341 THAMES ST 101S	Mailing Address: KITS VAN HEYNINGEN, ROBERT W. DEBRA A TE 18 FESSER AVE BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-056 Property Address: 341 THAMES ST 102S	Mailing Address: JON JACQUELINE JORDAN RP TRUST 6924 HICKORY HILL AVE MCLEAN, VA 22101
Parcel Number: 9-24 CAMA Number: 9-24-057 Property Address: 341 THAMES ST 103S	Mailing Address: JACKSON, DEBRA P 174 PINE GLEN DR EAST GREENWICH, RI 02818
Parcel Number: 9-24 CAMA Number: 9-24-058 Property Address: 341 THAMES ST 104S	Mailing Address: LUDLOW, LYNN LEE & LAWRENCE, JAMES S ESQ TRUSTEES-ABRAMSON & LUDLOW TRUST 341 THAMES ST, UNIT 104S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-059 Property Address: 341 THAMES ST 105S	Mailing Address: FALTEN, PAUL J. & CAROL MILLIAN TE 341 THAME ST, Unit 105S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-060 Property Address: 341 THAMES ST 106S	Mailing Address: LEIBOWITZ, DAVID E & PEGGY A TE 341 THAMES ST UNIT 106S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-061 Property Address: 341 THAMES ST 107S	Mailing Address: BERKELEY, DUNCAN & AMY TE 67 CENTRAL ST GEORGETOWN, MA 01833
Parcel Number: 9-24 CAMA Number: 9-24-062 Property Address: 341 THAMES ST 108S	Mailing Address: TETU, NORMAND P GINNY L. TE 190 BICENTENNIAL DR HOOKSETT, NH 03106
Parcel Number: 9-24 CAMA Number: 9-24-063 Property Address: 341 THAMES ST 109S	Mailing Address: SAWYER, MICHAEL 341 THAMES ST, UNIT 109S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-064 Property Address: 341 THAMES ST 110S	Mailing Address: LEENUTAPHONG, DEBORAH LYNN & NARUEKORN TRUSTEES 341 THAMES ST UNIT S110 BRISTOL, RI 02809



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Parcel Number: 9-24 CAMA Number: 9-24-065 Property Address: 341 THAMES ST 201S	Mailing Address: LAPOINTE, WILLIAM H. & LAPOINTE, DONNE M. TRUSTEES 3756 JUNGLE PLUM DR E NAPLES, FL 34114
Parcel Number: 9-24 CAMA Number: 9-24-066 Property Address: 341 THAMES ST 202S	Mailing Address: BOUCHARD, KENNETH & RIKKI HANSEN - TRUSTEES KENNETH P & RIKKI HANSEN BOUCHARD TRUSTS 25 RELIANCE DR BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-067 Property Address: 341 THAMES ST 203S	Mailing Address: OZTERMIYECI, MUSTAFA MURAT & MATOOK, DEBORAH JOY TE 341 THAMES ST UNIT S203 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-068 Property Address: 341 THAMES ST 204S	Mailing Address: CAMOSCI, ROBERT E & GAIL D TE 341 THAMES ST UNIT 204S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-069 Property Address: 341 THAMES ST 205S	Mailing Address: KAWAOKA, ERIC J & ESTA TRUSTEES FAMILY TRUST 341 THAMES ST 205S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-070 Property Address: 341 THAMES ST 206S	Mailing Address: BRAVE, ILENE E & DENNIS G - TRUSTEES ILENE E BRAVE TRUST PO BOX 906 BROOKLANDVILLE, MD 21022
Parcel Number: 9-24 CAMA Number: 9-24-071 Property Address: 341 THAMES ST 207S	Mailing Address: PETERSON, JEFFREY 519 GREGORY AVE WILMETTE, IL 60091
Parcel Number: 9-24 CAMA Number: 9-24-072 Property Address: 341 THAMES ST 208S	Mailing Address: GARRITY, JOHN 341 THAMES ST, UNIT 208S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-073 Property Address: 341 THAMES ST 209S	Mailing Address: FAY, PAUL D & CURTIS, JULIE M TE 1443 BEACON ST BROOKLINE, MA 02446
Parcel Number: 9-24 CAMA Number: 9-24-074 Property Address: 341 THAMES ST 210S	Mailing Address: GRAY, ROBERT C & PATRICIA A TRUSTEES 341 THAMES ST 210S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-075 Property Address: 341 THAMES ST 301S	Mailing Address: BRUNING, KARLA GANTZ, KATHLEEN 341 THAMES ST 301S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-076 Property Address: 341 THAMES ST 302S	Mailing Address: MORSE, ANN R. TRUSTEE ANN R. MORSE 1993 TRUST 341 THAMES ST 302 S BRISTOL, RI 02809



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Parcel Number: 9-24 CAMA Number: 9-24-077 Property Address: 341 THAMES ST 303S	Mailing Address: MUSKET, DAVID B. 1655 BAY HARBOR LN SARASOTA, FL 34231
Parcel Number: 9-24 CAMA Number: 9-24-079 Property Address: 341 THAMES ST 305S	Mailing Address: REIG, VIBEKE G TRUSTEE VIBEKE REIG LIVING TRUST 341 THAMES ST UNIT S305 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-080 Property Address: 341 THAMES ST 306S	Mailing Address: LYNCH, JOHN J TRUSTEE 341 THAMES ST UNIT S306 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-081 Property Address: 341 THAMES ST 307S	Mailing Address: DEMARCO, GREGORY M. & AMY TRUSTEES 341 THAMES ST S-307 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-082 Property Address: 341 THAMES ST 308S	Mailing Address: WILKER, RICHARD E & WILKER, PHYLLIS BLOOM TRUSTEES 341 THAMES ST UNIT S-308 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-083 Property Address: 341 THAMES ST 309S	Mailing Address: KUBLIN, DONNA E & STANLEY B TR 341 THAMES ST UNIT 309S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-101 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O WILLIAM MARTIN 691 15TH AVE SOUTH NAPLES, FL 34102-7424
Parcel Number: 9-24 CAMA Number: 9-24-102 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O JOHNSON, PETER & ANDREA 345 THAMES ST UNIT N101 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-103 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. CHAMPAGNE, KEVIN & MICHAELA 4525 S. ATLANTIC AVE PORT ORANGE, FL 32177-7061
Parcel Number: 9-24 CAMA Number: 9-24-104 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. NASTRO, DAVID & KIM 343 THAMES ST M304 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-105 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O MUSKET, DAVID B. 1655 BAY HARBOR LN SARASOTA, FL 34231
Parcel Number: 9-24 CAMA Number: 9-24-106 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. OZTERMIYECI, MUSTAFA M 341 THAMES ST S203 BRISTOL, RI 02809



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Parcel Number: 9-24 CAMA Number: 9-24-107 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O VIBEKE REIG LIV TRUST 341 THAMES ST S305 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-108 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC RIPP, PETER & MARI 345 THAMES ST N309 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-109 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O GREG LUNCINI 345 THAMES ST, Unit N506 BRISTOL, RI 02809-4116
Parcel Number: 9-24 CAMA Number: 9-24-110 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O MARIO BARRENECHEA 345 THAMES ST, Unit N104 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-111 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O ROBERT & PATRICIA GRAY 341 THAMES ST UNT S210 BRISTOL, RI 02809-2407
Parcel Number: 9-24 CAMA Number: 9-24-112 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O JOHN G DUNN 345 THAMES ST N502 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-113 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA LLC C/O KUBLIN, DONNA & STAN 341 THAMES ST 309S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-114 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O ROBERT B HANKIN TRUST 56 RAMBLING DR SCOTCH PLAINS, NJ 07076
Parcel Number: 9-24 CAMA Number: 9-24-115 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O CAPODILUPO, PETER & JENNIFER 345 THAMES ST UNIT 207 BRISTOL, 02809
Parcel Number: 9-24 CAMA Number: 9-24-116 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC JAMES & RANDELLE HURST 345 THAMES ST UNIT 109N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-117 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC TRUSTEES OF THE HURST FAMILY 345 THAMES ST 109N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-118 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. MICHAEL & DENISE O'BRIEN 345 THAMES ST 206N BRISTOL, RI 02809



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Parcel Number: 9-24  
CAMA Number: 9-24-119  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC  
HERBERT & JANET SARKISIAN  
345 THAMES ST N209  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-120  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
WILLIAM & DONNA LAPOINTE  
TRUSTEES  
341 THAMES ST S201  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-121  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. GINNY  
& NORMAND TETU  
190 BICENTENNIAL DR  
HOOKSETT, NH 03106-2702

Parcel Number: 9-24  
CAMA Number: 9-24-122  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
ABRAMSON, SUSAN & EDWARD  
341 THAMES ST UNT 104S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-123  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
BUSCH, ROBERT & KATHLEEN  
52 BENTWOOD CT  
ALBANY, NY 12203-4810

Parcel Number: 9-24  
CAMA Number: 9-24-124  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
MATTHEW BERNARDO  
345 THAMES ST, Unit 204N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-125  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC BUSCH,  
ROBERT & KATHY  
52 BENTWOOD CT  
ALBANY, NY 12203

Parcel Number: 9-24  
CAMA Number: 9-24-126  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
NEIL & CHRISTINE FEINS  
19 MARSHAL ST  
BROOKLINE, MA 02446-5418

Parcel Number: 9-24  
CAMA Number: 9-24-127  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
BRAVE, ILENE E. & DENNIS G.  
TRUSTEES  
341 THAMES ST S206  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-128  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. LI, HSI-  
CHENG  
345 THAMES ST UNT 306 N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-129  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. LI, HSI-  
CHENG  
345 THAMES ST UNIT 306N  
BRISTOL, RI 02809-9195



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January 11, 2024

Parcel Number: 9-24 CAMA Number: 9-24-130 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O SHERMAN, MAX CHRISTOPHER & MARY B. 341 THAMES ST UNIT 205S BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-131 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC. JANET M FETTER REVOCABLE TRUST 1998 343 THAMES ST UNIT M302 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-132 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O MICHAEL & DENISE O'BRIEN 345 THAMES ST 206N BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-133 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O JOHN S & KIMBERLY PHILLIPS 265 TWIN LAKES DR GETTYSBURG, PA 17325-8540
Parcel Number: 9-24 CAMA Number: 9-24-134 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O GRANT RHODE 345 THAMES ST N407 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-135 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC ARTHUR PLACIDO 345 THAMES ST N401 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-136 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O PAUL MARAGHY 345 THAMES ST, Unit N504 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-137 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA SPANG, AUSTIN & LINDA 343 Thames Street Unit M101 Bristol, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-138 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O CAMPBELL, MICHAEL 345 THAMES ST, UNIT N408 BRISTOL, RI 02809
Parcel Number: 9-24 CAMA Number: 9-24-139 Property Address: THAMES ST	Mailing Address: STONE HARBOUR MARINA, LLC C/O MARIO BARRENECHEA 345 THAMES ST, Unit N104 BRISTOL, RI 02809
Parcel Number: 9-38 CAMA Number: 9-38 Property Address: THAMES ST	Mailing Address: TSL LLC 244 GANO ST PROVIDENCE, RI 02906
Parcel Number: 9-42 CAMA Number: 9-42 Property Address: 515 HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809



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## 200 foot Abutters List Report

Bristol, RI  
January 11, 2024

Parcel Number: 9-43 CAMA Number: 9-43 Property Address: 282 THAMES ST	Mailing Address: GARVIN, GAIL & GEORGE E TC 282 THAMES ST BRISTOL, RI 02809
Parcel Number: 9-46 CAMA Number: 9-46 Property Address: HOPE ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 9-48 CAMA Number: 9-48 Property Address: THAMES ST	Mailing Address: FEDERAL PROPERTIES OF RI 328 HIGH ST BRISTOL, RI 02809
Parcel Number: 9-49 CAMA Number: 9-49 Property Address: 260 THAMES ST	Mailing Address: DANMOR REALTY, LLC 13 BAY RD WARREN, RI 02885
Parcel Number: 9-50 CAMA Number: 9-50 Property Address: 267 THAMES ST	Mailing Address: TSL LLC 244 GANO ST PROVIDENCE, RI 02906
Parcel Number: 9-60 CAMA Number: 9-60 Property Address: 29-31 STATE ST	Mailing Address: DANMOR REALTY, LLC 13 BAY RD WARREN, RI 02885
Parcel Number: 9-61 CAMA Number: 9-61 Property Address: 17 STATE ST	Mailing Address: FEDERAL PROPERTIES OF RI INC. PO BOX 27 BRISTOL, RI 02809
Parcel Number: 9-62 CAMA Number: 9-62 Property Address: 11 STATE ST	Mailing Address: 11 STATE STREET, LLC 116 PECK AVE BRISTOL, RI 02809
Parcel Number: 9-63 CAMA Number: 9-63 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 9-64 CAMA Number: 9-64 Property Address: THAMES ST	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
Parcel Number: 9-65 CAMA Number: 9-65 Property Address: 1 STATE ST	Mailing Address: STATE PROPERTIES LLC 1 STATE ST BRISTOL, RI 02809
Parcel Number: 9-74 CAMA Number: 9-74 Property Address: 246 THAMES ST	Mailing Address: RIVERS, ZACHARY N PO Box 964 Bristol, RI 02809



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11 STATE STREET, LLC  
116 PECK AVE  
BRISTOL, RI 02809

BRAVE, ILENE E & DENNIS G  
ILENE E BRAVE TRUST  
PO BOX 906  
BROOKLANDVILLE, MD 21022

CIVALE, CHRISTOPHER J &  
BELLAMY, KARA E TRUSTEES  
343 THAMES ST # M 301  
BRISTOL, RI 02809

423 HOPE ST REDEVELOPMENT  
C/O ACROPOLIS PROPERTY  
MANAGEMENT  
423 HOPE ST  
BRISTOL, RI 02809

BRUNING, KARLA  
GANTZ, KATHLEEN  
341 THAMES ST 301S  
BRISTOL, RI 02809

CLARK, ALLEN M. &  
CLARK, WHITNEY O. TRUSTEE  
423 HOE ST, UNIT G  
BRISTOL, RI 02809

BALZANO, JOHN G &  
CHRISTINE R TE  
82 NEWPORT RD  
HULL, MA 02045

BUNN, JAMES BENNING SR &  
BUNN, JACQUELINE BRYAN TE  
141A Main St  
Tuckahoe, NY 10707

COLOMBO, BRITT C &  
MARY L JT  
227 THAMES ST  
BRISTOL, RI 02809

BARRENECHEA, MARIO I. & A  
345 THAMES ST UNIT N104  
BRISTOL, RI 02809

BUSCH, ROBERT S. (1/2) TR  
BUSCH, KATHLEEN B. (1/2)  
52 BENTWOOD COURT EAST  
ALBANY, NY 12203

DANMOR REALTY, LLC  
13 BAY RD  
WARREN, RI 02885

BERKELEY, DUNCAN & AMY T  
67 CENTRAL ST  
GEORGETOWN, MA 01833

CAMOSCI, ROBERT E &  
GAIL D TE  
341 THAMES ST UNIT 204S  
BRISTOL, RI 02809

DAVIDSON, ASIA MARIA  
345 THAMES ST, UNIT 501N  
BRISTOL, RI 02809

BERNARDO, MATTHEW P  
345 THAMES ST, UNIT 204N  
BRISTOL, RI 02809

CAPODILUPO, PETER & JENNI  
345 Thames St Unit 207  
Bristol, RI 02809

DEMARCO, GREGORY M. &  
AMY TRUSTEES  
341 THAMES ST S-307  
BRISTOL, RI 02809

BOLTON, ALICE C & FOREST  
345 THAMES ST UNIT 403N  
BRISTOL, RI 02809

CARTWRIGHT, CORINNE M & P  
227 THAMES ST., UNIT 1  
BRISTOL, RI 02809

DEMARCO, MICHAEL D.  
ELIZABETH M. TE  
345 THAMES ST  
UNIT 106N  
BRISTOL, RI 02809

BOUCHARD, KENNETH & RIKKI  
KENNETH P & RIKKI HANSEN  
25 RELIANCE DR  
BRISTOL, RI 02809

CASTRIOTTA, LAURA J - TRU  
LAURA J CASTRIOTTA TRUST  
345 THAMES ST, UNIT N410  
BRISTOL, RI 02809

DUNN, JOHN G. JR TRUSTEE  
345 THAMES ST UNIT N502  
BRISTOL, RI 02809

BOWMAN, GREGORY W  
423 HOPE ST, UNIT P  
BRISTOL, RI 02809

CHAMPAGNE, MICHEALA J.  
345 THAMES ST UNIT 505N  
BRISTOL, RI 02809

EIGHTEEN TWENTY, LLC  
52 TALCOTT ST  
BARRINGTON, RI 02806

BOZARTH, PETER  
235 THAMES ST  
BRISTOL, RI 02809

CHRISTOPHER, JANET E TRUS  
CHRISTOPHER FAMILY TRUST  
345 THAMES ST #108  
BRISTOL, RI 02809

FALTEN, PAUL J. &  
CAROL MILLIAN TE  
341 THAME ST, Unit 105S  
BRISTOL, RI 02809

FAY, PAUL D &  
CURTIS, JULIE M TE  
1443 BEACON ST  
BROOKLINE, MA 02446

GARVIN, GAIL &  
GEORGE E TC  
282 THAMES ST  
BRISTOL, RI 02809

JACKSON, LISA R  
345 THAMES ST, UNIT N-406  
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI  
328 HIGH ST  
BRISTOL, RI 02809

GOODNOW, CHRISTOPHER & AN  
343 THAMES ST, UNIT M-303  
BRISTOL, RI 02809

JOHNSON, PETER T & ANDREA  
345 THAMES ST UNIT N101  
BRISTOL, RI 02809

FEDERAL PROPERTIES OF RI  
PO BOX 27  
BRISTOL, RI 02809

GRAY, ROBERT C & PATRICIA  
341 THAMES ST 210S  
BRISTOL, RI 02809

JON  
JACQUELINE JORDAN RP TRUS  
6924 HICKORY HILL AVE  
MCLEAN, VA 22101

FEINS, NEIL R &  
CHRISTINE TRUSTEES  
19 MARSHAL ST  
BROOKLINE, MA 02446

HANKIN, ROBERT B & CHERYL  
ROBERT B & CHERYL B HANKI  
56 RAMBLING DR  
SCOTCH PLAINS, NJ 07076-2955

KAWAOKA, ERIC J & ESTA TR  
341 THAMES ST 205S  
BRISTOL, RI 02809

FETTER, JANET M TRUSTEE  
JANET M FETTER TRUST  
343 THAMES ST 302M  
BRISTOL, RI 02809

HAYES, MATTHEW D TRUSTEE  
MATTHEW D HAYES REV TRUST  
423 HOPE ST UNIT B  
BRISTOL, RI 02809

KITS VAN HEYNINGEN, ROBER  
DEBRA A TE  
18 FESSER AVE  
BRISTOL, RI 02809

FITZPATRICK, CAROL A., TR  
CAROL A FITZPATRICK REVOC  
345 THAMES ST, UNIT 208N  
BRISTOL, RI 02809

HICKEY, MICHAEL J. &  
KATHLEEN O. TRUSTEES  
74 CARNEGIE HEIGHTS DR  
PORTSMOUTH, RI 02871

KUBLIN, DONNA E & STANLEY  
341 THAMES ST UNIT 309S  
BRISTOL, RI 02809

FIXSEN, WILLIAM  
25 MARCONI DR  
RANDOLPH, MA 02368

HOLLAND, JOYCE A.  
345 THAMES ST UNIT 110N  
BRISTOL, RI 02809

KUFFNER, TAMARA  
9 WALNUT RD  
BARRINGTON, RI 02806

FLORIO, IRENE M TRUSTEE  
IRENE M FLORIO TRUST  
345 THAMES ST UNIT 405N  
BRISTOL, RI 02809

HURST, JAMES WILLIAM & RA  
HURST FAMILY 2012 TRUST  
345 THAMES ST, Unit N109  
BRISTOL, RI 02809

LAPOINTE, WILLIAM H. &  
LAPOINTE, DONNE M. TRUSTE  
3756 JUNGLE PLUM DR E  
NAPLES, FL 34114

FRIDOVICH, SHEILA CONSTAN  
345 THAMES ST # N308  
BRISTOL, RI 02809

ISRAEL, SCOTT & JAFFE, AL  
88 ABBOT ST  
ANDOVER, MA 01810

LEENUTAPHONG, DEBORAH LYN  
NARUEKORN TRUSTEES  
341 THAMES ST UNIT S110  
BRISTOL, RI 02809

GARRITY, JOHN  
341 THAMES ST, UNIT 208S  
BRISTOL, RI 02809

JACKSON, DEBRA P  
174 PINE GLEN DR  
EAST GREENWICH, RI 02818

LEIBOWITZ, DAVID E &  
PEGGY A TE  
341 THAMES ST UNIT 106S  
BRISTOL, RI 02809



LI, HSI-CHENG TRUSTEE  
345 THAMES ST  
UNIT N306  
BRISTOL, RI 02809

MCRAE, BEVERLY SMITH & JO  
17 JOHN ST, UNIT 2  
BRISTOL, RI 02809

OZTERMIYECI, MUSTAFA M.  
341 THAMES ST UNIT 203  
BRISTOL, RI 02809

LOUISE I. PLACIDO IRREVOC  
KAUFMAN, BRETT A. TRUSTEE  
345 THAMES ST, Unit 401N  
BRISTOL, RI 02809

MCSTAY, JAMES P.  
CHERYL A. ETUX TE  
345 THAMES ST UNIT 205N  
BRISTOL, RI 02809

OZTERMIYECI, MUSTAFA MURA  
MATOOK, DEBORAH JOY TE  
341 THAMES ST UNIT S203  
BRISTOL, RI 02809

LUCINI, GREGORY L &  
PATRICIA A TE  
345 THAMES ST UNIT 506N  
BRISTOL, RI 02809

MORSE, ANN R. TRUSTEE  
ANN R. MORSE 1993 TRUST  
341 THAMES ST 302 S  
BRISTOL, RI 02809

PAGE, ROBERT W & MYRA M,  
PAGE FAMILY TRUST  
423 HOPE ST, Unit K  
BRISTOL, RI 02809

LUDLOW, LYNN LEE & LAWREN  
TRUSTEES-ABRAMSON & LUDLO  
341 THAMES ST, UNIT 104S  
BRISTOL, RI 02809

MUSKET, DAVID B.  
1655 BAY HARBOR LN  
SARASOTA, FL 34231

PETERSON, JEFFREY  
519 GREGORY AVE  
WILMETTE, IL 60091

LYNCH, JOHN J TRUSTEE  
341 THAMES ST UNIT S306  
BRISTOL, RI 02809

NASTRO, KIMBERLY & DAVID  
29 WEST 85th ST, APT 3  
NEW YORK, NY 10024

PHILLIPS, JOHN S & KIMBER  
345 THAMES ST 304N  
BRISTOL, RI 02809

MACDONALD, JAMES C  
423 HOPE ST, UNIT H  
BRISTOL, RI 02809

NAT PROPERTIES, LLC  
26 PATRICIA ANN DR  
BRISTOL, RI 02809

PINK, LOIS &  
ANDREW TRUSTEES  
345 THAMES ST UNIT 402N  
BRISTOL, RI 02809

MARTIN, WILLIAM R &  
JOAN P TRUSTEES  
345 THAMES ST UNIT 409N  
BRISTOL, RI 02809

NEW LEAF REALTY, LLC  
COMMERCIAL UNITS 1 & 2  
18-20 STATE ST  
BRISTOL, RI 02809

POLLOCK, JORDAN  
15 JOHN ST, UNIT 1  
BRISTOL, RI 02809

MATRONE, SANTA W JR TRUST  
SANTA W MATRONE JR DEC TR  
423 HOPE ST UNIT L-12  
BRISTOL, RI 02809

NICHOLSON, TODD &  
423 HOPE ST UNIT 6F  
BRISTOL, RI 02809

RATFORD, VINCENT  
MARGUERITE TE  
343 THAMES ST UNIT 103M  
BRISTOL, RI 02809

MATTHEWS, CHARLES C.  
TARA W. TE  
223 OAKLAND BEACH AVE  
RYE, NY 10580

OBRIEN, MICHAEL T.  
DENISE E. TE  
345 THAMES ST UNIT 206N  
BRISTOL, RI 02809

REIG, VIBEKE G TRUSTEE  
VIBEKE REIG LIVING TRUST  
341 THAMES ST UNIT S305  
BRISTOL, RI 02809

MCKAY, SUSAN ANDON, TRUST  
SUSAN ANDON MCKAY LIVING  
186 OAKLAND ST  
WELLESLEY, MA 02481

OQUENDO, VIVIAN Y  
227 THAMES ST, UNIT 2  
BRISTOL, RI 02809

RHODE, GRANT F & KATZ, JU  
345 THAMES ST UNT 407N  
BRISTOL, RI 02809

RIPP, PETER & MARI TRUSTE  
345 THAMES ST UNIT N309  
BRISTOL, RI 02809

SHAMS, NICOLE  
345 THAMES ST., UNIT N-303  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O CAMPBELL, MICHAEL  
345 THAMES ST, UNIT N408  
BRISTOL, RI 02809

RIVERS, ZACHARY N  
PO Box 964  
Bristol, RI 02809

SHAPIRO, DEBORA WEST  
423 HOPE ST, Unit UNIT 14N  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O CAPODILUPO, PETER & J  
345 THAMES ST UNIT 207  
BRISTOL, 02809

ROSS, MICHAEL C &  
ASTRID L TRUSTEES  
363 ADAMS ST  
DENVER, CO 80206

SHERMAN, MAX CHRISTOPHER  
746 SPINNAKER BEACHHOUSE  
VILLA  
SEABROOK ISLAND, SC 29456

STONE HARBOUR MARINA, LLC  
C/O GRANT RHODE  
345 THAMES ST N407  
BRISTOL, RI 02809

ROWE, ABIGAIL CAMPBELL &  
DAY, SARAH CAMPBELL TRUST  
215 COTTONTAIL DRIVE  
PORTSMOUTH, RI 02871

SMITH, DEBORAH ROSE & ALL  
423 HOPE ST, UNIT D  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O GREG LUNCINI  
345 THAMES ST, Unit N506  
BRISTOL, RI 02809-4116

SAILOR, LLC  
423 HOPE ST, Unit 13M  
BRISTOL, RI 02809

SPANG, HENRY A IV &  
LINDA TE  
343 THAMES ST UNIT M-101  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O JOHN G DUNN  
345 THAMES ST N502  
BRISTOL, RI 02809

SARKISIAN, HERBERT A.  
JANET E. TE  
345 THAMES ST UNIT N209  
BRISTOL, RI 02809

STATE PROPERTIES LLC  
1 STATE ST  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O JOHN S & KIMBERLY PHI  
265 TWIN LAKES DR  
GETTYSBURG, PA 17325-8540

SAUL, DEBRA A  
345 THAMES ST # 102  
BRISTOL, RI 02809

STONE HARBOUR MARINA  
SPANG, AUSTIN & LINDA  
343 Thames Street Unit M101  
Bristol, RI 02809

STONE HARBOUR MARINA, LLC  
C/O JOHNSON, PETER & ANDRE  
345 THAMES ST UNIT N101  
BRISTOL, RI 02809

SAWYER, MICHAEL  
341 THAMES ST, UNIT 109S  
BRISTOL, RI 02809

STONE HARBOUR MARINA LLC  
C/O KUBLIN, DONNA & STAN  
341 THAMES ST 309S  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O MARIO BARRENECHEA  
345 THAMES ST, Unit N104  
BRISTOL, RI 02809

SB2, LLC  
345 THAMES ST, UNIT N-110  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
ARTHUR PLACIDO  
345 THAMES ST N401  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O MICHAEL & DENISE O'BR  
345 THAMES ST 206N  
BRISTOL, RI 02809

SCOTT, WENDELL O &  
PATRICIA C TE  
700 MOUNTAIN AVE  
WESTFIELD, NJ 07090

STONE HARBOUR MARINA, LLC  
BUSCH, ROBERT & KATHY  
52 BENTWOOD CT  
ALBANY, NY 12203

STONE HARBOUR MARINA, LLC  
C/O MUSKET, DAVID B.  
1655 BAY HARBOR LN  
SARASOTA, FL 34231



STONE HARBOUR MARINA, LLC  
C/O PAUL MARAGHY  
345 THAMES ST, Unit N504  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
TRUSTEES OF THE HURST FAM  
345 THAMES ST 109N  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
LI, HSI-CHENG  
345 THAMES ST UNT 306 N  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O ROBERT & PATRICIA GRA  
341 THAMES ST UNT S210  
BRISTOL, RI 02809-2407

STONE HARBOUR MARINA, LLC  
C/O ABRAMSON, SUSAN & EDW  
341 THAMES ST UNT 104S  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
MICHAEL & DENISE O'BRIEN  
345 THAMES ST 206N  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O ROBERT B HANKIN TRUST  
56 RAMBLING DR  
SCOTCH PLAINS, NJ 07076

STONE HARBOUR MARINA, LLC  
C/O BRAVE, ILENE E. & DEN  
341 THAMES ST S206  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
NASTRO, DAVID & KIM  
343 THAMES ST M304  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O SHERMAN, MAX CHRISTOP  
341 THAMES ST UNIT 205S  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O BUSCH, ROBERT & KATHL  
52 BENTWOOD CT  
ALBANY, NY 12203-4810

STONE HARBOUR MARINA, LLC  
OZTERMIYECI, MUSTAFA M  
341 THAMES ST S203  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O VIBEKE REIG LIV TRUST  
341 THAMES ST S305  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O MATTHEW BERNARDO  
345 THAMES ST, Unit 204N  
BRISTOL, RI 02809

SUGARMAN, LOUIS TRST ETAL  
MARAGHY, PAUL  
345 THAMES ST UNIT 504N  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O WILLIAM & DONNA LAPOI  
341 THAMES ST S201  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
C/O NEIL & CHRISTINE FEIN  
19 MARSHAL ST  
BROOKLINE, MA 02446-5418

SUTTON, HOWARD G &  
KIMBERLY G P TE  
14685 KELSON CIRCLE  
NAPLES, FL 34114

STONE HARBOUR MARINA, LLC  
C/O WILLIAM MARTIN  
691 15TH AVE SOUTH  
NAPLES, FL 34102-7424

STONE HARBOUR MARINA, LLC  
CHAMPAGNE, KEVIN & MICHAEL  
4525 S. ATLANTIC AVE  
PORT ORANGE, FL 32177-7061

TETU, NORMAND P  
GINNY L. TE  
190 BICENTENNIAL DR  
HOOKSETT, NH 03106

STONE HARBOUR MARINA, LLC  
HERBERT & JANET SARKISIAN  
345 THAMES ST N209  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
GINNY & NORMAND TETU  
190 BICENTENNIAL DR  
HOOKSETT, NH 03106-2702

THAMES STREET, LLC  
227 THAMES ST, Unit 6  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
JAMES & RANDELLE HURST  
345 THAMES ST UNIT 109N  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
JANET M FETTER REVOCABLE  
343 THAMES ST UNIT M302  
BRISTOL, RI 02809

THOMPSON, RICHARD J - TRU  
RICHARD J THOMPSON TRUST  
423 HOPE ST, UNIT C  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
RIPP, PETER & MARI  
345 THAMES ST N309  
BRISTOL, RI 02809

STONE HARBOUR MARINA, LLC  
LI, HSI-CHENG  
345 THAMES ST UNIT 306N  
BRISTOL, RI 02809-9195

TOPPA, JOHNA M  
44 LINCOLN AVE  
ATTLEBORO, MA 02703

TOWN OF BRISTOL  
10 COURT ST  
BRISTOL, RI 02809

ZELINGER, ELIZABETH A &  
GERALD D TE  
345 THAMES ST  
UNIT N302  
BRISTOL, RI 02809

TOWN OF BRISTOL  
10 COURT ST.  
BRISTOL, RI 02809

TOWN OF BRISTOL  
STATE STREET  
10 COURT ST  
BRISTOL, RI 02809

TOWN OF BRISTOL  
VACANT LAND  
10 COURT ST.  
BRISTOL, RI 02809

TSL LLC  
244 GANO ST  
PROVIDENCE, RI 02906

VAN DEVENTER, MARY P. &  
BRENNAN, KIMBERLY C. TRUS  
345 THAMES ST, UNIT 404N  
BRISTOL, RI 02809

WANG, YINGFEI  
59 CRESTVIEW RD  
MILTON, MA 02186

WARNER, GARY W &  
MURRAY, CATHERINE I JT  
PO BOX 808  
BRISTOL, RI 02809

WAYLAND WILLIAM F &  
LORNA E TRUSTEES REVOC  
345 THAMES ST UNT 105 N  
BRISTOL, RI 02809

WILKER, RICHARD E &  
WILKER, PHYLLIS BLOOM TRU  
341 THAMES ST  
UNIT S-308  
BRISTOL, RI 02809







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

### \*REVISED STAFF REPORT FOR:

FILE NO. **2024-06**

APPLICANT: John M. Lannan / Fairpoint Realty, LLC  
 LOCATION: 111 King Phillip Avenue  
 PLAT: 147                      LOTS: 61 & 62                      ZONE: R-10

#### **APPLICANT IS REQUESTING A DIMENSIONAL VARIANCE TO:**

Construct an 845 square foot living area addition and a 75 square foot deck addition to the second floor of an existing single-family dwelling with less than the required front yards on a corner lot; and to construct 10ft. x 22ft. breezeway and porch, and a 24ft. x 24ft. two-story garage addition to an existing single family dwelling with less than the required front yard on a corner lot.

#### **COMPREHENSIVE PLAN REVIEW:**

As this application is for a dimensional variance, it does not require review by the Planning Board per Section 28-409(b) of the Zoning Ordinance.

#### **FINDINGS AND RECOMMENDATIONS BY STAFF:**

The applicant is requesting dimensional variances to construct additions to the existing single-family dwelling on this property located on the westerly side of King Phillip Avenue and the southerly side of Narrows Road. The existing dwelling, constructed in the mid-1950's, is located within the front yard setback of both intersecting streets, but has its front door facing King Phillip Avenue. The applicant proposes construction of a second floor addition above the existing building footprint, as well as construction of a 10 foot wide breezeway with front and rear porches, and a 24 foot wide two-car garage.

The proposed second floor addition would measure approximately 845 square feet and would expand the existing partial second floor living space over the entire dwelling as well as over the existing roof line of the first floor porch on the north and east sides. A 5' x 15' deck would also be added to the second floor above the existing first floor porch roofline. The second floor roof would be raised to accommodate additional wall and ceiling height. Much of the proposed second floor addition would be located within the front yard setbacks from King Phillip Avenue and Narrows Road. The proposed second floor addition would extend to within approximately 15.9 feet from the easterly King Phillip Avenue property line and to within approximately 3.5 feet from the northerly Narrows Road property line. The zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zoning district.

The proposed two-story garage and single-story breezeway addition would extend off the south side of the existing dwelling. The breezeway addition would include front and rear deck/porches that would each measure approximately 4' x 10' in size. The proposed two-car garage would include living space on the second floor with access via a stairway from the interior of the proposed breezeway. Although it would be set back approximately 4 feet from the front of the existing dwelling, a portion of the proposed garage and breezeway addition would extend into the front yard setback from King Phillip Avenue. As proposed, the garage would be located 19.4 feet from the easterly King Phillip Avenue property line. As noted above, the zoning ordinance requires a minimum 30 foot front yard setback in the R-10 zoning district.

 2/20/2024

Edward M. Tanner, Zoning Officer





## FAIRPOINT REALTY, LLC.

February 12, 2024

Town of Bristol  
Honorable Members of the Zoning Board  
10 Court St.  
Bristol, RI 02809

### Supplement to Owners Statement

I am providing additional information and narrative per a request from Planning Dept. I did not realize that I need relief for work within the existing building footprint.

The existing house is 10.5' and porch is 4' from the property line on Narrows Rd. As such it does not meet setback requirements therefore, I'm seeking relief on Narrows Rd. frontage in addition to King Philip Ave. frontage. It is noted on the Civil Plan that there is approximately 28' of Town Land from the property line to the pavement on Narrows Rd. I am also withdrawing my request to have an A.F.D.U. on top of the proposed garage.

The second floor renovations on the existing house will include additional square footage beyond the existing second floor. We have 320 sq. ft. and are asking for an additional 525 sq. ft. All proposed work is within the footprint of the existing house.

John M. Lannan  
Fairpoint Realty, LLC.  
401-808-0111 cell

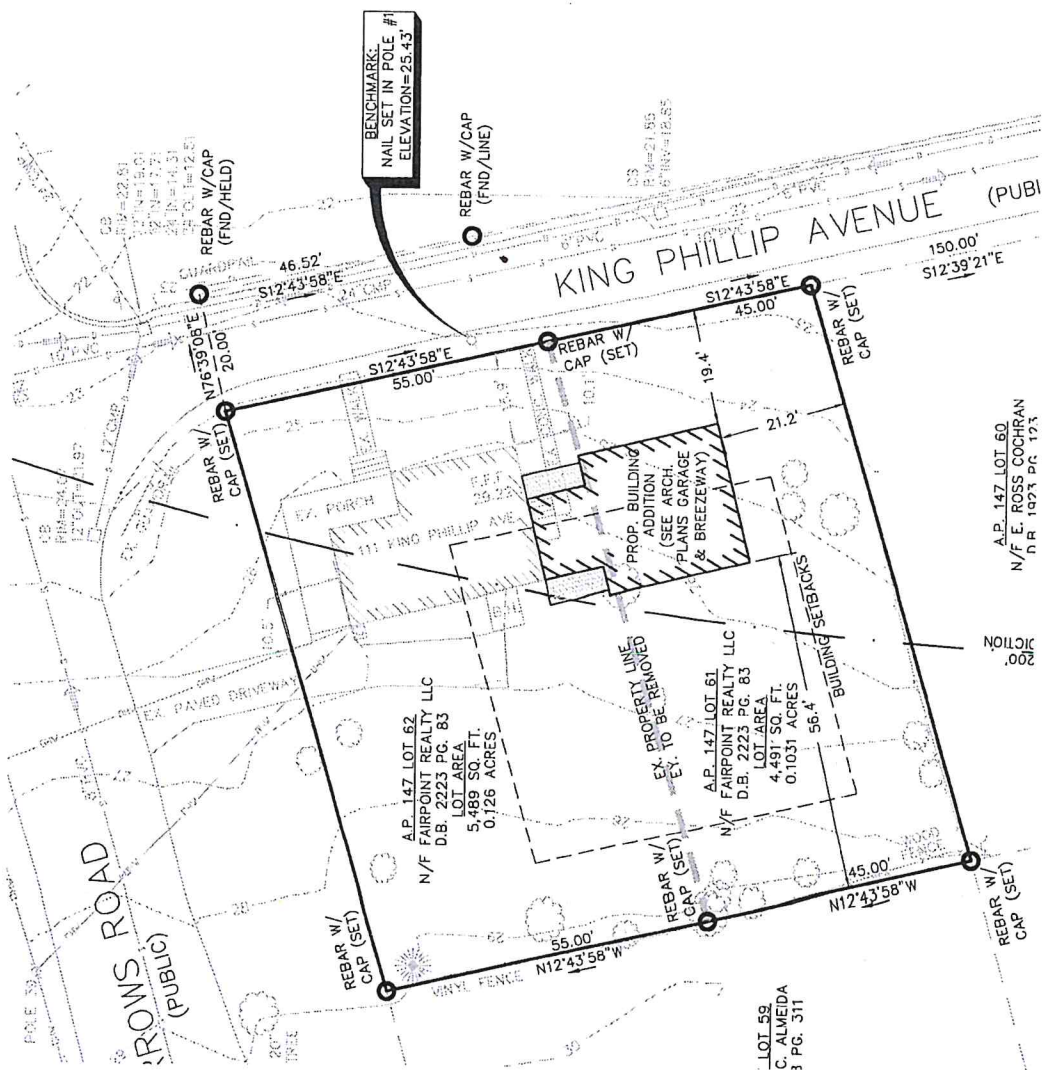
ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

2. THE ELEVATIONS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THE HORIZONTAL LOCATIONS AS SHOWN ON THIS PLAN REFERENCE THE NORTH AMERICAN DATUM OF 1983 (NAD83).
4. THIS SITE DOES NOT LIE WITHIN ANY FLOOD ZONE AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RI, MAP NUMBER 44001C0012H WITH AN EFFECTIVE DATE OF JULY 7, 2014.

**BUILDING LOT COVERAGE:**

EXISTING LOT 62:	
EX. DWELLING -	±692 SF
EX. PORCH -	±240 SF
TOTAL EXISTING LOT COVERAGE:	932 SF
TOTAL EXISTING LOT AREA:	5,489 SF
TOTAL EXISTING LOT COVERAGE (%):	932 / 5,489 = 17.0%
EXISTING LOT 61:	
0 SF EXISTING LOT COVERAGE -	0%
VACANT LOT	
PROPOSED LOT:	
EX. DWELLING -	±692 SF
EX. PORCH -	±240 SF
TOTAL EXISTING LOT COVERAGE:	932 SF
PROPOSED BREEZEWAY + (24'x24') GARAGE -	±716 SF
PROPOSED PORCH - 40 SF / EA. (2 TOTAL) -	±80 SF
TOTAL PROPOSED LOT COVERAGE:	±1,728 SF
TOTAL PROPOSED LOT AREA:	9,980 SF
TOTAL EXISTING LOT COVERAGE (%):	1,728 / 9,980 = 17.3%

OWNER:  
FAIRPOINT REALTY LLC





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Drafting  
& Design

BRISTOL, RI  
02809  
e-mail: MacCADD@aol.com

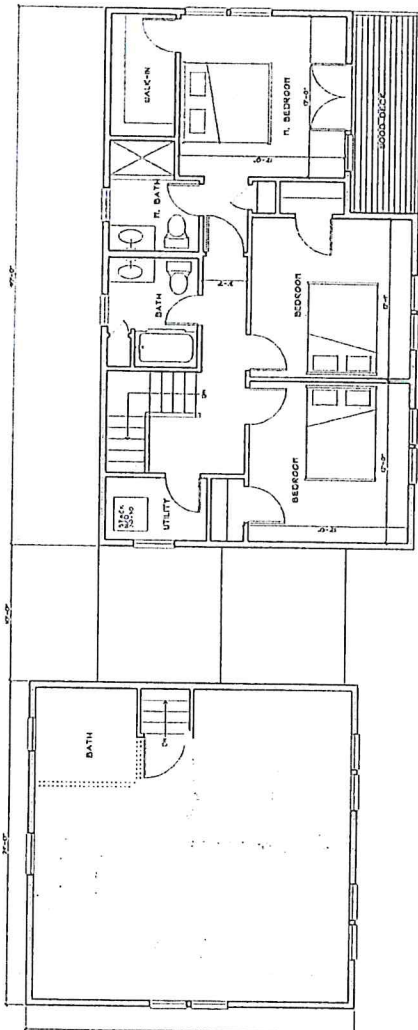
PROPOSED  
RESIDENCE

111 KING PHILIP AVE  
BRISTOL, RI  
02893

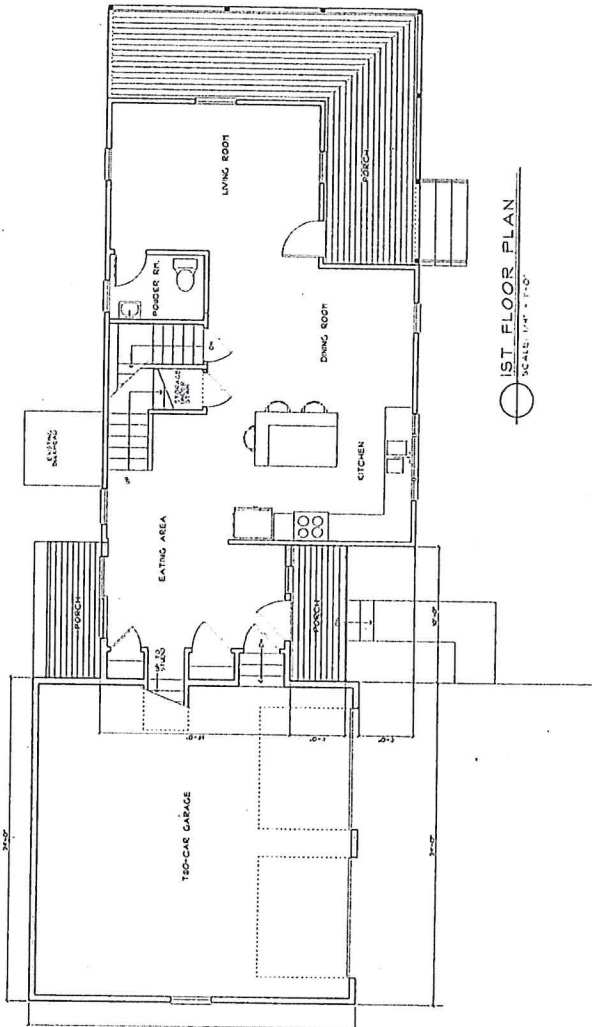
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REVISIONS

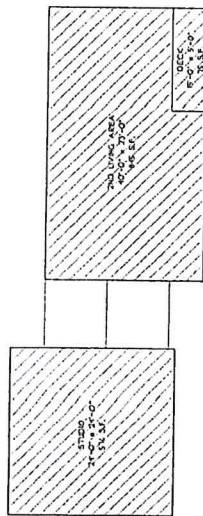
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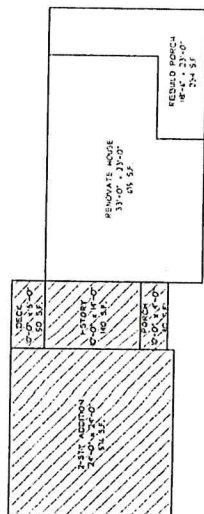
2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2ND FLOOR SCOPE  
DO NOT SCALE



1ST FLOOR SCOPE  
DO NOT SCALE

**Ed Tanner**

---

**From:** JML Excavation <office@jmlexcavation.com>  
**Sent:** Friday, February 2, 2024 10:29 AM  
**To:** Ed Tanner; Diane Williamson  
**Subject:** 111 King Philip Zoning Meeting

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Hi Ed,

I appreciate your time yesterday.

This email is my formal request to have my Zoning Appearance regarding 111 King Philip Ave continued until your March Meeting so I can amend and supplement my application.

John M. Lannan  
Fairpoint Realty LLC  
401-254-2500 office  
401-254-2501 fax  
401-808-0111 cell  
office@jmlexcavation.com





Town of Bristol, Rhode Island

TOWN OF BRISTOL  
COMMUNITY DEV.

Department of Community Development  
Zoning Board of Review

2024 JAN 11 PM 3:18

APPLICATION

File No: 2024-06

Accepted by ZEO: *SCN T*  
1/11/24

APPLICANT	Name: John M. Lannan	office@jmlexcavation.com	
	Address: 3 Doris Ave.		
	City: Bristol	State: RI	Zip: 02809
	Telephone #: 401-808-0111	Home:	Work/Cell:
PROPERTY OWNER	Name: Fairpoint Realty, LLC.		
	Address: 34 Broad Common Rd.		
	City: Bristol	State: RI	ZIP: 02809
	Telephone #: 401-254-2500	Home:	Work/Cell:

1. Location of subject property: 111 King Philip Ave.  
 Assessor's Plat(s)#: 147 Lot(s) #: 61 & 62

2. Zoning district in which property is located: R-10

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): 28-111  
 Special Use Permit Section(s): 28-151  
 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?: 4 months

7. Present use of property: Single Family - Vacant

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):  
932 sq. ft. Height 25.0'

10. Proposed use of property: Single Family with accessory family dwelling unit above new two car garage.

11. Give extent of proposed alterations: Re-hab existing house within existing footprint - adding garage & breezeway.

---

12. Dimensions of proposed building/addition (size in feet, area in square feet, height of exterior in feet): 24' x 24' Garage and 10' x 22' Breezeway including two Farmers Porches. 25' Height.

---

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: <u>30'</u>	Proposed Setback: <u>19.4'</u>
Left side lot line:	Required Setback: <u>15'</u>	Proposed Setback: <u>21.2</u>
Right side lot line:	Required Setback: <u>30' (Corner Lot)</u>	Proposed Setback: <u>10.5 (Existing)</u>
Rear lot line:	Required Setback: <u>30'</u>	Proposed Setback: <u>56.4'</u>
Building height:	Required: <u>35'</u>	Proposed: <u>25'</u>

Other dimensions (building size, lot coverage, lot area, parking, sign dimensions, etc.):  
 Required: 2,495 25% Proposed: 1,728 17.3%

13. Number of families before/after proposed alterations: 1 Before 1 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?: No (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: [Signature] Date: 1/11/24

Print Name: John M. Lannan

Property Owner's Signature: Fairpoint Realty LLC Date: 1/11/24

Print Name: John M. Lannan MAE member

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

Name: N/A Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_





# FAIRPOINT REALTY, LLC.

January 11, 2024

Town of Bristol  
Honorable Members of the Zoning Board  
10 Court St.  
Bristol, RI 02809

## Owners Written Statement

I recently purchased a single-family home at 111 King Philip Ave. I am seeking permission to add a two-car garage and breezeway on the south (left) side of the existing house. The house currently sits on Lot 62, and I also own Lot 61 which is vacant. The existing house was built 15.9' from the front property line. I am asking for relief for the garage setback so I can connect the new and existing buildings.

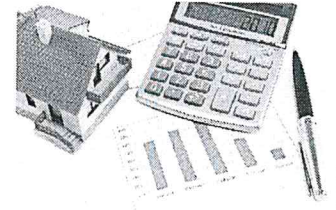
I have the rear wall of the breezeway pushed back to match the rear wall of the house that would leave a front setback of 19.4'. While not as close as the front setback of the existing house, I am still in need of 10.6' of front yard relief. The current existing setback along with the relief I am seeking are in line with the neighboring properties. I feel the project would lend itself to the neighborhood. Your favorable consideration is appreciated.



John M. Lannan  
Fairpoint Realty, LLC.  
401-808-0111 cell



# Bristol, RI



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Disclaimer: This information is for tax assessing purposes and is not warranted

### Parcel Identification

Map/Lot	147 62
Account	7427
State Code	01 - Single Fam
Card	1/1
User Account	

### Assessment

Land	\$119,500
Building	\$102,500
Card Total	\$222,000
Parcel Total	\$222,000

### Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$119,500	\$98,800	\$3,700	\$222,000
2021	\$164,800	\$74,700	\$3,700	\$243,200
2020	\$164,800	\$74,700	\$3,700	\$243,200
2019	\$164,800	\$74,700	\$3,700	\$243,200

### Location and Owner

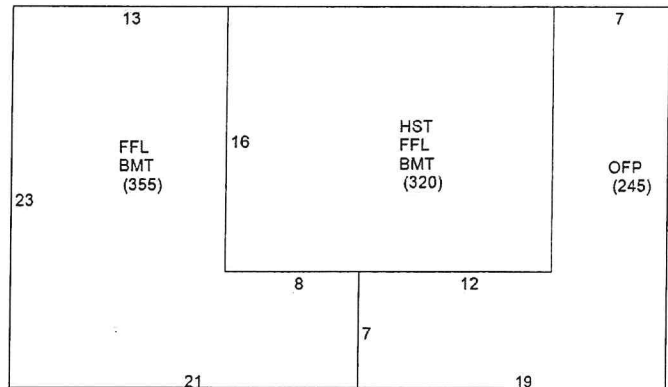
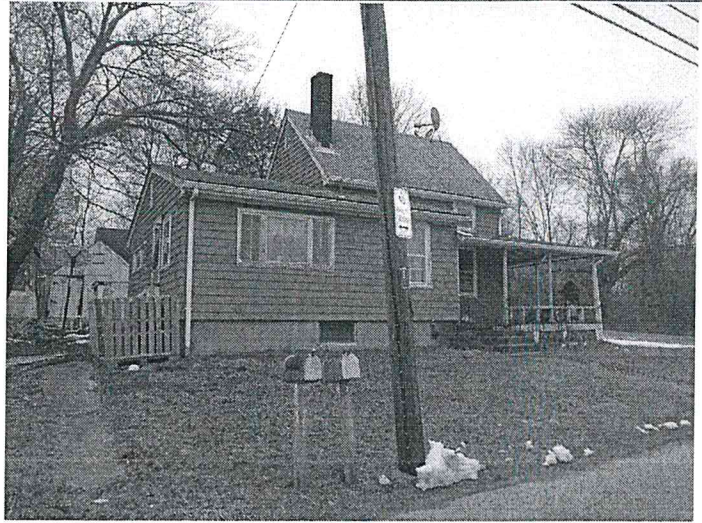
Location	111 KING PHILLIP AVE
Owner	FAIRPOINT REALTY, LLC
Owner2	
Owner3	
Address	34 BROAD COMMON RD
Address2	
Address3	BRISTOL RI 02809

### Building Information

Design	Conventional
Year Built	1956
Heat	Radiant Hot Water/Steam
Fireplaces	0
Rooms	5
Bedrooms	3
Bathrooms	1 Full Bath
Above Grade Living Area	835 SF

### Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
09/12/2023	\$200,000	2223-83	



### Building Sub Areas

Sub Area	Net Area
1st FLOOR	675 SF
BASEMENT	675 SF
HALF STORY	160 SF
OPEN PORCH	245 SF

### Land Information



Plat/Lot 147 62

Account: 7427

LUC 01

Zone R-10

Assessment

\$222,000

Owner

Owner Account #:
Owner 1 VOYER, BARBARA A
Owner 2 SERGE A.
Owner 3
Address 88 MOCCASIN DRIVE, WARWICK, RI 02889-0000

Previous Owners & Sales Information

Table with columns: Grantor, Date, Sale Price, Leg Ref, NAL, Deed Type

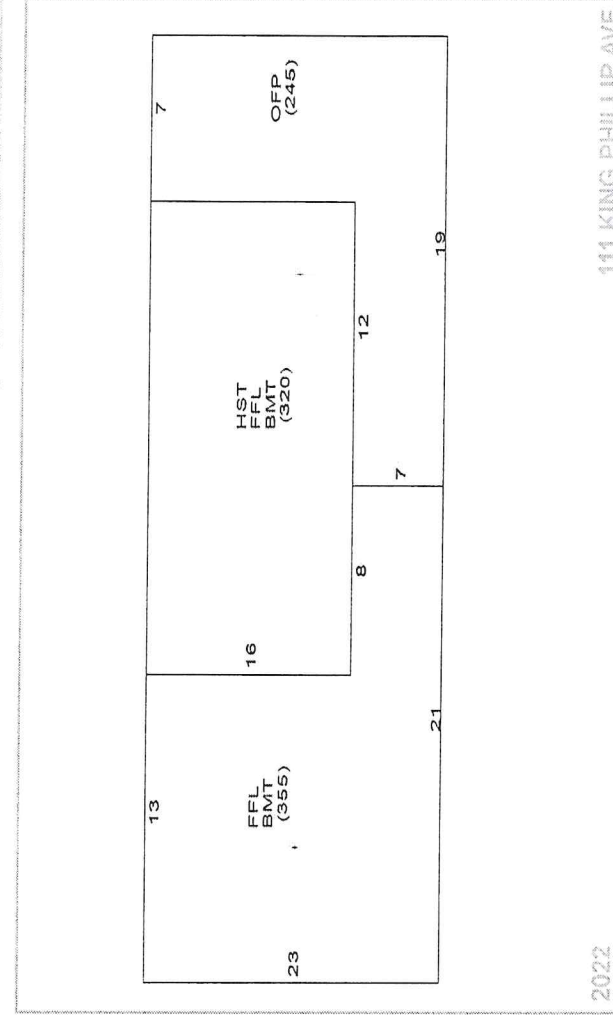
Assessment

Table with columns: Use Code, Bldg Value, SF/YI Value, Land Size, Land Value, AG Credit, Assessed Value, % Owned

Previous Assessments

Table with columns: Year, LUC, Building, SF/YI, Land Size, Land, AGR Credit, Appraised Value, Assessed Value

Source > Mkt Adj Cost VAL per SQ Unit/Card > 126.50 VAL per SQ Unit/Parcel > 126.50



Land Information

Table with columns: Use Description, Units, Unit Type, AC, LT Fact, Unit Price, Adjusted, Neigh, N, Partial View, Inf 1, Inf 1 %, Inf 2, Inf 2 %, Inf 3, Inf 3 %, Appr Value, Spec Land, Juris, Fact, Use Value



Plat/Lot 147 62

Account: 7427 LUC 01 Zone R-10

Assessment \$222,000

Building Information

Description	Description
BLDG Type	Convention
RES Units	1
Foundation	Concrete
Frame 1	Wood
EXT Wall 1	Wood Shndl
Roof Type 1	Gable
Roof Cover 1	Asphalt Shir
INT Wall 1	Drywall
Floors 1	Hardwood
BMT Garages	
Plumbing	Electrical
Insulation	INT vs EXT
Heat Fuel	Oil
# Heat Sys	% Heated
% Solar HW	% A/C
% COM Wall	% Vacuum
Ceil HGHT	Ceiling Type
Parking Type	% Sprinkled
EXT View	

Grade

Year Built	Q4	Q4
1956	EFF Year	0.00
Alt LUC	Alt %	0.00

Code	Description	PR	PR - Poor	%
Condition		PR	PR - Poor	52.5
Functional		-	-	0.0
Economic		-	-	0.0
Special		-	-	0.0
OV		-	-	0.0

Other Factors

Flood Hazard	LEVEL
Topography	PAVED
Street Traffic	
Bas \$/SQ	142.00
Size Adj	1.37
Constr Adj	1.01
Adj \$/SQ	197.18
Othr Featr	20,500
Grade Fac	1.00
Neigh Infl	1.00
Land Factor	1.00
Adj Total	207,918
Depreciation	109,157
Depr Total	98,761

Sub-Area Detail

Code	Description	Area	Fin. Area	Rate	Under V
FFL	1st FLOOR	675	675	197.18	133,097
HST	HALF STORY	160	160	197.18	31,549
OPF	OPEN PORCH	245	0	11.45	2,805
BMT	BASEMENT	675	0	29.58	19,967
Total		1,755	835		187,418

Visit History

Date	Result	By
8/17/2021	REVIEW	JH
5/25/2018	REVIEW	JH
5/15/2018	MEASURED	JN
7/7/2007	LISTED	
7/5/2007	CALL BACK	
6/27/2007	MEASURE	

Notes

WELL. WATER VIEW - JM. || 09-03-2021 Multiple undersized lots (under current zoning rules). Sum up the lots to arrive at a size closer to what is required by zoning and input the "Units For Size Adjustment" lot size for proper land pricing, MRM.

Remodeling History

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

Condo Data

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

Building Permits

Issue Date	Permit #	Closed Date	BP Type	Est. Cost	% Done	Status	Description/Directions
1							
2							
3							
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	Garage	1	Y	1			282	3	PR	1956	3,700
2											
3											
4											
5											
6											
7											
8											
9											
10											

Room Counts by Floor

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



**Bristol**

**KING PHILLIP AVE**

Card of

**Plat/Lot 147 61**

**Account: 7426**

**LUC 12**

**Zone R-10**

**Assessment**

**\$97,800**



**Owner**

Owner	Owner Account #	% Owned
Owner 1 VOYER, BARBARA		0.00
Owner 2 SERGE A.		0.00
Owner 3		

Address 88 MOCCASIN DRIVE, WARWICK, RI 02889-0000

**Previous Owners & Sales Information**

Grantor	Date	Sale Price	Leg Ref	NAL	Deed Type

**Assessment**

Use Code	Bldg Value	SF/Yr Value	Land Size	Land Value	AG Credit	Assessed Value	% Owned
12	0	0	0.10	97,800	0	97,800	0.00
TOTAL	0	0	0.10	97,800	0	97,800	

Source > Mkt.Adj Cost VAL\_per SQ Unit/Card > VAL\_per SQ Unit/Parcel >

**Previous Assessments**

Year	LUC	Building	SF/Yr	Land Size	Land	AGR Credit	Appraised Value	Assessed Value
2022	12	0	0	0	97,800	0	97,800	97,800
2021	13	0	0	0	80,900	0	80,900	80,900
2020	13	0	0	0	80,900	0	80,900	80,900
2019	13	0	0	0	80,900	0	80,900	80,900
2018	13	0	0	0	66,900	0	66,900	66,900
2015	13	0	0	0	66,900	0	66,900	66,900

**Land Information**

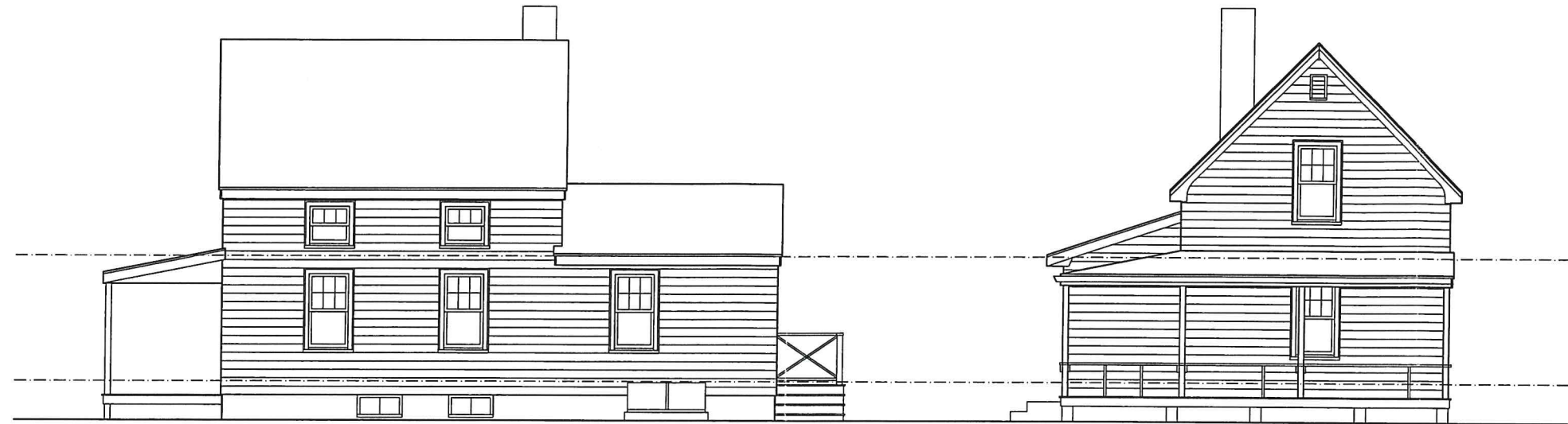
Use Description	Units	Unit Type	Land Type	LT Fact	Unit Price	Adjusted	Neigh	Inf 1	Inf 1 %	Inf 2	Inf 2 %	Inf 3	Inf 3 %	Appr Value	Spec Land	Juris	Fact	Use Value	
12 Oth Imprv	0.10331	AC	P	1.00	630,000	946,665	N	Partial View	50					97,800			1.00	0	
2																			
3																			
4																			

2022

KING PHILLIP AVE

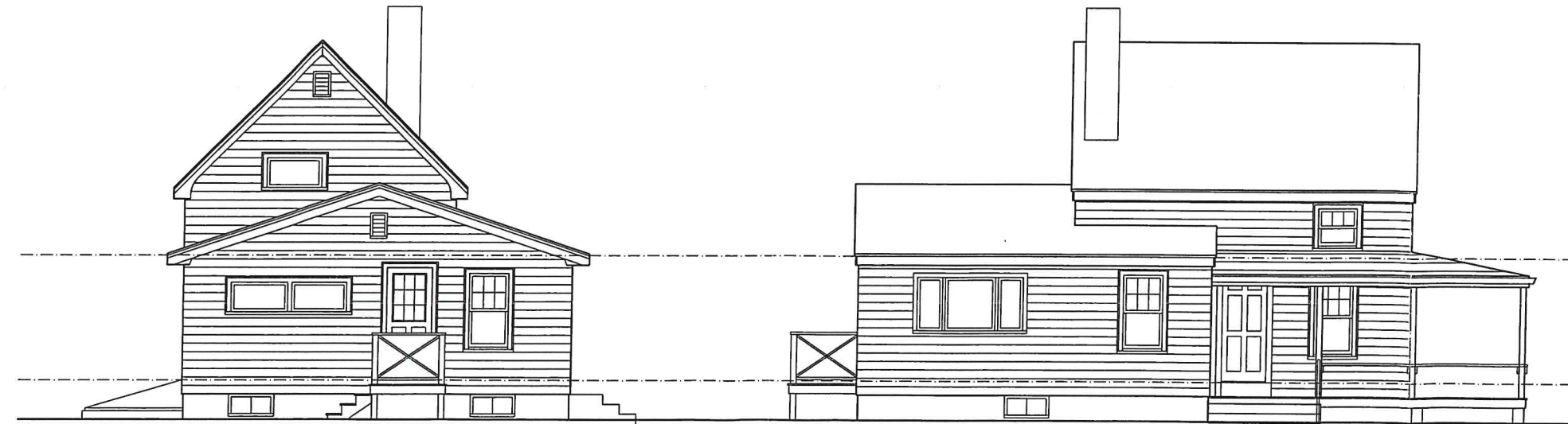






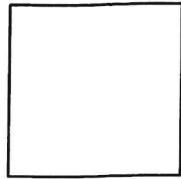
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LEFT ELEVATION  
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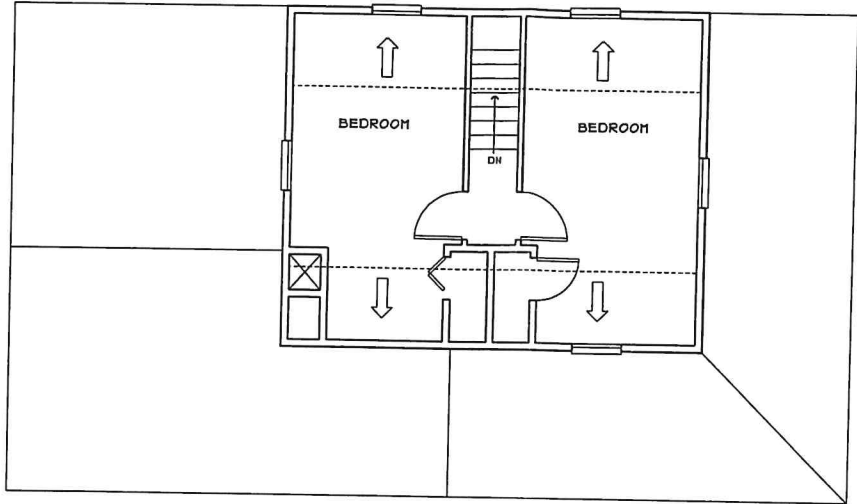


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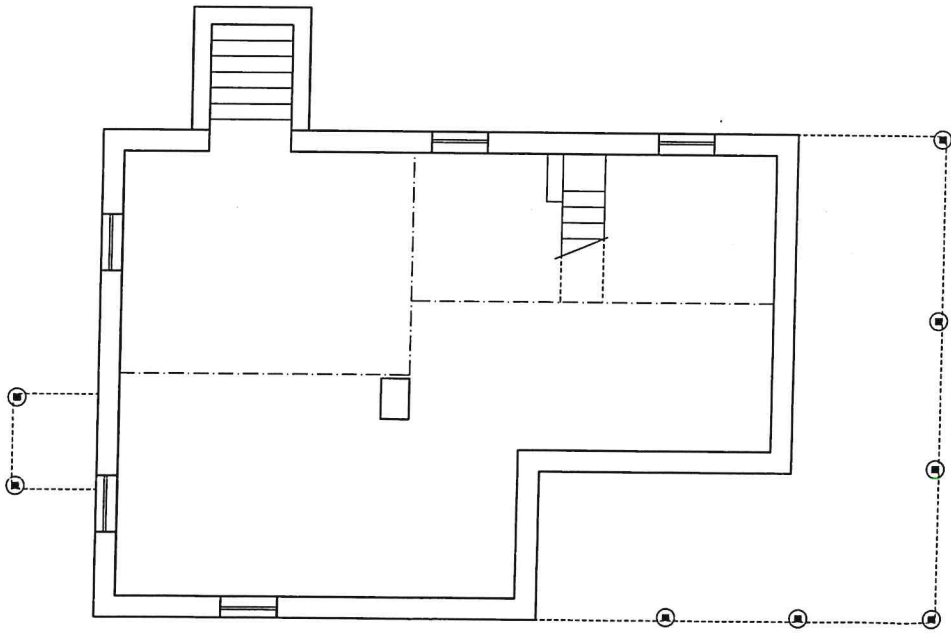
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DATE: 9/21/2023

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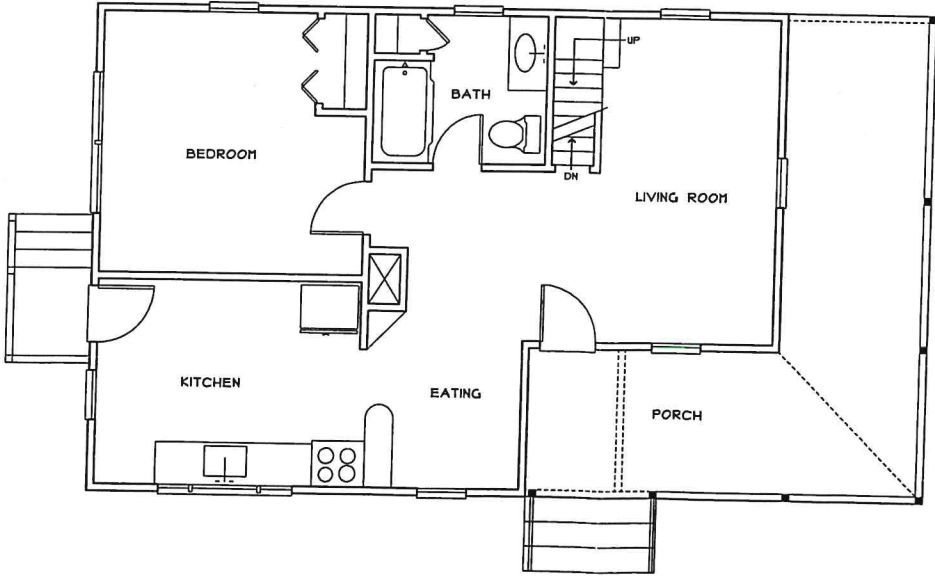
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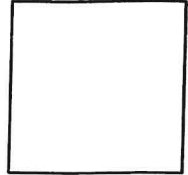
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BASEMENT PLAN  
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1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



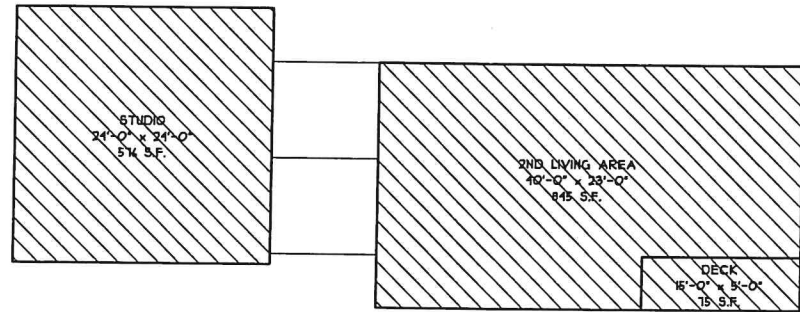
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DATE: 9/21/2023

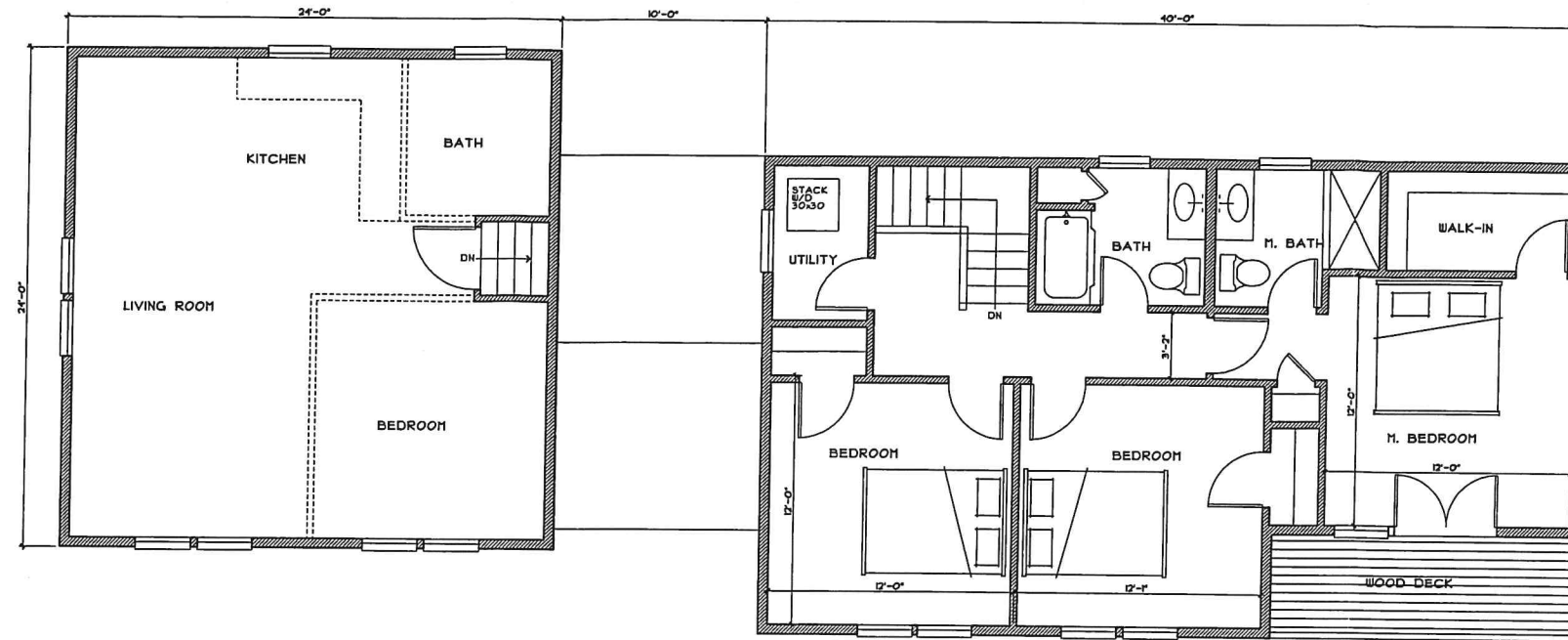
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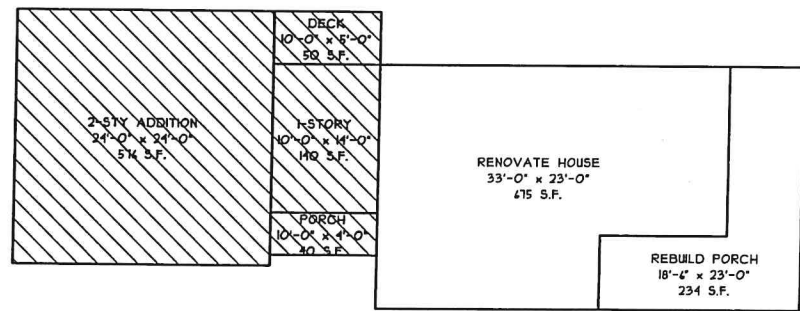




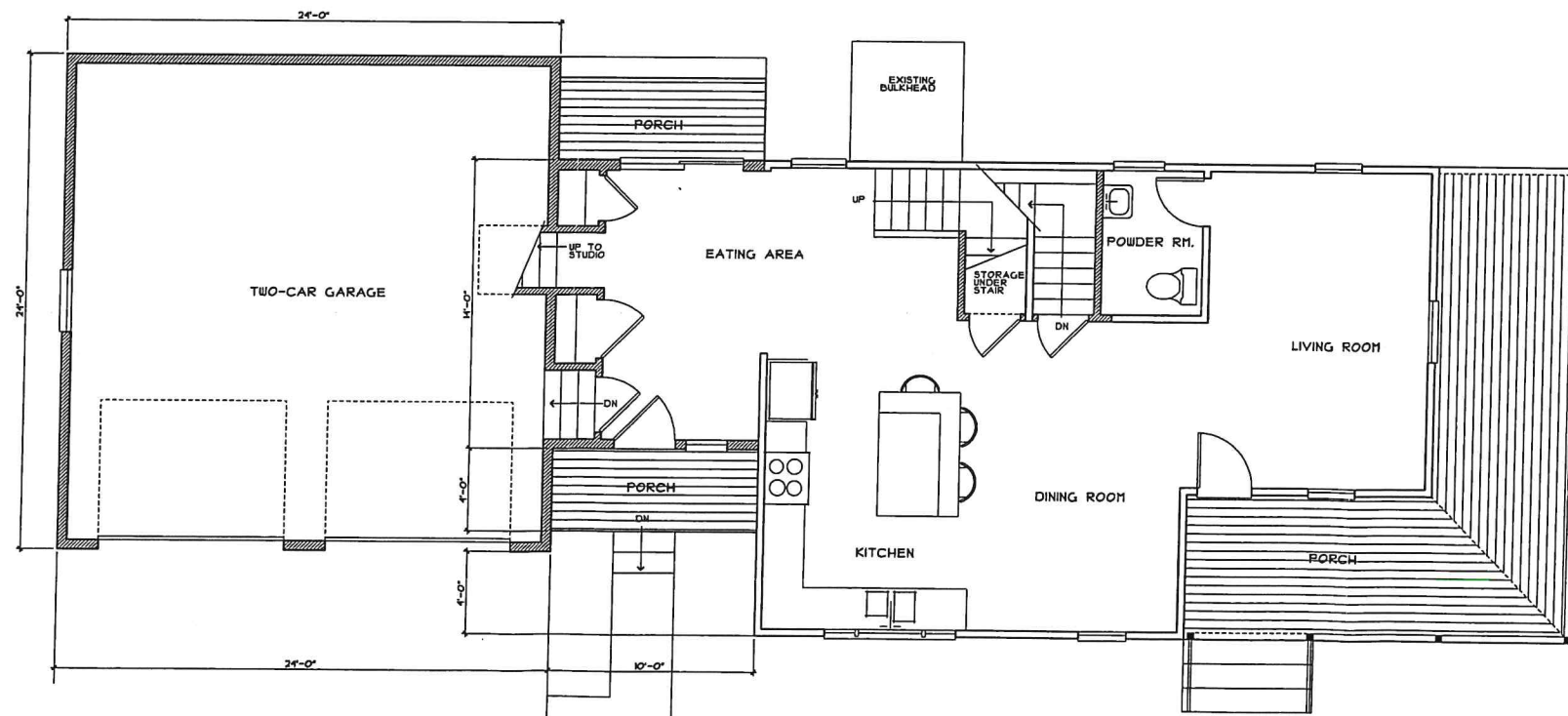
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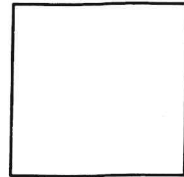
2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1ST FLOOR SCOPE  
DO NOT SCALE



1ST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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& Design

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BRISTOL, RI  
02809

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PROPOSED  
RESIDENCE

□ □ □

111 KING PHILIP AVE.  
BRISTOL, RI  
02809

DATE: 1/8/2024

REVISIONS:

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SHEET NO:





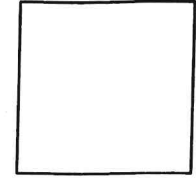
REAR ELEVATION  
SCALE: 1/4" = 1'-0"

NARROWS ROAD ELEVATION  
SCALE: 1/4" = 1'-0"



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

KING PHILLIP ELEVATION  
SCALE: 1/4" = 1'-0"



MacCADD  
Drafting  
& Design  
  
□ □ □  
  
BRISTOL, RI  
02809  
  
e-mail  
MacCADD@aol.com

PROPOSED  
RESIDENCE  
  
□ □ □  
  
111 KING PHILLIP AVE.  
BRISTOL, RI  
02809  
  
DATE: 1/8/2024

REVISIONS:


A2  
SHEET NO:





# 111 King Philip Avenue - 300' Radius

Bristol, RI

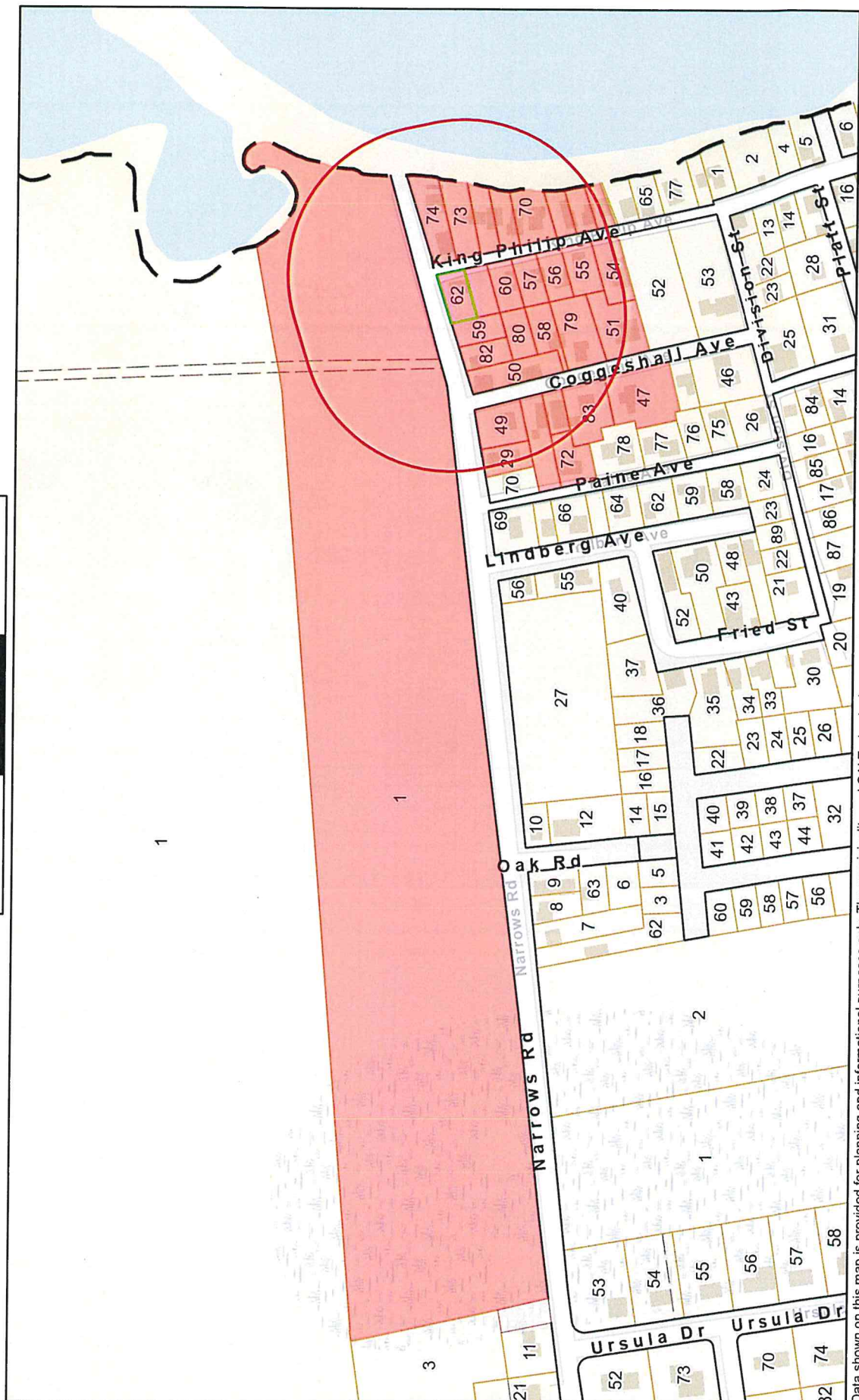
February 14, 2024

1 inch = 282 Feet



Precision Mapping Geospatial Solutions

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# 300 feet Abutters List Report

Bristol, RI  
February 14, 2024

## Subject Property:

Parcel Number: 147-62  
CAMA Number: 147-62  
Property Address: 111 KING PHILLIP AVE

Mailing Address: FAIRPOINT REALTY, LLC  
34 BROAD COMMON RD  
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: 147-47  
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: FAIR WIND PROPERTIES, LLC  
P.O. BOX 333  
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: 147-54  
CAMA Number: 147-54  
Property Address: 97 KING PHILLIP AVE

Mailing Address: GIBALDI JUDITH M & ROCCO JT  
20 LANGDON GROVE  
CARMEL, NY 10512

Parcel Number: 147-55  
CAMA Number: 147-55  
Property Address: 101 KING PHILLIP AVE

Mailing Address: GORHAM, COURTNEY LOUISE &  
MONTESANO, MICHAEL JOSEP  
101 KING PHILIP 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



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# 300 feet Abutters List Report

Bristol, RI  
February 14, 2024

Parcel Number: 147-58 CAMA Number: 147-58 Property Address: 11 COGGESHALL AVE	Mailing Address: BOTELHO, EDWARD 4 MUNRO AVE BRISTOL, RI 02809
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: FAIRPOINT REALTY, LLC 34 BROAD COMMON RD BRISTOL, RI 02809
Parcel Number: 147-62 CAMA Number: 147-62 Property Address: 111 KING PHILLIP AVE	Mailing Address: FAIRPOINT REALTY, LLC 34 BROAD COMMON RD BRISTOL, RI 02809
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
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



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# 300 feet Abutters List Report

Bristol, RI  
February 14, 2024

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: SHAW, ROBERT I & PATRICIA A. TE 67 TREASURE BOAT WAY WEST WAREHAM, MA 02576
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: 148-29 CAMA Number: 148-29 Property Address: 126 NARROWS RD	Mailing Address: URSINI, JUSTIN R 126 NARROWS RD BRISTOL, RI 02809
Parcel Number: 148-72 CAMA Number: 148-72 Property Address: 9 PAINE AVE	Mailing Address: SECURO, FRANCES E. LE DESILETS, ERIC M. 9 PAINE AVE BRISTOL, RI 02809



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ALMEIDA, JULIE C  
87 KICKEMUIT AVE  
BRISTOL, RI 02809

FAIRPOINT REALTY, LLC  
34 BROAD COMMON RD  
BRISTOL, RI 02809

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

ANDERSON, ANSEL K  
22 COGGESHALL AVE  
BRISTOL, RI 02809

GAUDETTE, THOMAS  
10 COGGESHALL AVE  
BRISTOL, RI 02809

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

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

GIBALDI JUDITH M &  
ROCCO JT  
20 LANGDON GROVE  
CARMEL, NY 10512

SHAW, ROBERT I & PATRICIA  
67 TREASURE BOAT WAY  
WEST WAREHAM, MA 02576

BOTELHO, EDWARD  
4 MUNRO AVE  
BRISTOL, RI 02809

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

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

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

HEISLER, WALTER CHRISTOFF  
8 COGGESHALL AVE  
BRISTOL, RI 02809

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

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

URSINI, JUSTIN R  
126 NARROWS RD  
BRISTOL, RI 02809

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

LAVOIE, DENISE M  
34 MERRIAM LN  
SUTTON, MA 01590

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

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

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

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

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

FAIR WIND PROPERTIES, LLC  
P.O. BOX 333  
BRISTOL, RI 02809

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