



TOWN OF BRISTOL, RHODE ISLAND

ZONING BOARD OF REVIEW

Agenda

Monday, December 1, 2025 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. Written comments should be received no later than 12:00 p.m. on **Thursday, November 26, 2025**.

1. Pledge of Allegiance

2. Approval of Minutes - November 3, 2025

3. New Petitions

3A. 2025-41 Joseph M. Pardini - Special Use Permit: to construct a 32ft. x 44ft. three-story single-family dwelling with a height greater than 25 feet above grade within the flood zone. Located at 3 Slocum Street; Assessor's Plat 121, Lots 161 & 182; Zone: R-10

4. Adjournment

Date Posted: November 13, 2025

Posted By: mbw



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

STAFF REPORT FOR:

FILE NO. **2025-41**

APPLICANT: Joseph M. Pardini

LOCATION: 3 Slocum Street

PLAT: 121

LOTS: 161 & 182

ZONE: Residential R-10

APPLICANT IS REQUESTING A SPECIAL USE PERMIT TO:

Construct a 32ft. x 44ft. three-story single-family dwelling with a height greater than 25 feet above grade within the flood zone.

COMPREHENSIVE PLAN REVIEW:

As this application is for a special use permit, it requires review by the Planning Board or its Technical Review Committee (TRC) per Section 28-409(b) of the Zoning Ordinance. The TRC held a meeting on November 20, 2025 to review this application. The TRC voted to recommend approval of the requested special use permit pending specific house design revisions (see attached memorandum from Diane Williamson).

FINDINGS AND RECOMMENDATIONS BY STAFF:

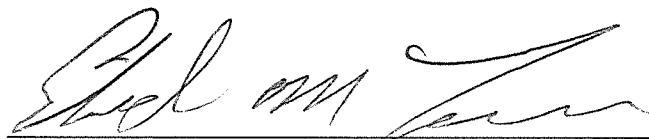
The applicant is requesting a special use permit to construct a new single-family dwelling on an undeveloped waterfront lot located on the easterly side of Slocum Street. The property consists of two assessor's lots which are considered to be merged per Section 28-221 of the zoning ordinance. According to the survey plan submitted with this application, the combined parcel contains approximately 15,207 square feet of lot area. Recall that the applicant was before the Board in October 2025 (File #2025-29) requesting a dimensional variance to locate the structure within the southerly right side yard setback. The current house location plan depicts the proposed structure to be in compliance with all applicable zoning setbacks (30 feet front and rear; 15 feet sides) for the R-10 zoning district.

This property is located within a mapped AE flood zone as determined by FEMA. As such, the new proposed dwelling must be designed to meet current flood zone requirements. The proposed structure will have parking and storage on the lower level with living space on the upper two levels to conform to building requirements for coastal flood zones. The proposed dwelling would have an overall height of approximately 32 feet above existing grade. The zoning ordinance permits principal structures to a maximum height of 35 feet above grade in the R-10 zone. As this property is located within the AE flood zone, building height is calculated from the elevation of the base flood elevation plus an allowance of up to 5 feet for freeboard (see definition of "building height"

in Section 28-1 of the zoning ordinance). Thus, the proposed structure could be constructed several feet higher than proposed and it would still be in compliance with zoning ordinance building height limits.

Although no dimensional variance for building height is required for the proposed structure, the building height does require a special use permit per Section 28-111 dimensional regulations of the Zoning Ordinance. This ordinance requires a special use permit for any principal structure located within a flood zone with a height over 25 feet above grade. There are several specific standards for structures greater than 25 feet above grade in a residential zone and in the flood zone found in Section 28-150(eee) of the Zoning Ordinance. These specific standards include compliance with building code flood zone requirements; roof pitch requirements; front setback requirements; specific design criteria for gross floor area; and requirements for articulation of exterior walls. It appears that the proposed structure would comply with these standards with the exception of standard (2) requiring roof pitch, and standard (4)a. which requires that the footprint of the second floor of living space within the structure not exceed $\frac{2}{3}$ of the footprint of the first floor of living space. In addition to the standards found in Section 28-150(eee), the general standards for relief found in Section 28-409(c)(2) would also apply to this special use permit application.

As noted previously, the TRC held a meeting on November 20, 2025 to review this application. At that meeting it was noted that the ordinance requires a roof pitch of at least 4/12. In addition, the TRC noted that the upper floor foot print should not exceed $\frac{2}{3}$ of the lower floor footprint. Deviations from these standards would require a dimensional variance(s). At the TRC meeting, the applicant noted that they would review the proposed design and work to meet the required special use permit standards; and revised plans will be submitted prior to the zoning board meeting.



11/24/2025

Edward M. Tanner, Zoning Officer



Town of Bristol, Rhode Island

Department of Community Development

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

November 20, 2025

TO: Zoning Board of Review Members

FROM: Diane M. Williamson, Administrative Officer
Technical Review Committee

RE: **Special Use Permit Application, File No. 2025-41**
3 Slocum Street
Dwelling Greater Than 25 Feet in Flood Zone

The Technical Review Committee (TRC) met on November 20, 2025 to review the above application and provide a recommendation to the Board on the Special Use Permit.

After review of the application materials, and discussions with the applicant's representatives, a motion was unanimously passed to recommend approval of the Special Use Permit subject to plan revisions for compliance with the standards of Section 28-150 (eee). Specifically, the TRC determined that the proposed design did not meet standard (2) requiring a roof pitch of no less than 4/12 and standard (4) requiring that the footprint of the second floor of living space not exceed 2/3 of the first floor footprint.

This recommendation is advisory, and is in no way binding on the Zoning Board in their decision making.

Thank you.

Amended application for special use permit

Property Address: Plat 121, Lots 161 & 182, 3 Slocum Street, Bristol, RI

The proposed new structure is a modern three-bedroom elevated residential dwelling with two levels of exterior decks/balconies in compliance with flood zone elevated construction.

The area beneath the elevated first habitable floor is designed as a non-habitable enclosure and incorporates flood-resistant materials and compliant flood vents to allow for the automatic entry and exit of floodwaters, meeting NFIP standards. All mechanical, electrical, and plumbing components and systems will be installed above the BFE on the ground level.

The existing shed and wood patio are to be removed.

The relief requested is to allow construction of a single-family dwelling in a flood zone and any related special use permit necessary for this property in a R-10 zone with a maximum building height of 35.9 feet.

A. Description of Property

The subject property is a vacant residential lot of record located within the R-10 zone, having a lot area of approximately 16,960 square feet and a frontage of 80 feet. Lots 161 and 162 were acquired by the applicant in April of 2022.

B. Proposed Project

The applicant proposes to construct a single-family home consisting of two living stories plus architectural roof features. Due to the lot's narrow width and the need to maintain adequate interior ceiling height and flood-compliant elevations (if applicable), the proposed building height measures 35 feet, 9 feet above the 25 - 30-foot limit applicable to this district.

C. Justification for Relief

1. Hardship Due to Property Characteristics

The hardship arises from the narrow width and confining shape of the lot, which limit reasonable design alternatives. Compliance with the 25 - 30-foot restriction would require unreasonably low ceiling heights, impairing functionality and value. This hardship is not the result of any prior action by the applicant.

2. Consistency with Comprehensive Plan and Neighborhood Character

The proposed dwelling will be compatible in scale and appearance. The design preserves existing view corridors and minimizes shadowing.

3. Minimal Relief and Public Interest

The requested 7-foot increase represents the minimum necessary variance to allow a structurally sound and proportionate design. Granting the special use variance will not alter the general character of the area, impair property values, or contravene the intent of the Bristol Zoning Ordinance.

Compliance with the 'More than a Mere Inconvenience' Standard

Without the height variance, the applicant cannot reasonably construct a single-family residence consistent with modern building codes and neighborhood design standards.

2025 NOV 26 PM 2:57

TOWN OF BRISTOL
COMMUNITY DEV.

Denial would result in more than a mere inconvenience.

D. Special Use Permit Criteria

If the Board determines that construction on a substandard lot constitutes a special use, the applicant further demonstrates that:

- The project will not exceed the maximum number of floors or lot coverage limitations established by the zoning district.
- Building height is calculated from the average grade per ordinance and excludes unoccupied decorative features.
- The structure is designed to maintain the visual rhythm and scale typical of Bristol's waterfront and residential architecture, minimizing impacts on vistas and sunlight for neighboring properties.
- The site plan provides the minimum required landscape buffer, signage location, and other supplementary standards.
- The proposed design complies with RI CRMC standards for construction within coastal zones, including elevation requirements for flood resilience and preservation of contiguous natural features.
- The project does not encroach within required coastal buffers or setback areas as measured from the highest annual tide or designated shoreline feature. The height increase enables flood resilience and architectural compatibility without adverse impact to neighboring properties or the public view.
- The design proposes landscaping and architectural details to soften the visual scale from public ways and the shoreline.
- Any lighting, signage, or accessory features comply with local and CRMC requirements.

E. Relief Requested

That the Bristol Zoning Board of Review grant a dimensional variance to allow a maximum building height of 35.9 feet where 25 - 30 feet is permitted, and any associated special use permit necessary to authorize construction of a single-family dwelling on the described lot of record.

F. Supporting Materials

- Certified plot plan with building elevations.
- Architectural drawings showing side and front elevations with height dimensions.
- Copy of deed confirming lot status as of record prior to zoning enactment.



Rebecca Poole Design

20 Bosworth Street
Barrington, RI 02806
401-373-3418

November 26, 2025

Town of Bristol, RI
Technical Review Committee (TWC)

RE: New Home Design for Joseph Pardini at Slocum Street

Dear TWC,

Thank you for your time and information at our meeting last week regarding the new home design for Joseph Pardini. Per our conversation, the two items to address that did not meet the required criteria are as follows:

- 1- The roof pitch is required to be 4:12 minimum (per Special Use Standards- Item #2
- 2- The second floor square footage is required to be 2/3 of the first floor square footage (per Special Use Standards- Item #4a)

Please see the attached PDF with the Revised Design Concept to meet those requirements. We believe that you will find the new design to be more aesthetically pleasing to meet your requirements.

- 1- Please see that the roofs are all now 4:12 pitch
- 2- The net square footage for the second floor is now less than 2/3 of the first floor.
See calculations below.

Conditioned Living Area (Net Square Footage):

0 floor: 106 sf

1st floor: 1420 SF

2nd floor: 929 SF

***2/3 of 1420 SF is 946.67 SF - Meets or exceeds the minimum requirement*

As mentioned, I believe you'll find your requirements met. Thank you for your attention to this matter.

Sincerely, Rebecca Poole

TOWN OF BRISTOL
COMMUNITY DEV.

2025 NOV 26 PM 2: 57



PARDINI RESIDENCE
JOSEPH PARDINI

SCOPE OF WORK:
NEW CONSTRUCTION

APPLICABLE CODE:
STATE OF RI BUILDING CODE -2021
W/ AMMENDMENTS TO THE IRC 2021

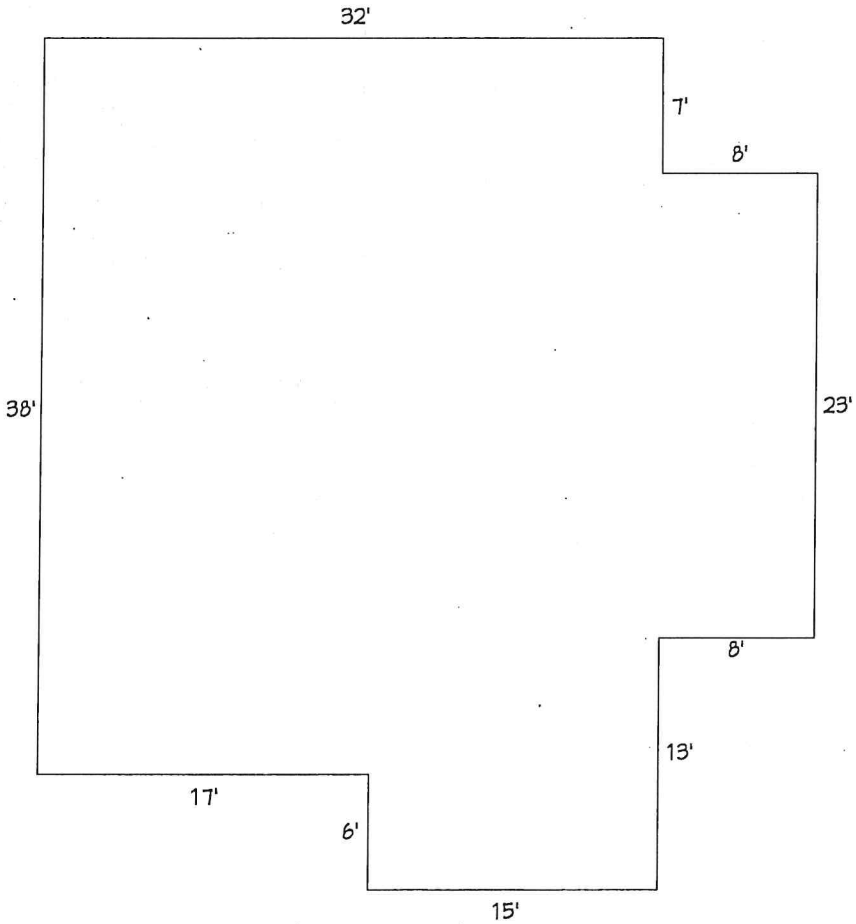
PROPERTY INFORMATION:
PLAT 121, LOTS 161 & 162
SLOCUM STREET
BRISTOL, RI

*SITE PLAN BY OTHER

GENERAL NOTES:
*CALL 'DIG SAFE' AND ANY UTILITIES NECESSARY PRIOR TO ANY CONSTRUCTION
*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION
*PRE-ENGINEERED BEAM, JOISTS & TRUSS SPECIFICATIONS BY OTHER
*ALL NAILING SHALL CONFORM TO LOCAL BUILDING CODES
*PLUMBING, HVAC, ELECTRICAL & MECHANICAL SPECIFICATIONS BY OTHER
*KITCHEN CABINET & OTHER CABINETRY SPECIFICATIONS BY OTHER
*FIXTURE SIZE & SELECTION BY OTHER
*ALL INSPECTIONS MUST BE MADE AS REQUIRED.
*DESIGNER IS NOT RESPONSIBLE FOR MODIFICATIONS MADE IN THE FIELD NOR FOR INFORMATION NOT PROVIDED.
*ALL MODIFICATIONS AND CONSTRUCTION SHALL CONFORM TO LOCAL BUILDING CODES
*DESIGNER IS NOT RESPONSIBLE FOR MATERIAL SPECIFICATIONS.
*DRAWINGS ARE FOR EXPRESSING DESIGN INTENT AND ARE SUBJECT TO APPROVAL BY THE BUILDING OFFICIAL.
*DESIGNER HAS NO CONTRACT WITH OWNER TO SUPERVISE OR OBSERVE THE CONSTRUCTION OF THIS PROJECT. IT IS THE OWNER'S RESPONSIBILITY TO INSURE FULL COMPLIANCE AND NOT OF THE DESIGNER.

*All federal, state, and local codes, ordinances, regulations etc. shall take precedence over anything shown, described, or implied where some are at variance.

ABBREVIATIONS
SBO: SPEC BY OTHER
AFF: ABOVE FINISHED FLOOR



BUILDING FOOTPRINT (REVISED)

3/16"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:

REVISED DESIGN CONCEPT
(CONSTRUCTION DRAWINGS TO FOLLOW)

Rebecca Poole
DESIGN
REBECCA POOLE
NCIDQ 36250

508.641.3816
office@rebeccapooledesign.com
www.rebeccapooledesign.com

JOB INFORMATION:

JOSEPH PARDINI
SLOCUM ST
BRISTOL, RI

DATE:
11/26/2025

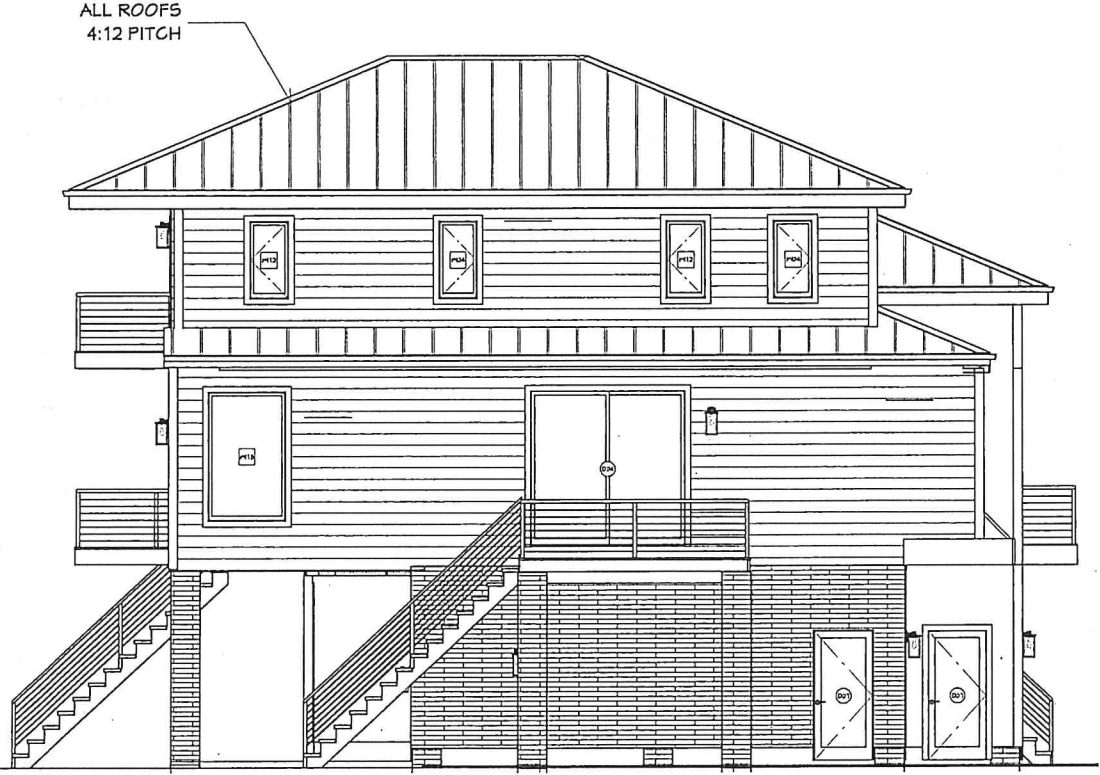
SHEET NAME:

SCALE:
AS NOTED

SHEET NUMBER:
1 / 6



E1: ELEVATION
3/16"=1'-0"



E2: ELEVATION
3/16"=1'-0"



E3: ELEVATION
3/16"=1'-0"



E4: ELEVATION
3/16"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:

REVISED DESIGN CONCEPT
(CONSTRUCTION DRAWINGS TO FOLLOW)



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REBECCA POOLE
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JOB INFORMATION:

JOSEPH PARDINI
SLOCUM ST
BRISTOL, RI

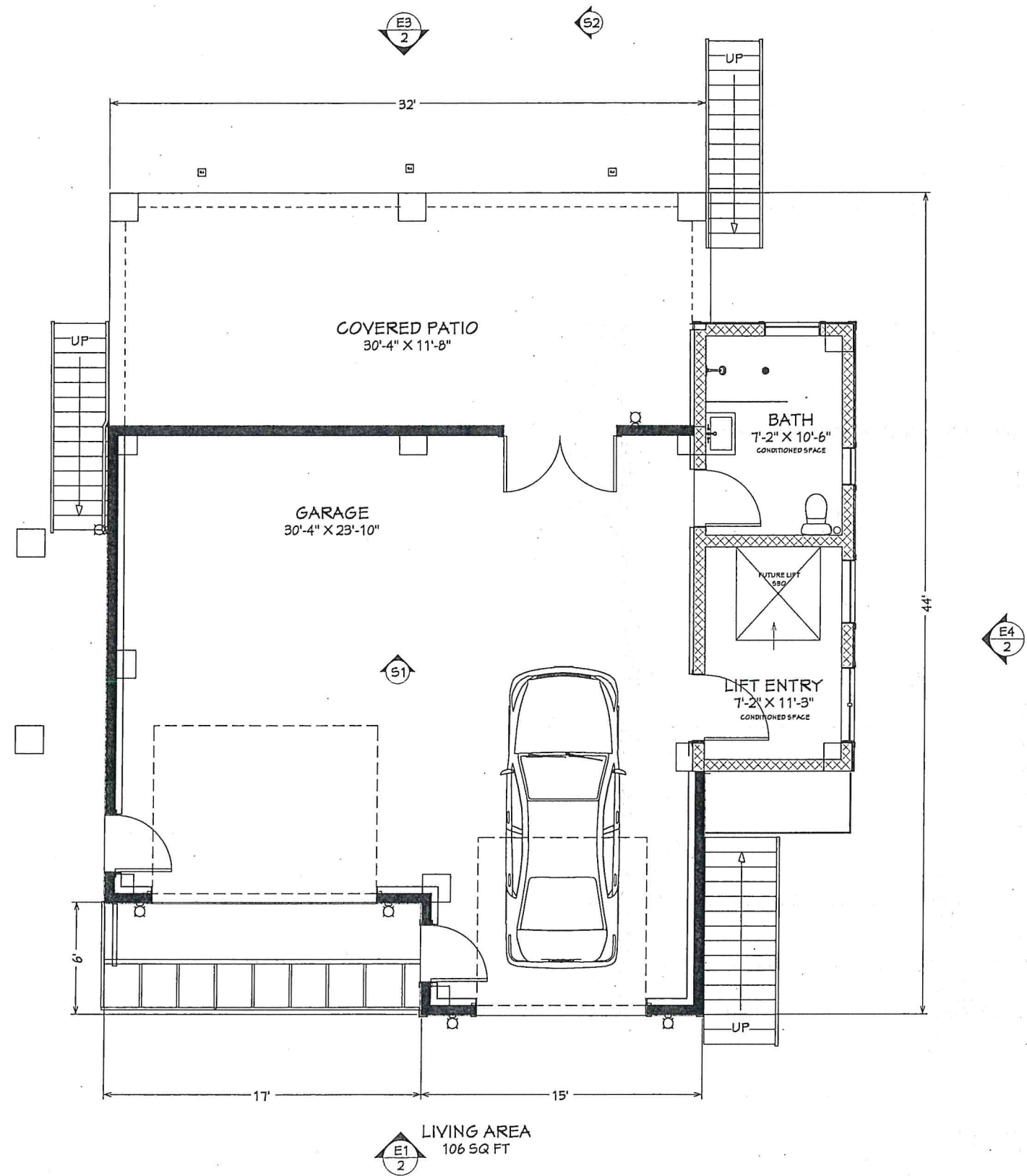
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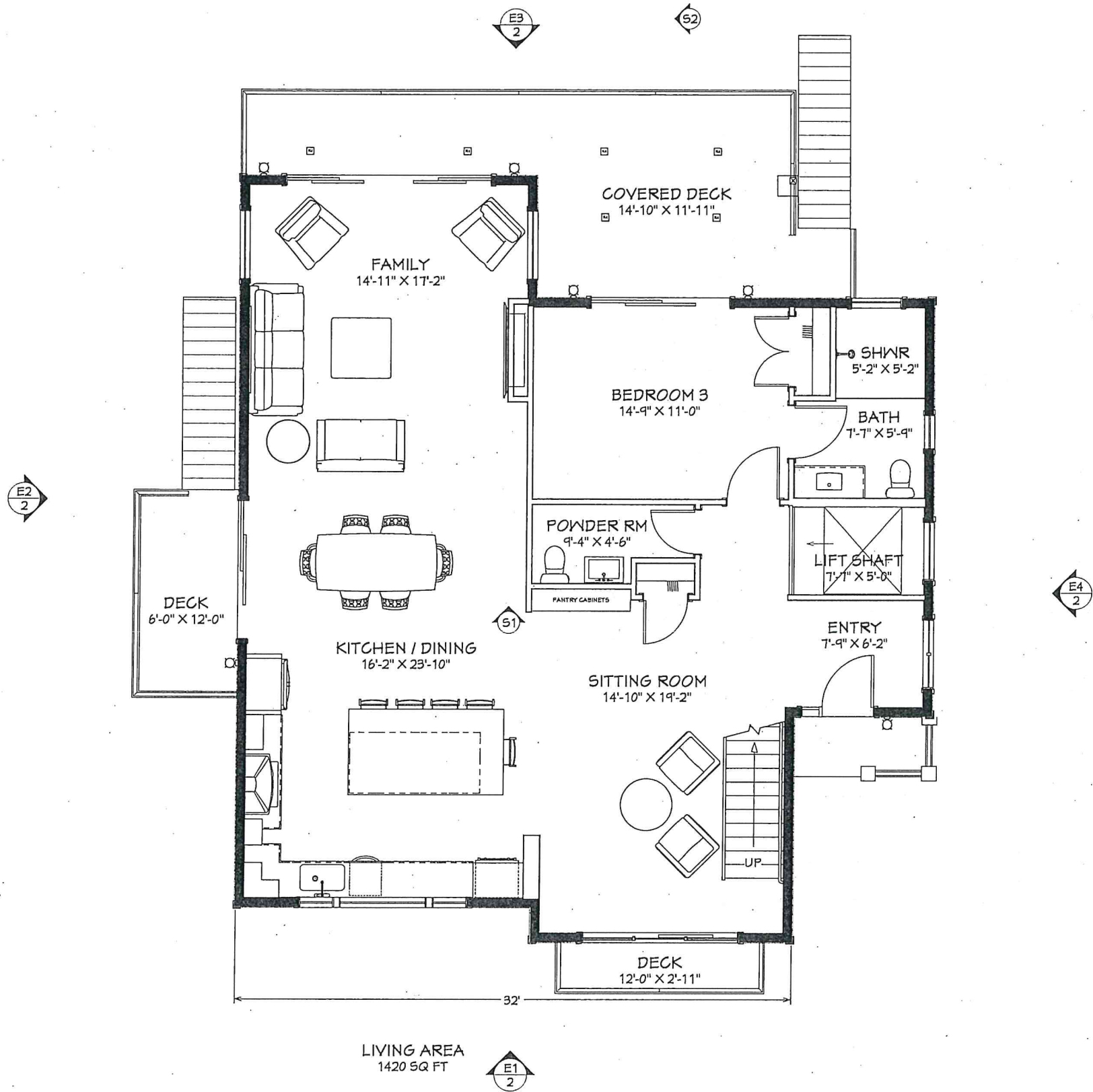
2 / 6



GARAGE FLOOR PLAN
1/4"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:	
REVISED DESIGN CONCEPT (CONSTRUCTION DRAWINGS TO FOLLOW)	
 Rebecca Poole DESIGN REBECCA POOLE NCIDQ 36250 508.641.3816 office@rebeccapooleddesign.com www.rebeccapooleddesign.com	
JOB INFORMATION: JOSEPH PARDINI SLOCUM ST BRISTOL, RI	
DATE:	11/26/2025
SHEET NAME:	
SCALE:	AS NOTED
SHEET NUMBER:	316



FIRST FLOOR PLAN
1/4"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:

REVISED DESIGN CONCEPT
(CONSTRUCTION DRAWINGS TO FOLLOW)



Rebecca Poole
DESIGN
REBECCA POOLE
NCIDQ 36250

508.641.3816
office@rebeccapooledesign.com
www.rebeccapooledesign.com

JOB INFORMATION:

JOSEPH PARDINI
SLOCUM ST
BRISTOL, RI

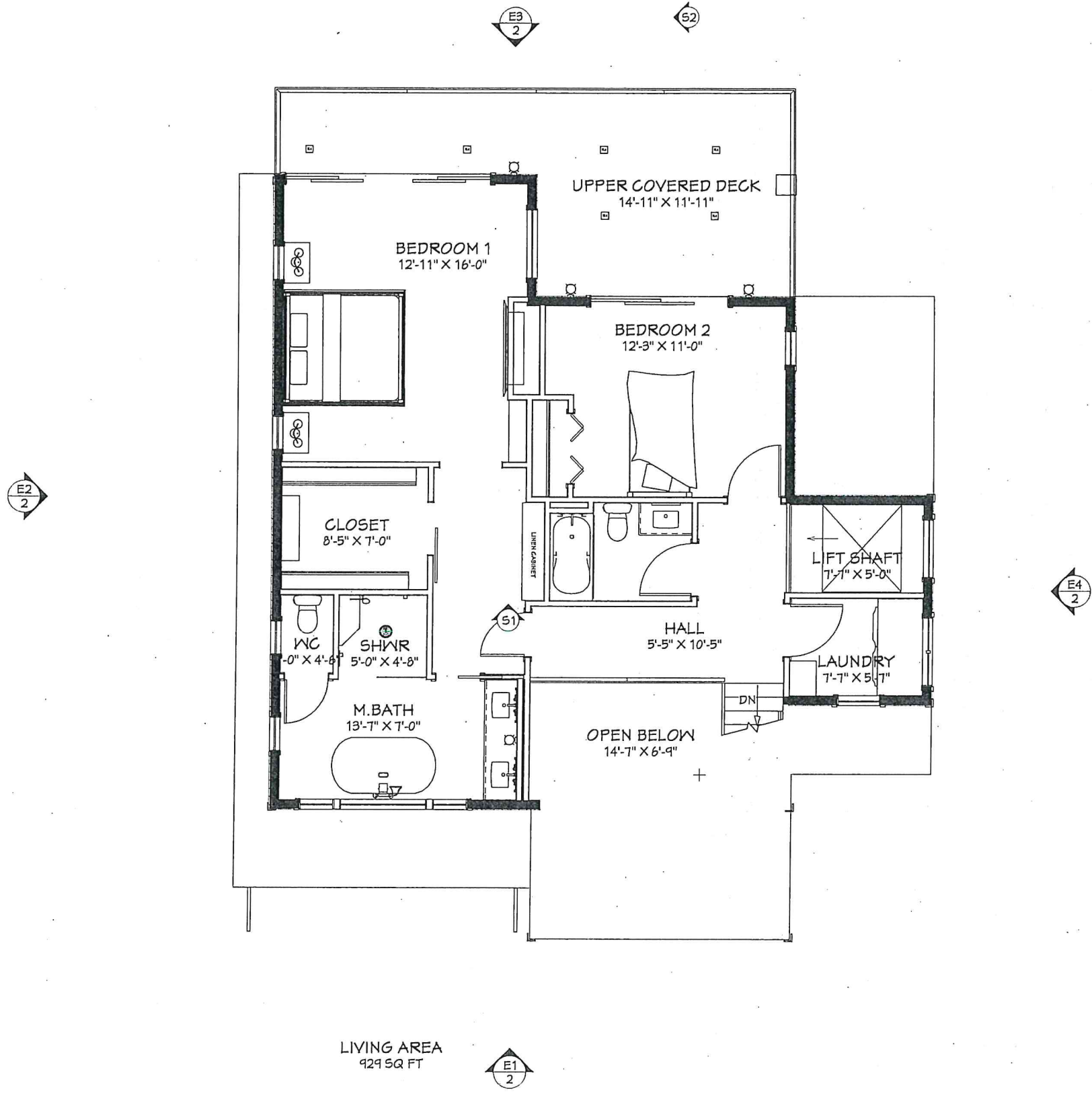
DATE:
11/26/2025

SHEET NAME:

SCALE:
AS NOTED

SHEET NUMBER:

416



LIVING AREA
929 SQ FT

SECOND FLOOR PLAN
1/4"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:

REVISED DESIGN CONCEPT
(CONSTRUCTION DRAWINGS TO FOLLOW)



Rebecca Poole
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REBECCA POOLE
NCIDQ 36250

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JOB INFORMATION:

JOSEPH PARDINI
SLOCUM ST
BRISTOL, RI

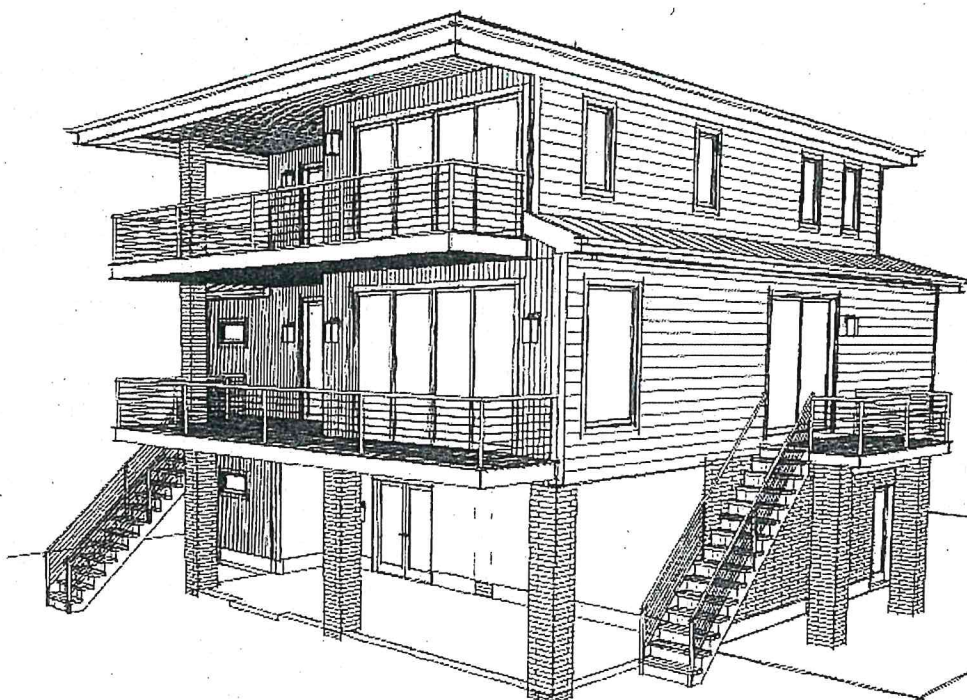
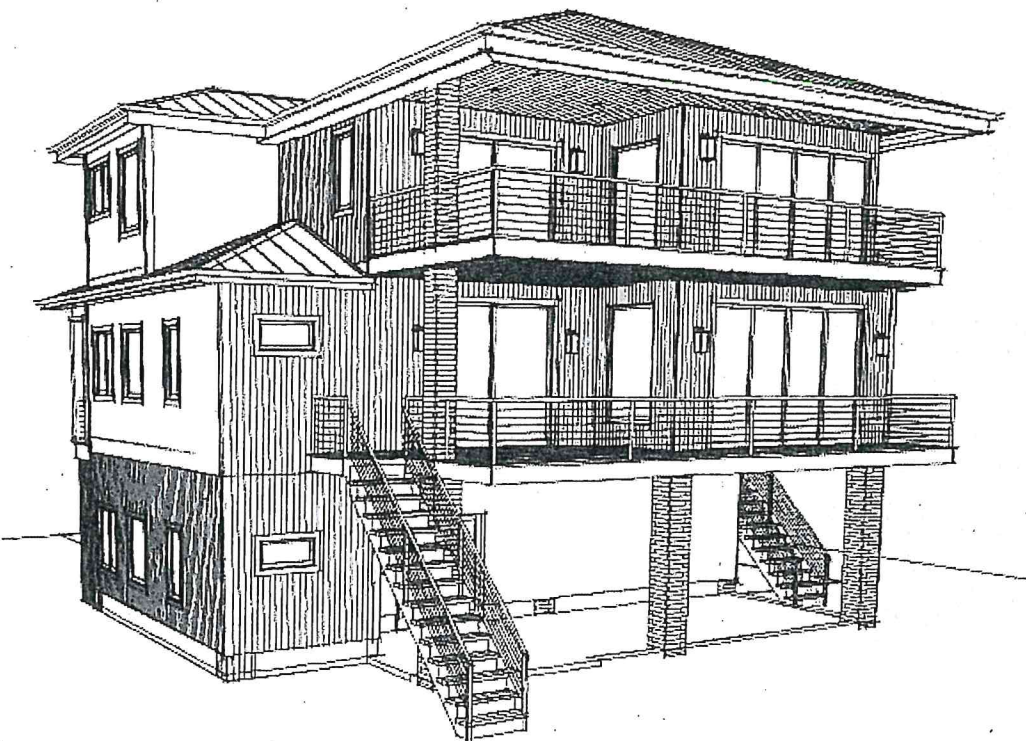
DATE:
11/26/2025

SHEET NAME:

SCALE:
AS NOTED

SHEET NUMBER:

5 / 6



*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:	
REVISED DESIGN CONCEPT (CONSTRUCTION DRAWINGS TO FOLLOW)	
 Rebecca Poole DESIGN REBECCA POOLE NCIDQ, 36250	
508.641.3816 office@rebeccapooledesign.com www.rebeccapooledesign.com	
JOB INFORMATION:	
JOSEPH PARDINI SLOCUM ST BRISTOL, RI	
DATE:	11/26/2025
SHEET NAME:	
SCALE:	AS NOTED
SHEET NUMBER:	616



Town of Bristol, Rhode Island Zoning Board of Review

10 Court Street, Bristol, RI 02809

Telephone: (401) 253-7000

www.bristolri.gov

November 12, 2025

File #: ZBR-25-41

NOTICE OF PUBLIC HEARING

PERSUANT TO THE BRISTOL ZONING ORDINANCE

Notice is hereby given by the Zoning Board of Review
that a Public Hearing will be held in-person at:

Bristol Town Hall

10 Court Street, Bristol, RI 02809

December 1, 2025 at 7:00 pm

In regards to the petition of:

Applicant: Joseph M Pardini

Owner of Record: Joseph M. Pardini

Location: 3 SLOCUM ST , BRISTOL, RI, 02809

Plat: 121 Lot: 161 & 182

Zoning District: R-10

Applicant is requesting **Special Use Permit** to:

construct a 32ft. x 44ft. three-story single-family dwelling with a height greater than 25 feet above grade within the flood zone.

A handwritten signature in black ink, appearing to read "Ed M. Tanner".

Edward M. Tanner

Principal Planner / Zoning Enforcement Officer

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



Zoning Board of Review Application Town of Bristol

Record ID: ZBR-25-41

121 161 & 182

November 6, 2025

Applicant	
Name of Applicant	Joseph M Pardini
Who is Submitting this Application	Attorney
	If other, Describe:
Owner's Name (If Different than Applicant)	Joseph M Pardini

Location for Application			
Property Type	Plat/Lot		
Zoning District	R-10		
Address, Plat, Lot	Address	Plat	Lot
		121	161 & 182

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

Size of Proposed Building(s)/Addition(s) (If applicable)	
Total Square Footage	1,440 feet
Width in Feet	32 feet
Length in Feet	44 feet
Height Above Grade	32 feet
Number of Stories	3

Setbacks	
Front Yard in Feet	0 feet
Rear Yard in Feet	0 feet
Left Side Yard in Feet	0 feet
Right Side Yard in Feet	5 feet
Height in Feet	2 feet

Extension Request	
Date of Original Extension	
Date of First Extension	

Provisions of Zoning Ordinance (If Known)
Special use Sec. 28-150

Describe the extent of the proposed alterations and the reasons for the requesting relief
32' height elevation

Existing Lot Specifications

Current Use of Premises	Residential
	If other, explain:
Number of Units	
Lot Area	16,960
Lot Frontage	80
Lot Depth	178

Existing Buildings & Structures

Structure: None	Square Footage:	Building/Structure Detail if Other: accessory buildings to be removed
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Application for special use permit

Property Address: Plat 121, Lots 161 & 182, 3 Slocum Street, Bristol, RI

The proposed new structure is a modern three-bedroom elevated residential dwelling with two levels of exterior decks/balconies in compliance with flood zone elevated construction.

The area beneath the elevated first habitable floor is designed as a non-habitable enclosure and incorporates flood-resistant materials and compliant flood vents to allow for the automatic entry and exit of floodwaters, meeting NFIP standards. All mechanical, electrical, and plumbing components and systems will be installed above the BFE on the ground level.

The existing shed and wood patio are to be removed.

The relief requested is to allow construction of a single-family dwelling in a flood zone and for any related special use permit necessary for this property in a R-10 zone with a maximum building height of 32 feet.

A. Description of Property

The subject property is a vacant residential lot of record located within the R-10 zone, having a lot area of approximately 16,960 square feet and a frontage of 80 feet. Lots 161 and 162 were acquired by the applicant in April of 2022.

B. Proposed Project

The applicant proposes to construct a single-family home consisting of two living stories plus architectural roof features. Due to the lot's narrow width and the need to maintain adequate interior ceiling height and flood-compliant elevations (if applicable), the proposed building height measures 32 feet, 2 feet above the 25 - 30-foot limit applicable to this district.

C. Justification for Relief

1. Hardship Due to Property Characteristics

The hardship arises from the narrow width and confining shape of the lot, which limit reasonable design alternatives. Compliance with the 25 - 30-foot restriction would require unreasonably low ceiling heights, impairing functionality and value. This hardship is not the result of any prior action by the applicant.

2. Consistency with Comprehensive Plan and Neighborhood Character

The proposed dwelling will be compatible in scale and appearance. The design preserves existing view corridors and minimizes shadowing.

3. Minimal Relief and Public Interest

The requested 7-foot increase represents the minimum necessary variance to allow a structurally sound and proportionate design. Granting the special use variance will not alter the general character of the area, impair property values, or contravene the intent of the Bristol Zoning Ordinance.

Compliance with the 'More than a Mere Inconvenience' Standard

Without the height variance, the applicant cannot reasonably construct a single-family residence consistent with modern building codes and neighborhood design standards.

Denial would result in more than a mere inconvenience.

D. Special Use Permit Criteria

If the Board determines that construction on a substandard lot constitutes a special use, the applicant further demonstrates that:

- The project will not exceed the maximum number of floors or lot coverage limitations established by the zoning district.
- Building height is calculated from the average grade per ordinance and excludes unoccupied decorative features.
- The structure is designed to maintain the visual rhythm and scale typical of Bristol's waterfront and residential architecture, minimizing impacts on vistas and sunlight for neighboring properties.
- The site plan provides the minimum required landscape buffer, signage location, and other supplementary standards.
- The proposed design complies with RI CRMC standards for construction within coastal zones, including elevation requirements for flood resilience and preservation of contiguous natural features.
- The project does not encroach within required coastal buffers or setback areas as measured from the highest annual tide or designated shoreline feature. The height increase enables flood resilience and architectural compatibility without adverse impact to neighboring properties or the public view.
- The design proposes landscaping and architectural details to soften the visual scale from public ways and the shoreline.
- Any lighting, signage, or accessory features comply with local and CRMC requirements.

E. Relief Requested

That the Bristol Zoning Board of Review grant a dimensional variance to allow a maximum building height of 32 feet where 25 - 30 feet is permitted, and any associated special use permit necessary to authorize construction of a single-family dwelling on the described lot of record.

F. Supporting Materials

- Certified plot plan with building elevations.
- Architectural drawings showing side and front elevations with height dimensions.
- Copy of deed confirming lot status as of record prior to zoning enactment.

Document Number 00001037
BOOK 2166 PAGE 44

WARRANTY DEED

WE, PAUL BOWEN and KERRY SUSAN TARIGO BOWEN

of REBHOBOTH, MASSACHUSETTS

in consideration of SIX HUNDRED FIFTY THOUSAND AND NO/100 (\$650,000.00) DOLLARS

grant to JOSEPH M.PARDINI, INDIVIDUALLY

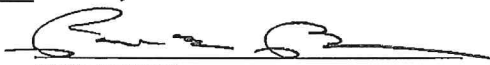
of 145 OAKHILL AVENUE, SEEKONK, MASSACHUSETTS 02771
with WARRANTY COVENANTS

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

WE, PAUL BOWEN AND KERRY SUSAN TARIGO BOWEN,
DO HEREBY COVENANT THAT "WE ARE NON-
RESIDENTS OF RHODE ISLAND AND PURSUANT TO
R.I.G.L. 44-30-71.3, A DISCHARGE OF LIEN HAS BEEN
REQUESTED FROM THE RHODE ISLAND DIVISION OF
TAXATION".

Meaning and intending to describe and convey and hereby conveying
 the same premises as that Warranty/Quitclaim Deed recorded in Book
 2160 at Page 142 of the Town of Bristol Land Evidence Records.

WITNESS our hands this 30th of March, 2022.


 PAUL BOWEN

 KERRY SUSAN TARIGO BOWEN

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

In East Providence on this 30 day of March, 2022, before me personally appeared PAUL BOWEN and KERRY SUSAN TARIGO BOWEN, to me known and known by me or proved to me through satisfactory evidence to be the parties executing the foregoing instrument, and acknowledged that they executed said instrument voluntarily, with full knowledge of the facts therein, for the purpose stated therein as their free act and deed.


 Notary Public
 Printed Name:
 My Commission Expires:

MAIL TO:

JOSEPH PARDINI
 145 OAKHILL AVENUE
 SEEKONK, MASSACHUSETTS 02771

BRUCE H. COX
 NOTARY PUBLIC - RHODE ISLAND
 ID # 5008
 MY COMMISSION EXPIRES 06/17/2025

PROPERTY ADDRESS:
 _____ SLOCUM STREET
 BRISTOL, RHODE ISLAND 02809
 ASSESSOR'S PLAT: 121
 ASSESSOR'S LOT: 161 & 182

TAX \$ 2,990.00
 DATE Mar 31, 2022
 RECORDER _____
 TOWN OF BRISTOL

11794

RHODE ISLAND
 REAL ESTATE CONVEYANCE TAX

Document Number 00001087
BOOK 2166 PAGE 45

EXHIBIT "A"

PARCEL I:

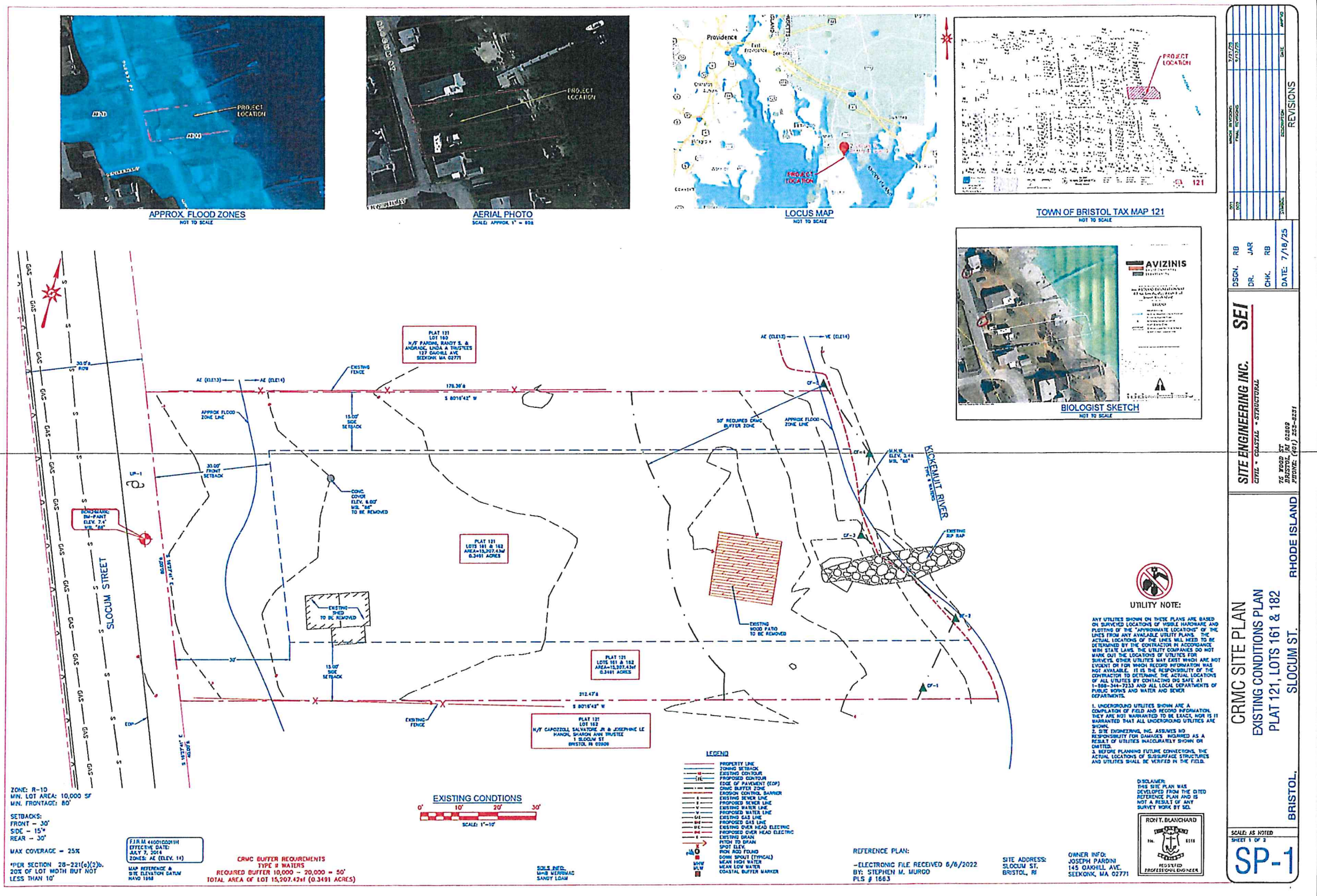
A certain lot of land situated in the Town of Bristol, in the County of Bristol, in the State of Rhode Island, bounded and described as follows viz: Beginning at a point in the easterly side of Slocum Street eighty (80) feet northerly from the northeast corner of Slocum Street and Butlerworth Avenue, as said streets are delineated on a plat entitled "The Mary Butlerworth Plat Warren and Bristol R.I. Scale 40' = 1" 1921 W.W. Perry, C.E." which said plat is duly recorded in the said Towns of Bristol and Warren, in said State of Rhode Island, Thence from said point of beginning running northerly, bounded westerly by said Slocum St. 40 feet, thence turning an interior angle of $83^{\circ}15'$ and running easterly 189.2 feet +/- to the Kickemuit River, thence turning and running southerly bounding easterly by the Kickemuit River 40 feet +/- thence turning and running westerly in a line parallel with the northerly side of said lot 222.5 feet +/- to the point of beginning.

Parcel II:

A certain lot of land situated in the Town of Bristol, R.I. bounded and described as follows, viz: Beginning at a point in the easterly side of Slocum St., 40 feet northerly from the northeast corner of Slocum St. and Butlerworth Ave., as said streets are delineated on a plat entitled "The Mary Butlerworth Plat, Warren and Bristol, R.I. Scale 40' = 1" -1921 W.W. Perry, C.E." which said plat is on record in the Town of Bristol and Warren, Rhode Island, Thence from said point of beginning running northerly bounding westerly by Slocum St., 40 feet, thence turning an interior angle of $83^{\circ}15'$ and running easterly 222.5 feet +/- to the Kickemuit River, thence turning and running southerly bounding easterly by the Kickemuit River 40 feet +/-; thence turning and running westerly in a line parallel with the northerly side of of lot 220 feet +/- to the point of beginning.

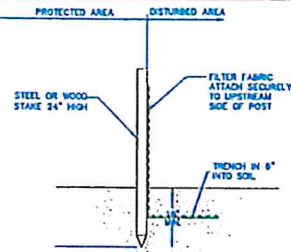
Property Address:
0 Slocum Street
Bristol, RI 02809
Assessors Plat 121 Lot 161 & 162

Recorded Mar 31, 2022 at 11:07AM
Melissa Cordeiro Town Clerk



EROSION CONTROL NOTES

1. THIS PROJECT PROPOSES TO CONSTRUCT A SINGLE FAMILY DWELLING.
2. PRIOR TO START AND AT END OF CONSTRUCTION, CONTRACTOR SHALL NOTIFY TOWN OF BRISTOL BUILDING OFFICIAL.
3. EXCAVATION WORK WILL INVOLVE APPROX. 60 CYDS OF CUT AND APPROX. 200 CYDS OF FILL.
4. IT IS EXPECTED THAT CONSTRUCTION WILL TAKE 8-12 MONTHS.
5. AT ALL TIMES DURING CONSTRUCTION EROSION CONTROL MEASURES ARE TO BE IN PLACE IN ACCORDANCE WITH THIS PLAN.
6. PRIOR TO COMPLETION OF THE PROJECT ALL DAMAGE MITIGATION MEASURES SHALL BE IN PLACE.
7. AN EROSION CONTROL BARRIER IS TO BE IN PLACE AND PROPERLY MAINTAINED DURING ALL EXCAVATION WORK. THE EXTENT OF THE BARRIER IS SHOWN ON SITE PLAN. THE EXTENT OF DISTURBANCE WILL BE LIMITED TO THE CONTOURS OF THE BARRIER.
8. INSTALLATION REQUIREMENTS FOR THE BARRIER SHALL BE IN STRICT ACCORDANCE WITH THE DETAIL. THE BARRIER SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN FINISHED GRADED AND STABILIZED WITH LOAM AND SEED. ANY AREAS THAT WILL REMAIN DISTURBED FOR A PERIOD LONGER THAN 30 DAYS SHALL BE COVERED WITH A LAYER OF STRAW MULCH.
9. THE PROPOSED CRUSHED STONE DRIVEWAY SHALL BE USED AS A CONSTRUCTION ENTRANCE. TRUCK TRAFFIC IS TO BE CONFINED TO THE DRIVEWAY AREA. THE TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY SITE DISTURBANCE AND SHALL REMAIN IN PLACE THROUGHOUT THE SITE DISTURBANCE PHASE OF CONSTRUCTION. THE CRUSHED STONE MATERIAL MAY BE LEFT IN PLACE FOR THE DRIVEWAY AND TOPPED OFF WITH NEW STONE.
10. IF ENTRANCE SLOPES TOWARDS ROAD, PLACE HAY BALES AT ENTRANCE AT END OF DAY.
11. THE ANTICIPATED TEMPORARY STOCKPILE AREA IS INDICATED ON THE SITE PLAN. THE CONTRACTOR MAY ADJUST THE LOCATION OF THE AREA AS MAY BE CONVENIENT FOR OPERATION PURPOSES. THE LOCATION MAY BE ANYWHERE WITHIN THE AREA PROTECTED BY THE EROSION CONTROL BARRIER. SHOULD THE CONTRACTOR DECIDE TO STOCKPILE OUTSIDE OF THE PROTECTED AREA, A SEPARATE EROSION CONTROL BARRIER MUST BE INSTALLED AND MAINTAINED ON THE DOWN GRADIENT SIDE OF THE STOCKPILE.
12. UPON COMPLETION OF SITE WORK, ALL DISTURBED AREAS SHALL BE STABILIZED WITH LOAM AND SEED. IN ADDITION, A LAYER OF STRAW MULCH SHALL BE PROVIDED.



SEDIMENT CONTROL BARRIER DETAIL

NOT TO SCALE

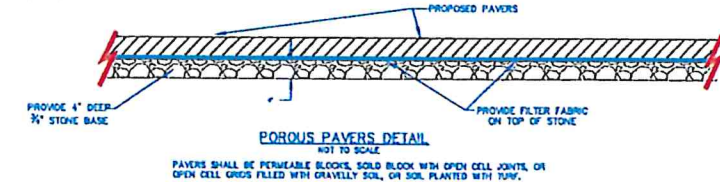
OTHER SUITABLE EROSION BARRIER MAY BE SUBSTITUTED FOR THE ABOVE I.E. STANED HAYBALES OR STRAW MATS.

NOTE:
USE OF SILT FENCE REQUIRES TRENCHING IN OR COVERING INSIDE FLAP WITH EARTH UNDER NO CIRCUMSTANCES SHALL SILT FENCE BE LEFT WITHOUT TRENCHING IN.

1" RAINFALL PER SQUARE FOOT AREA @ 30% VOID SPACE FOR STONE

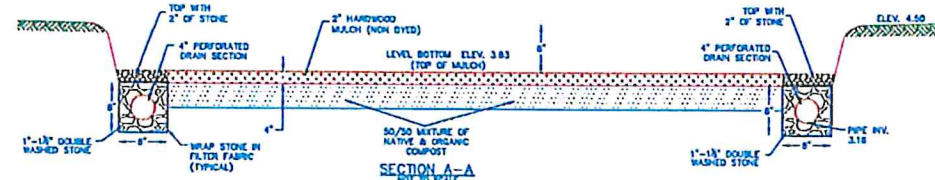
1 1/2 IN/FT = 0.08'

4 1/2 IN/FT = 0.30' = 0.10' x 0.08'



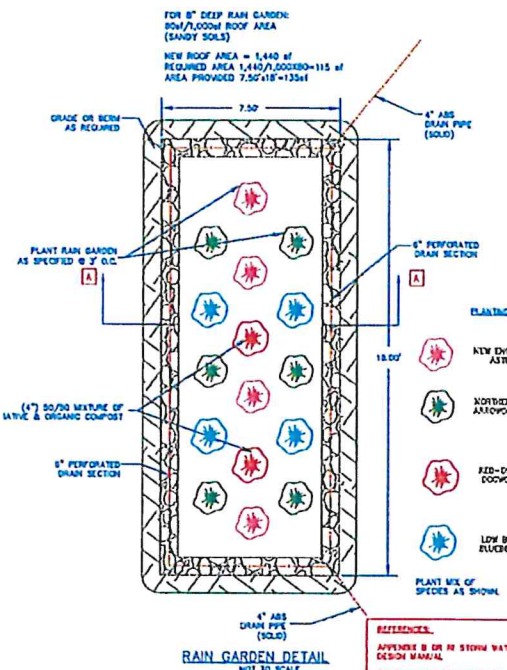
POROUS PAVERS DETAIL

PAVERS SHALL BE PERMEABLE BLOCKS, SOLID BLOCK WITH OPEN CELL JOINTS OR OPEN CELL GRIDS FILLED WITH GRAVELLY SOIL, OR SOIL PLANTED WITH TUFF.



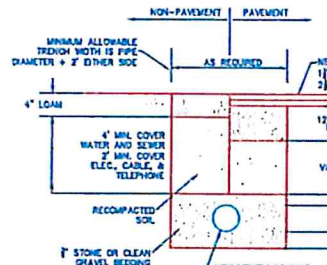
SECTION A-A

NOT TO SCALE



RAIN GARDEN DETAIL

NOT TO SCALE



TYPICAL UTILITY TRENCH DETAIL

NOT TO SCALE



UTILITY NOTE:

ANY UTILITIES SHOWN ON THESE PLANS ARE BASED ON SURVEYED LOCATIONS OF VISIBLE HANDMADE AND PLOTTING OF THE "APPROXIMATE LOCATIONS" OF THE LINES FROM ANY AVAILABLE UTILITY PLANS. THE ACTUAL LOCATIONS OF THE LINES WILL NEED TO BE DETERMINED BY THE CONTRACTOR IN ACCORDANCE WITH STATE LAWS. THE UTILITY COMPANIES DO NOT WAIVE OUT FOR WHICH RECORD INFORMATION HAS NOT AVAILABLE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ACTUAL LOCATIONS OF ALL UTILITIES BY CONTACTING THE SAME AT 1-800-348-7233 AND ALL LOCAL DEPARTMENTS OF PUBLIC WORKS AND WATER AND SEWER DEPARTMENTS.

1. UNDERGROUND UTILITIES SHOWN ARE A COMPILED OF FIELD AND RECORD INFORMATION. THEY ARE NOT GUARANTEED TO BE EXACT, NOR IS IT GUARANTEED THAT ALL UNDERGROUND UTILITIES ARE SHOWN.
2. SITE ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, INCLUDING AS A RESULT OF UTILITIES INACCURATELY SHOWN ON THESE PLANS.
3. BEFORE PLANNING FUTURE CONNECTIONS, THE ACTUAL LOCATIONS OF SURFACE STRUCTURES AND UTILITIES SHALL BE VERIFIED IN THE FIELD.



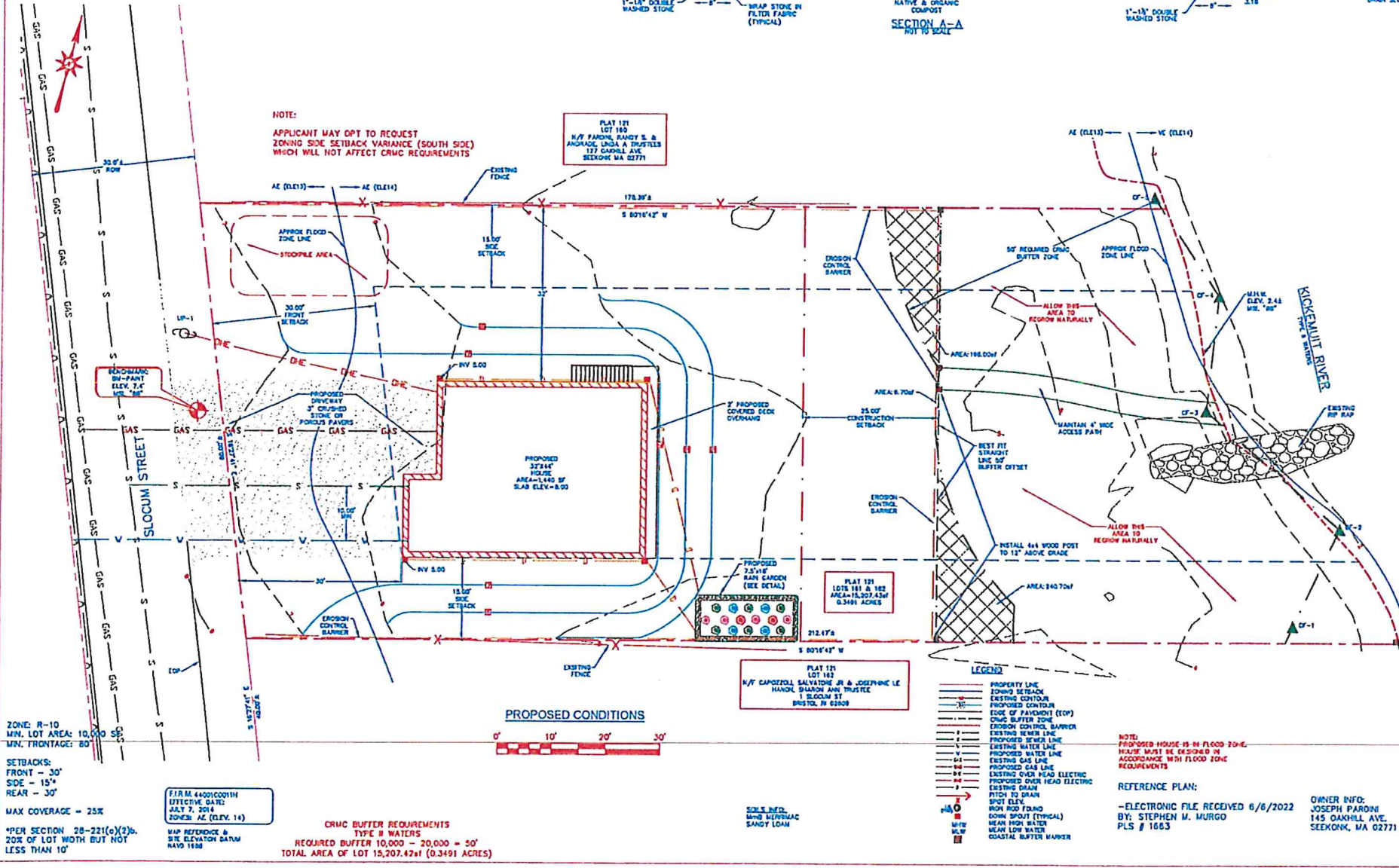
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	7/1/25	SEI
2	FINAL REVISIONS	8/1/25	SEI

DESIGN	RB	DR.	JAR	CHK.	RB	DATE:	7/18/25
--------	----	-----	-----	------	----	-------	---------

SEI
SITE ENGINEERING, INC.
CITY & COUNTRY - STRUCTURAL
75 WOOD ST
BRISTOL, RI 02809
PHONE: (401) 253-9231

CRMC SITE PLAN
PROPOSED CONDITIONS PLAN
PLAT 121, LOTS 161 & 182
SLOCUM ST.
BRISTOL, RHODE ISLAND

SCALE: AS NOTED
SHEET 1 OF 2
SP-2



ZONE: R-10
MIN. LOT AREA: 10,000 SQ. FT.
MIN. FRONTAGE: 80'

SETBACKS:
FRONT - 30'
SIDE - 15'
REAR - 30'

MAX COVERAGE = 25%
PER SECTION 28-221(c)(3)b,
20% OF LOT WIDTH BUT NOT
LESS THAN 10'

FIRM 440010001M
UTTERIDGE & SONS
JULY 2, 2024
ZONING: R-10 (ELEV. 14)

CRMC BUFFER REQUIREMENTS
TYPE A WATERS
REQUIRED BUFFER 10,000 - 20,000 = 50'
TOTAL AREA OF LOT 15,207.42sf (0.3491 ACRES)

SOILS: MFL
UNDERLYING: SANDY LOAM

- LEGEND
- PROPERTY LINE
 - EXISTING SETBACK
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EDGE OF PAVEMENT (EOP)
 - CRMC BUFFER ZONE
 - EROSION CONTROL BARRIER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING GAS LINE
 - PROPOSED GAS LINE
 - EXISTING OVER HEAD ELECTRIC
 - PROPOSED OVER HEAD ELECTRIC
 - EXISTING DRAIN
 - PROPOSED DRAIN
 - SPOT ELEV.
 - IRON ROD FOUND DOWN SPOUT (TYPICAL)
 - W/E
 - M/W
 - COASTAL BUFFER HATCH

NOTE:
PROPOSED HOUSE IS IN FLOOD ZONE.
HOUSE MUST BE DESIGNED IN
ACCORDANCE WITH FLOOD ZONE
REQUIREMENTS

REFERENCE PLAN:
-ELECTRONIC FILE RECEIVED 6/8/2022
BY: STEPHEN M. MURGO
PLS # 1663

OWNER INFO:
JOSEPH PAROIAN
145 OAKHILL AVE.
SEEKONK, MA 02771

PARDINI RESIDENCE

JOSEPH PARDINI

SCOPE OF WORK:
NEW CONSTRUCTION

APPLICABLE CODE:
STATE OF RI BUILDING CODE -2021
W/ AMMENDMENTS TO THE IRC 2021

PROPERTY INFORMATION:
PLAT 121, LOTS 161 & 162
SLOCUM STREET
BRISTOL, RI

*SITE PLAN BY OTHER

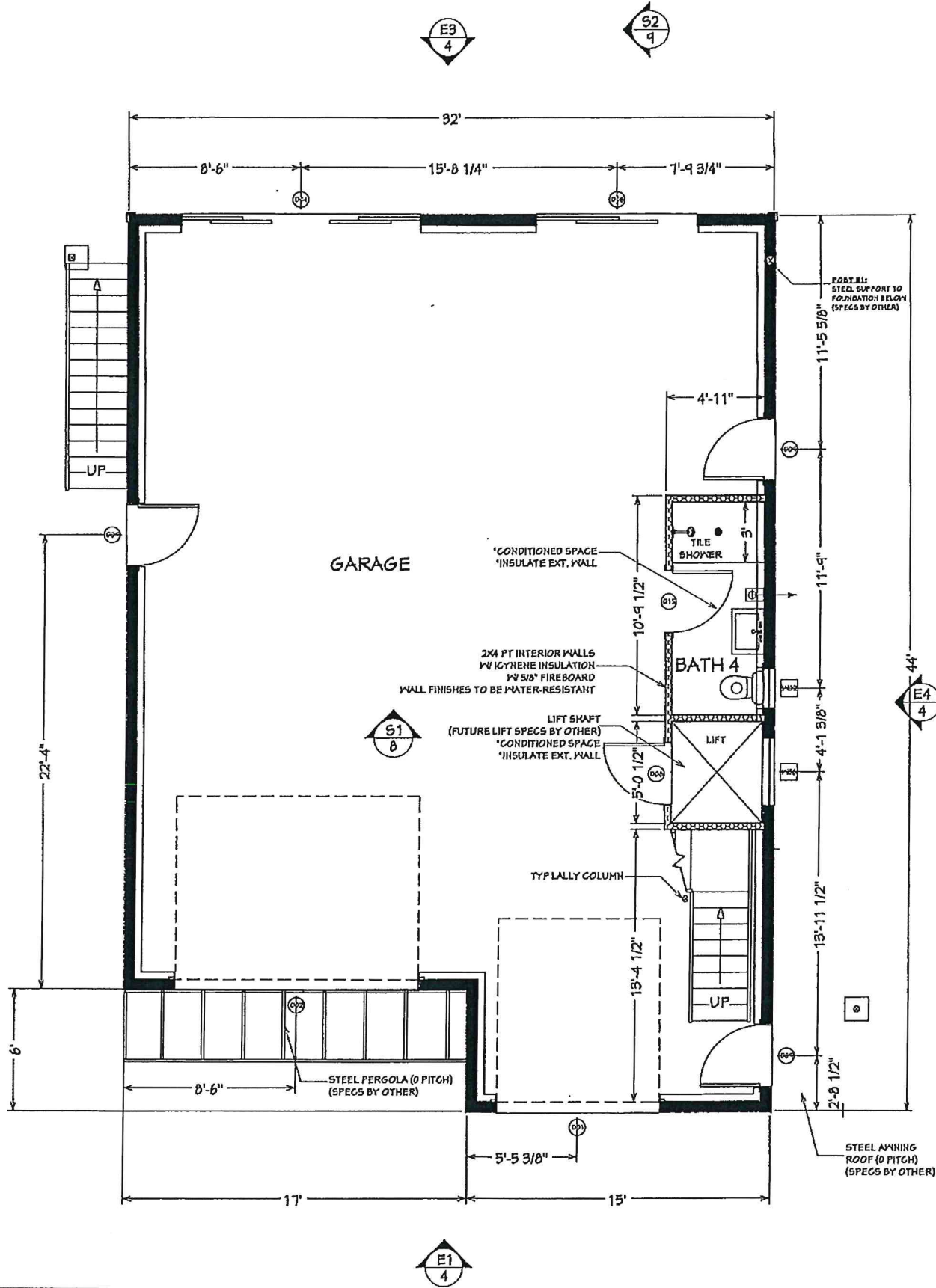


GENERAL NOTES:
*CALL 'DIG SAFE' AND ANY UTILITIES NECESSARY PRIOR TO ANY CONSTRUCTION
*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION
*ALL NAILING SHALL CONFORM TO LOCAL BUILDING CODES
*PLUMBING, HVAC, ELECTRICAL & MECHANICAL SPECIFICATIONS BY OTHER
*KITCHEN CABINET & OTHER CABINETS SPECIFICATIONS BY OTHER
*FIXTURE SIZE & SELECTION BY OTHER
*ALL INSPECTIONS MUST BE MADE AS REQUIRED.
*DESIGNER IS NOT RESPONSIBLE FOR MODIFICATIONS MADE IN THE FIELD NOR FOR INFORMATION NOT PROVIDED.
*ALL MODIFICATIONS AND CONSTRUCTION SHALL CONFORM TO LOCAL BUILDING CODES
*DESIGNER IS NOT RESPONSIBLE FOR MATERIAL SPECIFICATIONS.
*DRAWINGS ARE FOR EXPRESSING DESIGN INTENT AND ARE SUBJECT TO APPROVAL BY THE LOCAL AHJ.
*DESIGNER HAS NO CONTRACT WITH OWNER TO SUPERVISE OR OBSERVE THE CONSTRUCTION OF THIS PROJECT. IT IS THE OWNER'S RESPONSIBILITY TO INSURE FULL COMPLIANCE AND NOT OF THE DESIGNER.

*STEEL OR PRE-ENGINEERED BEAM, JOISTS & TRUSS SPECIFICATIONS BY OTHER

*All federal, state, and local codes, ordinances, regulations etc. shall take precedence over anything shown, described, or implied where some are at variance.

ABBREVIATIONS
SBO: SPEC BY OTHER
AFF: ABOVE FINISHED FLOOR



GARAGE / GROUND FLOOR
1/8"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ 36250

508.641.3816
rpoole02@gmail.com

JOB INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE:

10/20/2025

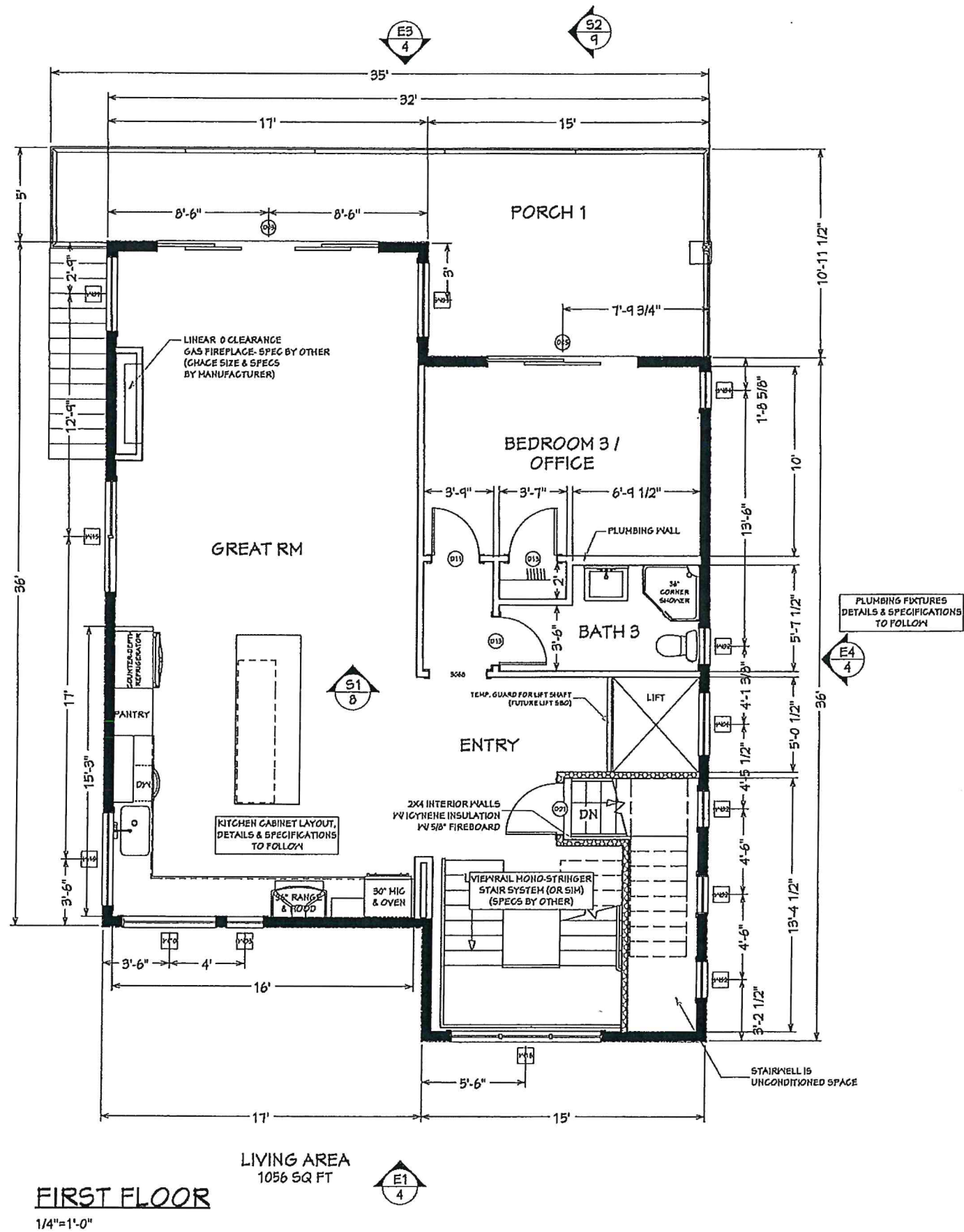
SHEET NAME:

SCALE:

AS NOTED

SHEET NUMBER:

1 / 10



*ALL DIMENSIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION

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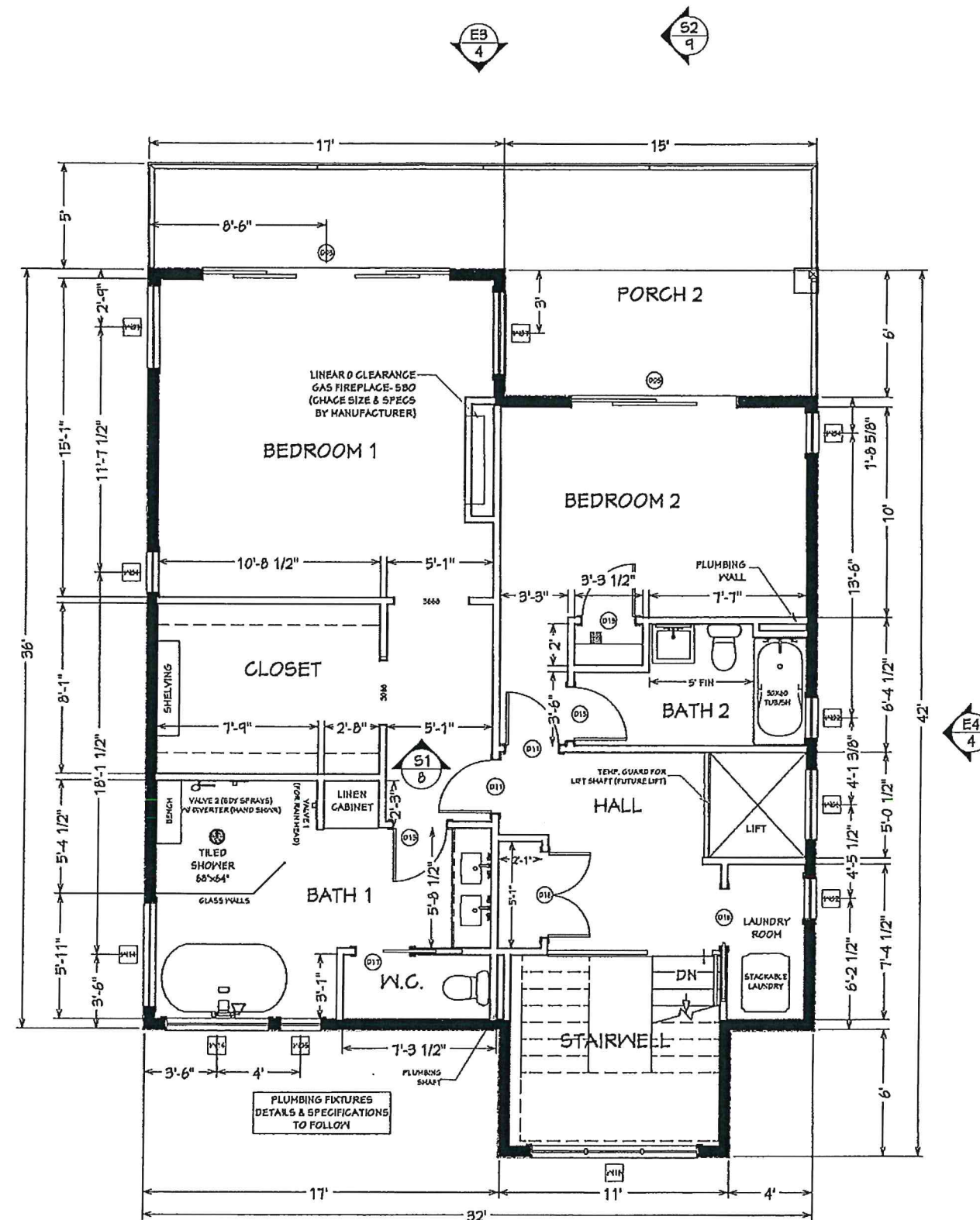
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SCALE:

AS NOTED

SHEET NUMBER:

2 / 10



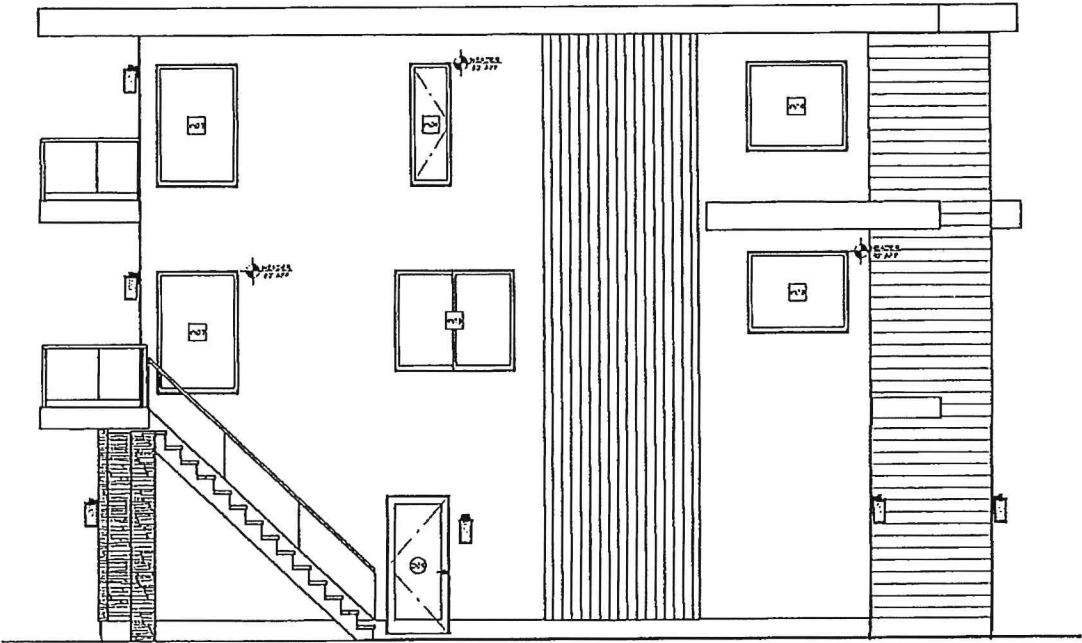
LIVING AREA
SECOND FLOOR 100 SQ FT
1/4"=1'-0"

'ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

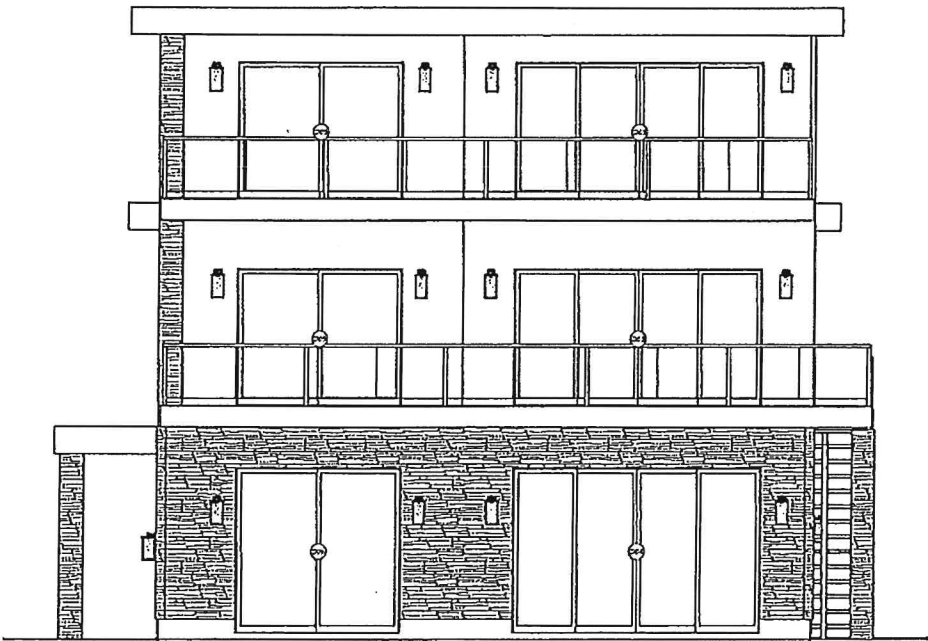
CERTIFICATION:
 Rebecca Poole DESIGN REBECCA POOLE NCIDQ 36250 500.641.3B16 rjpoole02@gmail.com
JOB INFORMATION: JOSEPH PARDINI BRISTOL, RI
DATE:
SHEET NAME:
SCALE: AS NOTED
SHEET NUMBER: 3 / 10



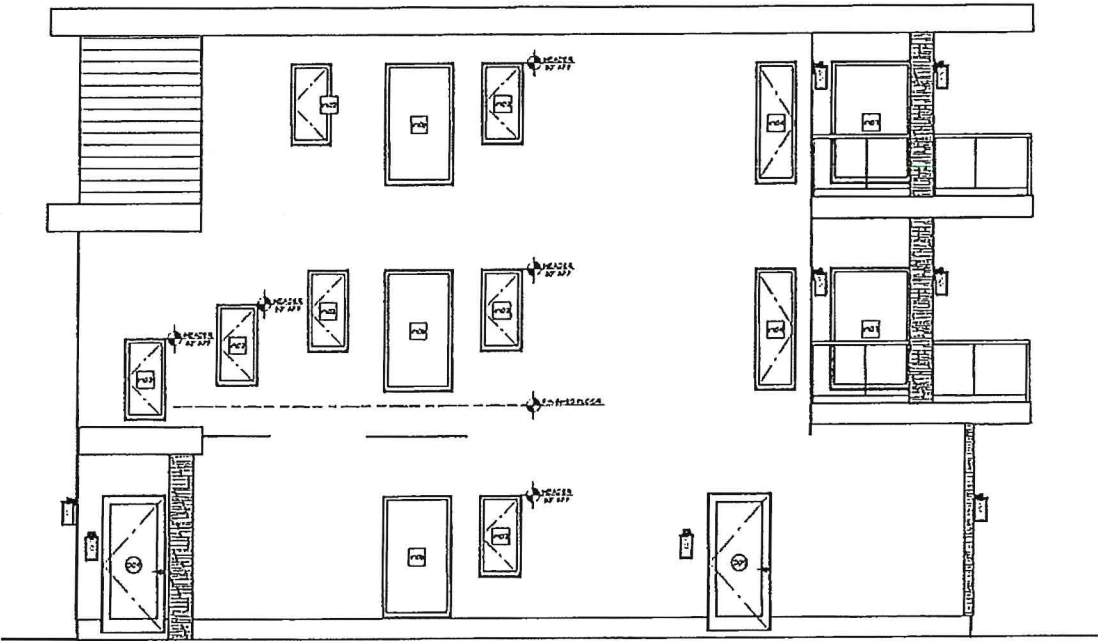
E1: ELEVATION
3/16"=1'-0"



E2: ELEVATION
3/16"=1'-0"



E3: ELEVATION
3/16"=1'-0"



E4: ELEVATION
3/16"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:
RP Rebecca Poole DESIGN REBECCA POOLE NCIDQ 36250 508.641.3916 rpooler82@gmail.com
JOB INFORMATION:
JOSEPH PARDINI BRISTOL, RI
DATE:
10/20/2025
SHEET NAME:
SCALE:
AS NOTED
SHEET NUMBER:
4 / 10

Door Schedule														
SD Exterior Elevation	Number	Label	Qty	Size	Width	Height	Fire	R/O	Description	Header	Thickness	Code	Manufacturer	Comments
	D01	0090	1	0090	96"	108"			48"X111"	Garage-Advance 3 Panel 18"	2"X12"X104" (3)	1 3/4"		
	D02	12090	1	12090	144"	108"			146"X111"	Garage-Advance 3 Panel 18"	2"X12"X152" (3)	1 3/4"		
	D03	FYNGD111068-4	2	11468 L/R EX	141"	79 1/2"			142 1/2"X80 1/4"	Ext. Quad Slider-Glass Panel	2"X12"X145 1/2" (3)	1 3/4"	ANDERSEN 400 w/ STORM WATCH	
	D04	FYNGD111068-4	1	11480 L/R EX	141"	95 1/2"			142 3/4"X96 1/4"	Ext. Quad Slider-Glass Panel	2"X12"X145 3/4" (3)	1 3/4"	ANDERSEN 400 w/ STORM WATCH	
	D05	FYNGD8068 L	2	71168 L EX	95 1/4"	79 1/2"			96 3/4"X80 1/4"	Ext. Slider-Glass Panel	2"X12"X99 3/4" (3)	1 3/4"	ANDERSEN 400 w/ STORM WATCH	
	D06	FYNGD8080 L	1	71180 L EX	95 1/4"	95 1/2"			96 3/4"X96 1/4"	Ext. Slider-Glass Panel	2"X12"X99 3/4" (3)	1 3/4"	ANDERSEN 400 w/ STORM WATCH	
	D07	2868	1	2868 L IN	32"	80"	Yes		34"X82 1/2"	Hinged-Commercial Door 6	2"X6"X31" (2)	1 3/8"		
	D08	3068	1	3068 R IN	36"	80"	Yes		38"X82 1/2"	Hinged-Door P01	2"X6"X41" (3)	1 3/8"		
	D09	3068	3	3068 L EX	36"	80"			38"X83"	Ext. Hinged-Glass Panel	2"X10"X41" (3)	1 3/4"		
	D11	2668	3	2668 L IN	30"	80"			32"X82 1/2"	Hinged-Door P01	2"X6"X35" (2)	1 3/8"		
	D13	2668	5	2668 R IN	30"	80"			32"X82 1/2"	Hinged-Door P01	2"X6"X35" (2)	1 3/8"		
	D15	3068	1	3068 L IN	36"	80"			38"X82 1/2"	Hinged-Door P01	2"X6"X41" (3)	1 3/8"		
	D16	4068	1	4068 L/R IN	48"	80"			50"X82 1/2"	Double Hinged-Door P01	2"X8"X53" (2)	1 3/8"		
	D17	2668	1	2668 R	30"	80"			61 1/4"X84 1/2"	Pocket-Door P01	2"X8"X64 1/4" (2)	1 3/8"		
	D18	2868	1	2868 R	32"	80"			65 1/4"X84 1/2"	Pocket-Door P01	2"X8"X68 1/4" (2)	1 3/8"		

Window Schedule (based on Andersen 400 series Storm Watch)												
SD Exterior Elevation	Number	Label	Qty	Width	Height	R/O	Tempered	Description	Header	Code	Manufacturer	Comments
	W02	G14	7	24 1/8"	48"	24 5/8"X48 1/2"		Single Casement-HL	2"X10"X27 5/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W03	G14	1	24 1/8"	48"	24 5/8"X48 1/2"		Single Casement-HR	2"X10"X27 5/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W04	G16	3	24 1/8"	71 7/8"	24 5/8"X72 5/8"	Yes	Single Casement-HR	2"X10"X27 5/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W05	G145	1	24 1/8"	52 13/16"	24 5/8"X53 5/16"	Yes	Single Casement-HR	2"X10"X27 5/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W06	P3560	3	40 13/16"	71 7/8"	41 5/16"X72 3/8"	Yes	Fixed Glass	2"X10"X44 5/16" (3)		ANDERSEN 400 w/ STORM WATCH	
	W07	P4060	4	48"	71 7/8"	48 1/2"X72 5/8"	Yes	Fixed Glass	2"X10"X51 1/2" (3)		ANDERSEN 400 w/ STORM WATCH	
	W10	P5040	2	59 7/8"	48"	60 3/8"X48 1/2"		Fixed Glass	2"X10"X63 3/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W14	P5045	2	59 7/8"	52 13/16"	60 3/8"X53 5/16"	Yes	Fixed Glass	2"X10"X63 3/8" (3)		ANDERSEN 400 w/ STORM WATCH	
	W15	G65	1	71 1/4"	59 1/4"	72"X60"	Yes	Sliding Window	2"X10"X75" (3)		ANDERSEN 400 w/ STORM WATCH	
	W16	CUSTOM	2	96"	86"	97"X81"	Yes	Fixed Unit- muled	2"X10"X100" (3)		ANDERSEN 400 w/ STORM WATCH	

GENERIC DOOR & WINDOW SCHEDULES
*SEE MANUFACTURER'S SPECS FOR
ROs AND FURTHER DETAILS

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
D I S I G N

REBECCA POOLE
NCIDQ.36250

508.641.3816
rjpoole02@gmail.com

JOB INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE:

10/20/2025

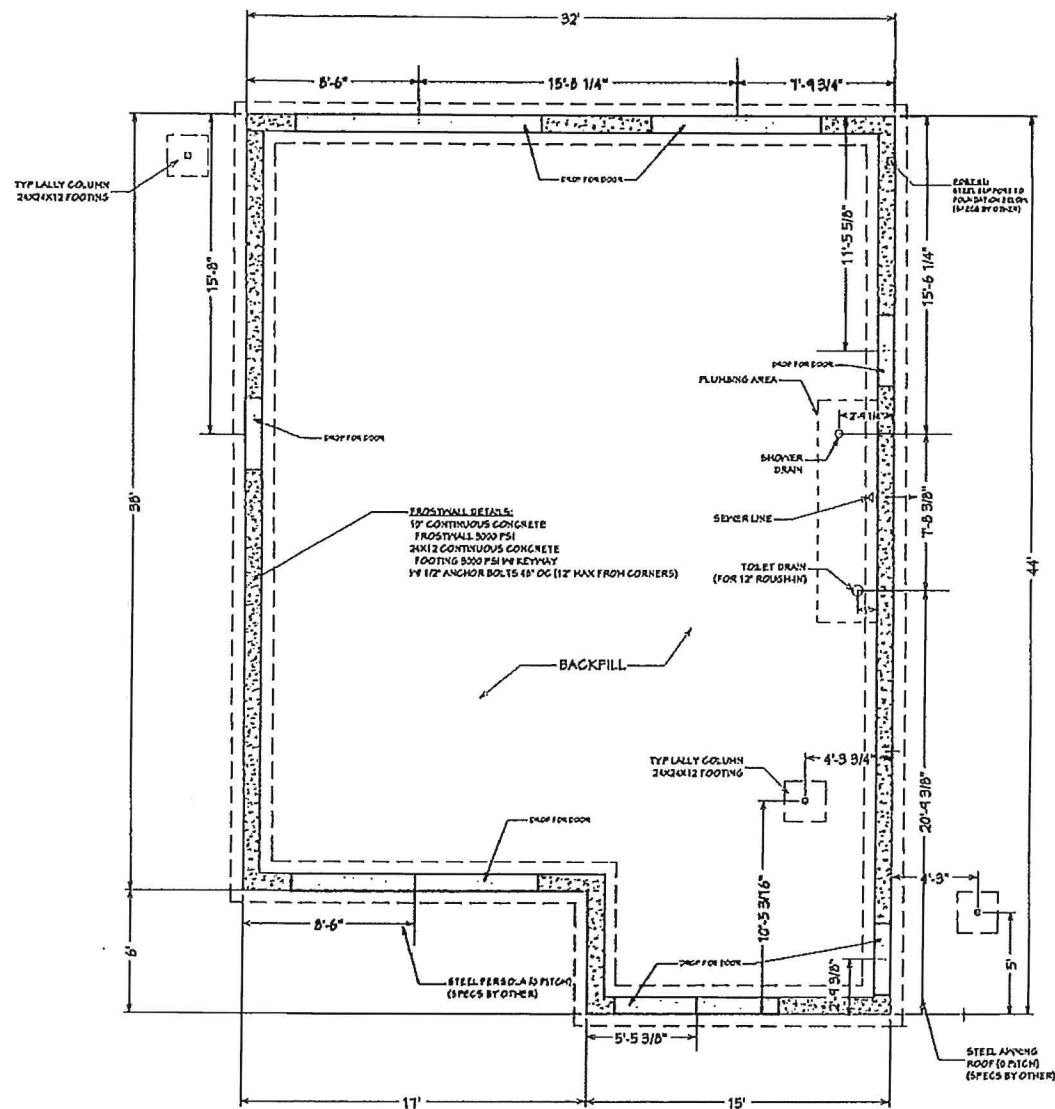
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SCALE:

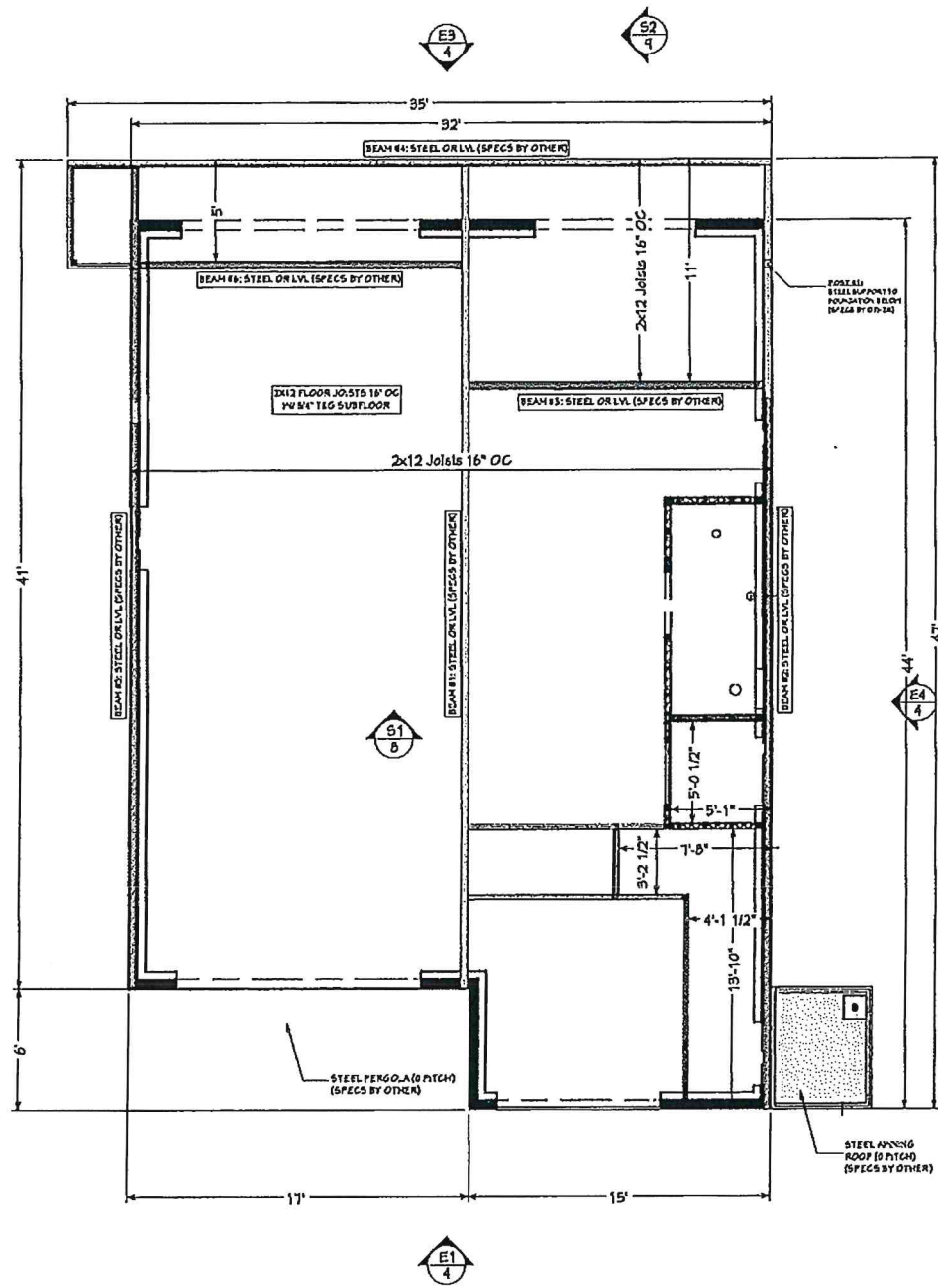
AS NOTED

SHEET NUMBER:

5 / 10



FOUNDATION LAYOUT
3/16"=1'-0"



FIRST FLOOR JOIST LAYOUT
3/16"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ 30250

508.641.3816
rpoole02@gmail.com

JOB INFORMATION:

JOSEPH PARDINI
DRISTOL, RI

DATE:

10/20/2025

SHEET NAME:

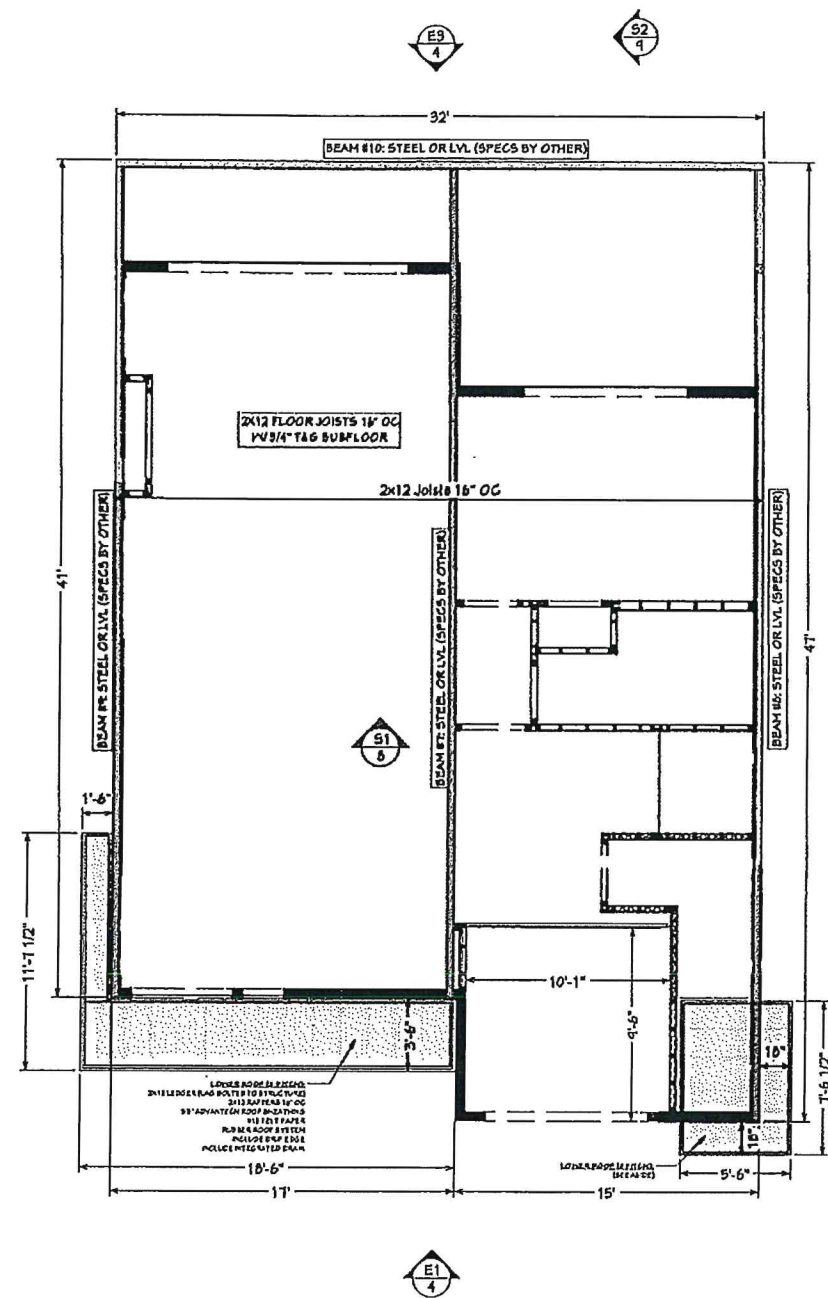


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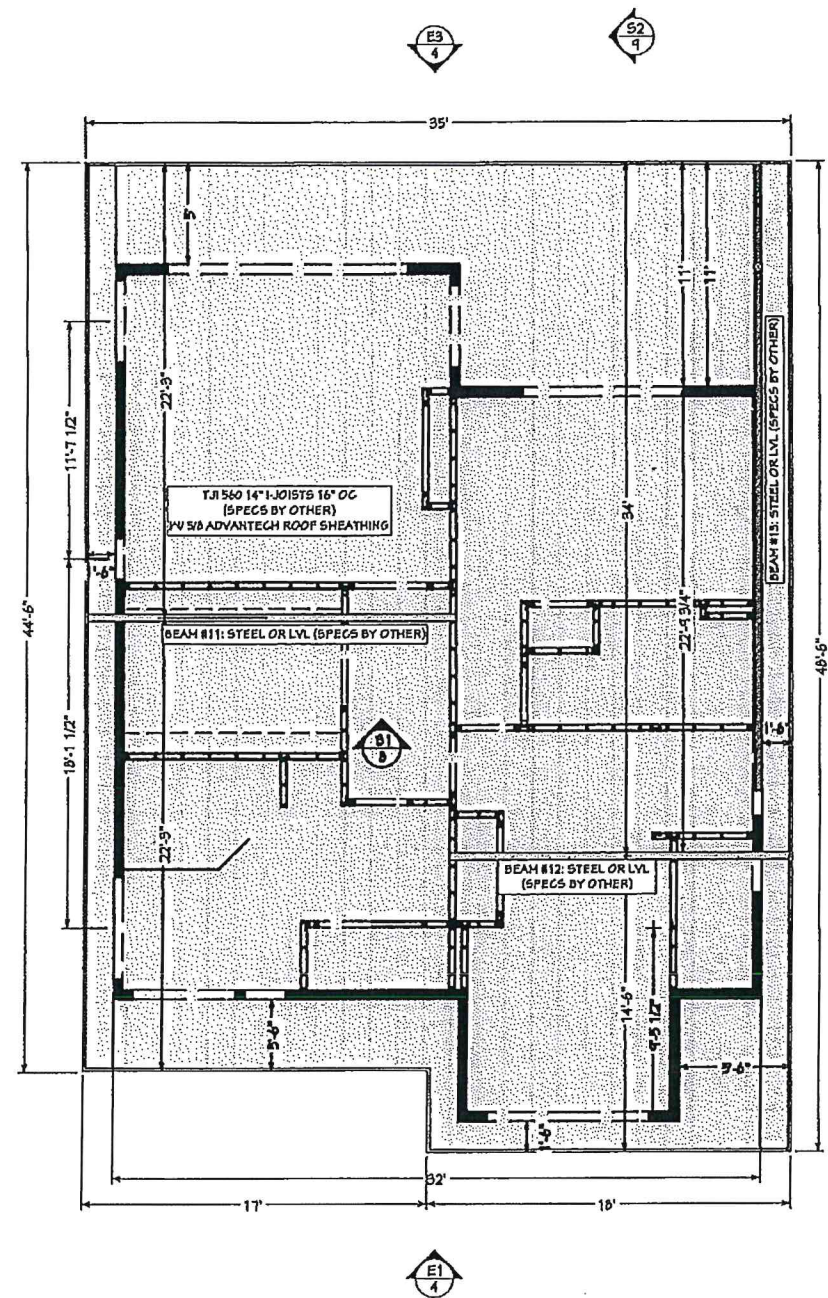
AS NOTED

SHEET NUMBER:

6 / 10



SECOND FLOOR JOIST LAYOUT & LOWER ROOFS
3/16"=1'-0"



UPPER ROOF: RAFTER LAYOUT
3/16"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ 3625D

508.641.3016
rpoole82@gmail.com

JOB INFORMATION:

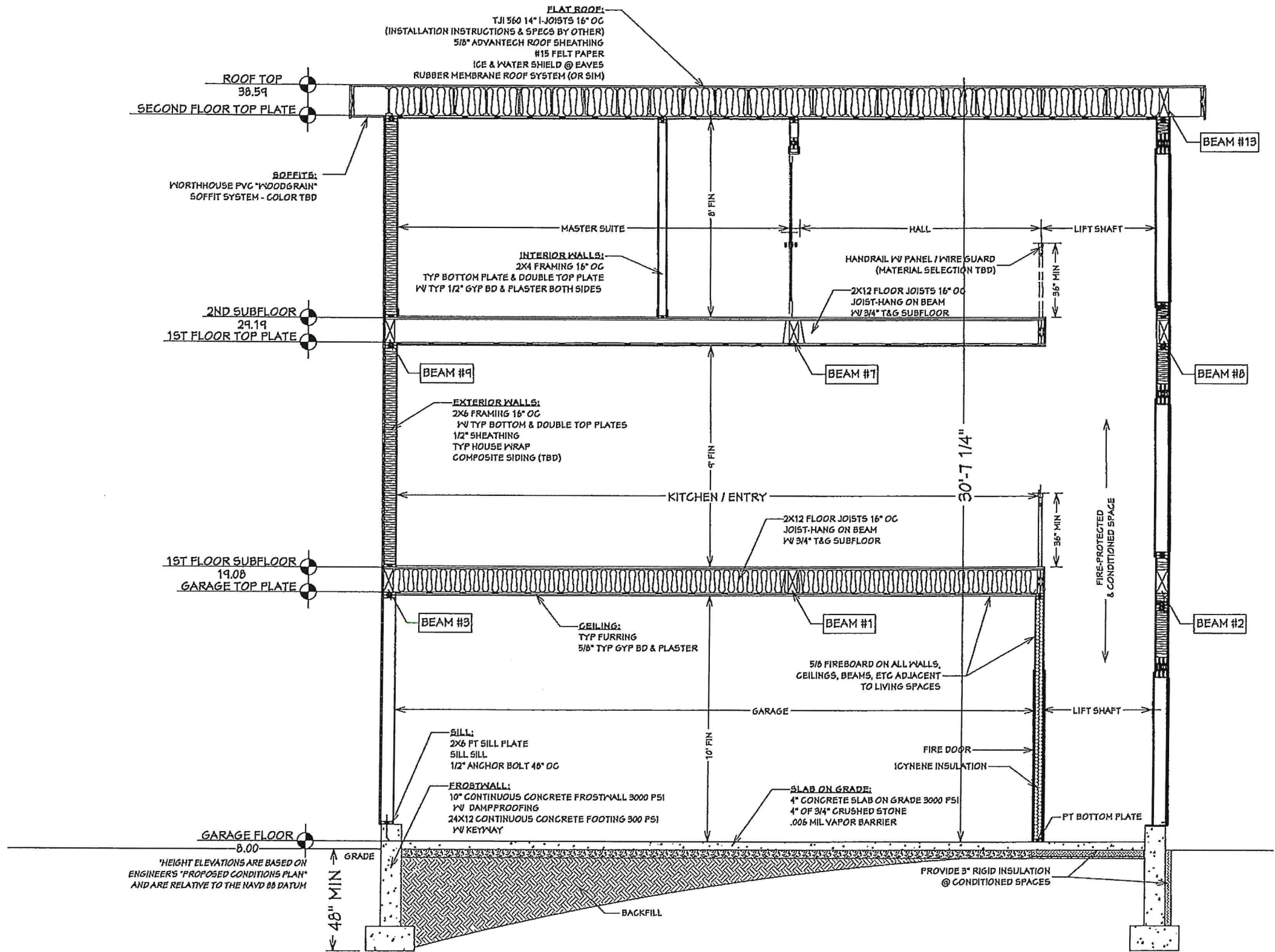
JOSEPH PARDINI
BRISTOL, RI

DATE:
10/20/2025

SHEET NAME:

SCALE:
AS NOTED

SHEET NUMBER:
7 / 10



S1: BUILDING SECTION

3/8"=1'-0"

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ, 36250

508.641.3016
rjpoole02@gmail.com

JOB INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE:

10/20/2025

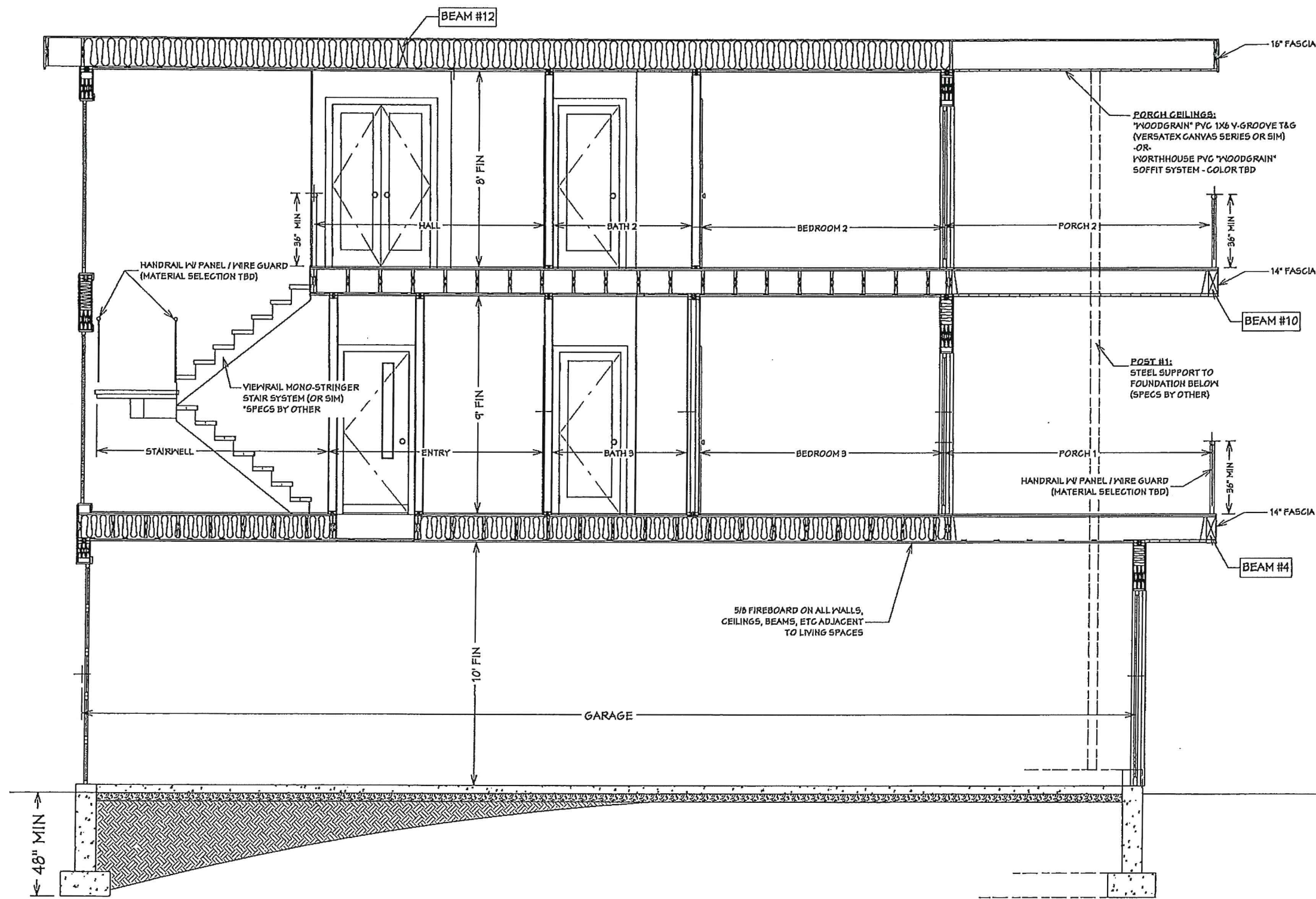
SHEET NAME:

SCALE:

AS NOTED

SHEET NUMBER:

8 / 10



S2: BUILDING SECTION
3/8"=1'-0"

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION

CERTIFICATION:

RP
Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ 36250

508.641.3816
rjpoole02@gmail.com

OWNER INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE:
10/20/2025

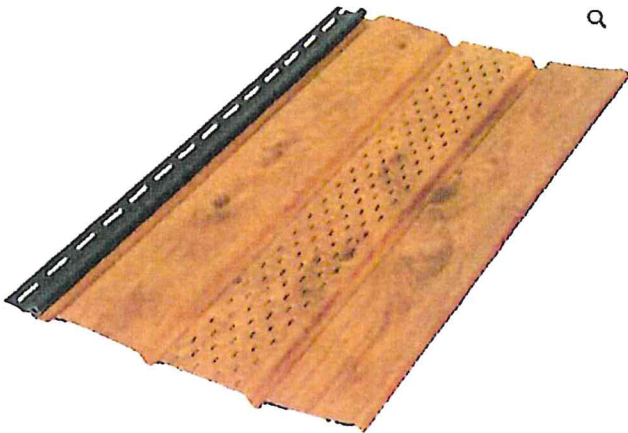
SHEET NAME:

SCALE:
AS NOTED

SHEET NUMBER:
9 / 10

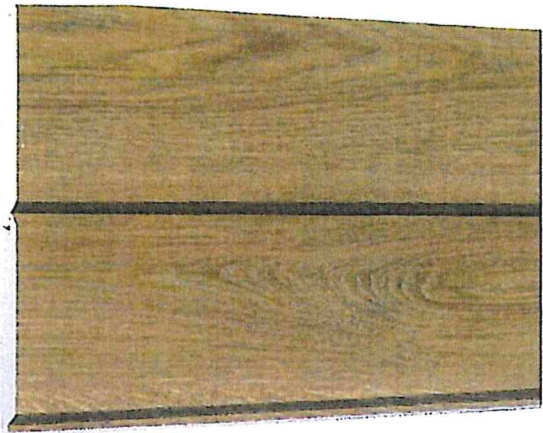


VIEWRAIL MONO-STRINGER
STAIR SYSTEM
[ELIGHT Mono Floating Stairs, Stair Kils | Viewrail Elight](#)



NORTHOUSE "WOODGRAIN"
PVC SOFFIT SYSTEM

COLOR TBD
[Soffits - Vented Panel \(Wood Grain\) - Northouse Online Shop](#)



1X6 PVC V-GROOVE T&G
VERSATEX CANVAS SYSTEM

COLOR TBD
[Canvas Series by VERSATEX - Versatex - PVC Trim](#)

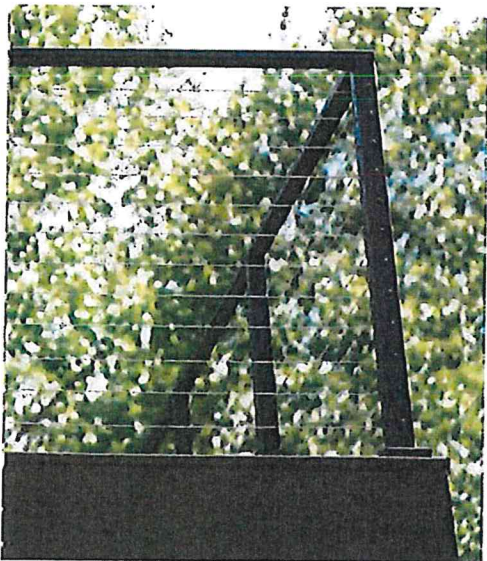


JAMES HARDIE
ARCHITECTURAL PANEL SIDING

COLOR TBD
[Hardie@Architectural Panel Siding | James Hardie](#)



VIEWRAIL GLASS RAIL SYSTEM (DESIGN TBD)
[Glass Fence: Fencing Panels, Pros & Cons, | Viewrail](#)



VIEWRAIL CABLE RAIL SYSTEM (DESIGN TBD)
[Express Cable Railing - Viewrail](#)

CERTIFICATION:



Rebecca Poole
DESIGN

REBECCA POOLE
NCIDQ, 36250

508.641.3016
rpooledesign@gmail.com

YOU INFORMATION:

JOSEPH PARDINI
BRISTOL, RI

DATE:

10/20/2025

SHEET NAME:

SCALE:

AS NOTED

SHEET NUMBER:

10 / 10

RECOMMENDED MATERIALS

*ALL DIMENSIONS TO BE VERIFIED IN
FIELD PRIOR TO CONSTRUCTION



3 Slocum Street - 300' Radius

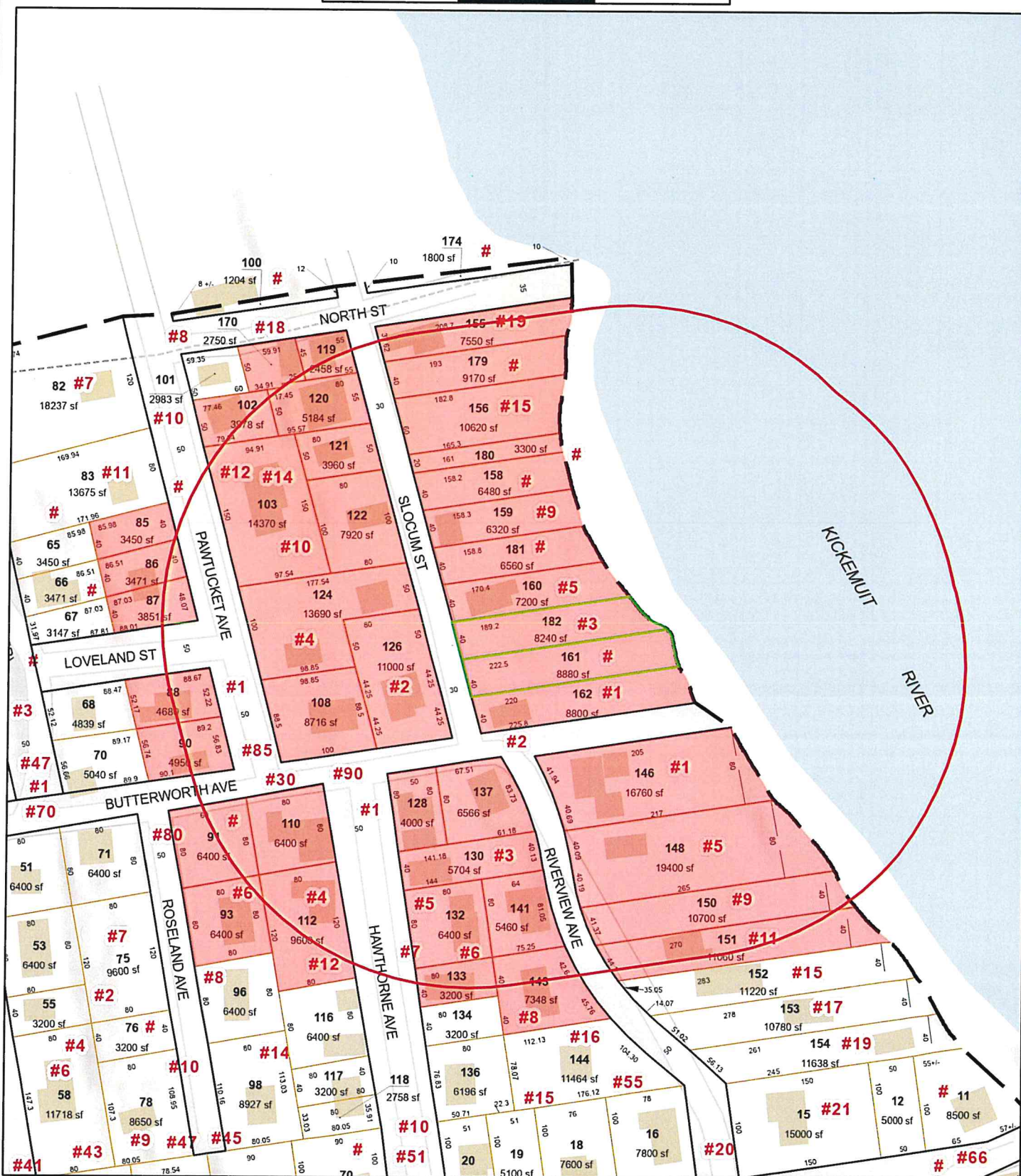
Town of Bristol, RI

1 inch = 141 Feet



www.cai-tech.com

November 12, 2025



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300 feet Abutters List Report

Bristol, RI
November 12, 2025

Subject Property:

Parcel Number: 121-182
CAMA Number: 121-182
Property Address: 3 SLOCUM ST

Mailing Address: PARDINI, JOSEPH M
145 OAKHILL AVE
SEEKONK, MA 02771

Abutters:

Parcel Number: 121-102
CAMA Number: 121-102
Property Address: 10 PAWTUCKET AVE

Mailing Address: MITCHELL, CARL R. TRUSTEE
2500 G.A.R HIGHWAY
SEEKONK, MA 02777

Parcel Number: 121-103
CAMA Number: 121-103
Property Address: 12 PAWTUCKET AVE

Mailing Address: LEACH, KAREN M. & ALAN D TRUSTEES

12 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-108
CAMA Number: 121-108
Property Address: 30 PAWTUCKET AVE

Mailing Address: BOURASSA, MARK R & LAURIE A TE
30 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-110
CAMA Number: 121-110
Property Address: 90 BUTTERWORTH AVE

Mailing Address: BAGWELL, SANDRA J & SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-112
CAMA Number: 121-112
Property Address: 4 HAWTHORNE AVE

Mailing Address: AZEVEDO, BARBARA A & LYNCH,
ROBIN A CO-TRUSTEES
4 HAWTHORNE AVE
BRISTOL, RI 02809

Parcel Number: 121-119
CAMA Number: 121-119
Property Address: 18 SLOCUM ST

Mailing Address: LANCASTER, DEVON R.
18 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-120
CAMA Number: 121-120
Property Address: 16 SLOCUM ST

Mailing Address: MASCENA, MARIE H TRUSTEE LE
REVOCABLE LIVING TRUST
AGREEMENT OF MARIE H MASCEN
16 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-121
CAMA Number: 121-121
Property Address: 14 SLOCUM ST

Mailing Address: D'ANGELO, ROBERT & DEBRA TE
14 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-122
CAMA Number: 121-122
Property Address: 10 SLOCUM ST

Mailing Address: LEACH, ALAN D. & KAREN M. TRUSTEES

12 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-124
CAMA Number: 121-124
Property Address: 4 SLOCUM ST

Mailing Address: OSMANSKI, JOSEPH T
4 SLOCUM ST
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
November 12, 2025

Parcel Number: 121-126 CAMA Number: 121-126 Property Address: 2 SLOCUM ST	Mailing Address: MARSHALL, WAYNE P & DONNA M TE 2 SLOCUM ST BRISTOL, RI 02809
Parcel Number: 121-128 CAMA Number: 121-128 Property Address: 1 HAWTHORNE AVE	Mailing Address: CUNARD, EDWARD TRUSTEE EDWARD K CUNARD LIV TRUST 7020 MINEOLA RD ENGLEWOOD, FL 34224
Parcel Number: 121-130 CAMA Number: 121-130 Property Address: 3 HAWTHORNE AVE	Mailing Address: MARCACCIO RENEE L 50 GARDNER AVENUE N PROVIDENCE, RI 02911
Parcel Number: 121-132 CAMA Number: 121-132 Property Address: 5 HAWTHORNE AVE	Mailing Address: KAREN SCHMID C/O FRANK VARGAS 5 HAWTHORNE AVE BRISTOL, RI 02809
Parcel Number: 121-133 CAMA Number: 121-133 Property Address: 7 HAWTHORNE AVE	Mailing Address: GRONO, WALTER J 7 HAWTHORNE AVE BRISTOL, RI 02809
Parcel Number: 121-137 CAMA Number: 121-137 Property Address: 2 RIVERVIEW AVE	Mailing Address: ARAKELIAN, GREGORY G. 2510 PENNY ROYAL PL RESTON, VA 20191
Parcel Number: 121-141 CAMA Number: 121-141 Property Address: 6 RIVERVIEW AVE	Mailing Address: SOUSA, BRIAN N. DIANE TE 6 RIVERVIEW AVENUE BRISTOL, RI 02809
Parcel Number: 121-143 CAMA Number: 121-143 Property Address: 8 RIVERVIEW AVE	Mailing Address: PEZZI, ROBERT J & PEGGY TE 8 RIVERVIEW AVE BRISTOL, RI 02809
Parcel Number: 121-146 CAMA Number: 121-146 Property Address: 1 RIVERVIEW AVE	Mailing Address: FARMER, JOSEPH B. & PAMELA D. TRUSTEES 1 RIVERVIEW AVE BRISTOL, RI 02809
Parcel Number: 121-148 CAMA Number: 121-148 Property Address: 5 RIVERVIEW AVE	Mailing Address: BUTTERWORTH IMPROV ASSOC C/O LAURIE BOURASSA 30 PAWTUCKET AVE BRISTOL, RI 02809
Parcel Number: 121-150 CAMA Number: 121-150 Property Address: 9 RIVERVIEW AVE	Mailing Address: MARCACCIO, ADAM J 50 GARDNER AVENUE N PROVIDENCE, RI 02911
Parcel Number: 121-151 CAMA Number: 121-151 Property Address: 11 RIVERVIEW AVE	Mailing Address: TWAROG, FRANK & MARTIN, MARY A E I TE 11 RIVERVIEW AVE BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
November 12, 2025

Parcel Number: 121-155
CAMA Number: 121-155
Property Address: 19 SLOCUM ST

Mailing Address: CAPRON, LAWRENCE P & JUDITH L TE
19 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-156
CAMA Number: 121-156
Property Address: 15 SLOCUM ST

Mailing Address: MENASHI, DARA TRUSTEE
150 PAUL ST #201
BROOKLINE, MA 02446

Parcel Number: 121-159
CAMA Number: 121-159
Property Address: 9 SLOCUM ST

Mailing Address: VARRICHIONE, LOUIS IV & GINA TE
50 SANDRA CT
BRISTOL, RI 02809

Parcel Number: 121-160
CAMA Number: 121-160
Property Address: 5 SLOCUM ST

Mailing Address: PARDINI, RANDY S. & ANDRADE, LINDA
A TRUSTEES
5 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-162
CAMA Number: 121-162
Property Address: 1 SLOCUM ST

Mailing Address: CAPOZZOLI, SALVATORE JR &
JOSEPHINE LE HANON, SHARON ANN
TRUSTEE
1 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-170
CAMA Number: 121-170
Property Address: 4 NORTH ST

Mailing Address: SWANSON, JUDITH M
4 NORTH ST
BRISTOL, RI 02809

Parcel Number: 121-179
CAMA Number: 121-179
Property Address: SLOCUM ST

Mailing Address: MASCENA, MARIE H TRUSTEE LE
REVOCABLE LIVING TRUST
AGREEMENT OF MARIE H MASCEN
16 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-180
CAMA Number: 121-180
Property Address: SLOCUM ST

Mailing Address: LEACH, ALAN D. & KAREN M. TRUSTEES
12 PAWTUCKET AVE
BRISTOL, RI 02809

Parcel Number: 121-181
CAMA Number: 121-181
Property Address: SLOCUM ST

Mailing Address: OSMANSKI, JOSEPH
4 SLOCUM ST
BRISTOL, RI 02809

Parcel Number: 121-182
CAMA Number: 121-182
Property Address: 3 SLOCUM ST

Mailing Address: PARDINI, JOSEPH M
145 OAKHILL AVE
SEEKONK, MA 02771

Parcel Number: 121-85
CAMA Number: 121-85
Property Address: PAWTUCKET AVE

Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

Parcel Number: 121-86
CAMA Number: 121-86
Property Address: 15 PAWTUCKET AVE

Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809



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300 feet Abutters List Report

Bristol, RI
November 12, 2025

Parcel Number: 121-87
CAMA Number: 121-87
Property Address: PAWTUCKET AVE

Mailing Address: OLIVEIRA, LIBERAL ET UX LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

Parcel Number: 121-88
CAMA Number: 121-88
Property Address: 1 LOVELAND AVE

Mailing Address: WARE, CRYSTAL F & ADAM P TE
1 LOVELAND AVE.
BRISTOL, RI 02809

Parcel Number: 121-90
CAMA Number: 121-90
Property Address: 85 BUTTERWORTH AVE

Mailing Address: GALEGO, JOSEPH J & ELIDIA M TE
85 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-91
CAMA Number: 121-91
Property Address: ROSELAND AVE

Mailing Address: BAGWELL, SANDRA J & SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809

Parcel Number: 121-93
CAMA Number: 121-93
Property Address: 6 ROSELAND AVE

Mailing Address: EARLEY, JARED ERIN L. TE
6 ROSELAND AVE
BRISTOL, RI 02809



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ARAKELIAN, GREGORY G.
2510 PENNY ROYAL PL
RESTON, VA 20191

EARLEY, JARED
ERIN L. TE
6 ROSELAND AVE
BRISTOL, RI 02809

MARSHALL, WAYNE P &
DONNA M TE
2 SLOCUM ST
BRISTOL, RI 02809

AZEVEDO, BARBARA A &
LYNCH, ROBIN A CO-TRUSTEE
4 HAWTHORNE AVE
BRISTOL, RI 02809

FARMER, JOSEPH B. & PAMEL
1 RIVERVIEW AVE
BRISTOL, RI 02809

MASCENA, MARIE H TRUSTEE
REVOCABLE LIVING TRUST AG
16 SLOCUM ST
BRISTOL, RI 02809

BAGWELL, SANDRA J &
SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809

GALEGO, JOSEPH J & ELIDIA
85 BUTTERWORTH AVE
BRISTOL, RI 02809

MENASHI, DARA TRUSTEE
150 PAUL ST #201
BROOKLINE, MA 02446

BAGWELL, SANDRA J &
SARA JT
90 BUTTERWORTH AVE
BRISTOL, RI 02809

GRONO, WALTER J
7 HAWTHORNE AVE
BRISTOL, RI 02809

MITCHELL, CARL R. TRUSTEE
2500 G.A.R HIGHWAY
SEEKONK, MA 02777

BOURASSA, MARK R &
LAURIE A TE
30 PAWTUCKET AVE
BRISTOL, RI 02809

KAREN SCHMID
C/O FRANK VARGAS
5 HAWTHORNE AVE
BRISTOL, RI 02809

OLIVEIRA, LIBERAL ET UX
LINDA TE
15 PAWTUCKET AVENUE
BRISTOL, RI 02809

BUTTERWORTH IMPROV ASSOC
C/O LAURIE BOURASSA
30 PAWTUCKET AVE
BRISTOL, RI 02809

LANCASTER, DEVON R.
18 SLOCUM ST
BRISTOL, RI 02809

OSMANSKI, JOSEPH
4 SLOCUM ST
BRISTOL, RI 02809

CAPOZZOLI, SALVATORE JR &
HANON, SHARON ANN TRUSTEE
1 SLOCUM ST
BRISTOL, RI 02809

LEACH, ALAN D. & KAREN M.
12 PAWTUCKET AVE
BRISTOL, RI 02809

OSMANSKI, JOSEPH T
4 SLOCUM ST
BRISTOL, RI 02809

CAPRON, LAWRENCE P &
JUDITH L TE
19 SLOCUM ST
BRISTOL, RI 02809

LEACH, KAREN M. & ALAN D
12 PAWTUCKET AVE
BRISTOL, RI 02809

PARDINI, JOSEPH M
145 OAKHILL AVE
SEEKONK, MA 02771

CUNARD, EDWARD TRUSTEE
EDWARD K CUNARD LIV TRUST
7020 MINEOLA RD
ENGLEWOOD, FL 34224

MARCACCIO RENEE L
50 GARDNER AVENUE
N PROVIDENCE, RI 02911

PARDINI, RANDY S. &
ANDRADE, LINDA A TRUSTEES
5 SLOCUM ST
BRISTOL, RI 02809

D'ANGELO, ROBERT &
DEBRA TE
14 SLOCUM ST
BRISTOL, RI 02809

MARCACCIO, ADAM J
50 GARDNER AVENUE
N PROVIDENCE, RI 02911

PEZZI, ROBERT J &
PEGGY TE
8 RIVERVIEW AVE
BRISTOL, RI 02809

SOUSA, BRIAN N.
DIANE TE
6 RIVERVIEW AVENUE
BRISTOL, RI 02809

SWANSON, JUDITH M
4 NORTH ST
BRISTOL, RI 02809

TWAROG, FRANK &
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BRISTOL, RI 02809

VARRICHIONE, LOUIS IV &
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